

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

February 9, 2009

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

Time: 6:00 p.m. - 7:30 p.m.

Present:

Mr. Louis Asbury, IV/County

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

Mr. Frank Bragg/City

Ms. Yolanda Johnson/City, Finance Committee Chair

Dr. Richard Mattson/County, Survey Com. Chair

Mr. Gray Newman/County, Projects Committee Chair

Mr. Len Norman/County, Immediate Past HLC Chair

Ms. Laura C. Smith/City, HLC Treasurer

Dr. Lynn Weis/City, HLC Secretary

Dr. Dan L. Morrill, HLC Consulting Director

Mr. 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:

Mr. Richard Alsop, III/Mayor, HLC Chair

Mr. William T. Hobbs/County

Ms. Yolanda Law/County, HLC Vice-Chair

Visitors:

Manoj Kesavan, Adams Group Architects

Graham Adams, Adams Group Architects

Vicki Saville, Charlotte Mecklenburg Schools

Lexie Longstreet, Main St., Pineville

Mike Crum, CRVA

Anthony Fox, Charlotte Mecklenburg Schools

Sarah McAulay, Huntersville, N. C.

Carl A. Harris, Charlotte Mecklenburg Schools

Diane Althouse, Historic Charlotte, Inc.

AGENDA

Item #1 - Approval of Minutes

MR. BENSON PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE HLC MINUTES FOR JANUARY 12, 2009, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. GRAY PRESENTED A MOTION SECONDED BY MS. ASBURY THAT THE HLC EXECUTIVE SESSION MINUTES FOR JANUARY 12, 2009, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #2 - Chairman's Report: Mr. Alsop

Dr. Weis will serve as Chair tonight due to the absence of Mr. Alsop due to the birth of a baby boy. Dr. Weis welcomed everyone to the meeting and said that Mr. Hobbs and Ms. Law are out of town on business.

Dr. Weis said that attendance sheets can be found at each seat. Everyone, at this time, has perfect attendance.

Dr. Weis reported that the HLC's Survey Committee will consider at its next meeting the historic significance of the complex at 1610 Queens Road (The Georgian Condo Condominium) built in 1930 according to tax records.

Item #3 - Director's Report: Dr. Morrill

A. Action Items

1. A contract has been accepted for the sale of Ingleside Plantation, 7225 Bud Henderson Rd., on which the Commission holds a first right of refusal to purchase. Procedures require staff to inspect the house and meet with the prospective buyer. Staff has done both. Staff feels that the house is in acceptable condition and that the prospective buyer will be sensitive to the historic character of the house and understands the consequences of its historic legal status.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION WAIVE ITS FIRST RIGHT OF REFUSAL TO PURCHASE INGLESIDE PLANTATION, 7225 BUD HENDERSON ROAD, MECKLENBURG COUNTY, N. C., TO THE CURRENT PROPOSED PURCHASER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Information Items

1. The Charlotte Regional Visitors Authority has been notified of this meeting this evening regarding the original Charlotte Coliseum on E. Independence Blvd. in order that a representative can be given the opportunity to speak about possible historic designation for the property.

It should be noted at this point that Mr. Crum was present to speak about the fact that proposed boundaries for historic designation need to be re-considered for reasons associated with handicapped access requirements. The HLC agreed to work with authorities to delineate suitable boundaries for

proposed historic designation. Dr. Mattson said that the Coliseum has been identified as eligible for listing in the National Register of Historic Places.

2. Staff continues to work to locate a tenant for White Oak Plantation, 7729 Hood Rd., Charlotte, N. C. Assistance from Commissioners would be appreciated regarding the matter. A likely prospect has been identified.

3. HLC Staff continues to develop educational videos. The next video will highlight the place of Modernist architecture in the built environment of Charlotte-Mecklenburg.

4. Staff continues to work on securing ownership of the Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N. C.

5. HLC Staff has received reports from the County Budget Department indicating that the budget circumstances will be challenging this year. Commissioners will be kept informed about matters that develop.

6. The Town of Matthews continues to be interested in preserving the Moore House on Moore Road just off Independence Boulevard. The Town of Matthews is attempting to develop a preservation plan for the structure. The Town might ask the HLC to process the house for historic landmark designation. The Town Board is meeting tonight.

7. Staff has worked with the Town of Davidson in reviewing proposed changes to the Davidson Elementary School.

8. Staff has signed listing contracts with Lexie Longstreet's Savvy + Company for the Robert and Elizabeth Smith House, 1708 Park Rd., Charlotte, N. C., and the Grier Rea House, 7601 Providence Rd., Charlotte, N. C. The roofer at the Smith House will begin work in the near future. Staff has approved the bid from Crosby Buildings Systems, Inc.

9. The owners of the Sandifer House, 12601 Moore's Chapel Rd., Charlotte, N. C., have notified HLC Staff that they are pursuing options regarding the eventual sale of the property.

10. Staff continues to work on the acquisition of the McQuay House, 3200 Tuckaseegee Rd., Charlotte, N. C. Because the owner wants to be assured of tax deductibility for his donation, the house and its lot will have to be acquired by Mecklenburg County and then conveyed to the Historic Landmarks Commission. This means that the prospective purchase will have to go

through local government's mandatory referral process. Staff hopes to close on the property in late March or early April.

11. HLC Staff continues to investigate the possibility of purchasing a commercial building in downtown Davidson, N. C.

12. The staff of the Cornelius Historic Preservation Commission has underscored a desire to work cooperatively with the Historic Landmarks Commission.

13. Staff has met with Lexie Longstreet and her associates to discuss the possibility of the HLC's purchasing three commercial buildings in Pineville, N. C.

14. The partial restoration of the Ephraim Alexander McAuley House, Huntersville-Concord Rd., is nearly completed.

C. Public Hearings

1. Public Hearing on the Prospective Expansion of the National Register Historic District in Davidson, N. C.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. SMITH THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION AGREES THAT THE PROSPECTIVE EXPANSION OF THE NATIONAL REGISTER HISTORIC DISTRICT IN DAVIDSON, N. E., MEETS THE CRITERIA OF THE NATIONAL REGISTER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. JOHNSON THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Public Hearing on the Prospective Listing of the Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N. C., in the National Register of Historic Places.

MS. SMITH PRESENTED A MOTION SECONDED BY MS. JOHNSON THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. McAuley was present to express Huntersville's support for historic status for the Torrence-Lytle School.

MS. JOHNSON PRESENTED A MOTION SECONDED BY MR. BRAGG TO SUPPORT LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES FOR THE TORRENCE-LYTLER SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE PUBLIC HEARING BE CLOSED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Benson reported that the Design Review Committee met March 27, 2009 at 8:00 a.m. at the HLC office. Minutes from the meeting can be found on the HLC's website - www.cmhpf.org. Mr. Benson said that the Alexander James House, 260 Cherokee Rd., Charlotte, N. C., will be reviewed again by the Design Review Committee at its meeting scheduled for February 25, 2009 before a recommendation is brought before the Historic Landmarks Commission.

a. Garinger High School (infill building), 1100 Eastway Drive, Charlotte, N. C.

Plans were presented for the infill building located beside the cafeteria building. The more acceptable plans will cost over \$500,000 more to build due to the fact that the electrical system must be moved. The HLC and school system representatives both expressed frustrations over the situation, but in view of the fact that money is tight, both parties agreed that compromises are in order.

MR. NEWMAN PRESENTED A MOTION SECONDED BY MS. JOHNSON THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED AS AGREED UPON (OPTION #1 AS PRESENTED) FOR THE CONSTRUCTION OF AN INFILL BUILDING AT GARINGER HIGH SCHOOL, 1100 EASTWAY DRIVE, CHARLOTTE, N. C. ALL COMMISSIONERS PRESENT APPROVED THE MOTION EXCEPT FOR MR. BENSON WHO OPPOSED THE MOTION.

Item #5 - Survey Committee Report: Dr. Mattson

Dr. Mattson said that the Committee will meet in March. An exact date will be set soon.

Item #6 - Projects Committee Report: Mr. Newman

Dr. Morrill showed videos of Pineville's streetscape on the screen as a possible project for the HLC. Dr. Morrill said that the HLC will need to convene in Executive Session to consider properties for purchase.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HLC CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: In Executive Session the HLC agreed to pursue purchase of specific buildings designated historic on Main Street in Pineville, N. C.

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

Ms. Smith distributed copies of the current financial reports and explained the data.

Item #8 - Old Business.

No old business was presented.

Item #9 - New Business.

No new business was presented.

The meeting adjourned at 7:30 p.m.