

Charlotte-Mecklenburg

## **HISTORIC LANDMARKS COMMISSION**

November 8, 2010

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

Time: 6:00 p.m. – 7:00 p.m.

### **Present:**

Mr. Frank Bragg/City

Mr. David Erdman/Mayor

Mr. William Hobbs/ County, HLC Chair

Ms. Yolanda D. Law/County, HLC Vice Chair (phone)

Ms. Paula Lester/County

Mr. Gray Newman/County, HLC Survey Committee Chair

Mr. John Shurley/County, Design Review Committee Chair

Ms. Jill Walker/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. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Consultant

### **Absent:**

Mr. Louis Asbury/County, HLC Projects Committee Chair

Mr. Michael Rogers/City

**Visitors:**

Mr. Brian Keech

**AGENDA**

**Item #1 – Approval of Minutes**

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HLC MINUTES FOR OCTOBER 11, 2010, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Item #2 – Chairman’s Report: Mr. Hobbs**

Mr. Hobbs welcomed everyone to the meeting and explained that the County has instituted a new attendance policy, effective November 1, 2010, mandating that all County appointees must attend 75% of all official meetings, including Committee meetings, and that no absences are excused for any purpose.

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

Dr. Morrill reported that:

1. The City is enforcing a more stringent ordinance requiring code compliance for non-residential structures. This initiative is impacting several historic landmarks. Specifically, within the past month the City has notified the owners of the former Thrift Cotton Mill and the former Thrift Piedmont and Northern Depot that the structures must be brought into compliance with the building code or they must be demolished. Staff has notified CSX, owner of the Thrift Depot, of the Commission's desire to secure the preservation of the building, which has been declared eligible for listing in the National Register of Historic Places.

**MR. ERDMAN PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE HISTORIC LANDMARKS COMMISSION INVESTIGATE THE ORIGIN OF THE CITY'S RECENT MORE STRINGENT ORDINANCE REQUIRING CODE COMPLIANCE FOR NON-RESIDENTIAL STRUCTURES WHICH WOULD IMPACT SEVERAL HISTORIC LANDMARKS IN MECKLENBURG COUNTY, AND THAT THE HLC RESEARCH "BEST**

**PRACTICES" WORDING FOR SUCH ORDINANCES TO EXEMPT APPROPRIATELY DESIGNATED HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

2. Staff has been preparing the annual Certified Government Report for submission to the North Carolina Division of Archives and History. The Commission is empowered to comment upon prospective National Register listings in Mecklenburg County and is more competitive in terms of Federal grants because of this program.
3. Staff is meeting with the Planning Department of Davidson to ascertain how the Commission can become more involved in assisting preservation efforts in the town.
4. Mattson-Alexander Associates continues to work on the preparation of the National Register Nomination for the commercial core of Pineville and the former Cone Mill Village. Staff has established a separate checking account to disburse the funds. The Town of Pineville has already made its contribution of \$12,000.
5. Staff is working on two educational video documentaries. One features the historic significance of the Beatties Ford Road Corridor. The other will highlight the history of barns in Mecklenburg County.
6. All upgrades for the house and the landscaping have been completed at the Grier-Rea House. The realtor is actively marketing the property.
7. Staff will present rehabilitation and stabilization costs of the Torrence Lytle School to the Projects Committee at its meeting on November 15th.
8. Marketing of the Rozzel House and the McAuley House continues.
9. The tenants in 316 and 330 E. Main St. Pineville are paying their rent, and the properties continue to be marketed.
10. T. R. Lawing continues to seek a new tenant for the smaller tenant house at White Oak Plantation. Consideration of how to proceed with marketing the entire property for development will

be considered by the Projects Committee at its next meeting on November 15th.

11. Johnson C. Smith University has decided to attempt to move ahead with a phased restoration of the Dr. George E. Davis House. Essential to this effort will be the Commission's financial assistance. Staff anticipates that this item will come before the Projects Committee at its meeting on November 15th.

12. Erected in 1923-24 and designed by Charlotte architect Martin E. Boyer, Jr. the Charles H. and Bess Smith House, 220 W. Tenth St., Charlotte, N.C., has become a concern to the Fourth Ward neighborhood because of its condition. Repeated efforts have been made to communicate with the owner with little success. It is a designated historic landmark.

Dr. Weis explained that the Friends of Fourth Ward have expressed concern about the condition of the house, which continues to deteriorate and attract undesirable elements. Dr. Weis explained that he had discussed this issue with Dr. Morrill and ascertained from this conversation that if a Building Inspector certifies that the building should be demolished for the health, safety, and welfare of the community that the restrictions on demolition provided by historic landmark designation would not prevent or delay the demolition of the structure.

13. Mr. Ed McLean, Executive Director of Rural Hill, would like for the Board of Rural Hill and the Historic Landmarks Commission to have a joint meeting at Rural Hill so the Commissioners can become more familiar with the site. The Commission agreed that a delegation of Commissioners would be recruited sometime after the first of the year to visit Rural Hill.

**Item #4 – Design Review Committee Report: Mr. Shurley.**

Mr. Shurley reported that the Design Review Committee met October 27, 2010. Minutes of the meeting can be found on the HLC's website - [www.cmhpf.org](http://www.cmhpf.org)

**A. Certificate of Appropriateness Application for the Parks-Cramer Company Building, 2000 South Boulevard, Charlotte, N. C.**

The applicant proposes to renovate existing office spaces in the building. The project would involve adding some new partition walls. Staff recommended to the Committee that the project be

approved as shown because the plan preserves the original materials and is sensitive to the historic character of the spaces.

THE DESIGN REVIEW COMMITTEE PRESENTED A MOTION THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE PLANS AS PRESENTED FOR THE PARKS-CRAMER COMPANY BUILDING , 2000 SOUTH BOULEVARD, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**Item #5 - Survey Committee Report:** Mr. Newman

Mr. Newman reported that the Survey Committee will meet in January 2011.

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

The Projects Committee is scheduled to meet November 15, 2010, at 10:00 a.m., at the HLC office.

**Item #7 - Treasurer's Report:** Ms. Walker

Ms. Walker distributed and explained the Commission's current financial report.

**Item #8 - Old Business.**

No old business was presented.

**Item #9 - New Business.**

No new business was presented. The meeting adjourned at 7:00 p.m.