

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

June 14, 2010

Location: 2100 Randolph Rd., Charlotte, NC

Time: 6:00 p.m. – 7:10 p.m.

Present:

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

Mr. Michael Rogers, City

Mr. John Shurley, Mayor

Ms. Keysha Walker, City, HLC Treasurer

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 Dominic, HLC Consultant

Ms. Donna Ward, UNCC Intern

Absent:

Mr. Louis Asbury, IV, County, Projects Com. Chair

Dr. Richard Mattson, County

Mr. Gray Newman, County

Dr. Lynn Weis, City, HLC Secretary

Visitors:

Robin McCoy, Albert McCoy Farmhouse

J. Belk, 201 Cherokee Rd., Hamilton-Jones House

Jim Montgomery, 2108 S. Blvd., Atherton Mill

Jim McKenney, 2108 S. Blvd., Atherton Mill

AGENDA

Item #1 – Approval of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE HLC MINUTES FOR MAY 10, 2010, REGULAR SESSION AND EXECUTIVE SESSION, 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 HLC officers for the new fiscal year which begins July 1 will be elected at the end of the meeting. He also said that this is Mr. Benson's last meeting in serving a six year term on the HLC and that he will be presented with a plaque and appreciation certificate later in the meeting.

Mr. Hobbs reminded everyone that the HLC does not hold meetings in July.

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

1. **Dr. George E. David House, 301 Campus St., Charlotte, NC** There has been no additional word from Johnson C. Smith University about its plans for the Dr. George E. Davis

House. The City has notified the University that the house continues to be in violation of the City Building Code.

2. **Pineville Survey Grant.** Mr. Gray and Dr. Morrill met with Mr. Mike Rose, the Town Manager of Pineville, to discuss administrative arrangements for the grant. Mr. Gray also attended a grant workshop in Raleigh offered by the Division of Archives and History. The principal investigator should be under contract by September 2010. The HLC will present a Grant Award Certificate to the Board of County Commissioners on August 3, 2010.
3. **Thrift Piedmont and Northern Depot and the W.P.A. Hangar at Douglas International Airport, Queens Terrace Apartments and the S. B. Alexander House.** Staff anticipates that the public hearing with City Council will occur on June 21, 2010, for the Thrift Piedmont and Northern Depot and the W.P.A. Hangar at Douglas International Airport. The Division of Archives and History has submitted a letter advising the HLC to develop an expanded architectural description for the Queens Terrace Apartments. Staff is still awaiting word as to when the HLC can move ahead with processing the S. B. Alexander House and the Queens Terrace Apartments for historic landmarks designation.
4. **Former Charlotte Fire Station No. 2.** The owner has been notified that any action taken by him not specified in the two Certificates of Appropriateness which have been issued to him will require his submission of an Application for a Certificate of Appropriateness. The owner can move ahead with the demolition of the building anytime between now and July 1, 2011.
5. **Grier-Rea House.** The house has been listed with Carolina Prudential Realty. Water and electrical power are in place. There is minor plumbing work required before an irrigation system will be available for watering foundation plantings. The realtor continues to advise the HLC to paint at least one room in the house and has suggested that he might be able to obtain that as a donation. Staff has directed the realtor to pursue that possibility.
6. **Torrence Lytle School.** Staff is developing cost estimates for the rehabilitation and stabilization of the property.
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. The current realtor listing expires in July.
9. **White Oak Plantation.** Conceptual plans for the development of White Oak have been completed. Staff will meet with Mr. Louis Asbury, HLC Projects Committee Chair, to discuss the different scenarios later this month.
10. **County Budget.** The Board of County Commissioners will approve the FY'11 Budget on June 15, 2010. If the preliminary vote holds, the HLC's budget will come from a combination of Revolving Fund monies and demolition permit fees. Compensation for staff will be the same as last year.
11. **Johnston Mill and Mecklenburg Mill.** City Council is still considering what to do with the buildings. The Housing and Economic Development Committee Council will meet in August to discuss the proposal submitted by the HLC. Staff met with a prospective developer June 8th.

PUBLIC HEARINGS ON PROSPECTIVE DESIGNATIONS:

A. **Albert McCoy Farmhouse**, 10401 McCoy Rd., Huntersville, N. C.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HLC HOLD A PUBLIC HEARING TO CONSIDER HISTORIC DESIGNATION FOR THE McCOY FARMHOUSE . THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. BENSON PRESENTED A MOTION SECONDED BY MS. LAW THAT THE HLC CLOSE THE PUBLIC HEARING AND APPROVE ITS ORIGINAL AFFIRMATION THAT THE ALBERT McCOY FARMHOUSE, 10401 McCOY Rd., HUNTERSVILLE, NC, (INTERIOR AND EXTERIOR OF HOUSE, OUTBUILDINGS AND .85 ACRES OF LAND) BE APPROVED FOR LOCAL HISTORIC DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. **Caldwell Station School**, 17816 Caldwell Station School Rd., Huntersville, N. C.

MR. BENSON PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC HOLD A PUBLIC HEARING TO CONSIDER HISTORIC DESIGNATION FOR THE CALDWELL STATION SCHOOL PROPERTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE HLC CLOSE THE PUBLIC HEARING AND APPROVE ITS ORIGINAL AFFIRMATION THAT THE CALDWELL STATION SCHOOL, 17916 CALDWELL STATION SCHOOL ROAD, HUNTERSVILLE, N. C.(INTERIOR AND EXTERIOR OF THE SCHOOL BUILDING AND THE 1.08 ACRE LOT) BE APPROVED FOR LOCAL HISTORIC DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. **Thrift Depot of the P & N Railroad Company**, 8030 Old Mt. Holly Rd.

MS. LAW PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HLC HOLD A PUBLIC HEARING TO CONSIDER HISTORIC DESIGNATION FOR THE THRIFT DEPOT OF THE P & N RAILROAD COMPANY . THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HLC CLOSE THE PUBLIC HEARING AND APPROVE ITS ORIGINAL AFFIRMATION THAT THE THRIFT DEPOT OF THE P & N RAILROAD COMPANY, 8030 OLD MT. HOLLY RD., CHARLOTTE, N. C. (EXTERIOR OF BUILDING AND 1 ACRE OF LAND) BE APPROVED FOR LOCAL HISTORIC DESIGNATION. THE COMMISSION APPROVED THE MOTION WITH A VOTE OF OPPOSITION CAST BY MR. BRAGG.

D. **W.P.A. Douglas Airport Hangar**, 4108 Airport Drive, Charlotte, N. C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC HOLD A PUBLIC HEARING TO CONSIDER HISTORIC DESIGNATION FOR THE W.P.A. DOUGLAS AIRPORT HANGAR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. BENSON PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC CLOSE THE PUBLIC HEARING AND APPROVE ITS ORIGINAL AFFIRMATION THAT THE W.P.A. DOUGLAS AIRPORT HANGAR, 4108 AIRPORT DRIVE, CHARLOTTE, N. C. (INTERIOR AND EXTERIOR OF BUILDING) BE APPROVED FOR LOCAL HISTORIC DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

A. **Parks-Cramer Company Complex**, 2000 S. Blvd., Charlotte, N. C.

Mr. Benson said that the applicant is submitting an application for a certificate of appropriateness under express review. The applicant proposes to make changes to a converted pipe storage building. Originally the building was a steel-framed shed with no side walls. Sliding wooden panels (doors) enclosed the space. Frame walls were added during an earlier rehabilitation project. Thus, if the sliding doors are left in place, changes to the side walls do not affect any original architectural elements. The project would involve cutting a new door opening in a brick wall adjacent to the pipe storage building, and would involve demolition of a portion of an existing concrete loading platform. Mr. Gray presented the proposed plans.

The applicant was present in support of the application.

MR. BENSON PRESENTED A MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PARKS-CRAMER COMPANY COMPLEX, 2000 SOUTH BOULEVARD, CHARLOTTE, N. C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: Applications and copies of certificates of appropriateness are on file at the HLC office.

B. **Hamilton C. Jones House**, 201 Cherokee Road, Charlotte, N. C.

Mr. Benson said that the applicant is submitting an application for a certificate of appropriateness under express review. Mr. Gray

presented the proposed plans for a circular type driveway. The owner was present in support of the application.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A CIRCULAR DRIVEWAY FOR THE HAMILTON C. JONES HOUSE, 201 CHEROKEE ROAD, CHARLOTTE, N. C., BE APPROVED CONCEPTUALLY AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: Applications and copies of certificates of appropriateness are on file at the HLC office.

Item #5 – Survey Committee Report: Dr. Mattson

The HLC is considering recommending to the Town Board of Matthews that the designation of the 2.4 acres of land associated with the McEwen-Moore House (being its current location and being a portion of tax parcel number 21510206) be removed. The HLC is also considering recommending to the Town Board of Matthew that a 1.1 acre portion of tax parcel number 21510206, the proposed new location for the house, be designated as a historic landmark. If the HLC approves these actions, a public hearing will be held at the August HLC meeting.

A. **McEwen-Moore Farmhouse**, 2049 Moore Road, Matthews, N. C.

MR. BENSON PRESENTED A MOTION SECONDED BY MS. LESTER TO RECOMMEND TO THE MATTHEWS TOWN BOARD THE DE-DESIGNATION AS A HISTORIC LANDMARK OF THE 2.4 ACRES OF LAND PRESENTLY ASSOCIATED WITH THE MOORE-MCEWEN FARMHOUSE, 2049 MOORE ROAD, MATTHEWS, N. C., AND THE DESIGNATION AS A HISTORIC LANDMARK OF THE 1.1 ACRES OF LAND, BEING A PORTION OF TAX PARCEL NUMBER 215-102-06 AND THE NEW LOCATION OF THE MOORE-MCEWEN HOUSE, AND ALL STRUCTURES LOCATED THEREON. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 – Projects Committee Report: Mr. Asbury

The Projects Committee will meet in August.

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

Ms. Walker distributed and reviewed the monthly financial report.

Item #8 – Election of Officers: Ms. Law

Ms. Law said that no additional nominations were received at last month's HLC meeting for the Nominating Committee's proposed slate of HLC officers for fiscal year 2011 as follows:

Chair: William T. Hobbs

Vice-Chair: Yolanda D. Law

Secretary: Lynn Weis

Treasurer: Keysha Walker

MR. BRAGG PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE PROPOSED SLATE OF HLC OFFICERS FOR FISCAL YEAR 2011 BE ELECTED AS FOLLOWS: WILLIAM T. HOBBS AS CHAIR, YOLANDA D. LAW AS VICE-CHAIR, LYNN WEIS AS SECRETARY AND KEYSHA WALKER AS TREASURER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #9 - Presentation of Appreciation Plaque to Matt Benson: Mr. Hobbs

Mr. Benson has completed six years of service to the HLC this evening. Mr. Hobbs presented Mr. Benson with an Appreciation Plaque and a Certificate of Appreciation and thanked him for contributing his time, expertise and support to the HLC. Dr. Morrill said that Mr. Benson has done the most excellent job serving as Chair of the Design Review Committee for such a long time. Dr. Morrill said that the Design Review Committee can require many hours of time and patience and that words are inadequate to thank Mr. Benson, an architect, enough for his generosity, wisdom, expert abilities, knowledge, and kindness to the HLC. Everyone present applauded Mr. Benson for his many contributions. Dr. Morrill said that he is delighted that Mr. Benson has agreed to continuing serving on the HLC's Design Review Committee.

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

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

Note: In Executive Session the HLC voted that the HLC's Executive Committee be authorized to terminate the Younts House, Pineville, N. C., purchase contract if proposed repairs exceed \$25,000.

Item #10 – Old Business

There was no old business

Item #11 – New Business

Dr. Morrill introduced Ms. Donna Ward who will serve as an intern for the HLC this summer.

The meeting adjourned at 7:10 p.m.