

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

November 9, 2009

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

Time: 6:00 p.m. – 7:25 p.m.

Present:

Mr. William T. Hobbs, II. /County, HLC Chair

Mr. Louis Asbury, IV/County

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

Mr. Frank Bragg/City

Ms. Yolanda Law/County, HLC Vice-Chair

Dr. Richard Mattson/County, Survey Com. Chair

Mr. Len Norman/County, Nominating Com. Chair

Mr. Michael Rogers/City

Mr. John Shurley/Mayor (first meeting)

Ms. Keysha Walker/City

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:

Mr. Gray Newman/County

Visitors:

Mr. Richard Alsop III

Ms. Dianne Althouse, Historic Charlotte

Mr. Donald Campbell

Mr. Gerry Melvin, Blakeney Heath HOA

AGENDA

Item #1 – Approval of Minutes

MR. BENSON PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE MINUTES FOR OCTOBER 12, 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 Mr. John Shurley as the Mayor's appointee to the HLC. Mr. Hobbs reported that the County will appoint a person on November 17th to replace Mr. Norman, who will be moving to England. Mr. Alsop, replaced by Mr. Shurley, is moving to Springfield, Illinois.

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.

Mr. Hobbs reported that the HLC will elect a new Treasurer at the end of the meeting.

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

Dr. Morrill reported that::

- a. Torrence Lytle School. Staff has visited the Torrence Lytle School property, which has been transferred to the Commission. The purpose of the visit was to talk with consultants about what needs to be done to stabilize the buildings.
- b. S. B. Alexander House. The Charlotte City Council did hold its public hearing regarding the S. B. Alexander House on October 21, 2009. As expected, some members of City Council expressed concern about the process for considering properties for historic landmark designation. Council agreed that this issue should go before the Planning and Economic Development Committee of the Council, which will meet in January. Staff will be meeting with City officials on November 19th to discuss how this referral should be accomplished. The vote regarding the S. B. Alexander House will not be scheduled until sometime early next year.
- c. Town of Pineville. Ann Swallow, National Register coordinator for North Carolina, will visit Pineville on November 21st to determine whether the commercial core of Pineville seems eligible for listing in the National Register of Historic Places. HLC staff will participate in the visit.
- d. Grier-Rea House. Staff is working to get approval for the plans to allow H. C. Rummage to begin renovation work on the interior of the Grier-Rea House.
- e. Rozzel House. Staff has received estimates of the renovation costs for the rental house on the Rozzel property.
- f. McAuley House. H. C. Rummage has completed the renovation of a portion of the McAuley House. Staff has received bids for additional work.
- g. Fire Station No. 2. Staff will be meeting with City officials on November 19th to review the issues surrounding the preservation of Fire Station No. 2. The appraisal and the adaptive reuse study are in hand.
- h. Walker Grocery Store. Staff will meet on November 19th with City officials to discuss how the City might assist with the preservation of the Walker Grocery. The appraisal should be received by November 15th. This matter will be brought before the Projects Committee.
- i. Pineville Building. The appraisal has been received, and the Commission will discuss whether to move ahead with prospective purchase.

j. Appointment to Commission. The County Commission will make its appointment to the Commission at its meeting on November 17th.

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

Mr. Benson reported that the Design Review Committee met October 28, 2009. Minutes for the meeting can be found on the Commission's website: www.cmhpf.org.

a. Certificate of Appropriateness for the Nancy Reid House, 134 W. John St., Matthews, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE NANCY REID HOUSE, 134 W. JOHN ST., MATTHEWS, N.C. BE APPROVED AS SUBMITTED BUT THAT THE EXISTING DOORS BE COVERED AND KEPT IN PLACE IF PRACTICABLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Certificate of Appropriateness for the Blakeney Heath Neighborhood, 9521 Autumn Applause Dr., Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR TAX PARCEL NUMBER 229-052-01, BEING A PORTION OF THE JAMES A BLAKENEY PROPERTY ON BLAKENEY HEATH ROAD, BE APPROVED AS SUBMITTED WITH THE FOLLOWING CHANGES: 1) THAT THE SIDEWALK BE NO WIDER THAN 4 FEET AND BE STAINED DARK BROWN, 2) THAT THE PLAY EQUIPMENT BE PLACED IN THE EXISTING PLAYGROUND AREA, 3) THAT THE NEW LIGHTS BE PLACED AS FAR AS PRACTICABLE FROM BLAKENEY HEATH ROAD, AND 4) THAT THE PROPOSED BE FENCE BE OMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 – Survey Committee Report: Dr. Mattson

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

Item #6 – Projects Committee Report: Mr. Asbury

a. Consideration of the purchase of the building at 314 Main St., Pineville, N.C.

DR. MATTSON PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

DR. MATTSON PRESENTED A MOTION SECONDED BY MS. LAW THAT THE COMMISSION RECONVENE REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Executive Session the Commission voted to pursue the purchase of the building at 314 Main St., Pineville, N.C., for the appraised price.

b. Consultant Fee for the Stabilization Plan for the Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.

Mr. Gray and Mr. Turner explained the need to hire a consultant to develop a stabilization plan for the Torrence Lytle School, located on approximately 4.7 acres of land and containing 45,000 square feet of floor space. Mr. Asbury stated that the property does need protection from vandalism.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LAW THAT UP TO \$20,000 BE APPROVED TO HIRE A CONSULTANT TO DEVELOP A SCOPE OF SERVICES, INCLUDING COST ESTIMATES AND CONSTRUCTION DRAWINGS, TO PROTECT AND STABILIZE THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Consideration of funds for additional work on the McAuley House, 14335 Huntersville-Concord Road.

Mr. Gray stated that the marketing of the house would be enhanced by renovating the upstairs bedrooms in the McAuley House and that the cost would be \$2800.

MR. BRAGG PRESENTED A MOTION SECONDED BY MR. ASBURY TO APPROVE THE SPENDING OF UP TO \$2800 TO RENOVATE THE UPSTAIRS BEDROOMS OF THE MCAULEY HOUSE, 14335 HUNTERSVILLE-CONCORD ROAD. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

d.. Consideration of bids to renovate the tenant house on the Richard Rozzel House property, 11647 Rozzelles Ferry Road, Charlotte, N.C.

Mr. Gray reported that it will cost approximately \$35,000 to renovate the tenant house on the Richard Rozzel House property, 11647 Rozzelles Ferry Road, Charlotte, N.C.

DR. WEIS PRESENTED A MOTION SECONDED BY DR. MATTSON THAT ALTERNATIVES TO RENOVATING THE TENANT HOUSE AT 11647 ROZZELLES FERRY ROAD, CHARLOTTE, N.C. AND POSSIBLE DEMOLITION SCENARIOS FOR SAME BE INVESTIGATED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

The monthly financial report was distributed and reviewed.

Item #8 – Nominating Committee Report: Mr. Norman

Mr. Norman reported that the Nominating Committee met and nominated Ms. Keysha Walker as HLC Treasurer.

MS. LAW PRESENTED A MOTION SECONDED BY MR. BENSON TO CLOSE NOMINATIONS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. LAW TO DISPENSE WITH THE STANDARD VOTING PROCEDURES OF THE COMMISSION AND UNANIMOUSLY ELECT MS. KEYSHA WALKER AS HLC TREASURER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #9 – Presentation of Plaques of Appreciation to Richard Alsop III and Len Norman.

Mr. Hobbs presented appreciation plaques and certificates to Mr. Alsop and Mr. Norman and expressed thanks for their invaluable service to the Commission. The Commissioners applauded Mr. Alsop and Mr. Norman.

No old business was presented.

Item #10 – Old Business

Dr. Morrill stated that CSX is not currently interested in selling the former Piedmont and Northern Thrift Depot and should be contacted again in approximately six months.

Dr. Mattson expressed a continuing interest to visit the bungalow at the intersection of Ideal Way and Park Road. Dr. Morrill stated that he would arrange a visit.

Item #11 – New Business

There was no new business.

The meeting adjourned at 7:25 p.m