

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

June 8, 2009

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

Time: 6:00 p.m. – 7:30 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

Dr. Richard Mattson/County, Survey Com. Chair

Mr. Gray Newman/County, Projects Com. Chair

Ms. Laura C. Smith/City, HLC Treasurer(final 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. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Consultant

Absent:

Ms. Yolanda Johnson/City, Finance Committee Chair(final meeting)

Ms. Yolanda Law/County, HLC Vice-Chair

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

Visitors:

Mr. Jim Thurman, Matthews Historic Preservation Task Force

Mr. Manoj Kesavan, Adams Group Architects,(Garinger High School)

Mr. Paul Babinski, Liberty Properties

Mr. Doug Whitman, Liberty Properties

Mr. John Gryglewicz, Liberty Properties

Ms. Diane Althouse, Historic Charlotte, Inc.

Ms. Susan Cathcart, 232 Cherokee Rd.

Mr. Ben Ward, 3602 Wheaton Pl. N.

Mr. Charles Major, Savvy & Co.

Ms. Lexie Longstreet, Savvy & Co.

Mr. Cameron Furr, Grier Furr & Group

Mr. Chris Wannawicker, 1307 LLL

Mr. Stephan Keiper- CATS

Chief Jon Hannan, Charlotte Fire Dept.

Ms. Dawn Blobaum, 206 Hillside Dr., Davidson, N. C.

AGENDA

Item #1 – Approval of Minutes

MR. HOBBS PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE HLC MINUTES AND HLC EXECUTIVE SESSION MINUTES FOR

MAY 11, 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 said that Dr. Weis is attending the meeting by telephone this evening.

Mr. Alsop reported that the attendance sheet is at each seat. He reported that the City Council will appoint new HLC members July 27, 2009, to replace Ms. Smith and Ms. Johnson, whose six year terms are ending. He said that Ms. Law is eligible for reappointment on July 7, and that Mr. Hobbs will be eligible for reappointment August 4. Mr. Alsop said that HLC officers for fiscal year 2010 will be elected later this evening.

Mr. Alsop said that the CLG workshop is scheduled to begin at 1:00 p.m. Wed., June 10, two days from now. He reminded everyone present that the HLC does not hold scheduled meetings in July. The next regular monthly meeting will be held August 10, 2009.

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

Dr. Morrill reported that the County Manager’s recommended budget maintains the HLC at current level. Final County Commission approval of the budget will occur June 16, 2009.

Dr. Morrill said that the CLG preservation workshop scheduled for June 10, 2009, at 1:00 p.m., at the HLC office, will end with a tour of the original Charlotte Coliseum. He said that the workshop theme is mid-twentieth century modernism. He reminded the HLC that two HLC Commissioners must attend, so that the HLC maintains its Certified Local Government status.

Dr. Morrill reported that Robert and Karl Schmitt have completed work on the Grier-Rea House. The approved budget was exceeded by approximately \$4,000. HLC Staff recommends that Savvy & Co. market the house "as is."

DR. MATTSON PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE HLC APPROVE AN ADDITIONAL \$4,000 EXPENDITURE FOR THE GRIER-REA HOUSE, 6701 PROVIDENCE RD., CHARLOTTE, N. C., AND THAT SAVVY & COMPANY MARKET THE HOUSE "AS IS." THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reported that the sale of the McQuay House, 3200 Tuckaseegee Rd., Charlotte, N. C. and the adjoining lot will occur this month. He reported that the HLC continues to market the Rozzel House property and is marketing the Ephraim Alexander McAuley House for which the shell restoration has been completed.

Dr. Morrill said that the appraisal has been completed for former Fire Station No. 2, 1212 S. Blvd., Charlotte, N. C. Shook Kelly is performing the adaptive reuse study, and the City has agreed to pay one-half the bill.

Dr. Morrill reported that the effective date of the Certificate of Appropriateness for the Coffee Cup Soda Grill, 914 South Clarkson St., Charlotte, N. C., is at hand. He said that he did obtain a sales price for the building and five acres which will be discussed in Executive session.

Dr. Morrill reported that the HLC now owns the building at 316 Main St. in Pineville, N. C. Present plans are to market the property "as is" until the end of June and then reassess the situation. Some thought has been given to painting the front façade of the building to highlight its historic character. Mr. Major reported that the market values of 316 Main St., owned by the HLC, and 330 Main St., which is expected to close soon, would be improved by an appropriate paint job.

MR. NEWMAN PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE FRONT FACADES OF THE HLC'S PROPERTIES IN PINEVILLE ON MAIN STREET BE PAINTED AS DISCUSSED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reported that HLC Staff continues to be interested in the possibility of using the HLC's bus in ways meaningful to the community.

Item #4 – Public Hearings

Dr. Morrill said that the HLC is required to hold public hearings on the prospective designation of property as historic landmarks.

A. Charlotte Fire Station No. 7, 3210 N. Davidson St., Charlotte, N. C.

MR. HOBBS PRESENTED A MOTION SECONDED BY MS. ASBURY THAT THE HLC OPEN A PUBLIC HEARING FOR CHARLOTTE FIRE STATION NO. 7, 3210 N. DAVIDSON STREET, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE HLC CLOSE THE PUBLIC HEARING AND REAFFIRM ITS ORIGINAL MOTION TO RECOMMEND LOCAL HISTORIC DESIGNATION FOR CHARLOTTE FIRE STATION, NO. 7, 3210 N. DAVIDSON STREET, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. The Crane Company Building, 1307 West Morehead St., Charlotte, N. C.

MR. BENSON PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE HLC OPEN A PUBLIC HEARING FOR THE CRANE COMPANY BUILDING, 1307 WEST MOREHEAD STREET, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HOBBS PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE HLC CLOSE THE PUBLIC HEARING AND REAFFIRM ITS ORIGINAL MOTION TO RECOMMEND LOCAL HISTORIC DESIGNATION FOR THE CRANE COMPANY BUILDING, 1307 WEST MOREHEAD STREET, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Charlotte GM New Style Bus No. 1074, CATS Headquarters on S. Tryon St., Charlotte, N. C.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE HLC OPEN A PUBLIC HEARING FOR THE CHARLOTTE GM NEW STYLE BUS NUMBER 1074, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE HLC CLOSE THE PUBLIC HEARING AND REAFFIRM ITS ORIGINAL MOTION TO RECOMMEND LOCAL HISTORIC DESIGNATION FOR THE CHARLOTTE GM NEW STYLE BUS NUMBER 1074, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

D. The Original Charlotte Coliseum,. 2700 E. Independence Blvd., Charlotte, N. C.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE HLC OPEN A PUBLIC HEARING FOR THE ORIGINAL CHARLOTTE COLISEUM, 2700 E. INDEPENDENCE BLVD., CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE HLC CLOSE THE PUBLIC HEARING AND REAFFIRM ITS ORIGINAL MOTION TO RECOMMEND LOCAL HISTORIC DESIGNATION FOR THE ORIGINAL CHARLOTTE COLISEUM. 2700 E. INDEPENDENCE BLVD., CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

E. McEwen- Moore Farmhouse, 2049 Moore Road, Matthews, N. C.

DR. MATTSON PRESENTED A MOTION SECONDED BY MS. SMITH THAT THE HLC OPEN A PUBLIC HEARING FOR THE McEWEN – MOORE FARMHOUSE, 2049 MOORE ROAD, MATTHEWS, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Babinski told those present that the owner does not desire historic designation for the HLC's recommended 2.4 acres. Dr. Morrill said that the Matthews Town Board has the final vote in the matter and that the charge of the HLC is to recommend what is best from a historic preservation standpoint

.MR. BENSON PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE HLC CLOSE THE PUBLIC HEARING AND REAFFIRM ITS ORIGINAL MOTION TO RECOMMEND LOCAL HISTORIC DESIGNATION FOR THE McEWEN-MOORE FARMHOUSE, 2049 MOORE ROAD, MATTHEWS, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 – Design Review Committee Report: Mr. Benson

Mr. Benson said that the next Design Review Committee meeting is scheduled for Wednesday, June 24, 2009, at 8:00 a.m. at the HLC office.

Mr. Benson reported that the HLC needs to consider an Application for a Certificate of Appropriateness this evening.

A. Dr. Elmer H. Garinger High School, 1100 Eastway Drive, Charlotte, N. C.

CMS has applied to make changes to Garinger High School. One of the proposed changes involves a new accessible ramp and stairwell. The #400 Building involved is not designated historic, but the HLC has design review over the land, and should judge whether the new features are appropriate. Mr. Gray said that HLC Staff believes that the changes are sensitive to the historic character of the property. The project would also include a renovation of the

gymnasium. No significant changes are proposed for the exterior of the building. On the interior, the project would include a restoration of the original ceiling, new wooden bleachers and new windows. Aluminum windows would replace existing metal-framed sash. Some elements of the existing mechanical window apparatus would be retained. Proposed plans were shown to those present.

MR. BENSON PRESENTED A MOTION SECONDED BY DR. MATTSON THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE DR. ELMER H. GARINGER HIGH SCHOOL, 1100 EASTWAY DRIVE, CHARLOTTE, N. C., AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 – Survey Committee Report: Dr. Mattson

Dr. Mattson reported that the Survey Committee met May 26, 2009. Minutes from the meeting can be found on the HLC's website – www.cmhpf.org.

A. Pineville Buildings

The HLC is acquiring two buildings in Pineville, N. C. The exteriors are designated historic. The Committee and HLC Staff recommend to the HLC that the ordinances be amended to include designation of the interiors of the two buildings.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE ORDINANCES FOR 316 AND 330 MAIN STREET, PINEVILLE, N. C., BE AMENDED TO INCLUDE HISTORIC DESIGNATION STATUS FOR THE INTERIORS OF THE BUILDINGS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Thies House, 600 Ardsley Road, Charlotte, N. C.

The lessees of the Thies House request local historic designation of the interior of the structure. The Committee and HLC Staff judge that the interior has the requisite integrity to warrant designation. The ordinance would need to be amended to include the interior designation.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE ORDINANCE FOR THE THIES HOUSE, 600 ARDSLEY ROAD, CHARLOTTE, N. C., BE AMENDED TO INCLUDE HISTORIC DESIGNATION

STATUS FOR THE INTERIOR OF THE STRUCTURE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. James and Elizabeth Purcell House, 206 Hillside Dr., Davidson, N. C.

The owner was present in support of historic designation for the property. The modern style house was built in 1956 and is considered worthy of consideration for local historic designation by the Committee and HLC Staff.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE JAMES AND ELIZABETH PURCELL HOUSE (THE EXTERIOR AND THE TAX PARCEL ASSOCIATED WITH THE HOUSE), 206 HILLSIDE DRIVE, DAVIDSON, N. C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

D. 1) Albert McCoy Farm, 10401 McCoy Rd., Huntersville, N. C.

The property has been listed in the National Register, and Staff believes that the property possesses the requisite condition and integrity for landmark designation. The request for designation comes from the owner.

2) LaBouisse House, 232 Cherokee Rd., Charlotte, N. C.

The Labouisse House was designed by Louis Asbury and was built in 1932. The house is one of the few residences in Charlotte that incorporates elements of historic French architecture. The Committee and HLC Staff believe that the house may have the requisite integrity to qualify for landmark status.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE ALBERT McCOY FARM, 10401 McCOY ROAD, HUNTERSVILLE, N. C., AND THE LaBOUISSE HOUSE, 232 CHEROKEE ROAD, CHARLOTTE, N. C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #7 – Projects Committee Report: Mr. Newman

Mr. Newman said that the HLC would need to convene in Executive Session to consider matter dealing with HLC projects later in the meeting.

Item #8 – Treasurer’s Report: Ms. Smith

The monthly financial report was distributed and reviewed.

Item #9 – Presentation of Appreciation Plaques: Mr. Alsop, III

Mr. Alsop presented an appreciation plaque and certificate to Ms. Laurie Smith for serving six years as a member of the HLC. Everyone thanked Ms. Smith for all her good work and service these many years. Ms. Johnson was not present at the meeting but thanks were expressed for her good work and service.

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

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

Note: In Executive Session the HLC voted to approve the sale of the Smith House, 1708 Park Road, Charlotte, N. C. and agreed not to pursue purchase of the Coffee Cup Soda Grill, 914 South Clarkson Street, Charlotte, N. C.

Item #10 – Election of Officers: Ms. Smith

Ms. Smith presented the slate of officers presented at the May meeting as follow:

Mr. Richard Alsop, III – HLC Chair

Ms. Yolanda Law – HLC Vice-Chair

Dr. Lynn Weis – HLC Secretary

Mr. Bill Hobbs – HLC Treasurer

Mr. Alsop asked for any nominations from the floor. None were presented.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE SLATE OF HLC OFFICERS FOR FISCAL YEAR 2010 BE ACCEPTED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #11 – Old Business.

No old business was presented.

Item #12 – New Business

Dr. Morrill reported that the roof is leaking at White Oak Plantation which is owned by the HLC and is for sale. Types of roofs with cost estimates were discussed.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. HOBBS THAT A NEW ROOF BE APPROVED FOR WHITE OAK PLANTATION AS DISCUSSED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Alsop said that he presented a program on the importance of Charlotte's mid-century modern architecture to Charlotte City Council June 1, 2009. Mr. Benson complimented Historic Charlotte, Inc., for the excellent tour they recently offered to the public of important mid 20th century modern style homes remaining in Charlotte.

The meeting adjourned at 7:30 p.m.