

Charlotte-Mecklenburg

## **HISTORIC LANDMARKS COMMISSION**

August 10, 2009

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

Time: 6:00 p.m. – 7:00 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, HLC Treasurer, Projects Com. Chair, Finance Com. Chair

Dr. Richard Mattson/County, Survey Com. Chair

Mr. Gray Newman/County

Mr. Len Norman/County, Nominating Com. Chair

Mr. Michael Rogers/City (First Meeting)

Ms. Keysha Walker/City (First Meeting)

Dr. Lynn Weis/City, HLC Secretary

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Mr. Bryan Turner, HLC Projects Manager

Ms. Patricia Nystrom, HLC Attorney

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Consultant

**Absent:**

Ms. Yolanda Law/County, HLC Vice-Chair

**Visitors:**

Ms. Linda M. Johnson (Coffee Cup)

Ms. La Sonya Robinson (Coffee Cup)

**AGENDA**

**Item #1 – Approval of Minutes**

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE HLC MINUTES AND HLC EXECUTIVE SESSION MINUTES FOR JUNE 8, 2009, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Alsop welcomed everyone to the meeting. He extended a special welcome to new HLC members, Michael Rogers and Keysha Walker, and congratulated Yolanda Law and Bill Hobbs on their reappointments.

Mr. Alsop reported that the attendance sheet is at each seat. He reminded Commissioners to keep close on their attendance.

Mr. Alsop distributed sheets showing new Committee Chairs and Committees for the new fiscal year.

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

Dr. Morrill reported that:

1. The County Budget included funding at current level for the Historic Landmarks Commission.
2. The Commission did hold its preservation workshop for regional preservation commissions in the HLC's office on June 10th. It was well attended and successful. The workshop will fulfill the educational requirements for the Commission's Certified Local Government status.
3. City Council did approve historic landmark designation for the following properties on June 15th.
  - a. Charlotte Fire Station Number 5.
  - b. Dr. Green House.
4. The Huntersville Town Board has still not voted on the prospective historic landmark designation for the Long Creek High School Gymnasium and Grandstand.
5. City Council did approve historic landmark designation of the following properties on July 20th.
  - a. Charlotte General Motors New Style Bus No. 1074.
  - b. Charlotte Fire Station Number 7.
  - c. The original Charlotte Coliseum.
  - d. The Crane Company Building.
6. The Matthews Town Board continues to consider possible preservation solutions for the McEwen-Moore House. Stewart Gray will be attending a meeting of the Matthews Town Board later this evening to answer questions.
7. Acquisition of the Torrence Lytle School should occur in the relatively near future.
8. The Commission did successfully sell the Robert and Elizabeth Smith House (1708 Park Road, Charlotte, N.C.).
9. Savvy Real Estate requested that its contract for marketing the Grier-Rea House and White Oak Plantation be terminated. The Commission is currently marketing both properties on its own. The Commission has purchased a lawn mover for use at White Oak Plantation.
10. The sale of the McQuay House and the adjoining lot has occurred. Renovation of the house should begin shortly.

11. The Commission continues to market the Rozzel House property.
12. The shell restoration of the Ephraim Alexander McAuley House has been completed. The property is being marketed.
13. The appraisal has been completed for former Fire Station No. 2. Shook Kelly is performing the adaptive reuse study, and the City has agreed to pay one-half of the bill. The adaptive reuse study should be completed later this week.
14. The Certificate of Appropriateness for the demolition of the Coffee Cup Soda Grill, 914 South Clarkson Street, became active on June 9, 2009. Individuals interested in the preservation of the building are here tonight to address the Commission. Ms. Robinson and Ms. Johnson expressed their on-going interest in the preservation of the Coffee Cup and submitted a list of questions in writing to the Commission. Mr. Alsop stated that the Commission would seek answers to these questions.
15. The Commission now owns the buildings at 316 Main St. and 330 Main St. in Pineville. Staff has been working with Matt Benson to approve schemes for painting the front facade on 316 Main St. and the front facade and exposed side of 330 Main St. in Pineville. The work should begin this week. Savvy Real Estate has contracts to market both buildings.

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

Mr. Benson said that the Design Review Committee met Wednesday, June 24, 2009, at 8:00 a.m. at the HLC office.

Mr. Benson reported that the Design Review Committee reviewed the following items and is making the following recommendations.

A. Robert and Elizabeth Lassiter House, 726 Hempstead Place, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE ROBERT AND ELIZABETH LASSITER HOUSE, 726 HEMPSTEAD PLACE, CHARLOTTE, N.C., BE ISSUED BUT THAT THE EFFECTIVE DATE OF THE CERTIFICATE BE DELAYED 365 DAYS FROM THE DATE OF ISSUANCE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Sidney and Ethel Grier House, 4647 McKee Road, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED AS APPLIED FOR REGARDING THE SIDNEY AND ETHEL GRIER HOUSE, 4647 McKEE ROAD, CHARLOTTE, N.C. WITH THE STIPULATIONS THAT 1) WOOD BE USED FOR THE SIDING, FRONT DOOR, HANDRAILS, PORCH CEILING, AND SOFFITS, 2) THE ROOF PITCH BE INCREASED TO 6/12, AND 3) THE DIVIDED-LIGHT WINDOWS, EITHER 2/2 OR 3/3 BE USED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Charlotte Fire Station Number 2, 1212 South Boulevard, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR FORMER CHARLOTTE FIRE STATION NUMBER 2, 1212 SOUTH BOULEVARD, CHARLOTTE, N.C. 1) APPROVING THE NEW FLOOR PLANS AS PRESENTED, 2) REMOVING CONDITION # 3 IN COA #09-01, STIPULATING THAT THE EXISTING STAIRCASE BE PRESERVED AT ITS PRESENT LOCATION, 3) REMOVING CONDITION #4 IN COA #09-01 THAT THE EXISTING BEADED-BOARD CEILING ON THE SECOND FLOOR BE PRESERVED, 4) APPROVING THE RELOCATION OF THE EXTERIOR DOOR ON THE SECOND FLOOR AS PRESENTED, AND 5)

THAT THE THE DESIGNATION OF THE INTERIOR OF FORMER CHARLOTTE FIRE STATION NUMBER 2, 1212 SOUTH BOULEVARD, CHARLOTTE, N.C., BE REMOVED WITH THE STIPULATION THAT THE OWNER SHALL ANNUL COA 09-11 UPON HIS RECEIPT OF FINANCING FOR THE PROJECT AND SHALL NOTIFY THE HISTORIC LANDMARKS COMMISSION OF THIS ACTION IN WRITING.

The Commission discussed this matter, and attorney Patricia Nystrom advised that staff consult with County Attorney Marvin Bethune the implications of requiring the owner to annul COA 09-11.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THIS MOTION BE TABLED UNTIL THE NEXT HLC MEETING ON SEPTEMBER 14, 2009. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

D. American Legion Memorial Stadium, 310 N. Kings Drive, Charlotte, N.C.

Mr. Gray reported that he had met with County official to discuss emergency repairs which must be performed at the stadium because of structural damage caused by erosion.

**Item #5 – Survey Committee Report:** Dr. Mattson

**Item #6 – Projects Committee Report:** Mr. Newman

Updates were presented on the marketing of properties, the Grier-Rea House, the McAuley House, 316 and 330 Main Street in Pineville, and the Torrence-Lytle School.

Mr. Hobbs, Chair of the Projects Committee for the new fiscal year, said that a meeting will be scheduled soon.

**Item #7 – Treasurer’s Report:** Mr. Hobbs

The monthly financial report was distributed and reviewed.

**Item #8 – Old Business.**

No old business was presented.

**Item #9 – New Business**

No new business was presented.

The meeting adjourned at 7:00 p.m.