

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

September 13, 2010

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

Time: 6:00 p.m. – 7:30 p.m.

Present:

Mr. Louis Asbury/County, HLC Projects Committee Chair

Mr. Frank Bragg/City

Mr. David Erdman/Mayor

Mr. William Hobbs/ County, HLC Chair

Ms. Yolanda D. Law/County, HLC Vice Chair

Ms. Paula Lester/County

Mr. Gray Newman/County, HLC Survey Committee Chair

Mr. Michael Rogers/City

Ms. Jill Walker/Mayor (phone)

Dr. Lynn Weis/City, HLC Secretary

Dr. Dan L. Morrill

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:

Ms. Keysha Walker/City, HLC Treasurer

Visitors:

Mr. John Gryglewicz, Parks Cramer Co. Building

Mr. John Carmichael, Parks Cramer Co. Building

Mr. Will Sturtevant, Parks Cramer Building

Mr. Doug Whitman, McEwen Moore House

Ms. Daisy Raeford, Falls Store

Mr. Ronald Raeford, Falls Store

AGENDA

Item #1 – Approval of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC MINUTES FOR AUGUST 9, 2010, BE APPROVED AS DISTRIBUTED. THE COMMISSION APPROVED THE MOTION.

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

Mr. Hobbs welcomed everyone to the meeting and extended a special welcome to Ms. Jill Walker, a Mayoral appointee. Mr. Hobbs expressed thanks to Dr. Richard Mattson for his service to the HLC. He said a new Commissioner will be appointed by the County on September 21st to fill his position. The Survey Committee is scheduled to meet September 21st. Mr. Gray Newman will serve as Chair of this committee.

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

Dr. Morrill reported that:

1. The City is now requiring that the Commission obtain approval from the Economic Development Committee of Council for placement of prospective landmarks on the City Council agenda. Positive recommendations have been received for the following properties and Survey and Research Reports will be prepared as resources of the Commission allow: Eastover School,

Billingsville Rosenwald School, Oaklawn Mausoleum, and the Whitley Mill Ruin. Mr. Newman expressed his concern about this procedure in selecting properties to be processed for historic landmark designation by the City.

2. The City has directed the Historic Landmarks Commission to present a list of prospective historic landmarks within its zoning jurisdiction and to estimate the maximum amount of deferrable property taxes on each. Staff will present its list for the quadrant between Freedom Drive and I-77 North to the Survey Committee at its meeting on September 21st. The Queens Terrace Apartments and the S. B. Alexander House will also be presented to the Committee.

3. A public hearing will be held by the Town Board of Matthews on September 27th to consider the removal of the historic designation of the land associated with the house at its current location and the designation of the house, including the interior, and a parcel of land at its new location.

4. A public hearing will be held by the Town Board of Davidson on September 14th to consider historic landmark designation for the Purcell House and the Falls Store.

5. Mattson Alexander Associates has been selected as the principal investigator for the Pineville National Register Survey. Dr. Mattson had resigned from the Commission prior to the selection of his and Ms. Alexander's firm. The contract between the consultants, the Commission, and the State Historic Preservation Office will be signed in the near future.

6. Staff continues to gather information regarding the feasibility of moving the P&N Thrift Depot off the railroad's right-of-way. Bryan Turner reported that he has received an estimate of \$130,000 to move the station. The Projects Committee will consider this matter at its next meeting.

7. Work has begun on rehabilitating Former Fire Station No. 2 under a Certificate of Appropriateness issued by the Commission.

8. All upgrades for the house have been completed at the Grier-Rea House. The realtor is actively marketing the property. Landscaping is scheduled for the fall.

9. Staff is continuing to finalize cost estimates for the rehabilitation and stabilization of the Torrence Lytle School. Bryan Turner reported that he would present estimates at the October HLC meeting.

10. Marketing of both the Rozzel House and the McAuley House continues.

11. The tenants of both the Younts General Store and the Blankenship Feed and Oil Store in Pineville are paying their rent, and the properties continue to be marketed. Both tenants have renewed their leases for a year.

12. Conceptual plans for the development of White Oak Plantation have been completed and presented to the Projects Committee. Action will occur later in the meeting. The tenant in the

rental house across Hood Road from the main house has vacated the property. T. R. Lawing will seek a new tenant.

13. The owner of the Pineville Savings and Loan Building at 314 Main St. in Pineville continues to express a renewed interest in selling the building. Action will be taken on this matter later in the meeting.

14. Certified Local Government status requires that two Commissioners and one staff person attend a preservation workshop annually. Stewart Gray will be attending the P/NC Conference on September 24th. Registration for the educational sessions from 8am-5pm that day is \$45. Staff encourages Commissioners to consider attending. The Commission will reimburse registration expenses for that day.

15. Charlotte Trolley, Inc. has adopted a strategic plan to place streetcar service on the former P&N rail line between Cedar St. and Turner Ave.

Item #4 – Public Hearings on Prospective Historic Landmarks

A. Falls Store, 300 Mock Road, Davidson, N.C.

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. ERDMAN TO OPEN A PUBLIC HEARING TO CONSIDER HISTORIC LANDMARK DESIGNATION FOR THE FALLS STORE, 300 MOCK ROAD, DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Staff briefly discussed the special significance of the building and responded to questions raised by Commissioners. The owners were present and spoke in favor of proceeding with processing the property for historic landmark designation.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. NEWMAN TO CLOSE THE PUBLIC HEARING AND TO RECOMMEND THE FALLS STORE, 300 MOCK ROAD, DAVIDSON, N.C. (EXTERIOR OF THE BUILDING ONLY) FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Purcell House, 206 Lorimer Road, Davidson, N.C.

MS. LAW PRESENTED A MOTION SECONDED BY MS. LESTER TO OPEN A PUBLIC HEARING TO CONSIDER HISTORIC LANDMARK DESIGNATION FOR THE PURCELL HOUSE, 206 LORIMER ROAD, DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Staff briefly discussed the special significance of the building and responded to questions raised by Commissioners.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. ASBURY TO CLOSE THE PUBLIC HEARING AND TO RECOMMEND THE PURCELL HOUSE, 206 LORIMER ROAD, DAVIDSON, N.C. (EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL) FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. McEwen-Moore Farmhouse, 2201 Moore Road, Matthews, N.C.

MS. LESTER PRESENTED A MOTION SECONDED BY MS. LAW TO OPEN A PUBLIC HEARING TO CONSIDER HISTORIC LANDMARK DESIGNATION FOR THE McEWEN-MOORE HOUSE , 2201 MOORE ROAD, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Landmarks Commission 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, and that a 1.1 acre portion of tax parcel number 21510206 (the proposed new location for the house) be designated as a historic landmark. The proposed move has been approved by the Landmarks Commission under a COA.

Representatives of the owner were present and stated their support for the proposed action.

MS. LAW PRESENTED A MOTION SECONDED BY MS. LESTER TO CLOSE THE PUBLIC HEARING AND TO RECOMMEND THAT THE HISTORIC LANDMARK DESIGNATION OF THE 2.4 ACRES OF LAND ASSOCIATED WITH THE McEWEN-MOORE HOUSE, 2201 MOORE ROAD, MATTHEWS, N.C. (BEING ITS CURRENT LOCATION AND BEING A PORTION OF TAX PARCEL NUMBER 21510206) BE REMOVED, AND THAT THE 1.1 ACRES OF LAND (BEING THE NEW LOCATION OF THE HOUSE AND A PORTION OF TAX PARCEL NUMBER 21510206) AND THE INTERIOR AND EXTERIOR OF THE HOUSE AND THE INTERIOR AND EXTERIOR OF THE BARN BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 – Design Review Committee Report.

The Design Review Committee met August 25, 2010. Minutes of the meeting can be found on the HLC's website -- www.cmhpf.org

A. Applications for Certificates of Appropriateness.

1. John Jamison House, 802 Providence Road, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE JOHN JAMISON HOUSE, 802 PROVIDENCE ROAD, CHARLOTTE, N. C., BE APPROVED AS PRESENTED WITH THE UNDERSTANDING THAT THE TWENTY-

TWO 12' LAMPPOSTS CAN BE REDUCED IN HEIGHT TO 8'. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Parks Cramer Company Building, 2000 South Boulevard, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PARKS-CRAMER COMPANY BUILDING, 2000 SOUTH BOULEVARD, CHARLOTTE, N. C., BE APPROVED AS PRESENTED WITH THE EXCEPTION OF THE TWO CANOPIES ON THE EAST ELEVATION. THE COMMISSION APPROVED THE MOTION WITH MR. ASBURY ABSTAINING IN THE VOTE.

B. Express Review Applications for Certificates of Appropriateness.

1. Park Cramer Company Building, 2000 South Boulevard, Charlotte, N.C.

MR. NEWMAN PRESENTED A MOTION SECONDED BY MS. LAW THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PARKS CRAMER COMPANY BUILDING, 2000 SOUTH BOULEVARD, CHARLOTTE, N.C. BE APPROVED AS PRESENTED WHICH INVOLVES NEW PARTITION WALLS TO CREATE 28 INDIVIDUAL SPACES WITHIN THE EXISTING OPEN AREA IN THE NORTHEAST CORNER OF THE PARKS CRAMER COMPANY BUILDING WITH THE UNDERSTANDING THAT THE ORIGINAL WOOD BLOCK FLOOR WILL REMAIN INTACT. THE COMMISSION APPROVED THE MOTION WITH MR. ASBURY ABSTAINING IN THE VOTE.

2. Charlotte Fire Station Number 2, 1212 South Boulevard, Charlotte, N.C.

Staff explained that:

Changes to Charlotte Fire Station Number 2 that were approved under COA 09-19c have been reviewed by the State Historic Preservation Office and the National Parks Service. The state and federal reviews recommend allowing cloth awnings over the transoms directly over the front doors. The reviewers also require that any signage on the front of the building be confined to the recessed brick panel between the front doors. Staff recommends that the existing COA be amended to reflect the above recommendations, but that the painting of the brick surrounding the arched openings not be allowed, and that the final treatment for the paved area in front of the building be more clearly described to Staff.

MR. BRAGG PRESENTED A MOTION SECONDED BY MS. LESTER THAT CERTIFICATE OF APPROPRIATENESS 09-19C FOR CHARLOTTE FIRE STATION NO. 2, 1212 SOUTH BOULEVARD, CHARLOTTE, N.C., BE REVISED TO ALLOW SIGNAGE SET IN THE RECESSED BRICK PANEL BETWEEN THE FRONT DOORS AND CLOTH AWNINGS OVER THE TRANSOMS DIRECTLY OVER THE FRONT DOORS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Rogers left the meeting at 7:05 p.m.

Item #6 – Survey Committee Report: Mr. Newman.

Mr. Newman announced that the Survey Committee would meet on September 21, 2010.

Item #7 – Projects Committee Report: Mr. Asbury.

Mr. Asbury reported that the Projects Committee met on September 1, 2010, at the Grier-Rea House, 6701 Providence Rd., Charlotte, N.C. Minutes of the meeting can be found on the HLC website.

Dr. Morrill explained that the tenant of the Blankenship Feed and Oil Store, 330, Main St., Pineville, N.C. renewed her lease for one year in accordance with rights she possessed under the initial lease. Consequently, the recommendation of the Projects Committee does not require action.

1. Pineville Savings and Loan Building, 314 Main Street, Pineville, N.C.

THE PROJECTS PRESENTED A SECONDED MOTION THAT AN APPRAISAL BE ORDERED FOR THE PINEVILLE SAVINGS AND LOAN BUILDING, 314 MAIN ST., PINEVILLE, N.C. THE COMMISSION DISAPPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR, ERDMAN, HOBBS, WEIS. OPPOSED: ASBURY, LAW, LESTER, NEWMAN, BRAGG. (NOT VOTING: ROGERS, J. WALKER).

2. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT PLAN A, PLAN B, AND PLAN C WITH THE REMOVAL OF LOT 5 BE APPROVED AS ACCEPTABLE SITE PLANS FOR THE DEVELOPMENT OF WHITE OAK PLANTATION, 7729 HOOD ROAD, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Copies of the plans are on file in the HLC Office, 2100 Randolph Road, Charlotte, N.C.

Item #8 – Treasurer's Report: Ms. K. Walker.

Mr. Turner reported in Ms. Walker's absence and distributed the monthly financial report.

Item #9 – Old Business.

No old business was presented.

Item #10 – New Business.

No new business was presented.