

Charlotte-Mecklenburg Historic Landmarks Commission

MINUTES

March 8, 2010

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

Time: 6:00 p.m. – 7:20 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. Yolanda Law/County, HLC Vice-Chair

Ms. Paula Lester, County

Dr. Richard Mattson/County, Survey Com. Chair

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

Ms. Patricia Nystrom, HLC Attorney

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Consultant

Absent:

Mr. Frank Bragg/City

Mr. Gray Newman/County

Dr. Lynn Weis/City, HLC Secretary

Visitors:

Mr. Phil Strider, Queens Terrace Apartments

Mr. Abhi Yadav, Palmer Fire School

Ms. Brenda Bishop, Queens Terrace Apartments

AGENDA

Item #1 – Approval of Minutes

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

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE EXECUTIVE SESSION MINUTES FOR FEBRUARY 8, 2010, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #2 – Chair’s Report: Mr. Hobbs

Ms. Law, HLC Vice Chair, presided at the meeting because Mr. Hobbs, HLC Chair, attended by telephone. Ms. Law welcomed everyone to the meeting. She said that attendance sheets have been distributed. She 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. Dr. George E. Davis House, 301 Campus St., Charlotte, N.C. Johnson C. Smith University is considering whether it wishes to restore the Dr. George E. Davis House for office use. Staff has had engineers, contractors, and architects meet at the house to ascertain the condition of the building and to submit estimates for the development of a line item budget to rehabilitate the building. The cost for this task would be a maximum of \$4000. Staff recommends that the Commission split this cost with the University with the

understanding that if the house is restored the University will reimburse the Commission for this expense.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS APPROVE THE EXPENDITURE OF UP TO \$2000 AS A MATCH WITH JOHNSON C. SMITH UNIVERSITY TO SECURE A LINE ITEM BUDGET ESTIMATE FOR THE RESTORATION OF THE DR. GEORGE E. DAVIS HOUSE, 301 CAMPUS ST. CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Information Items.

- 1. Grant Application.** The Grant Application to assist with funding a National Register Nomination for the historic mill village in Pineville has been submitted. The grant application is for \$8,000. The Town of Pineville will pay the remaining \$12,000.
- 2. Town of Pineville.** Staff has received a request from the Town of Pineville that the Park Avenue portion of the Pineville Mill Village be processed for historic landmark designation. The Survey Committee will consider this matter at its meeting on March 16th.
- 3. S. B. Alexander House, Queens Terrace Apartments, Thrift Piedmont and Northern Railroad Depot, Tuckaseegee Ford, and Hangar at Douglas International Airport.** Stewart Gray did meet with the Economic Development Committee of City Council to explain the processing of properties for historic landmark designation. Subsequent to the meeting Staff was instructed by the City to process properties that have no potential property tax deferrals but to withhold processing other properties until after the March 11th meeting of the Economic Development Committee. Staff will be moving ahead therefore with processing the Tuckaseegee Ford and the Hangar at Douglas International Airport.
- 4. Park Road Bungalow.** The owner of the house did not accept the most recent offer that was submitted by the Commission. The house continues to be on the market.
- 5. 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.
- 6. Grier-Rea House.** Substantial progress has been made on the house. A Certificate of Occupancy should be issued in April. Thoughts need to be given to listing the property and actively marketing it.
- 7. Torrence Lytle School.** Work continues on the rehabilitation and stabilization plan.
- 8. Rozzel House and McAuley House.** Marketing of both properties continues.

9. 316 and 330 E. Main St. Pineville. The tenants are paying their rent, and the properties continue to be marketed.

10. White Oak Plantation. Bryan Turner is overseeing the process for obtaining bids from landscape firms to devise a development plan for the property.

11. American Legion Memorial Stadium. Staff has met during the past month with officials of Central Piedmont Community College to discuss unauthorized changes which were made to the Parking Deck project adjacent to the stadium. CPCC has agreed to implement the original plan. Residents of the Elizabeth neighborhood have expressed concerns about the Parking Deck and the traffic it will generate.

12. County Budget. Staff continues to await word on the County Manger's recommendations regarding the 2010-2111 Budget.

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

a. Palmer Fire School, 2601 East Seventh St., Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PALMER FIRE SCHOOL, 2601 E. SEVENTH ST., CHARLOTTE, N.C. BE APPROVED AS SUBMITTED REGARDING THE INSTALLATION OF A NEW SECTION OF MUNICIPAL SEWER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Charlotte Woman's Club, 1001 E. Morehead St., Charlotte, N.C..

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE CHARLOTTE WOMAN'S CLUB, 1110 EAST MOREHEAD ST., CHARLOTTE, N.C., BE APPROVED AS SUBMITTED WITH THE STIPULATION THAT STAFF WILL REVIEW AND APPROVE THE MATURE HEIGHT OF PLANTING MATERIAL AND THE WATTAGE OF LANDSCAPE LIGHTING TO ASSURE NEITHER ADVERSELY IMPACTS THE HISTORIC CHARACTER OF THE CHARLOTTE WOMAN'S CLUB. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 – Survey Committee Report: Dr. Mattson

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

This property was processed for historic landmark designation several years ago, but the property was never brought before City Council because Airport officials objected to designation. Airport officials now support designation of the property.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE W.P.A. DOUGLAS AIRPORT HANGAR, 4108 AIRPORT DRIVE, CHARLOTTE, N.C., BE PROCESSED FOR LOCAL HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Queens Terrace Apartments, 1300 Queens Road, Charlotte, N.C.

Residents of the property appeared and expressed reservations about moving forward with prospective historic landmark designation at this time. Members of the Commission stated that HLC Staff should review the bylaws of the condominium association to clarify the status of residents not participating in a vote about the prospective historic landmark designation the property.

MR. SHURLEY PRESENTED A MOTION SECONDED BY DR. MATTSON THAT THE MATTER OF PROCESSING THE QUEENS TERRACE APARTMENTS, 1300 QUEENS ROAD, CHARLOTTE, N.C., BE TABLED UNTIL THE APRIL 12TH MEETING OF THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 – Projects Committee Report: Mr. Asbury

a. Samuel Younts House, 136 Main Street, Pineville, N.C.

Ms. Nystrom reported that the appraisal was not finished. Consequently, the Commission took no action on the matter of considering whether it wished to submit an offer to purchase the property.

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 7:20 p.m.