

Charlotte-Mecklenburg Historic Landmarks Commission

MINUTES

May 10, 2010

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

Time: 6:00 p.m. – 7:10 p. m.

Present:

Mr. Louis Asbury, IV/County, Projects Com. 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. 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. Michael Rogers/City

Visitors:

Ms. Deborah Hunter, Rosedale

Ms. Agnes Weisiger, Rosedale

Mr. Mike Erikson, Belk House

Ms. Jenny Gozalez, Belk House

Mr. Paul Babinski, McEwen Moore House

Mr. John Carmichael, McEwen Moore House

Mr. Phillip Hobbs, McEwen Moore House

AGENDA

Item #1 – Approval of Minutes

MR. BENSON PRESENTED A MOTION SECONDED BY MR. NEWMAN THAT THE MINUTES FOR APRIL 12, 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 stated that the HLC calendars were at each Commissioner's seat. Mr. Hobbs reported that the HLC does not meet in July of each year.

Mr. Hobbs reminded the Commission that City of Charlotte appointees cannot miss more than 3 meetings in a row. They are sent a warning letter from the City Clerk's office if they miss two meetings in a row. City of Charlotte attendance for

HLC Commissioners is reported monthly from the HLC office. County attendance is reported once yearly -- at the end of December.

Mr. Hobbs reported that the Nominating Committee, composed of Ms. Law, Dr. Mattson, and Mr. Newman, will present a proposed slate of HLC officers later in the meeting and that the officers for the HLC for next year will be elected at the June 14th meeting of the HLC.

Mr. Hobbs reported that the only HLC member whose term expires this year (in July) is Mayoral appointee Matt Benson. Paula Lester (County) and John Shurley (Mayoral) have terms that expire in July as they filled unexpired HLC seats. They must re-apply for their positions. Ms. Lester should call the County Clerk's office for the procedure, and Mr. Shurley the Mayor's office.

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 did meet and decided to postpone the restoration of the house until fundraising efforts become more tangible. This might occur as early as August.
2. Grant Application. The Commission has received a grant of \$10,000 from the State to assist with funding a National Register Nomination for the mill village and commercial core of Pineville.
3. Thrift Piedmont and 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. Staff will also attend a City Council's Dinner Meeting/Work Session on May 17, 2010. Staff is still awaiting word as to when the Commission can move ahead with processing the S. B. Alexander House and the Queens Terrace Apartments for historic landmark designation.
4. Former Charlotte Fire Station No. 2. The owner will be able legally to proceed with the demolition of former Charlotte Fire Station No. 2 on May 12, 2010.
5. Grier-Rea House. The house has passed all inspections. Staff has prepared estimates for additional expenditures, which will be discussed under a specific agenda item.
6. Torrence Lytle School. Staff is developing a budget for rehabilitation and stabilization of the property.
7. Rozzel House and McAuley House. Marketing of both properties continues. Interest in the McAuley House continues to be strong.
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 is overseeing the consultant who is preparing the conceptual development plan for the property.

10. County Budget. Staff continues to await word on the County Manger's recommendations regarding the 2010-2111 Budget. I will keep the Commission informed.

11. 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 has asked HLC Staff to consult with the City regarding this matter. The City has proposed that the HLC submit a proposal to the City whereby the HLC shall obtain ownership of the parcels containing the former Johnston Mill and the former Mecklenburg Mill.

DR. MATTSOON PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HLC SEND A LETTER TO THE CITY STATING ITS AGREEMENT TO ENTER INTO DISCUSSIONS WHEREBY THE HLC MIGHT SECURE OWNERSHIP OF THE FORMER JOHNSTON MILL AND THE FORMER MECKLENBURG MILL ON NORTH DAVIDSON STREET, CHARLOTTE, N.C. THE COMMISSION APPROVED THE MOTION WITH MS. LAW ABSTAINING AND WITH MR. GRAY VOTING IN OPPOSITION.

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. William Henry Belk House, 200 Hawthorne Lane, Charlotte, N.C.

The Design Review Committee met April 28, 2010. Mr. Gray described the alterations which the applicant wishes to make to the Belk House. He reported that all stipulations associated with the Design Review Committee's recommendation had been met.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE WILLIAM HENRY BELK HOUSE, 200 HAWTHORNE LANE, CHARLOTTE, N. C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Bishop John C. Kilgo House, 2100 The Plaza, Charlotte, N. C.

Mr. Gray described the alterations which the applicant wishes to make to the Bishop Kilgo House. He reported that all stipulations associated with the Design Review Committee's recommendation had been met.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE BISHOP JOHN

C. KILGO HOUSE, 2100 THE PLAZA, CHARLOTTE, N.C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION

C. Rosedale Plantation, 3427 N. Tryon St., Charlotte, N. C.

Mr. Gray reported that the applicant has revised the site plan, which was distributed to everyone present (Revisions to Job 10910), showing the location of the new auxiliary building farther from the plantation house than originally proposed..

DR. WEIS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR ROSEDALE PLANTATION, 3427 N. TRYON ST., CHARLOTTE, N.C., BE APPROVED AS PRESENTED WITH THE INCLUSION OF THE REVISED SITE PLAN. THE COMMISSION APPROVED THE MOTION WITH DR. MATTSON VOTING IN OPPOSITION.

D. McEwen-Moore Farmhouse, 2049 Moore Rd., Matthews, N. C.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE McEWEN -MOORE FARMHOUSE, 2049 MOORE RD., MATTHEWS, N.C., BE APPROVED ON THE CONDITION THAT THE TOWN OF MATTHEWS WILL REZONE THE PROPERTY AND UPON THE CONDITION THAT THE OWNER PLACE APPROPRIATE HISTORIC COVENANTS ON THE RELOCATED PARCEL TO ASSURE THAT NONE OF THE BUILDINGS THEREON IS DEMOLISHED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 - Survey Committee Report: Dr. Mattson

Dr. Mattson reported that the Survey Committee did not meet.

Item #6 - Projects Committee Report: Mr. Asbury

Mr. Asbury reported that the Projects Committee met April 28, 2010.

A. Grier-Rea House, 7601 Providence Rd., Charlotte, N.C.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. BENSON THAT UP TO \$10,700 BE ALLOCATED TO PAY FOR LANDSCAPING, CLEANING, AND FOR MINOR ADDITIONAL REPAIRS TO THE GRIER-REA HOUSE, 7601 PROVIDENCE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

A. Samuel Younts House, 136 Main St., Pineville, N.C.

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

DR. WEIS PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HLC RECONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Executive Session the HLC voted to submit an offer to purchase the Samuel Younts House, 136 Main St., Pineville, N.C.

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

The monthly financial report was distributed and reviewed.

Item #8 – Nominating Committee Report: Ms. Law

Ms. Law reported that the Nominating Committee had met twice in the past month. The Nominating Committee proposes the following slate to be presented at the HLC meeting on June 14, 2010, for the HLC officers for next year: **Chair** - William Hobbs; **Vice Chair** - Yolanda Law; **Secretary** - Lynn Weis; **Treasurer** - Keysha Walker. No additional nominations were presented from the floor.

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 7:10 p.m.