

# Charlotte-Mecklenburg Historic Landmarks Commission

## MINUTES

February 8, 2010

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

Time: 6:00 p.m. – 7:15 p. m.

### **Present:**

Mr. Louis Asbury, IV/County, Projects Chair

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

Mr. Frank Bragg/City

Mr. William Hobbs, County, HLC Chair

Ms. Yolanda Law/County, HLC Vice-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:**

None

**Visitors:**

Mr. Ed McLean

Mr. Bill Anderson

Mr. Andy Allen

**AGENDA**

**Item #1 – Approval of Minutes**

DR. WEIS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE MINUTES FOR JANUARY 11, 2010, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

DR. MATTSON PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE EXECUTIVE SESSION MINUTES FOR JANUARY 11, 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.

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

**A. Action Items**

1. **Grant Application:** Dr. Morrill reported that as the Certified Local Government of Mecklenburg County, the HLC is being asked by the Town of Pineville to apply to the State Historic Preservation Office for a Federal grant to assist with funding a National Register Nomination for the historic mill village in Pineville. The grant is

for \$20,000, and, if successful, could pay up to 40 percent of the cost. The rest of the money would be provided by the Town of Pineville. Dr. Morrill asked the Commissioners to consider a motion regarding the submission of the grant application.

MR. NEWMAN PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE HISTORIC LANDMARKS COMMISSION APPLY FOR A FEDERAL GRANT THROUGH THE STATE HISTORIC PRESERVATION OFFICE TO ASSIST WITH FUNDING A NATIONAL REGISTER NOMINATION FOR THE HISTORIC MILL VILLAGE IN PINEVILLE, N. C. AS DESCRIBED ABOVE BY DR. MORRILL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**B. Information Items**

1. **S. B. Alexander House.** Staff will be meeting on February 25<sup>th</sup> with the Planning and Economic Development Committee of the Council to discuss the prospective designation of this property.
2. **Town of Pineville.** Staff had a most interesting meeting with the Mayor and the Town Manager of Pineville. It is clear that the Town is eager to work with the HLC to advance historic preservation on several fronts. Specifically, a letter should be forthcoming requesting that the HLC process several properties for designation as historic landmarks.
3. **Grier-Rea House.** A permit has been acquired to continue the up-fit of the structure for resale.
4. **Budget.** Staff should be meeting soon with County staff to review the 2010-2011 Budget for the HLC.
5. **Queens Terrace Apartments.** Staff did meet with the homeowners in the Queens Terrace Apartments to discuss the prospects of historic landmarks designation. Staff is awaiting a letter from the Homeowners Association.
6. **Beatties Ford Corridor.** UNCC graduate students are working with Dr. Morrill to assist the City of Charlotte in developing a “historic branding” for the Beatties Ford Road Corridor from I-77 to Hornet’s Nest Park.
7. **Dr. George E. Davis House.** Dr. Morrill received a call from officials of Johnson C. Smith University about the status of the house, which was the home of the school’s first African American faculty member. The University seems to be more committed to its preservation.
8. **Rozzel House and McAuley House.** The HLC continues to market these properties.
9. **Goldstein House.** The owner of this modernist house has contacted the HLC about the HLC’s possible interest in acquiring it. Staff will keep everyone informed.
10. **Dilworth House.** Dr. Morrill reported that he and Mr. Louis Asbury visited a house on Euclid Ave. in Dilworth that is being offered for sale for \$350,000. A renovation began several years ago and was terminated. There is a serious issue of integrity in terms of the structure’s remaining historically significant.

At the conclusion of the Director’s Report Dr. Morrill introduced Mr. Bill Anderson who was present to speak about the historic importance of the Clems Branch in Mecklenburg County near

the border of Lancaster County. Mr. Anderson distributed printed information to those present. The Survey Committee will consider the property at its next meeting.

1. **Item #4 – Design Review Committee Report:** Mr. Benson Note: Word has just been received that Mr. Gray will attend a meeting scheduled for February 25, 2010 regarding the situation.
2. Note: Word has just been received that Mr. Gray will attend a meeting scheduled for February 25, 2010 regarding the situation.

Mr. Benson reported that the Design Review Committee did not meet in January but is scheduled to meeting February 24, 2010 at 8:00 a.m. at the HLC office.

**Item #5 – Survey Committee Report:** Dr. Mattson

Dr. Mattson reported that the Survey Committee will meet in March at a date which will be announced soon.

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

Mr. Asbury reported that the Projects Committee met January 27, 2010, at 8:00 a.m. at the HLC office.

**A. Seeking Bids for Renovations of the Richard Rozzel House, 11647 Old Rozzelles Ferry Road, Charlotte, N. C.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT BIDS BE SOLICITED FOR RENOVATIONS IN ORDER TO SECURE A CERTIFICATE OF OCCUPANCY FOR THE RICHARD ROZZEL HOUSE, 11647 OLD ROZZELLES FERRY ROAD, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**B. Obtaining Appraisal for the Younts House, 136 Main St., Pineville, N. C.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT AN APPRAISAL BE OBTAINED FOR THE YOUNTS HOUSE, 136 MAIN STREET, PINEVILLE, N. C. THE COMMISSION APPROVED THE MOTION WITH ONE VOTE OF OPPOSITION CAST BY MR. BRAGG.

**C. Seeking Proposals for Site Plans for White Oak Plantation, 7729 Hood Road, Charlotte, N. C.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT PROPOSALS BE SOLICITED FROM LANDSCAPE DESIGN FIRMS TO DEVELOP SITE PLANS FOR THE WHITE OAK PLANTATION, 7729 HOOD ROAD, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: Mr. Turner will contact the County regarding sewer plans, etc.

**D. Prospective Purchase of House at 2144 Park Road, Charlotte, N. C.**

At its January meeting the HLC voted to submit an offer on the Bungalow style at 2144 Park Road. The owners have submitted a counter offer. The matter will be discussed in Executive Session.

**E. Prospective Purchase of Charlotte Fire Station No. 2, 1212 South Boulevard, Charlotte, North Carolina.**

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.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HLC CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. BENSON PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC RE-CONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Executive Session, the HLC voted to make an offer to purchase 2144 Park Road, Charlotte, N. C. and Fire Station No. 2, 1212 South Boulevard, Charlotte, N. C. for recently appraised prices.

**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**

Mr. Bragg asked about the progress on the Torrence-Lytle School. Mr. Turner said that Mr. Gray met recently with architect, Mr. David Murdock, at the site and that everything is on schedule.

There was no further business and the meeting adjourned at 7:15 p.m