

Charlotte-Mecklenburg

## **HISTORIC LANDMARKS COMMISSION**

December 14, 2009

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

Time: 6:00 p.m. – 7:15 p.m.

**Present:**

Mr. Louis Asbury, IV/County, Projects Chair

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

Mr. Frank Bragg/City

Mr. Bill Hobbs/County, HLC Chair

Ms. Yolanda Law/County, HLC Vice-Chair

Ms. Paula Lester, County (1st Meeting)

Dr. Richard Mattson/County, Survey Com. Chair

Mr. Gray Newman/County

Mr. Michael Rogers/City

Mr. John Shurley/Mayor (first meeting)

Ms. Keysha Walker/City, HLC Treasurer

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:**

Dr. Lynn Weis/City, HLC Secretary

**Visitors:**

Ms. Brenda Bishop (Queens Terrace Apartments)

Ms. Bernadette Rosenstadt (Queens Terrace Apartments)

Ms. Andrea Sweet (Queens Terrace Apartments)

Ms. Jane Starnes (Queens Terrace Apartments)

Mr. Harron Rudisill (Queens Terrace Apartments)

Mr. Joe Morris (Queens Terrace Apartments)

Mr. Phil Van Strider (Queens Terrace Apartments)

Mr. Rick Kane (Queens Terrace Apartments)

Ms. Tami Curtin (Younts House)

**AGENDA**

**Item #1 – Approval of Minutes**

MR. BENSON PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE MINUTES FOR NOVEMBER 9, 2009, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE EXECUTIVE SESSION MINUTES FOR NOVEMBER 9, 2009, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Hobbs welcomed everyone to the meeting and extended a special welcome to Ms. Paula Lester as the County's appointee to the HLC.

Mr. Hobbs reminded Commissioners to check the distributed attendance data at each seat. Attendance runs from January 1st to December 31st of each calendar year.

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

Dr. Morrill reported that::

a. Staff believes that it would be beneficial to the community to relocate the Spirit of the American Doughboy Statue, currently standing to the rear of the Charlotte City Hall, to a prominent place at American Legion Memorial Stadium, where it stood for much of its history. Dr. Morrill requested that the Commission authorize him to send a letter to the City and County asking that a site plan be developed for placing the Doughboy Statue at American Legion Memorial Stadium.

DR. MATTSOON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT DR. MORRILL BE AUTHORIZED TO SEND A LETTER TO THE CITY AND THE COUNTY ASKING THAT A SITE PLAN BE DEVELOPED FOR PLACING THE SPIRIT OF THE AMERICAN DOUGHBOY STATUE AT AMERICAN LEGION MEMORIAL STADIUM. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. **Torrence Lytle School.** Staff is working with the Consultant to devise a stabilization plan for the Torrence Lytle School.

c. **S. B. Alexander House.** Staff will meet with the Planning and Economic Development Committee of the Council soon after the first of the year to discuss the prospective designation of this property.

d. **Town of Pineville.** Ann Swallow, National Register coordinator for North Carolina, did visit Pineville on November 21st to assess the eligibility of the commercial core of Pineville for listing in the National Register of Historic Places. The report was favorable. Staff is working with the Town of Pineville to secure consultants to perform a National Register nomination.

**e. Grier-Rea House.** Staff picked up today plans that will move the process forward to allow H. C. Rummage to begin renovation work on the interior of the Grier-Rea House.

**f. Rozzel House.** Staff is securing estimates for the upfit of the interior of the house.

**g. McAuley House.** H. C. Rummage is working on additional upfit of the McAuley House.

**h. Fire Station No. 2.** Staff will meet this Tuesday with Charlotte City officials to discuss a number of issues -- Walker's Grocery, former Fire Station No. 2, purchases of properties in local historic districts, and procedures for processing properties for historic landmark designation.

**i. Walker Grocery Store.** Staff did meet on November 19th with City officials to discuss how the City might assist with the preservation of the Walker Grocery. The response was favorable. The appraisal for the property has been received. This matter will be discussed under the Projects Committee portion of the agenda.

**j. Pineville Building (314 Main St.).** Complications have arisen with respect to this property. An appraisal was obtained, but the owner expressed concern about its accuracy. Staff was directed to develop a list of appraisers and allow the owner to select an appraiser from the list. He did so, but this appraiser withdrew when he learned about the attitude of the owner. Efforts to purchase the property are at a standstill.

**k. Prospective Purchase of the Samuel Younts House (136 Main St., Pineville, N.C.)** The owner of the Younts House, most recently used as a hair salon, has approached the Commission about its possible interest in purchasing the house. Louis Asbury has visited the house and wishes to discuss the matter.

The owner was present at the meeting and did indicate her interest in selling the property. The Commission agreed that

the prospect of making an offer on this house should be referred to the Projects Committee.

### **I. Former Fire Station No. 2.**

The owner of former Fire Station No. 2 has contacted Staff regarding the current status of the building. He does have a buyer who will operate a Spa in the building. However, the deal depends upon the owner's securing a satisfactory appraisal on the property. According to the owner, the existing appraisal is unsatisfactory. The owner states that if he cannot secure a satisfactory appraisal he will move ahead with demolishing the building, which he will be allowed to do in May. The Commission has secured an appraisal and an adaptive reuse feasibility study.

The Commission agreed to continue to monitor the status of the building.

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

Mr. Benson reported that the Design Review Committee did not meet. Mr. Gray reviewed the Minor Works Certificates of Appropriateness that have been issued since the November HLC meeting.

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

Dr. Mattson reported that the Survey Committee met on November 24, 2009, at 8 am.

##### **a. Albert McCoy Farm, 10401 McCoy Road, Huntersville, N.C.**

Staff reviewed the Survey and Research Report and explained the reasons for the property's prospective historic landmark designation.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE ALBERT McCOY FARM, 10401 McCOY ROAD, HUNTERSVILLE, N.C. (INTERIORS AND EXTERIORS OF THE HOUSE AND OUTBUILDINGS AND THE LAND ASSOCIATED WITH TAX PARCEL NUMBER 101-02-510) BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**b. Queens Terrace Apartments, 1300 Queens Road, Charlotte, N.C.**

Staff reviewed the Survey and Research Report and explained the reasons for the property's prospective historic landmark designation. Various owners expressed their attitudes about the prospect of designation. There was a consensus that the HLC Staff should meet with the owners to explain the consequences of historic landmark designation.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE QUEENS TERRACE APARTMENTS, 1300 QUEENS ROAD, CHARLOTTE, N.C. (THE EXTERIOR OF THE BUILDING, THE ENTRANCE LOBBY, THE ENTRANCE LOBBIES ON THE THREE RESIDENTIAL FLOORS, THE CORRIDORS ON THE THREE RESIDENTIAL FLOORS, AND THE LAND ASSOCIATED WITH TAX PARCEL NUMBERS 153-041-16 THROUGH 153-041-69 EXCEPT FOR THE PARKING LOTS AND THE AUTOMOBILE SHEDS) BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION.

MR. BRAGG PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. SHURLEY THAT THE COMMISSION POSTPONE ITS VOTE ON THE QUEENS TERRACE APARTMENTS UNTIL HLC STAFF MEETS WITH THE OWNERS OF THE QUEENS TERRACE APARTMENTS TO EXPLAIN THE CONSEQUENCES OF HISTORIC LANDMARK DESIGNATION. THE COMMISSION APPROVED THE SUBSTITUTE MOTION WITH MS. LAW AND MR. NEWMAN VOTING IN OPPOSITION.

**c. Caldwell Station School, 17616 Caldwell Station Road, Huntersville, N.C.**

Staff reviewed the Survey and Research Report and explained the reasons for the property's prospective historic landmark designation.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE CALDWELL STATION SCHOOL, 17616 CALDWELL STATION ROAD, HUNTERSVILLE, N.C. (THE EXTERIOR OF THE BUILDING, THE INTERIOR OF THE BUILDING, AND THE LAND ASSOCIATED WITH TAX PARCEL NUMBER 011-032-03) BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

Staff reviewed the status of all projects.

**a. Rozzel House, 11647 Rozzelles Ferry Road.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT UP TO \$10,000 BE SPENT TO DEMOLISH THE TENANT HOUSE AT THE ROZZEL HOUSE PROPERTY, 11647 ROZZELLES FERRY RD., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**b. Walker's Grocery Store (1125 Belmont Ave., Charlotte, N.C.) and the Fatback Queen (1107 Pegram St., Charlotte, N.C.)**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE COMMISSION CONTINUE ITS DISCUSSIONS WITH THE CITY TO CONSIDER POSSIBLE PRESERVATION SOLUTIONS FOR THE WALKER'S GROCERY STORE AND THE FATBACK QUEEN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**c. Craftsman Bungalow style house at 2144 Park Rd., Charlotte, N.C.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE COMMISSION ORDER AN APPRAISAL FOR THE HOUSE AT 2144 PARK ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**Item #7 – Treasurer's Report:** Ms. Walker

The monthly financial report was distributed and reviewed.

**Item #8 – Old Business**

Dr. Morrill reported that efforts were being made to devise a preservation solution for the Thrift Piedmont and Northern Depot, including moving the building.

Dr. Morrill reported that two public hearings will occur at the January HLC meeting, one for the Davidson School and one for the Purcell House, both located in Davidson, N.C.

**Item #10 – New Business**

Mr. Hobbs reported that he will be appointing Chairs for the Finance Committee and for the Nominating Committee. He requested that anyone interested in either of these position should contact him.

The meeting adjourned at 7:15 p.m.

**m. Budget for 2010-2011.** The County will begin its budget deliberations in January. Staff will keep the Commission informed as this process moves forward.