

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

January 11, 2010

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

Time: 6:00 p.m. – 6:50 p.m.

Present:

Mr. Louis Asbury, IV/County, Projects Chair

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

Mr. Frank Bragg/City

Mr. Bill Hobbs/County, HLC Chair

Ms. Yolanda Law/County, HLC Vice-Chair

Ms. Paula Lester, County

Mr. Gray Newman/County

Mr. Michael Rogers/City

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:

Dr. Richard Mattson/County, Survey Com. Chair

Mr. John Shurley/Mayor

Visitors:

Mr. Phil Van Strider (Queens Terrace Apartments)

AGENDA

Item #1 – Approval of Minutes

MR. BRAGG PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE MINUTES FOR DECEMBER 14, 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.

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.

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

Dr. Morrill reported that::

1. A letter has been written to the City regarding the prospective relocation of the American Doughboy Statue,
2. **Torrence Lytle School.** Staff continues to work with the Consultant to devise a stabilization plan for the Torrence Lytle School.
3. **S. B. Alexander House.** Staff will meet with the Planning and Economic Development Committee of the Council this month to discuss the prospective designation of this property.

4. Town of Pineville. Staff continues to work with the Town of Pineville to secure consultants to perform a National Register nomination for the commercial core of Pineville.

5. Grier-Rea House. Stewart Gray and Bryan Turner will meet with County officials to work out the details of obtaining permits to allow H. C. Rummage to begin renovation work on the interior of the Grier-Rea House.

6. Rozzel House. Staff has secured estimates for the upfit of the interior of the house. The Projects Committee will discuss this issue at its next meeting. Also, the contractor is moving ahead with the demolition of the tenant house.

7. McAuley House. H. C. Rummage has completed the additional upfit of the McAuley House. There continues to be some interest from prospective buyers.

8. Fire Station No. 2. Staff did meet with City officials to review the status of the property. There has been no substantive change of the situation since the last meeting. The Projects Committee will be considering what action it might recommend to the Commission. The demolition of the building will become legally possible in May.

9. Walker Grocery Store. Staff continues to monitor the situation.

10. Pineville Buildings. 314 Main St.--The Commission is not actively pursuing purchase of the building. **316 Main St.--** Pat Nystrom has paid the outstanding property taxes and is working to secure reimbursement from the owner.

11. Prospective Purchase of the Samuel Younts House (136 Main St., Pineville, N.C.) The Projects Committee will consider this matter at its next meeting.

12. Queens Terrace Apartments. Staff will be meeting on January 12th with the owners to discuss the consequences of historic landmark designation.

Mr. Strider, owner of a condominium in the subject property, addressed his concerns about the prospective historic landmark designation of the Queens Terrace Apartments, now the Queens Towers Condominiums, and asked that the Commission delay the processing of the property. Mr. Hobbs thanked Mr. Strider for his input.

13. Letters to Archives and History. Staff is sending the reports on the McCoy Farm, the Caldwell Station School, and the Queens Terrace Apartments to Raleigh and asking for official comment letters.

14. Davidson School and Purcell House. The public hearings have been delayed because the Charlotte Mecklenburg Schools wishes to meet with Staff to discuss the consequences of historic landmark designation.

15. Sustare House. I will be preparing the Survey and Research Report on the Sustare House for presentation to the Survey Committee

16. Thrift Piedmont and Northern Depot. Staff continues to consider preservation solutions for this property.

17. Meeting With Neighborhood Development Party of the City. Staff met with City officials to discuss how the Commission might assist with City efforts to revitalize historic commercial corridors.

18. Budget for 2010-2011. The County will be meeting with Staff in the near future to consider next year's operating budget for the HLC.

19. Suggested Priorities for 2010. Dr. Morrill presented the following recommended priorities for the Commission in 2010.

a. Substantial Progress on long-standing projects. Grier Rea House. Rozzel House. McAuley House.

b. Consideration of how best to take advantage of new municipal sewer serving White Oak.

c. Development of a preservation strategy for the Torrence-Lytle School.

d. Continuation of preservation efforts in outlying towns, including marketing the buildings the Commission owns at 316 and 330 Main St. in Pineville.

e. Increase coordination of Commission's efforts with planning strategies of the City of Charlotte.

f. Continue public relations program, including on-going maintenance of the website, production of educational videos, and speaking to civic groups.

g. Continue oversight of the Commission's revolving fund.

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

Mr. Benson reported that the Design Review Committee did not meet in December.

Item #5 – Survey Committee Report: Dr. Mattson

Dr. Morrill reported for Dr. Mattson that the Survey Committee did not meet in December.

Item #6 – Projects Committee Report: Mr. Asbury

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

MS. LAW 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 submit an offer to purchase the Craftsman Bungalow at 2144 Park Road, Charlotte, N.C. and to authorize the Executive Committee to enter into whatever negotiations might ensue.

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

The monthly financial report was distributed and reviewed.

No old business was presented.

Item #9 – New Business

No new business was presented.

The meeting adjourned at 6:50 p.m.