

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

**May 11, 2009**

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

Time: 6:00 p.m. – 7:10 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 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, Media 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 Plananer

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 Law/County, HLC Vice-Chair

**Visitors:**

Craig Isaac, 329 E. Park Ave.

Marcel Stark, 1212 S. Blvd.

Sylvester Vaughns

Jon Hannan, Charlotte Fire Dept.

LaSonya Robinson, Coffee Cup

Dominick Ristain, 329 E. Park Avee.

Michael Hopkins

Michael Doney

**AGENDA**

**Item #1 – Approval of Minutes**

MS. SMITH PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE HLC MINUTES FOR APRIL 13, 2009, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE EXECUTIVE SESSION MINUTES FOR APRIL 13, 2009, BE APPROVED. 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 can be found at each seat. Commission members should check with Ms. Morrill if they have any questions about the data.

Mr. Alsop reminded Commissioners that Ms. Johnson and Ms. Smith complete their HLC terms in July. Both are City appointees and will have served six years in July. Next month they will receive appreciation plaques. HLC members eligible for reappointments in July are Mr. Hobbs (County) and Ms. Law (County.) Mr. Alsop said that the Nominating Committee will report later this evening about a proposed slate of HLC officers for fiscal year 2010 which begins July 1, 2009. The election of officers will be held at the June meeting. The HLC does not hold meetings in July.

Mr. Alsop reported that Historic Charlotte, Inc., is holding the mid-century Charlotte architecture tour, etc. on May 16-17. The Commissioners agreed that any HLC member should be reimbursed this cost if he or she attends the event.

Mr. Alsop said that on June 1, 2009, he will present a talk before Charlotte City Council on the importance of mid twentieth century architecture in Charlotte-Mecklenburg.

Mr. Alsop reported that the Survey Committee will meet May 26, 2009. No Design Review Committee meeting will be held this month.

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

Dr. Morrill said that HLC Staff has received no word of major changes in the HLC’s budget. He continues to anticipate some impact, however. The County Manager will announce his recommended County budget on May 19, 2009.

Dr. Morrill said that the HLC will hold a preservation workshop for regional preservation commissions in the HLC’s office on June 10, 2009. The theme will be mid-twentieth century modernism. It will begin at 1:00 p.m. and will end at 3:30 p.m. A tour of the original Charlotte Coliseum will be offered after this meeting at the HLC’s office, 2100 Randolph Road, Charlotte, N. C. Dr. Morrill said that it is imperative that at least two HLC members attend the workshop so that the HLC maintains its CLG (Certified Local Government) status.

Dr. Morrill said that a public hearing with the Charlotte City Council will occur May 15, 2009, to consider prospective historic landmarks designation for Charlotte Fire Station Number 5 and the Dr. Greene House.

Dr. Morrill reported that the Huntersville Town board held a public hearing May 4, 2009, to consider prospective historic landmark designation for the Long Creek High School Gymnasium and Grandstand.

Dr. Morrill reported the following information: a) A new tenant has moved into White Oak Plantation. b) The subdivision of the property at the Torrence Lytle School should occur in the very near future – the final step before transferring the property to the HLC,

c) Staff continues to market the Robert and Elizabeth Smith House, 1708 Park Road, Charlotte, N. C. d) Robert and Karl Schmitt continue to up-fit the Grier-Rea House for resale. e) All steps necessary to acquire the McQuay House have been approved. The closing on the land and the house should occur this month. f) The HLC continues to market the Rozzel House property for sale. g) The shell restoration of the Ephraim Alexander McAuley House has been completed. The property is being marketed for sale. h) HLC Staff did meet with City officials to discuss former Fire Station No. 2. Additional time would be helpful in investigating preservation solutions. The City also favors pursuing an adaptive reuse study for the building.

Dr. Morrill said that the effective date of June 9, 2009, for the COA for the demolition of the Coffee Cup Soda Grill, 914 South Clarkson Street, Charlotte, N. C., is approaching. Dr. Morrill recognized Ms. LaSonya Robinson as being present to address her concerns about possible demolition of the structure. Ms. Robinson spoke to the group and distributed a sheet of information on the building. The Historic Coffee Cup was established in 1948 as a roadside restaurant and is remembered as Charlotte's oldest integrated restaurant, serving black patrons and white patrons together. Ms. Robinson said that many community members and former Coffee Cup customers do not want to see demolition of the building occur. She said organized groups are seeking preservation efforts for the structure and a re-use which captures and preserves the history. She said that the advocacy group with which she is affiliated can create a local and/or statewide campaign and can help raise funds to help save the Coffee Cup. The HLC discussed the situation. The property, owned by Beazer Homes, is for sale on an approximately 18.5 acre site. A small portion of the land is designated historic on which the structure sits. The HLC needs to investigate options and prices.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE HLC'S EXECUTIVE COMMITTEE (CHAIRMAN, VICE-CHAIRMAN, SECRETARY, TREASURER, CHAIRMAN OF PROJECTS COMMITTEE) BE AUTHORIZED TO ENTER INTO A CONTINGENCY CONTRACT REGARDING PURCHASE OF THE COFFEE CUP SODA GRILL, 914 SOUTH CLARKSON STREET, CHARLOTTE, N. C., FOR PRESENTATION AT THE JUNE 8, 2009 HLC MEETING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill introduced Professor Barnes from JCSU who told the group about current interest by a group in restoring the Dr. George E. Davis House.

#### **Item #4 – Public Hearings**

A. **Charlotte Fire Station Number 5**, 224 Wesley Heights Way, Charlotte, N. C.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HLC OPEN A PUBLIC HEARING ON FIRE STATION NUMBER FIVE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Chief Hannan of the Charlotte Fire Dept. was present in support of historic designation for the property.

MS. SMITH PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE HLC CLOSE THE PUBLIC HEARING AND REAFFIRM ITS ORIGINAL MOTION TO RECOMMEND HISTORIC DESIGNATION FOR CHARLOTTE FIRE STATION NUMBER FIVE (EXTERIOR OF BUILDING AND TAX PARCEL ASSOCIATED WITH STRUCTURE), 224 WESLEY HEIGHTS WAY, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. **Dr. Robert H. Greene House**, 2001 Oaklawn Ave., Charlotte, N. C.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. JOHNSON THAT THE HLC OPEN A PUBLIC HEARING FOR THE DR. ROBERT H. GREEN HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HOBBS PRESENTED A MOTION SECONDED BY MS. SMITH THAT THE HLC CLOSE THE PUBLIC HEARING AND REAFFIRM ITS ORIGINAL MOTION TO RECOMMEND HISTORIC DESIGNATION FOR THE DR. ROBERT H. GREENE HOUSE, 2001 OAKLAWN AVENUE, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Benson reported that the Design Review Committee met April 29, 2009.

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

Mr. Benson reminded those present that the HLC cannot deny a certificate of appropriateness for demolition but can delay the effective date of the COA up to 365 days. Mr. Stark, the owner of Former Charlotte Fire Station Number 2, was present to ask the HLC not to delay demolition to the maximum amount of time allowed by law. The HLC discussed the situation and agreed that every effort should be made to try to save the structure from demolition.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. HOBBS TO AMEND THE DESIGN REVIEW COMMITTEE'S MOTION REGARDING FORMER CHARLOTTE FIRE STATION NUMBER 2, 1212 S. BLVD., CHARLOTTE, N. C., TO INSERT THE WORDS "UP TO 365 DAYS WITH A MONTHLY REVIEW BY THE HLC". THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HLC ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF FORMER FIRE STATION NUMBER 2, 1212 SOUTH BOULEVARD, CHARLOTTE, N.C., BUT THAT THE EFFECTIVE DATE BE DELAYED FOR UP TO 365 DAYS FROM THE DATE OF ISSUANCE WITH A MONTHLY REVIEW BY THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**B. Robert J. Walker House**, 329 East Park Ave., Charlotte, N. C.

The owner of the Robert J. Walker House is proposing to add a second-story addition to the rear of the house. The addition would be supported by a column added to the existing rear porch and would result in a small covered porch.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HLC ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE ROBERT J. WALKER HOUSE, 329 EAST PARK AVE., CHARLOTTE, N. C., IN ACCORDANCE WITH THE PROPOSED PLANS, WITH THE PROVISIO THAT ELEMENTS OF THE EXISTING INTERIOR WALL BE RETAINED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**Item #6 – Survey Committee Report:** Dr. Mattson

Dr. Mattson reported that the Survey Committee will meet May 26, 2009, at 8:00 a.m. at the HLC office.

**Item #7 – Projects Committee Report: Mr. Newman**

Mr. Newman reported that the HLC is buying the properties in Pineville as voted on. In Executive Session Mr. Gray said that the HLC will need to consider a prospective purchase of the McQuay property.

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

MR. BRAGG PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE HLC RE-CONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Executive Session the HLC approved the sale of the McQuay House and property contingent upon satisfying local code enforcements.

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

Ms. Smith distributed and explained the monthly financial report.

**Item #9 – Nominating Committee Report: Ms. Smith**

Ms. Smith reported that the Nominating Committee met and presented the following proposed slate of officers which will be voted on at the June HLC meeting. Nominations are as follow:

Chairman: Richard Alsop

Vice-Chairman: Yolanda Law

Secretary: Lynn Weis

Treasurer: Bill Hobbs

Mr. Alsop asked for additional nominations from the floor. There were no additional nominations.

**Item #10 – Old Business**

No old business was presented.

**Item #11 – New Business**

No new business was presented. The meeting adjourned at 7:10 p.m.