

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

October 12, 2009

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

Time: 6:00 p.m. – 7:00 p.m.

Present:

Mr. Richard Alsop, III/Mayor, HLC Chair

Mr. Louis Asbury, IV/County

Mr. Frank Bragg/City

Mr. Gray Newman/County

Mr. William T. Hobbs/County, HLC Treasurer, Projects Com. Chair, Finance Com. Chair

Ms. Yolanda Law/County, HLC Vice-Chair

Dr. Richard Mattson/County, Survey Com. Chair

Mr. Len Norman/County, Nominating Com. Chair

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. Matthew Benson, Mayor, Design Review Com. Chair

Mr. Michael Rogers/City

AGENDA

Item #1 – Approval of Minutes

MR. HOBBS PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE REGULAR AND EXECUTIVE SESSION HLC MINUTES FOR SEPTEMBER 14, 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.

Mr. Alsop said that Historic Charlotte's *Blast For The Past* event will be held Thursday, October 15, 2009, at the Duke Mansion, a designated historic landmark. The costs is \$50 per person or \$90 per couple.

MR. NEWMAN PRESENTED A MOTION SECONDED BY MS. LAW THAT THE HISTORIC LANDMARKS COMMISSION PAY FOR TICKETS FOR HLC MEMBERS AND STAFF AND ONE GUEST EACH TO THE HISTORIC CHARLOTTE EVENT ON OCTOBER 15, 2009. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Alsop said that he will be moving to a new job in Illinois in early November. For this reason it will be necessary for the HLC to elect a new chair at the end of this meeting. He stated that Mr. Norman, Ms. Law, and Dr. Weis have met as the Nominating Committee and will present a recommendation later in the meeting. Mr. Alsop also said that Mr. Norman will be moving to London in December and that a replacement will also be needed for his seat on the HLC.

Mr. Also asked the Commissioners to check the attendance sheet and the HLC calendar distributed at each seat.

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

Dr. Morrill reported that::

The Torrence Lytle School property has been transferred to the Commission. Discussion with potential interested parties are underway.

The City Council voted in September to remove the historic landmark designation for the Alexander James House, 250 Cherokee Rd., Charlotte, N. C.

The Charlotte City Council has scheduled a public hearing for October 21, 2009, to consider the prospective designation of the S. B. Alexander House as a historic landmark. Staff will attend.

Work has been completed on painting the exteriors of the buildings the Commission owns in Pineville -- 316 and 330 Main St. Tenants are in both buildings.

Staff continues to work with the Town of Pineville to begin the process of having the downtown commercial buildings listed in the National Register of Historic Places as a historic district.

H .C. Rummage has been selected as the contractor to finish the interior of the Grier-Rea House so that a Certificate of Occupancy can be obtained for the property. The Contractor is working with the Commission staff to obtain the necessary permits to begin the work.

Staff met with contractors at the Rozzel property to determine the costs of rehabilitating the tenant house. Some demolition of dilapidated outbuildings is underway. The Projects Committee will consider how best to proceed once costs have been finalized.

H. C. Rummage is completing work on the interior of the McAuley House. Staff believes that the improvements will make the house more marketable. Prospective buyers continue to visit the property.

Staff continues to review the adaptive reuse study for former Fire Station No. 2.

Staff has been notified that two property of interest are available for purchase. The Executive Committee has approved the securing of appraisals of both. They are: Walker Grocery, 1125 Belmont Ave., Charlotte & 314 Main

St., Pineville. The Projects Committee will discuss both properties at its next meeting.

Staff was contacted about the availability of a bungalow in the Dilworth Historic District. The consensus of staff was that the private market should be given an opportunity to acquire the house.

The map for the Torrence Lytle School property has been approved by the County. The official transfer of the property to the Historic Landmarks Commission will occur in the very near future. Staff will be establishing a procedure for moving ahead with developing a preservation strategy for this important historic landmark.

Item #4 - Public Hearing for the S. B. Alexander Jr. House, 250 Cherokee Road, Charlotte, N.C.

MR. NORMAN PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO CONSIDER THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE S. B. ALEXANDER, JR. HOUSE, 250 CHEROKEE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Nobody spoke to the issue.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE PUBLIC HEARING BE CLOSED AND THAT THE HLC AFFIRM ITS RECOMMENDATION THAT THE COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE S. B. ALEXANDER, JR. HOUSE, 250 CHEROKEE ROAD, BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION APPROVED THE MOTION. WITH DR. MATTSON ABSTAINING FROM THE VOTE.

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

The Design Review Committee met September 30, 2009. Minutes of the meeting can be found on the HLC's website -- www.cmhpf.org.

A. Armour-Adams House, 626 North Main St., Davidson, N.C.

Mr. Gray described the proposed plans.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE ARMOUR ADAMS HOUSE, NORTH 626 MAIN ST., DAVIDSON, N.C., BE APPROVED AS SUBMITTED WITH THE STAFF RECOMMENDATIONS THAT 1) THE PROPOSED DORMER ON THE NORTH ELEVATION NOT BE CONSTRUCTED BUT THAT THE EXISTING SKYLIGHT REMAIN OR BE REPLACED WITH ANOTHER SKYLIGHT, AND 2) THAT THE PROPOSED PAIR OF WINDOWS ON THE SOUTH ELEVATION NOT BE ALLOWED BUT THAT THE EXISTING WINDOW BE RETAINED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.

Proposed plans were presented to the Commission as follows.

- I. New trim and woodwork to cover all exposed framing, wiring, and insulation
- II. New wooden ceiling in second story front/right room
- III. Bathroom fixtures and tub surround installed in first story bathroom.
- IV. Sink, counter, and cabinets installed in kitchen.
- V. Door and window locks and thresholds where needed.
- VI. Drywall walls and ceiling in rear room.
- VII. Repair to handrails and stair treads.

MS. LAW PRESENTED A MOTION SECONDED BY DR. MATTSON THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE GRIER-REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C., AS PRESENTED. THE COMMISSION APPROVED THE MOTION WITH DR. WEIS AND MR. BRAGG VOTING IN OPPOSITION.

Item #6 – Survey Committee Report: Dr. Mattson

Dr. Mattson reported that the Survey Committee met September 1, 2009. Minutes from the meeting can be found on the HLC's website - www.cmphf.org.

A. Piedmont and Northern Thrift Depot, Mt. Holly Rd., Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE THRIFT PIEDMONT AND NORTHERN RAILROAD DEPOT, OLD MT. HOLLY RD., CHARLOTTE, N. C., BE PROCESSED FOR LOCAL HISTORIC

DESIGNATION. THE COMMISSION APPROVED THE MOTION WITH DR. WEIS AND MR. BRAGG VOTING IN OPPOSITION.

Item #7 – Projects Committee Report: Mr. Hobbs

Mr. Hobbs stated that the Committee will be notified when the next meeting is scheduled.

Item #8 – Treasurer’s Report: Mr. Hobbs

The monthly financial report was distributed and reviewed.

Item #9 – Nominating Committee Report: Mr. Norman

Mr. Norman said that he, Dr. Weis, and Ms. Law in a Nominating Committee meeting voted unanimously to nominate Mr. Hobbs as HLC Chair. Mr. Norman asked for additional nominations from the floor. There were none.

MR. NEWMAN PRESENTED A MOTION SECONDED BY DR. MATTSON THAT NOMINATIONS BE CLOSED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NEWMAN PRESENTED A MOTION SECONDED BY MR. BRAGG THAT MR. HOBBS BE ELECTED AS HLC CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #10 – Old Business.

No old business was presented.

Item #11 – New Business

Dr. Morrill that he had a written description of Mr. Donald Campbell's credentials as a realtor and would be happy to share the information with any Commissioners.

Ms. Nystrom stated that she continues to investigate arrangements by which the Commission could market its own properties. She said the matter is very complex.

Dr. Mattson stated that the Ivey's Condominium Association is interested in historic landmark designation of the exterior of the Ivey's Building.

Dr. Morrill reported on the current status of the marketing of the Hennigan Place property.

The meeting adjourned at 7:00 p.m.