

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

August 8, 2011

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

Time: 6:00 p.m. – 7:50 p.m.

Present:

Mr. Louis Asbury/County, HLC Chair

Mr. Frank Bragg/City

Mr. Joseph Elliott/City (1st Meeting)

Mr. David Erdman/Mayor

Mr. William T. Hobbs/County

Ms. Paula Lester/County, HLC Treasurer, Projects Chair

Mr. Kenneth Pursley/County (1st Meeting)

Mr. Michael Rogers/City

Mr. John Shurley/County, Design Review Com. Chair

Dr. Lynn Weis/City, HLC Vice-Chair

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Ms. Mary Dominick, HLC Consultant

Ms. Mary Lynn Morrill, HLC Recording Consultant

Mr. Bryan Turner, HLC Projects Manager

Ms. Patricia Nystrom, HLC Attorney

Absent:

Ms. Jill Walker, HLC Secretary, Survey Com. Chair

Visitors:

Mr. Tom Dorsey, Ratcliffe(Wells Fargo)

Mr. Rick Lazes, John B. Ross & Co. Mill (N. C. Music Factory)

Ms. Julie E. Miller, Providence Women's Club Community House (City of Charlotte)

Mr. Joe Frey, Providence Women's Club Community House (City of Charlotte)

Ms. Diane Althouse, Historic Charlotte, Inc.

Ms. Julie Smith, Historic Charlotte, Inc.

Mr. David Pitser, Historic Charlotte, Inc.

Ms. Ann Staples, Providence Women's Club Community House

Mr. Andy Allen

AGENDA

1. Consideration of Minutes

MR. ROGERS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC MINUTES FOR JUNE 13, 2011, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Mr. Asbury

Mr. Asbury welcomed everyone to the meeting. He congratulated Mr. Bragg, Mr. Shurley, and Dr. Weis on their reappointments to the HLC. (It should be noted that Mr. Asbury was also reappointed.) He extended congratulations to Mr. Joseph Elliott and Mr. Kenneth Pursley on being appointed as new members of the HLC. (It should be noted that Ms. Sonya Young was appointed to the HLC by the County in July 2011, but Ms. Young will not be able to serve as she has moved to Atlanta, Ga.)

3. Director's Report: Dr. Morrill

Thrifty Piedmont and Northern Railroad Depot, 8030 Old Mt. Holly Road, Charlotte, N. C.

Staff anticipates that discussions with officials of NCDOT (N. C. Dept. of Transportation) regarding preservation strategies for the building will occur in the near future.

Davis Brothers Store, Bob Beatty Road, Charlotte, N. C.

The repair of the store building and associated outbuildings will commence in the near future. Details of permitting are being worked out.

Dr. George E. Davis House, 301 Campus St., Charlotte, N. C.

HLC Staff has met with individuals involved in planning the restoration of the house to discuss design review issues. University officials will be approaching the HLC at some point in the near future to discuss specific arrangements for a possible cooperative arrangement between the HLC and the University.

National Register Nomination Preparation for Portions of Pineville, N. C.

Staff anticipates that the listing in the National Register will occur within the next year.

Pineville Savings and Loan Building, 314 Main St., Pineville, N. C.

Staff will be meeting with the owner of the building to discuss costs for necessary repairs of the building.

Grier-Rea House, 6701 Providence Road, Charlotte, N. C.

Planning Staff has agreed to support a conditional rezoning of the property. The Projects Committee will consider securing the services of a site planner.

Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N. C.

Mr. Asbury, Ms. Lester and HLC Staff have met with Mr. Rex Todd of the Landmarks Group. The Landmarks Group will be submitting a proposal to purchase the property for senior housing. This matter will be considered by the Projects Committee.

McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N. C.

The Projects Committee will be submitting a recommendation as to what improvement to make to the property. This will most likely be considered by the HLC at its September meeting.

Younts General Store and Blankenship Feed and Oil Store, 316 and 330 E. Main St., Pineville

The tenants are paying rent, and the properties continue to be marketed.

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

Work on the replacement of the roof will start Aug. 12, 2011.

Public Hearings: Prospective Designation of the Park Ave. Streetscape as a Historic Landmark

The HLC will hold its public hearing to consider this matter on September 12, and the Pineville Town Board will hold its hearing on the same issue on September 13.

Broadcast of Documentary: The HLC's documentary "Rural Mecklenburg: A Vanishing Way of Life," will be broadcast by WTVI in October 2011. WTVI will invite County Commissioners to a preview showing.

Production of Documentary: HLC Staff will be working this fall on a documentary highlighting the history of the Beatties Ford Road corridor in the vicinity of Johnson C. Smith University. HLC Staff shall be solely responsible for its production.

4. Design Review Committee Report: Mr. Shurley

Mr. Shurley reported that the Design Review Committee will meet August 24, 2011.

A. Application for Certificate of Appropriateness for the Providence Women's Club Community House, 9735 Community House Road, Charlotte, N. C.

The City of Charlotte proposes to add a sidewalk to the historic property. The original proposal was submitted at the May 2011 Design Review Committee meeting. The proposal included a concrete curb and gutter. The Committee voted to recommend that the COA application be denied. HLC Staff believes that a revised plan, which removes the curb and gutter element and has the 6' wide sidewalk stained, blends with the property's rural character and meets the "Secretary of the Interior's Standards for Rehabilitation." Mr. Frey and Ms. Staples said that they approve the current proposal.

MR. BRAGG PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PROVIDENCE WOMEN'S CLUB COMMUNITY HOUSE, 9735 COMMUNITY HOUSE ROAD, CHARLOTTE, N. C., BE APPROVED AS REVISED AND PRESENTED TO THE COMMISSION AT ITS AUGUST 8TH MEETING, WITH THE UNDERSTANDING THAT HLC STAFF WILL APPROVE THE COLOR OF THE SIDEWALK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Application for Certificate of Appropriateness for the Ratcliffe Florist Shop, 435 S. Tryon St., Charlotte, N. C.

Under Express Review, the owner of the Ratcliffe Florist Shop proposes to remove the neon sign attached to the façade. The designated historic landmark is now located embedded in a larger building, and the owner proposes to relocate the sign to the south side elevation of the larger building. Photographs and site plans were shown by Mr. Dorsey.

HLC Staff recommends at this time that the HLC deny the request for a COA for the project due to its interpretation of the "Secretary of the Interior's Standards for Rehabilitation" as follows:

#2-The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#4 –Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

#5-Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

There is photographic evidence that the neon sign was not originally part of the building. However, the sign has acquired historic significance in its own right and represents a genre of signage which is unique today along the Tryon St. corridor. Clearly, HLC Staff believes that part of the historic integrity of the sign is its location over the sidewalk where it can be readily viewed by passing motorists and pedestrians.

The Commissioners discussed the Ratcliffe Florist Flower Shop sign at length. Mr. Dorsey answered questions.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE HISTORIC LANDMARKS COMMISSION APPROVE IN PRINCIPLE THAT THE RATCLIFFE FLORIST FLOWER SHOP SIGN, 435 SOUTH TRYON ST., CHARLOTTE, N. C., CAN BE REMOVED, BUT THAT THE REMOVAL OCCUR ONLY AFTER THE COMMISSION APPROVES AN ALTERNATE SITE OR ARRANGEMENT FOR THE SIGN. ALL COMMISSIONERS PRESENT APPROVED THE MOTION WITH THE EXCEPTION OF MR. ROGERS WHO CAST A NEGATIVE VOTE.

5. Survey Committee Report: Ms. Walker

Dr. Morrill reported that HLC Staff met with Ms. Walker regarding Survey Committee matters before she left on a trip. She agreed with Staff on current business matters.

Note: Mr. Hobbs left the meeting at this point – 7:15 p.m.

A. Consideration of the Survey and Research Report on the John B. Ross and Company Mill, 1000 Seaboard St., Charlotte, N. C.

Note: Mr. Rogers left the meeting at this point – 7:25 p.m.

Mr. Gray presented the S & R report paid for by the owner, Mr. Rick Lazes, who supports historic landmark designation and was present at the meeting to answer questions. The property is listed on the National Register. The Commissioners discussed the property at length. The report recommends historic designation for the exterior of the property and the whole tax parcel associated with the Mill.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE JOHN B. ROSS AND COMPANY MILL, 1000 SEABOARD STREET, CHARLOTTE, N. C. (EXTERIOR OF STRUCTURES AND TAX PARCEL ASSOCIATED WITH SAID STRUCTURES) BE PROCESSED FOR LOCAL HISTORIC DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Ms. Lester

Ms. Lester said that the Projects Committee will meet September 8, 2011, at 8:30 a.m., at the HLC office.

7. Treasurer's Report: Ms. Lester

The current financial report was distributed and discussed.

8. Old Business

No old business was presented.

9. New Business

Mr. Bragg said that he does not see a need for an oath to be taken for reappointed members of the HLC. He said that he is going to work on the issue. Concerns were also expressed by several HLC members that absences can never be excused for personal sickness, immediate family deaths, etc.

Ms. Nystrom said that the lease on 316 Main St. in Pineville, N. C., expires in September.

The meeting adjourned at 7:50 p.m.