

Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION

April 13, 2009

Location: 2100 Randolph Road, Charlotte, N. C.

Time: 6:00 p.m. – 7:40 p.m.

Present:

Mr. Richard Alsop, III, Mayor, HLC Chair

Mr. Louis Asbury, IV/County

Mr. Matthew Benson, Mayor, Design Review Com. Chair

Mr. Frank Bragg/City

Mr. William T. Hobbs/County, White Oak Chair

Ms. Yolanda Law/County, HLC Vice-Chair

Mr. Gray Newman/County, Projects Committee Chair

Mr. Len Norman/County, Immediate Past HLC Chair, Media Chair

Ms. Laura C. Smith/City, HLC Treasurer

Dr. Lynn Weis/City, HLC Secretary

Dr. Dan L. Morrill, HLC Consulting Director

Mt. Stewart Gray, HLC Preservation Planner

Ms. Patricia Nystrom, HLC Attorney

Mr. Bryan Turner, HLC Projects Manager

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Consultant

Absent:

Ms. Yolanda Johnson/City, Finance Committee Chair

Dr. Richard Mattson/County, Survey Com. Chair

Visitors:

Paul Babinski, Liberty, Moore House

Yoel Balter, Liberty Healthcare, McEwen-Moore House

Charles Major, Savvy Co.

LeeAnne Moore

Janet Ford

Sue Moore

Larry Atkins

Abigail Jennings-Children's Schoolhouse

Thomasina Massey

Diane Althouse, Historic Charlotte

Rip Farris

LaSonya Robinson

Paula & Larry Lester, Moore House

Marcel Stark, Fire Station #2 owner, 1212 S. Blvd.

AGENDA**Item #1 - Approval of Minutes**

MR. BENSON PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HLC MINUTES FOR MARCH 9, 2009, BE APPROVED AS

DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NEWMAN PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE EXECUTIVE SESSION MINUTES FOR MARCH 9, 2009, BE APPROVED AS AMENDED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #2 – Chairman’s Report: Mr. Alsop

Mr. Alsop welcomed everyone to the meeting. He said that attendance reports are at each seat and to check with Ms. Morrill if anyone has questions about the data. Mr. Alsop announced that Mr. Len Norman is HLC Media Chair.

Mr. Alsop reported that Ms. Johnson and Ms. Smith complete their HLC terms this summer. Both are City appointees and will have served six years in July. At the June HLC meeting they will receive appreciation plaques. HLC members eligible for reappointment in July are Mr. Hobbs (County) and Ms. Law (County.) Mr. Alsop said that Mr. Hobbs and Ms. Law should contact the County Clerk’s office about their reappointments. Mr. Alsop said that HLC officers are elected at the June meeting. The HLC does not hold meetings in July. The Nominating Committee will present a proposed slate of officers at the HLC’s May 11th meeting. The Committee is composed of Ms. Smith, Chair, Ms. Johnson and Ms. Law.

Item #3 – Director’s Report: Dr. Morrill

A. Dr. Morrill reported that HLC Staff visited the CATS Maintenance Facility on S. Tryon St. to inspect General Motors New Style Bus NO. 1074. The bus is owned by the HLC and is being processed for historic landmark designation. CATS has spent approximately \$19,000 restoring the bus and will be presenting to the HLC an estimate of the amount of money needed to complete the up-fit. HLC Staff is moving ahead with scheduling the joint public hearing with City Council to consider historic landmarks designation.

Dr. Morrill reported that HLC Staff will be processing the original Charlotte Coliseum for prospective designation as a historic landmark.

Dr. Morrill said that HLC Staff is completing arrangements for the new tenant at White Oak Plantation. He said that all steps necessary for title for the Torrence Lytle School to be transferred to the HLC have been completed. Mr. Bragg met with HLC Staff to devise the initial stages of a preservation strategy

for the property. He said that the Robert and Elizabeth Smith House, 1708 Park Road, continues to be marketed. He said that Robert and Karl Schmitt continue to up-fit the Grier-Rea House for resale.

Dr. Morrill reported that HLC Staff will meet on April 14, 2009, with a Budget Department analyst to develop an operational budget for the HLC. The County Manager will present his recommendation May 19, 2009.

Dr. Morrill reported that all steps necessary to acquire the McQuay House have been approved. The HLC will have to bring the house up to code unless a buyer is identified in the near future. HLC Staff continues to work on the issue, along with investigating how to proceed in subdividing the Rozzel House property.

B. Report from Diane Althouse, Executive Director of Historic Charlotte, Inc.

Ms. Althouse reported that Historic Charlotte, Inc., will be celebrating Historic Preservation week in May. Artevation (Art plus Preservation), will present an exhibit, *Mad about Modern*, featuring photographs of Mid-Century Modern Charlotte style buildings and architectural images from the Kugler's Studio archives. Detailed information can be found on Historic Charlotte's website, www.HistoricCharlotte.org. Dr. Morrill commended Ms. Althouse on the good work that Historic Charlotte is doing.

Dr. Morrill said that the City has asked HLC Staff to meet to discuss possible preservation strategies for former Charlotte Fire Station No. 2. He said that the effective date of June 9, 2009, for the COA for the demolition of the Coffee Cup Soda Grill, 914 South Clarkson St., Charlotte, N. C., is approaching.

C. Public Hearing on Long Creek School, 9213 Beatties Ford Rd., Huntersville, N. C.

Dr. Morrill reported that a public hearing for the Long Creek High School Gymnasium and Grandstand, 9213 Beatties Ford Rd., Huntersville, N. C., has been advertised for tonight. The HLC is considering the designation of the interior and exterior of the gymnasium and the stone grandstand. The Town of Huntersville will consider designation of the Long Creek High School Gymnasium and Grandstand at a public hearing on May 4, 2009.

MS. SMITH PRESENTED A MOTION SECONDED BY MS. LAW THAT THE HLC HOLD A PUBLIC HEARING TO CONSIDER HISTORIC STATUS FOR LONG CREEK HIGH SCHOOL GYMNASIUM AND GRANDSTAND, 9213

BEATTIES FORD ROAD, HUNTERSVILLE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No one was present to oppose historic designation for the property.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HLC CLOSE THE PUBLIC HEARING FOR LONG CREEK HIGH SCHOOL AND GRANDSTAND AND CONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE HISTORIC LANDMARKS COMMISSION AFFIRM ITS ORIGINAL MOTION TO RECOMMEND THAT THE LONG CREEK HIGH SCHOOL GYMNASIUM AND GRANDSTAND, 9213 BEATTIES FORD ROAD, HUNTERSVILLE, N. C., BE DESIGNATED A LOCAL HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #4 – Design Review Committee Report: Mr. Benson

a. Mecklenburg Mill, 3401 N. Davidson St. & Johnston Mill, 3300 N. Davidson St.

The owner of the property is requesting a COA for the demolition of a warehouse building known as the "Boxing Academy," which is located behind the principal Johnston Mill building. The warehouse building sits in a railroad right-of-way. The owner is also requesting a COA for the demolition of a three-foot-deep section of the rear wall of Mecklenburg Mill building. That portion of the building also sits in a railroad right-of-way. In both cases, the COAs are being requested so that a future owner can secure financing for the rehabilitation of the property. Staff believes that the entire property is endangered. If these changes are necessary for the rehabilitation of the property to proceed, then the changes should be allowed if:

1. The warehouse and the rear wall section of the Mecklenburg Mill are documented with photographs, with prints and digital images delivered to the Charlotte-Mecklenburg Historic Landmarks Commission.
2. That plans for the new rear elevation of the Mecklenburg Mill be submitted to the Design Review Committee for its approval

DR. WEIS PRESENTED A MOTION SECONDED BY MR. HOBBS THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE MECKLENBURG MILL, 3401 N. DAVIDSON ST. AND THE JOHNSTON MILL, 3300 N. DAVIDSON ST., CHARLOTTE, N. C. IN ACCORDANCE WITH HLC STAFF RECOMMENDATIONS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 – Survey Committee Report: Dr. Mattson

Dr. Morrill said that Dr. Mattson is not present this evening so he will present the report. The Survey Committee met March 17, 2009. Minutes from the meeting can be found on the HLC's website – www.cmhpf.org.

1. Charlotte Fire Station Number 5

Note: A request was made from the Charlotte Fire Dept. that the interior of the building not be designated as originally recommended by the Survey Committee.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. BENSON THAT CHARLOTTE FIRE STATION NUMBER 5 (FIVE), 224 WESLEY HEIGHTS WAY, CHARLOTTE, N. C., (EXTERIOR AND THE TAX PARCEL) BE PROCESSED FOR HISTORIC DESIGNATION. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: APPROVE: ALSOP, ASBURY, BENSON, BRAGG, HOBBS, NORMAN, SMITH, WEIS OPPOSE: NEWMAN, LAW ABSTAIN: NONE.

2. Dr. Robert H. Green House

Note: The owner, Ms. Thomasina Massey, was present in favor of historic designation.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE DR. ROBERT H. GREEN HOUSE, 2001 OAKLAWN AVENUE, CHARLOTTE, N. C., (INTERIOR, EXTERIOR AND ENTIRE TAX PARCEL) BE PROCESSED FOR HISTORIC DESIGNATION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

3. McEwen-Moore House

Note: The owner of the property was present to oppose processing the property for historic landmark designation. Representatives from the Town of

Matthews were present to support historic designation for the property. The Matthews Town Board has the final designation authority.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. NEWMAN THAT THE McEWEN-MOORE HOUSE (EXTERIOR OF THE HOUSE, EXTERIOR OF THE FORMER MILK BARN, AND EXTERIOR OF THE FORMER COTTON HOUSE/BARN AND APPROXIMATELY 2.4 ACRES OF LAND), 2049 MOORE ROAD, MATTHEWS, N. C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4. Major Alexander James House

Note: No one was present representing the property owner Significant changes have been made to the historic fabric of the structure not in keeping with the issued Certificate of Appropriateness. See Committee minutes (Design Review and Survey) on the HLC's website for details.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE HISTORIC LANDMARK DESIGNATION OF THE MAJOR ALEXANDER JAMES HOUSE, 260 CHEROKEE ROAD, CHARLOTTE, N. C., BE REMOVED. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR: ALSOP, ASBURY, BENSON, BRAGG, LAW, NEWMAN, NORMAN, SMITH WEIS OPPOSE: NONE ABSTAIN: HOBBS.

5. Caldwell Station School

Note: Owners of the property have requested that the School be placed on the HLC's Study List. The property was identified in the 1997 Survey of rural resources. HLC Staff has visited the property and believes that the building possesses a high degree of integrity and that it is very likely to have significant associative history.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT CALDWELL STATION SCHOOL, 17616 CALDWELL STATION ROAD, HUNTERVILLE, N. C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Item #6 – Projects Committee Report: Mr. Newman

Mr. Newman reported that the Projects Committee met March 25, 2009. Minutes from the meeting can be found on the HLC's website – www.cmhpf.org. The HLC has been considering the prospect of purchasing former Charlotte Fire Station No. 2. The Committee recommended to the HLC buying Former Fire Station No. 2, 1212 South Boulevard, Charlotte, N. C., for the current appraised price, not for a specific performance price.

Note: Mr. Stark, the owner of the property, was present to discuss his position regarding the property.

MS. SMITH PRESENTED A MOTION SECONDED BY MS. LAW THAT THE HLC CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. LAW THAT THE HLC RE-CONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Executive Session the HLC agreed to make an offer to buy Fire Station #2 subject to a current appraised price and to sign a contract to purchase 330 Main St., Pineville, N. C. at a specific price and to submit an offer to purchase 316 Main St., Pineville, N.C. at a specific price and subject to the participation of the Town of Pineville.

Item #7 – Treasurer's Report: Ms. Smith

Ms. Smith left the meeting near the end of the Executive Session Meeting. Mr. Turner distributed the financial report and explained the data.

Item #8 – Old Business

Community representatives were present to oppose demolition of the Coffee Cup. Dr. Morrill said that June 9, 2009, is the date that demolition can legally occur. The HLC has no more legal authority to prevent destruction of the designated property. Staff did agree to meet with the guests to discuss a proposed business plan.

Item #9 – New Business

No new business was presented. The meeting adjourned at 7:40 p.m.