



**CHARLOTTE-MECKLENBURG HISTORIC
LANDMARKS COMMISSION**

MINUTES

April 10, 2000

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

Time: 6:00 p.m. - 8:-00 p.m.

Present:

Ms. Ava Autrey/County, Design Review Committee, Education
Committee

Ms. Tattie Bos/Mayor, Projects Committee Chair, HLC
Revolving Fund

Liaison, Design Review Committee, Finance Committee

Mr. Jeff Bradsher/County, HLC Vice-Chairman, Projects
Committee V. Chair,

Survey Committee

Ms. Deborah Cox/City, HLC Sec., Survey Committee Chair,
Projects Committee

Ms. Lindsay Daniel/County, Projects Committee, Survey Committee

Ms. Phiderika Foust/County, Projects Committee, Education Committee

Mr. D. Grier Martin, III/City, Design Review Committee, Survey Committee

Mr. Barry Miller/City, HLC Chairman, Design Review Committee Chairman

Mr. John Misenheimer/County, Survey Com. V. Chair, Projects Committee

Mr. John J. Parker, III/Mayor, Education Committee Chair

Ms. Ross Richardson/County, Projects Committee, Survey Committee,

Parliamentarian

Mr. David T. Ritch, MHA Representative (ex-officio)

Dr. Dan L. Morrill, HLC Consulting Director

Ms. Mary Lynn Morrill, HLC Recording Consultant

Absent:

Mr. Scott Hirsch/City, HLC Treas., Finance Com.Chr., Design Review Com.

Visitors:

Jo Ann Miller (Oehler House)

David Nelson (Blakeney House property)

Fred Bolt (Charlotte Cotton Mills)

Kevin & Kim Mattingly (Gluyas House)

AGENDA

Item #1 - **Approval of Minutes**

MR. BRADSHER PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT THE MINUTES FOR MARCH 13, 2000, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #2 - **Chairman's Report:** Barry Miller

Mr. Miller welcomed everyone to the meeting.

A copy of the Chairman's Report is attached.

Item #3 - **Director's Report:** Dan Morrill

A copy of the Director's Report is attached.

Dr. Morrill asked the Commissioners to consider the Action Items on the Agenda.

MS. RICHARDSON PRESENTED A MOTION SECONDED BY MR. BRADSHER THAT THE AGREEMENT APPROVED BY THE HISTORIC LANDMARKS COMMISSION AT ITS MARCH MEETING STATING THAT MYERS PARK BAPTIST CHURCH AND QUEENS COLLEGE WOULD HAVE THIRTY DAYS WITHIN WHICH TO REACH AN AGREEMENT REGARDING THE MOVING OF THE WITHERS-EFIRD HOUSE AND ITS TRANSFER TO QUEENS COLLEGE BE EXTENDED FOR TWO WEEKS AS REQUESTED BY THE CHURCH. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PARKER PRESENTED A MOTION SECONDED BY MS. RICHARDSON THAT DR. MORRILL BE AUTHORIZED TO SIGN ALL DOCUMENTS FOR THE CLOSING FOR THE GLUYAS HOUSE, 7314 MT. HOLLY-HUNTERSVILLE ROAD, ON BEHALF OF THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commission agreed to postpone a decision regarding the Pressley House (Action Item #3 in the attached Director's Report.)

Dr. Morrill distributed letters from Wanda Towler, Assistant County Manager, regarding the Palmer Fire School, 2601 E. 7th St., and from Shirley Fulton regarding the Wadsworth House, 400 S. Summit Ave. The HLC's assistance is being sought for these two designated historic landmarks.

Item #4 - **Design Review Committee Report:** Barry Miller

Mr. Miller reported that the Committee met March 22, 2000. Minutes are on file at the HLC office.

a. Consideration of new houses proposed near the historic Blakeney House on Blakeney-Heath Road. Mr. Nelson was present in support of the Application for a Certificate of Appropriateness. He presented revised design plans for the proposed houses.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO APPROVE THE APPLICATION SUBMITTED BY CROSLAND LAND COMPANY FOR A CERTIFICATE OF APPROPRIATENESS REGARDING PLAN GUIDELINES AND EXTERIOR MATERIALS FOR ALL HOUSES TO BE BUILT BY RYLAND HOMES SITUATED ALL OR IN PART ON TAX PARCEL NO. 229-051-14 (A PORTION OF THE HISTORIC JAMES A . BLAKENEY FARM) WHICH WILL FRONT ON THE MEADOW BORDERING BLAKENEY HEATH ROAD WITH THE UNDERSTANDING THAT SUCH HOUSES SHALL HAVE 1) WOOD OR APPROPRIATE VINYL SIDING (NO BRICK CAN BE USED ABOVE THE FOUNDATION), 2) PORCHES WHICH ARE 6-8 FEET IN DEPTH AND HAVE 30 INCH HIGH RAILINGS AND 3) TWO-BAY GARAGES (RECESSED TO THE MAXIMUM FEASIBLE DISTANCE FROM THE FRONT ELEVATION OF THE HOUSE) WITH NO GABLES OVER THE GARAGE DOORS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. and Mrs. Mattingly, prospective buyers of the Gluyas House, were present in support of an Application for a Certificate of Appropriateness. Dr. Morrill said that he met with Mr. and Mrs. Mattingly in regard to the Application which involves the removal of the drop ceilings and asbestos siding, repainting, replacing rotten siding with new siding of like kind, kitchen and bath remodeling, and a new heating and air conditioning system.

MS. BOS PRESENTED A MOTION SECONDED BY MR.

MISENHEIMER THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE GLUYAS HOUSE, 7314 MT. HOLLY-HUNTERSVILLE ROAD, SUBJECT TO APPROVAL BY THE DESIGN REVIEW COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 - Projects Committee Report: Tattie Bos

Ms. Bos reported that the Projects Committee met April 5, 2000. Minutes are on file at the HLC office. A copy of Ms. Bos's report is attached.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT MR. MILTON SILVER, MR. JEFF BRADSHER AND MS. ROSS RICHARDSON BE AUTHORIZED TO NEGOTIATE A LISTING AGREEMENT FOR THE CROFT SCHOOLHOUSE WHEN THE CURRENT LISTING EXPIRES ON APRIL 30, 2000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. BOS PRESENTED A MOTION SECONDED BY MS. RICHARDSON THAT THE \$18,000 PROPOSAL FROM LEE-MORGAN, INC., AND AB ARCHITECTURE FOR PHASE ONE OF THE RESTORATION PROGRAM FOR THE NEWELL ROSENWALD SCHOOL, TORRENCE GROVE CHURCH ROAD, BE APPROVED SUBJECT TO 1) REVIEW OF THE PROPOSAL BY MS. DANIEL, MR. MILLER, MS. AMY GRAY AND MR. GREG WALDEN 2) CLARIFICATION OF THE HLC'S OWNERSHIP OF THE DRAWINGS AND 3) APPROVAL BY THE COUNTY ATTORNEY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. Daniel did agree to review the contract for other possible concerns.

Ms. Bos reported that the Projects Committee recommended that an ad hoc committee composed of Mr. Bradsher, Ms. Cox, Ms. Foust and Mr. Hirsch will meet to develop guidelines for purchase/buy-back agreements for the HLC.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO APPROVE IN CONCEPT THE PURCHASE BY THE HLC OF A PORTION OF THE CHARLOTTE COTTON MILLS (DESIGNATED AS BUILDING "B" IN THE PLANS PROVIDED BY PAPPAS PROPERTIES) UPON THE

FOLLOWING CONDITIONS: 1) THAT MECKLENBURG COUNTY SELLS \$3.5 MILLION OF PRESERVATION BONDS IN JUNE 2000, 2) THAT ESTIMATES OF RENOVATION COSTS DEMONSTRATE THAT THE PROJECT WILL BE ECONOMICALLY FEASIBLE, 3) THAT MARKETING STUDIES DEMONSTRATE THAT THERE IS A REASONABLE EXPECTATION THAT THE BUILDING CAN BE SOLD FOR A REASONABLE RETURN, 4) THAT BUILDING "B" WILL BE A VIABLE COMPONENT OF THE OVERALL PROJECTS UNDERTAKEN IN CONJUNCTION WITH PAPPAS PROPERTIES, AND 5) THAT PAPPAS PROPERTIES WILL DEVELOP AND MARKET BUILDING "B" IN CONJUNCTION WITH THE REST OF THE PROJECT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. Bos reported that the Projects Committee discussed an assignment of the Offer to Purchase and Contract that Land Development and Consultant Services has on the Oehler property. The Commissioners concurred with the recommendation not to pursue this offer. Ms. Miller, a descendant of former occupants of the house, said that she has family records and deeds on the property.

Ms. Bos said that the next meeting of the Projects Committee will be held Wednesday, May 3, 2000.

Mr. Miller asked that the Commission read and consider approving the Executive Session Committee Minutes from April 10, 2000, need approval.

MR. ROSS PRESENTED A MOTION SECONDED BY MR. BRADSHER THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. BOS PRESENTED A MOTION SECONDED BY MS. DANIEL THAT THE EXECUTIVE SESSION COMMITTEE MINUTES FOR APRIL 10, 2000, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. RICHARDSON PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED

THE MOTION.

Item #6 - **Education Committee Report:** John Parker

The Education Committee met Monday, April 3, 2000, at 7:00 p.m.

A copy of Mr. Parker's report is attached. The next Education Committee meeting is scheduled for May 1, 2000.

Item #7 - **Survey Committee Report:** Deborah Cox

Ms. Cox reported that the next meeting is scheduled for April 27, 2000, at 6:00 p.m. She said that the Committee will consider the Survey and Research Reports funded by Betterments.

Item #8 - **Treasurer's Report:** Scott Hirsch

No motions were presented.

Item #9 - **Reports on Designated Historic Landmarks**

a. Ms. Cox presented a report (attached) on 14 designated historic landmarks in First Ward and 2 (two) properties in Cherry.

Item #10 - **Reports from Associated Boards**

a. Lynnwood Foundation: Grier Martin - Mr. Martin said that there is no new information to report on the Lynnwood Foundation.

b. Charlotte Trolley, Inc.: John Misenheimer - Mr. Misenheimer said that he did not attend this month's scheduled meeting as he was out of the country.

c. Historic Charlotte, Inc.: Tattie Bos reported that Ms. Sally Billington began the job as Director of HC, Inc., today.

d. 2010 Center City Plan/Citizens' Advisory Board: Deborah Cox - Ms. Cox reported that a meeting is scheduled for May and that she will keep the HLC informed about the plan.

e. Mecklenburg Historical Association: Van Hill - Mr. Ritch was present as the new MHA representative on the HLC's Board.

Item #11 - Old Business

No motions were presented.

Item #12 - New Business

Dr. Morrill said that an Application for a Certificate of Appropriateness for the old N. C. Medical College Building has been received for consideration at the next Design Review Committee meeting. He encouraged Commissioners to attend the meeting if they can.

The meeting adjourned at 8:00 p.m.