

Charlotte-Mecklenburg Historic Landmarks Commission

MINUTES

April 12, 2010

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

Time: 6:00 p.m. – 7:30 p. m.

Present:

Mr. Louis Asbury, IV/County, Projects Chair

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

Mr. William Hobbs, County, HLC Chair

Ms. Paula Lester, County

Dr. Richard Mattson/County, Survey Com. Chair

Mr. Gray Newman/County

Mr. Michael Rogers/City

Mr. John Shurley /Mayor

Ms. Keysha Walker/City, HLC Treasurer

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. Frank Bragg/City

Ms. Yolanda Law/County, HLC Vice-Chair

Visitors:

Mr. Jim Garges

Mr. James Alsop

Ms. Gwen Cook

Mr. Peter Tart

Ms. Melanie Sizemore

Mr. Rich Ronsenthal

Mr. Phil Strider

Mr. Raymond Hagler

Ms. Amanda Capobianchi

Ms. Tarma Fontaine

Mr. Ken Schneider

Mr. Charles McLee

Ms. Jacqueline Patterson

Mr. Randy Martin

Ms. Diane Althouse

Mr. John Misenheimer

Ms. Dawn Ballenger

AGENDA

Item #1 – Approval of Minutes

MR. BENSON PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE MINUTES FOR MARCH 8,, 2010, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #2 – Chairman’s Report: Mr. Hobbs

Mr. Hobbs welcomed everyone to the meeting. He said that attendance sheets have been distributed. He reminded Commissioners to check the distributed attendance data at each seat and to tell Ms. Morrill if they have questions.

Mr. Hobbs reported that the Nominating Committee, composed of Ms. Law, Dr. Mattson, and Mr. Newman, will present a proposed slate of HLC officers at the May 10th HLC meeting. Ms. Law is Chair of the Committee. The election will be held at the June 14th HLC meeting. The HLC does not hold meetings in July.

Mr. Hobbs reported that Mr. Benson is the only HLC member whose term expires this year, in July. Ms. Lester and Mr. Shurley hold terms that expire in July and are eligible to reapply for their positions.

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

1. Dr. George E. Davis House, 301 Campus St., Charlotte, N.C. Johnson C. Smith University's Board of Trustees will be voting this month as to whether the University would like to move forward with the preservation of the Davis House. If so, the University and the HLC will have to enter into an agreement to undertake this project. This matter will be brought before the Projects Committee.

2. Grant Application. The Grant Application to assist with funding a National Register Nomination for Pineville has been modified at the request of the Division of Archives and History to include the historic business district on Main St. Staff is awaiting word on whether the grant has been awarded.

3. S. B. Alexander House, Queens Terrace Apartments, Thrift Piedmont and Northern Railroad Depot, Tuckasegee Ford, and Hangar at Douglas International Airport. Stewart Gray and I did meet with the Economic Development Committee of City Council on March 11th to explain the processing of properties for historic landmark designation. Staff submitted a letter to the Committee which will be sent to the County Commission hereafter stating the amount of deferred County property taxes for historic landmarks considered for designation by the City Council. The Committee did approve moving ahead with scheduling public hearings on the prospective historic landmark designation of the

Tuckaseegee Ford, the W.P.A. Hangar at Douglas Airport, and the Thrift Piedmont and Northern Depot. The processing of the S. B. Alexander House and the Queens Terrace Apartments was delayed so that Councilperson Kinsey could have additional questions addressed by the Committee.

4. Former Charlotte Fire Station No. 2. The owner did not accept the offer made by the Commission to purchase the property. The effective date of the Certificate of Appropriateness for Demolition is May 12, 2010. There have been no significant developments since the last meeting of the HLC. Staff has developed an online video on the building. You can see it by clicking on *Video* on landmarkscommission.org

5. Grier-Rea House. Staff has agreed to list the house with a realtor and negotiations over the specifics of the listing contract continue. Additional expenditures on the property are also being considered.

6. Torrence Lytle School. Work continues on the rehabilitation and stabilization plan. The Projects Committee will make a recommendation regarding this matter later in the meeting.

7. Rozzel House and McAuley House. Marketing of both properties continues.

8. 316 and 330 E. Main St. Pineville. The tenants are paying their rent, and the properties continue to be marketed.

9. White Oak Plantation. Bryan Turner has obtained a bid from a landscape firm to devise a conceptual plan for the property. The Projects Committee will make a recommendation regarding this matter later in the meeting.

10. American Legion Memorial Stadium. Central Piedmont Community College has had to make changes to the site plan originally approved by the HLC. These changes require the submission of a new Certificate of Appropriateness Application. This is being considered under Express Review, meaning that the Design Review Committee has not considered this matter. This matter will be considered later in the meeting.

11. County Budget. Staff continues to await word on the County Manger's recommendations regarding the 2010-2111 Budget. Although no official budget recommendation has been made, the County has informed the Commission that it will most likely receive no County tax dollars for HLC operations next year. This means that the Commission's annual budget will have to come from Demolition Permit Fees and from the HLC's Revolving Fund. The exact amounts depend upon several variables. Staff will keep the Commission advised.

12. Johnston Mill and Mecklenburg Mill. City Council is considering what to do with the buildings now that prospective development plans are not going to occur. The City might want to consult with the HLC regarding this matter. Staff will keep the Commission advised.

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

The Design Review Committee met on March 24, 2010. Minutes from the meeting can be found on the HLC's website (cmhpf.org).

A. American Legion Memorial Stadium, at the intersection of East 7th St. and Charlottetowne Ave., Charlotte, N. C.

Changes have been proposed for an existing COA (08-30,08-30a) for the property. The changes deal with the design of the driveway between the parking deck and the stadium, and the sidewalks along the driveway. Plans were presented to those present and the situation discussed. Dr. Morrill explained that this item was being considered under Express Review, meaning that the Design Review Committee had not reviewed the plan. Mr. Benson stated that the purpose of the Commission's review was to protect American Legion Memorial Stadium.

Ms. Sizemore of the Elizabeth Neighborhood Association expressed concern about the amount of traffic that would be generated by the parking deck presently under construction. She also stated that greenway master plans and CPCC master plans showed the American Legion Memorial Stadium removed.

Jim Garges, Director of the Mecklenburg County Park and Recreation Department, stated that the County has no plans to demolish American Legion Memorial Stadium and is instead committed to its long-term use and preservation. Rich Rosenthal of Central Piedmont Community College stated that the College has become more aware of the community's commitment to the preservation of American Legion Memorial Stadium and that future master plans prepared by the College would not place buildings on the stadium site and would depict the stadium in a preserved state.

MR. BENSON PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS FOR AMERICAN LEGION MEMORIAL STADIUM, AT THE INTERSECTION OF E. 7TH ST. AND CHARLOTTETOWNE AVE, CHARLOTTE, N. C., BE APPROVED AS SUBMITTED. ALL COMMISSIONERS PRESENT APPROVED THE MOTION WITH MR. SHURLEY ABSTAINING IN THE VOTE AND MR. GRAY CASTING A VOTE OF OPPOSITION

B. Charlotte Fire Station Number 4, 420 W. 5th Street, Charlotte, N. C.

Proposed plans for the building to accommodate a new restaurant were presented. Mr. Gray said that the applicant has provided data requested at the Design Review Committee meeting.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CHARLOTTE FIRE STATION NUMBER 4, 420 WEST 5TH STREET, CHARLOTTE, N.C., BE APPROVED AS PRESENTED WITH THE UNDERSTANDING THAT THE APPLICANT HAS PROVIDED DEPICTIONS TO HLC STAFF BEFORE APRIL 12, 2010, OF THE HANDICAPPED ACCESS RAMP FOR THE MAIN ENTRANCE, THE ARRANGEMENTS FOR THE OUTSIDE EATING AREA IN FRONT OF THE BUILDING, THE SIGNAGE FOR THE FRONT ENTRANCE, THE FINAL SECOND FLOOR AND THE SCREENING FOR THE THREE LARGE DOORS ON THE FRONT OF THE BUILDING. ALL COMMISSIONERS PRESENT APPROVED THE MOTION WITH MR. SHURLEY ABSTAINING IN THE VOTE.

Item #5 - Survey Committee Report: Dr. Mattson

Dr. Mattson reported that the Survey Committee met March 16, 2010. Minutes can be found on the HLC's website - www.cmhpf.org.

A. Fall's Store(Raeford's Grill,) 300 Mock Circle, Davidson, N. C

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE FALL'S STORE (RAEFORD'S GRILL), 300 MOCK CIRCLE, DAVIDSON, N. C., BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Tuckaseegee Ford Trail, 5000 Whitewater Center Parkway, Charlotte, N. C.

It is recommended that approximately 4 acres of land as shown on presented maps be designated.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE TUCKASEEGEE FORD TRAIL, 5000 WHITEWATER CENTER PARKWAY, CHARLOTTE, N. C., BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Study List Application for the Park Avenue section of Pineville Mill Village, Pineville, North Carolina

The Town of Pineville has requested that the Park Ave. section of the Pineville Mill Village be placed on the HLC's Study List for prospective historic landmark designation. The town has agreed to pay one-half of the cost of the preparation of the

Survey and Research Report. The HLC would pay the remaining half. There was discussion as to whether the area might be better suited as an historic district. Dr. Mattson explained that the Park Ave. streetscape was the only part of Earle Sumner Draper's plan that was actually constructed.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE PARK AVE. SECTION OF THE PINEVILLE MILL VILLAGE BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS AND THAT THE COMMISSION PAY UP TO \$2000 OF THE COST OF THE PREPARATION OF THE REPORT, WITH THE TOWN OF PINEVILLE PAYING THE REMAINDER OF THE COST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 - Projects Committee Report: Mr. Asbury

Mr. Asbury reported that the Projects Committee met March 31, 2010. Minutes of the meeting can be found on the HLC's website - www.cmhpf.org. Mr. Asbury explained that the Projects Committee had agreed not to pursue purchase of the Younts House, 136 Main St., Pineville, N.C.

A. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.

Mr. Turner reported that consultants would soon complete the final drawings for the rehabilitation of the building.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION COMMIT ITSELF TO PERFORMING THE STABILIZATION OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. AND DIRECT STAFF TO PREPARE THE BID PACKAGE FOR SUBMISSION TO CONTRACTORS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

B. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ENTER INTO A CONTRACT WITH DESIGN RESOURCE GROUP TO DEVELOP A PRELIMINARY MASTER PLAN FOR WHITE OAK PLANTATION, 7729 HOOD ROAD, CHARLOTTE, N.C., FOR A FEE OF \$2900. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

In Executive Session the Projects Committee discussed on-going negotiations to submit an offer to purchase the former Charlotte Fire Station No. 2 at 1212 South

Boulevard. The Committee instructed Dr. Morrill to contact the HLC's Executive Committee regarding further action. It also formulated a recommendation regarding the prospective purchase of the former Charlotte Fire Station no. 2. Staff has received communication since the meeting from the owner regarding the current status of the property. The matter will be discussed in Executive Session.

Item #7 - Treasurer's Report: Ms. Walker

The monthly financial report was distributed and reviewed.

Item #8 – Old Business

No old business was presented.

Item #9 – New Business

No new business was presented.

There was no further business and the meeting adjourned at 7:30 p.m.