

Charlotte-Mecklenburg

## **HISTORIC LANDMARKS COMMISSION**

September 14, 2009

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

Time: 6:00 p.m. – 7:45 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, HLC Treasurer, Projects Com. Chair, Finance Com. Chair

Ms. Yolanda Law/County, HLC Vice-Chair

Dr. Richard Mattson/County, Survey Com. Chair

Mr. Michael Rogers/City

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

Mr. Len Norman/County, Nominating Com. Chair

**Visitors:**

Ms. Farida Sweezy (Queens Terrace)

Mr. Harron Rudisill (Queens Terrace)

Ms. Andrea Sweet (Queens Terrace)

Mr. Robert Steppe (Queens Terrace)

Mr. Jim McKenney (Parks Cramer)

Mr. Reynolds Allen (Parks Cramer)

Mr. Jim Montgomery (Parks Cramer)

**AGENDA**

**Item #1 – Approval of Minutes**

MR. HOBBS PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE HLC MINUTES FOR AUGUST 8, 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 announced that he will be resigning from the Commission in November to assume a new position out of state. He stated that the Nominating Committee will meet to nominate a candidate for the Chairmanship and will bring a recommendation to the Commission at its October meeting. The floor will also be open at that meeting for additional nominations. Anyone interested in being Chair of the Commission should

contact the Nominating Committee. The election for HLC Chairman will be held at the HLC meeting on November 9, 2009.

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

Dr. Morrill reported that:

1. 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.
2. The Town of Matthews has designated the McEwen-Moore House and 2.4 acres of land as a historic landmark. Staff is working with the owner to bring a conceptual preservation plan before the Design Review Committee at its September meeting.
3. The Commission continues to produce educational videos for the website. Staff believes this is an effective device for educating the community. We are currently working on a video on the Rosenwald Schools of Mecklenburg County.
4. Work continues on painting the exteriors of the buildings the Commission owns in Pineville -- 316 Main St. and 330 Main St. The work should be completed within the next week.
5. Staff has been working with Charlotte-Mecklenburg Schools about the design of intended renovations to the former Billingsville Rosenwald School. CMS favors the designation of the building as a historic landmark once the renovations are completed.
6. Staff is working 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. Officials from the State Historic Preservation Office will be visiting Pineville in the near future to give their opinion as to whether the subject properties would qualify for the National Register.
7. Staff has secured bids for performing additional work at the Grier-Rea House. This matter will be considered under the Projects Committee report.

8. Staff is obtaining bids on the upfit of the rental house at the Rozzel House property.
9. Staff has secured bids for performing additional work at the McAuley House. This matter will be considered under the Projects Committee report.
10. Staff is reviewing the the adaptive reuse study for former Fire Station No. 2.

**A. Public Hearing** on the prospective removal of local historic landmark designation of the Alexander James House, 260 Cherokee Road, Charlotte, N. C.

DR. WEIS PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE HLC OPEN A PUBLIC HEARING FOR THE ALEXANDER JAMES HOUSE, 260 CHEROKEE ROAD, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No one was present to speak on behalf of the owner of the property. The owner was notified about tonight's meeting and the HLC's recommendation regarding the removal of the historic designation status of the Alexander James House due to the fact that unapproved alterations were made to the property.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. ASBURY TO AFFIRM THE ORIGINAL RECOMMENDATION OF THE HISTORIC LANDMARKS COMMISSION TO REMOVE LOCAL HISTORIC DESIGNATION OF THE ALEXANDER JAMES HOUSE, 260 CHEROKEE ROAD, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

DR. MATTSON PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE HLC CLOSE THE PUBLIC HEARING FOR THE ALEXANDER JAMES HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**Item #4 – Design Review Committee Report: Mr. Benson**

Mr. Benson said that the Design Review Committee met Wednesday, August 26, 2009, at 8:00 a.m. at the HLC office. Design Review minutes can be found on the HLC's website - [www.cmhpf.org](http://www.cmhpf.org).

Mr. Benson reported that the Design Review Committee reviewed the following items and stated that these are recommendations, not seconded motions, because no quorum was present at the meeting.

**A. Massey-Clark House**, 232 North Trade St., Matthews, N.C.

Proposed renovation plans were presented to the Commission and the plans were discussed.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. HOBBS THAT A CERTIFICATE OF APPROPRIATENESS FOR THE MASSEY-CLARK HOUSE, 232 NORTH TRADE ST., MATTHEWS, N.C., BE ISSUED AS APPLIED FOR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**B. Parks Cramer Building**, 2000 South Boulevard, Charlotte, N.C.

Proposed renovation plans were presented to the Commission. The plans were discussed and questions were answered by those involved for the project.

MR. HOBBS PRESENTED A MOTION SECONDED BY DR. WEIS THAT IN REGARD TO THE PARKS CRAMER BUILDING, 2000 SOUTH BOULEVARD, CHARLOTTE, N. C., A CERTIFICATE OF APPROPRIATENESS BE ISSUED AS APPLIED FOR WITH THE FOLLOWING STIPULATIONS: 1) THAT APPROVAL BE CONCEPTUAL AND THAT THE APPLICANT BE REQUIRED TO OBTAIN MINOR WORKS CERTIFICATES OF APPROPRIATENESS FOR ANY SPECIFIC ACTIONS UNDERTAKEN WITHIN THE APPROVED DESIGN CONCEPT, 2) THAT ANY WINDOWS REMOVED MUST BE LABELED AND STORED IN AN ENVIRONMENTALLY APPROPRIATE PLACE ON SITE, 3) THAT RECORD PHOTOGRAPHS OF THE PROPERTY BE SUPPLIED BY THE APPLICANT TO THE COMMISSION BEFORE ANY WORK BEGINS, 4) THAT THE NEW DOORWAYS BE CONFIGURED IN A MANNER WHICH IS THE LEAST DESTRUCTIVE TO ORIGINAL FEATURES OF THE BUILDING AND THAT ANY REPLACEMENT WINDOWS MATCH THE PROFILE AND LOOK OF THE ORIGINAL WINDOWS, 5) THAT THE CANOPIES ABOVE THE DOORWAYS BE FREE-STANDING ELEMENTS IF POSSIBLE AND OTHERWISE THAT THEY BE CONSTRUCTED IN A MANNER THAT HAS THE LEAST IMPACT POSSIBLE UPON THE EXISTING FACADE, 6) THAT THE FONT OF THE SIGNAGE BE CONSISTENT AND THAT ANY CORPORATE LOGOS BE RENDERED IN THE MOST DISCREET FASHION

POSSIBLE, 7) THAT THE GLASS PARTITION WALLS SEEN THROUGH THE CLERESTORIES BE BUTT-JOINED GLAZING, AND 8) THAT THE ORIGINAL FLOORING ELEMENTS IN THE INTERIOR BE LEFT EXPOSED AS MUCH AS POSSIBLE AND PRESERVED IF COVERED. THE COMMISSION APPROVED THE MOTION WITH MR. ASBURY ABSTAINING IN THE VOTE.

Dr. Morrill explained that the intent of the approved motion was to allow the applicant to vary the font but not the size and scale of the lettering and the logos above the canopies.

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

Dr. Morrill explained that the County Attorney has offered the opinion that the annulment of an already-approved Certificate of Appropriateness is not enforceable. Therefore, the Commission will have to consider the recommendation from the Design Review Committee without the stipulation that the owner must annul COA 09-11.

The original recommendation from the Design Review Committee was:

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR FORMER CHARLOTTE FIRE STATION NUMBER 2, 1212 SOUTH BOULEVARD, CHARLOTTE, N.C. 1) APPROVING THE NEW FLOOR PLANS AS PRESENTED, 2) REMOVING CONDITION # 3 IN COA #09-01, STIPULATING THAT THE EXISTING STAIRCASE BE PRESERVED AT ITS PRESENT LOCATION, 3) REMOVING CONDITION #4 IN COA #09-01 THAT THE EXISTING BEADED-BOARD CEILING ON THE SECOND FLOOR BE PRESERVED, 4) APPROVING THE RELOCATION OF THE EXTERIOR DOOR ON THE SECOND FLOOR AS PRESENTED, AND 5) THAT THE THE DESIGNATION OF THE INTERIOR OF FORMER CHARLOTTE FIRE STATION NUMBER 2, 1212 SOUTH BOULEVARD, CHARLOTTE, N.C., BE REMOVED WITH THE STIPULATION THAT THE OWNER SHALL ANNUL COA 09-11 UPON HIS RECEIPT OF FINANCING FOR THE PROJECT AND SHALL NOTIFY THE HISTORIC LANDMARKS COMMISSION OF THIS ACTION IN WRITING.

DR. MATTSON PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE ABOVE MOTION REGARDING CHARLOTTE FIRE STATION NUMBER 2, 1212 SOUTH BOULEVARD, CHARLOTTE, N. C., BE APPROVED WITHOUT THE STIPULATION THAT THE OWNER ANNUL

COA 09-11. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**Item #5 – 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](http://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 OPPOSING THE MOTION.

**B. Caldwell Station School, 17616 Caldwell Station Rd., Huntersville, N. C.**

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HLC FUND THE PREPARATION OF A SURVEY AND RESEARCH REPORT ON THE CALDWELL STATION SCHOOL, 17616 CALDWELL STATION ROAD, HUNTERSVILLE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**C. Queens Terrace Apartments (Queens Towers), 1300 Queens Rd., Charlotte, N. C.**

Owners of the property were present in support of the property's being processed for historic designation.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HLC FUND THE PREPARATION OF A SURVEY AND RESEARCH REPORT ON THE QUEENS TERRACE APARTMENTS (QUEENS TOWERS), 1300 QUEENS ROAD, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**D. Herbert Baxter House, 2525 Portland Ave., Charlotte, N. C.**

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HERBERT BAXTER HOUSE, 2525 PORTLAND AVE., CHARLOTTE, N.

C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**E. Funderburk House**, 201 W. Charles St., Matthews, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE FUNDERBURK HOUSE, 201 W. CHARLES STREET, MATTHEWS, N. C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**Item #6 – Projects Committee Report:** Mr. Hobbs

Mr. Hobbs reported that the Projects Committee met August 18, 2009. Minutes from the meeting can be found on the HLC's website - [www.cmhpf.org](http://www.cmhpf.org). Mr. Hobbs said that business and motions will be considered in Executive Session.

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

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

Note: In Executive Session the HLC voted to approve expenditures on the rental house at the Rozzel property (11647 Rozzelles Ferry Rd., Charlotte, N. C.), on the Grier-Rea House (6701 Providence Rd., Charlotte, N. C.), and on the McAuley House (14033 Huntersville-Concord Rd, Huntersville, N. C.). The Commission also agreed on the terms of a lease of the building at 316 Main St., Pineville, N.C. to the Civic & Cultural Arts Center of Pineville. The Commission agreed not to pursue purchase of the McElroy House (10915 Beatties Ford Rd., Charlotte, N. C.), and The Hennigan Place (3503 Tilley Morris Rd., Charlotte, N. C.)

**Item #7 – Treasurer's Report:** Mr. Hobbs

The monthly financial report was distributed and reviewed.

**Item #8 – Old Business.**



Mr. Alsop reported that he had communicated with the individuals interested in preserving the Coffee Cup Soda Grill, 914 Clarkson St., Charlotte, N. C., and had stated in writing to the interested individuals that the Commission would not be able to move forward with considering purchasing the property at this time.

**Item #9 – New Business**

No new business was presented.

The meeting adjourned at 7:40 p.m.