

<u>Upcoming Meeting</u>	<u>News</u>	<u>Survey</u>	<u>Education</u>	<u>Projects</u>	<u>Design Review</u>	<u>Minutes & Rosters</u>	<u>Main</u>
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Charlotte-Mecklenburg

Historic Landmarks Commission

Minutes

August 13, 2001

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

Time: 6:00 p.m. - 8:20 p.m.

Present:

Ms. Ava Autrey/County, Design Review Com. Chairman

Ms. Tattie Bos/Mayor, HLC Treas., Design Review Com. Vice-Chairman

Mr. Jeff Bradsher/County, HLC Chairman

Ms. Deborah Cox/City, Survey Com. Chairman

Mr. Bernard Felder/City

Ms. Phiderika D. Foust/County, Education Com. Vice-Chairman

Ms. Amy Gray/City

Mr. Scott Hirsch/City, Design Review Com. V. Chairman

Mr. John E. Misenheimer/County, HLC V. Chairman, Education Com. Chr.

Mr. John J. Parker, III/Mayor, Projects Committee Chairman

Ms. Ross Richardson, Survey Com. Vice Chairman

Mr. Michael C. Sullivan/County

Mr. David T. Ritch, MHA President

Dr. Dan Morrill, HLC Consulting Director

Mr. Bryan Turner, HLC Projects Manager

Ms. Mary Lynn Morrill, HLC Recording Consultant

Absent:

None

Visitors:

Ms. Renee' Casali, CMS (Independence Park)

Mr. Franks Reiner, Land Design (Parks Cramer Co. Complex)

Mr. John Thornbury

Mr. Fred Bolt, Pappas Properties (Charlotte Cotton Mills)

Mr. James Killian, Mallard Creek Presbyterian Church (School)

Ms. Linda Killian, Mallard Creek Presbyterian Church (School)

Mr. Tony Pressley, Meca Properties (Parks Cramer Co. Complex)

Mr. Paul Ornelas, CMS (Independence Park)

Mr. Bobbie Shields, Mecklenburg Co., Assistant Co. Mgr. (Co. Court House)

Mr. Ron Kimble, City of Charlotte (Elmwood Cemetery)

Ms. Patsy Young, City of Charlotte Cemeteries (Elmwood Cemetery)

Ms. Lorrain Ramsey, City of Charlotte Cemeteries (Elmwood Cemetery)

Mr. Mike Shroyer, City of Charlotte Cemeteries (Elmwood Cemetery)

Mr. Ed McCoy, McCoy Holdings LLC (Electric Supply & Equip. Co. Bldg.)

Mr. Miller Nicholson, McClure Nicholson (Electric Supply & Equip. Co. Bldg.)

Mr. Jim Schumacher, Montgomery & Severs (Elmwood Cemetery)

Mr. Scott Dodd, *Charlotte Observer*

Ms. Hank Ingebretsen, Charlotte Trolley, Inc.

Mr. Reg Narmour, Narmour (Parks Cramer Co. Complex)

Mr. John Lojko, City of Charlotte (Elmwood Cemetery)

Item #1 - Approval of Minutes

MR. HIRSCH PRESENTED A MOTION SECONDED BY MR. FELDER THAT THE MINUTES FOR JUNE 11, 2001, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. AUTREY THAT THE EXECUTIVE SESSION MINUTES FOR JUNE 11, 2001, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #2 - Chairman's Report: Mr. Bradsher

Mr. Bradsher welcomed everyone to the meeting. He reminded the Commissioners that their attendance is required at the public hearing tomorrow night for the Rozzell House. The County will also consider two other actions involving the HLC at the meeting - approving the HLC's purchase of the Rozzell House and amending the Revolving Fund Ordinance to allow the HLC to build in-fill structures on historic landmarks. He said that reports on designated historic landmarks resume next month in alphabetical order and that Ms. Autrey will report at this meeting.

Item #3 - Director's Report: Dr. Morrill

Dr. Morrill asked that the Commissioners consider the Action Items in the Director's Report.

Dr. Morrill reported that the Board of County Commissioners approved a \$50,000 betterment to the Commission with the stipulation that \$35,000 of that money would be provided to Comprehensive Genealogical Services, Inc. and \$15,000 as the local match for the Commission's Federal grant to survey African American buildings and sites in Mecklenburg County.

MS. RICHARDSON PRESENTED A MOTION SECONDED BY MR. HIRSCH THAT THE \$35,000 CONTRACT WITH COMPREHENSIVE GENEALOGICAL SERVICES BE APPROVED AS PRESENTED AND THAT APPROVAL BE MADE RETROACTIVE TO AUGUST 1, 2001. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT CONTRACTS BE APPROVED FOR LARA RAMSEY AND STEWART GRAY TO SERVE AS STAFF CONSULTANTS AT AN HOURLY FEE OF \$13.00 AND THAT SUCH

CONTRACTS WOULD TERMINATE ON JUNE 30, 2002 UNLESS TERMINATED EARLIER BY EITHER PARTY UPON THIRTY DAY'S WRITTEN NOTICE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reported that staff visited the Grier-Rea House in July. He said that the original portion of the house is an impressive example of early 19th century architecture.

MR. MISENHEIMER PRESENTED A MOTION SECONDED BY MR. FELDER THAT ATTORNEY PATRICIA NYSTROM BE AUTHORIZED TO NEGOTIATE A CONTRACT THAT WILL ALLOW THE HISTORIC LANDMARKS COMMISSION TO ACQUIRE THE LOT ACROSS REA ROAD TO WHICH THE HOUSE WILL BE MOVED.

Dr. Morrill reported that no consultants have applied to conduct the African American survey and that the N. C. Division of Archives and History instructed the HLC to do a second mailing. He said that the mailing has been done and that the deadline for applying is August 31, 2001. If nobody applies, the HLC will have to consider its options - modifying the purposes of the grant, e. g., having National Register nominations prepared, or returning the grant.

Dr. Morrill said that the County has taken several actions within the recent past which are most beneficial to the HLC. He said that the County has assumed responsibility for the upkeep of the property at 2100 Randolph Road and that many improvements have occurred on the grounds. He said that the County has assumed responsibility for monitoring the security systems at all properties owned by the HLC and that it has agreed to place all property insurance needs of the HLC under the County's umbrella policy, thereby saving the HLC considerable amounts of money. Dr. Morrill said that Mr. Bryan Turner deserves much of the credit for these enhancements to the work of the HLC.

Dr. Morrill reported that all permits have been issued for moving the McAuley House to the Oehler property and that the move should occur in the near future. He said that architect Joseph Opperman will be performing the architectural services for the McAuley House and the Oehler House.

Dr. Morrill reported that Mr. Bryan Turner is negotiating a contract with Mr. Donny Luke to provide design services for the Rozzell House property.

Dr. Morrill said that architect Don Yelverton has begun the design of the reconstruction of the Barn at the W. T. Alexander Plantation and the preparation of a site plan for same. Mr. Turner said that he anticipates that construction will begin sometime in early 2001. Dr. Morrill said that he continues to have discussions with officials at UNCC about the possibility of the University using the house.

Dr. Morrill reported that an offer has been submitted by the HLC to purchase the Grier house on Tilley Morris Road but that no response has been received.

Dr. Morrill reported that work continues on the Charlotte Cotton Mills. He said that Pappas Properties believes that it would be beneficial to modify the ownership arrangements of the property by turning the buildings into condominiums. He said that the essential reason for doing this is to gain greater flexibility for design features under the State Building Code.

Dr. Morrill reported that a letter has been sent to the Huntersville Town Manager stating that the Commission recommends that the designation of twenty acres of land at Cedar Grove be removed subject to the prospective buyer's purchasing the property. He said that staff is awaiting instructions from Huntersville about scheduling a public hearing.

Dr. Morrill said that plans are being made for him to offer Real Estate License Renewal courses at the Croft Schoolhouse for the Mingle Institute in the hope that this endeavor will help to market the property.

Dr. Morrill said that he will meeting with the Coliseum-Convention Center Authority on August 15th to discuss the prospective designation of the Charlotte Coliseum (former) and Ovens Auditorium as historic landmarks.

Dr. Morrill said that he will be teaching an historic preservation graduate class at UNCC on Tuesday evening in the fall semester. He requests that Committee chairpersons take this fact into

account when scheduling meetings.

Dr. Morrill reported that the N. C. General Assembly has just passed legislation that authorizes Mecklenburg County to institute on a three-year trial basis a special building code for renovations of buildings. He said that this could have a most worthwhile benefit for the HLC's projects. He said that Mr. Turner is going to investigate this matter with the Building Standards Department.

Dr. Morrill reported that he has had several recent conversations with County Attorney Marvin Bethune about the prospect of the HLC's advocating public acquisition and restoration of the original Charlotte trolley barn. Dr. Morrill said that it is his understanding that there is no legal difficulty with the County's using Land Bond money to acquire the building. Second, he said, it is most unlikely that Land Bond Money could be used to buy a building which has been renovated for carbarn use. He said that there would probably have to be City involvement if the project was to be viable. He said that the County bought Spirit Square, and the City restored it. He said that is a possibility for consideration for the trolley barn. He said that he understands that only 5% of Land Bond money can be used for an unrelated private use.

Item #4 - Design Review Committee Report: Ms. Autrey

Ms. Autrey reported that the Design Review Committee met June 11, 2001.

a. Independence Park, 1418 Armory Drive, Charlotte, N. C.

Ms. Casali was present in support of the Application for a Certificate of Appropriateness.

Dr. Morrill reported that the proposed design plans for Elizabeth School, built in 1927 but not a designated historic landmark, involve raising the wall, creating a new walkway and additional

landscaping involving Independence Park, a designated historic landmark which is Charlotte's first park which was built in 1906. The application reads as follows: "The current Elizabeth Traditional Elementary School consists of three structures built on approximately .851 acres adjacent to Independence Park (16.72 acres.) The original Elizabeth School, a three-story masonry structure, was built during the mid 1920s. This building will be renovated to maintain much of its original character except where modifications are required by the N. C. Building Code. The curved classroom wing, built in the early 1950s, along with the gymnasium, built in the early 1970s, will be demolished in their entirety. A three-story addition will meet educational requirements. The addition is designed not to overpower the existing building nor to attempt to copy the architectural style. However, in addition to the limestone type accents, its brick facade will be enhanced with brick entailing similar to the existing building. Independence Park, the historic landmarks at issue, is located on the north boundary of the site and separated from the school by a change in grade. The school and park will be enhanced with the addition of an accessible walkway and significant landscaping. The small retaining walls required for the walkway are to match the stone walls throughout the park. The small storage building and area enclosure that face the park will be permanent structures that will blend with school architecture. CMS owns the Elizabeth Traditional School site, and Mecklenburg County owns the Independence Park site. The existing property line between the park and the school currently traverses the middle of the school parking lot. CMS and the County intend to relocate this property line to encompass school site amenities such as the car parking lot, the exterior storage building, and the enclosure area. To accomplish this, the plan is for the County to convey a small portion of the Independence Park land (.33 acres) to CMS. Because this small portion of land is technically part of the land designated as a historic landmark, a review of these by the Historic Landmarks Commission is requested. Construction for the renovation and addition is currently scheduled to start in January 2002, with an anticipated completion date of June 2003."

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR INDEPENDENCE PARK, 1418 ARMORY DRIVE, CHARLOTTE, N. C., BE APPROVED AS APPLIED FOR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Parks-Cramer Co. Complex, 2000 S. Boulevard

Mr. Pressley and Mr. Narmour were present in support of the Application for a Certificate of Appropriateness for the 1) Vehicular connection from the E. Tremont Avenue parking lot to the S. Blvd. St. parking lot with landscape improvements 2) Two new windows and alley entrance feature and hardscape improvements on the E. Tremont Ave. side of the "Pipe Shed"/ Powerhouse building 3) Landscape and hardscape improvements along the trolley corridor.

THE DESIGN REVIEW COMMITTEE PRESENTED A MOTION THAT THE VEHICULAR CONNECTION FOR THE PARKS-CRAMER COMPANY COMPLEX, 2000 SOUTH BOULEVARD, CHARLOTTE, N. C., BE APPROVED AS PRESENTED AND APPLIED FOR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE DESIGN REVIEW COMMITTEE PRESENTED A MOTION THAT THE TROLLEY CORRIDOR LANDSCAPE IMPROVEMENTS FOR THE PARKS-CRAMER COMPANY COMPLEX, 2000 SOUTH BOULEVARD, CHARLOTTE, N. C., BE APPROVED AS PRESENTED IN THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. AUTREY PRESENTED A MOTION SECONDED BY MR. HIRSCH THAT THE MATERIAL ALTERATIONS TO THE PARKS-CRAMER COMPANY COMPLEX, AS DEPICTED IN A SET OF PLANS DESIGNED BY LAND DESIGN FOR ATHERTON MILLS REDEVELOPMENT (PROJECT 1099160) , DATE 5-16-01, BE APPROVED WITH THE EXCEPTION THAT THE NORTHERN FACADE OF THE PIPE SHED BUILDING SHALL BE ALTERED IN ACCORDANCE WITH THE DRAWING PRESENTED BY THE APPLICANT AT THE AUGUST 13, 2001 HLC MEETING. THE MOTION WAS APPROVED AS FOLLOWS: FAVOR: AUTREY, BRADSHER, FELDER, FOUST, GRAY, HIRSCH, MISENHEIMER, PARKER, RICHARDSON, SULLIVAN OPPOSE: COX, BOS ABSTAIN: NONE.

Ms. Autrey said that the Design Review Committee meeting scheduled for August 29th will not be held as no major applications were received by today's 5:00 p.m. deadline.

Item #5 - Survey Committee Report: Ms. Cox

Ms. Cox reported that the Survey Committee last met June 7, 2001 and is scheduled to meet again on September 6, 2001.

A. Electric Supply & Equipment Co, 421 Penman Street

Dr. Morrill reported that a letter from Archives and History had been distributed to the Commissioners regarding disapproval of the Electric Supply & Equipment Company's being declared a local historic landmark. Mr. McCoy and Mr. Nicholson were present in support of the property's continued processing for historic designation.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. FOUST THAT THE HISTORIC LANDMARKS COMMISSION CONTINUE PROCESSING THE ELECTRIC SUPPLY & EQUIPMENT COMPANY, 421 PENMAN STREET, CHARLOTTE, N. C., AS PREVIOUSLY VOTED ON, FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR: AUTREY, BRADSHER, FELDER, FOUST, GRAY, HIRSCH, PARKER, SULLIVAN OPPOSE: BOS, COX, MISENHEIMER, RICHARDSON ABSTAIN: NONE.

B. Mallard Creek School, 11400 Mallard Creek Road, Charlotte, N. C.

Mr. and Mrs. Killian were present as representatives from Mallard Creek Presbyterian Church opposing the School's being processed for historic designation. Dr. Morrill distributed a letter from the church, owner, expressing opposition to historic designation. Dr. Morrill gave a brief summary of the architectural and historical significance of the structure as presented in the HLC's Survey and Research Report prepared by Ms. Emily Ramsey.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION WHICH WAS UNANIMOUSLY APPROVED BY THE COMMITTEE THAT MALLARD CREEK SCHOOL (INTERIOR, EXTERIOR, AND ASSOCIATED TAX PARCEL SITE), 11400 MALLARD CREEK ROAD IN CHARLOTTE, N. C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION DUE TO THE FACT THAT THE PROPERTY MEETS THE CRITERION OF INTEGRITY OF DESIGN, SETTING, WORKMANSHIP, MATERIALS, FEELING AND/OR ASSOCIATION.

MR. HIRSCH PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. FELDER THAT THE HLC DELAY CONSIDERATION OF THE MALLARD CREEK SCHOOL, 11400 MALLARD CREEK ROAD, CHARLOTTE, N. C., FOR HISTORIC DESIGNATION FOR TWO MONTHS IN ORDER THAT REPRESENTATIVES OF THE HLC CAN VISIT AND CONVERSE WITH MALLARD CREEK CHURCH OFFICIALS TO PROVIDE DETAILED INFORMATION AND ANSWER QUESTIONS ABOUT THE HISTORIC DESIGNATION PROCESS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Mecklenburg County Courthouse, 700 E. Trade St.

Mr. Shields was present to represent the property. He reported that the interior of the building has lost most of its original integrity. Dr. Morrill described the historical and architectural significance of the property from information prepared by Ms. Emily Ramsey in the HLC's Survey and Research Report.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION WHICH WAS UNANIMOUSLY APPROVED BY THE COMMITTEE THAT THE MECKLENBURG COUNTY COURTHOUSE, 700 EAST TRADE STREET, CHARLOTTE, N. C. (EXTERIOR OF THE BUILDING, A SUFFICIENT AMOUNT OF YARD DEEMED NECESSARY TO PROTECT THE HISTORIC AND ARCHITECTURAL INTEGRITY), AND ELEMENTS OF THE INTERIOR THAT HAVE SUFFICIENT HISTORICAL INTEGRITY) BE PROCESSED FOR HISTORIC DESIGNATION.

MS. GRAY PRESENTED A SUBSTITUTE MOTION SECONDED BY MS. RICHARDSON THAT THE MECKLENBURG COUNTY COURTHOUSE, 700 EAST TRADE STREET, CHARLOTTE, N. C.

(EXTERIOR OF THE BUILDING AND THE GROUNDS BETWEEN THE NORTH FACADE AND THE PUBLIC RIGHT OF WAY OF EAST TRADE STREET) IN ACCORDANCE WITH THE STANDARD MOTION, BE APPROVED FOR SUBMISSION TO THE NORTH CAROLINA DIVISION OF ARCHIVES AND HISTORY FOR CONSIDERATION, AND THAT THE HISTORIC LANDMARKS COMMISSION SCHEDULE A JOINT PUBLIC HEARING WITH THE APPROPRIATE GOVERNING BODY UPON RECEIPT OF A FAVORABLE COMMENT FROM THE NORTH CAROLINA DIVISION OF ARCHIVES AND HISTORY. THE COMMISSION APPROVED THE SUBSTITUTE MOTION WITH THE FOLLOWING VOTE: FAVOR: AUTREY, BOS, BRADSHER, COX, FELDER, FOUST, GRAY, HIRSCH, MISENHEIMER, PARKER, RICHARDSON, SULLIVAN OPPOSE: NONE ABSTAIN: NONE.

D. Elmwood/Pinewood Cemetery, 700 block of W. 6th Street

Ms. Young, Mr. Kimble, Ms. Ramsey, Mr. Shroyer, Mr. Schumacher and Mr. Lojko were present as representatives of the 72 acre graveyard - "a cultural encyclopedia of Charlotte" which is owned by the City of Charlotte. Mr. Shumacher, head of City Engineering, told the HLC that the City requests that consideration for historic designation for the property be delayed until the North Carolina Dept. of Transportation completes its assessment of how the new tracks for the Charlotte Passenger Depot would impact the cemetery. Mr. Kimble Assistant City Manager, said that the report is expected to be completed by next spring.

Dr. Morrill described the important historical and architectural significance of the property, including updates recommended by the Survey Committee, as described in a Survey and Research report prepared by Emily Ramsey. Copies of a letter from the Friends of Fourth Ward was distributed in support of historic designation for the Cemetery.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION WHICH WAS UNANIMOUSLY APPROVED BY THE COMMITTEE THAT THE ELMWOOD/PINEWOOD CEMETERY LOCATED ON THE 700 BLOCK OF WEST SIXTH STREET IN CHARLOTTE, N. C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION AND THAT THE SURVEY AND RESEARCH REPORT INCLUDE A

DESCRIPTION OF THE CARETAKER'S HOUSE AND A STATEMENT THAT A PORTION OF THE CEMETERY IS LOCATED ON THE WEST SIDE OF 1-77.

No action was taken on this motion.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. AUTREY TO SUSPEND THE DESIGNATION PROCESS OF ELMWOOD/PINEWOOD CEMETERY, 700 BLOCK OF W. 6TH STREET, CHARLOTTE, N. C.

MS. COX PRESENTED A SUBSTITUTE MOTION SECONDED BY MS. GRAY TO REVIEW AND RECONSIDER IN 60 DAYS PROCESSING ELMWOOD/PINEWOOD CEMETERY, 700 BLOCK OF W. 6TH STREET, CHARLOTTE, N. C., AND THAT DR. MORRILL BE DIRECTED TO MEET WITH CEMETERY AND CITY OFFICIALS INVOLVED WITH PROSPECTIVE HISTORIC LANDMARK DESIGNATION TO EXPLAIN IN DETAIL ALL ASPECTS OF HISTORIC DESIGNATION AND TO ANSWER QUESTIONS IN REGARD TO THE MATTER. THE MOTION FAILED WITH THE FOLLOWING VOTE: FAVOR: BOS, COX, GRAY, MISENHEIMER, RICHARDSON OPPOSE: AUTREY, BRADSHER, FELDER, FOUST, HIRSCH, PARKER ABSTAIN: NONE

Ms. Gray left the meeting at this point - 7:30 p.m.

MR. MISENHEIMER PRESENTED AN AMENDMENT SECONDED BY MS. AUTREY TO TABLE CONSIDERING ELMWOOD/PINEWOOD CEMETERY , 700 BLOCK OF W. 6TH STREET, CHARLOTTE, N. C., FOR HISTORIC DESIGNATION FOR SIX MONTHS. THE AMENDMENT PASSED WITH THE FOLLOWING VOTE: FAVOR: AUTREY, BRADSHER, FELDER, FOUST, HIRSCH, MISENHEIMER, RICHARDSON, SULLIVAN OPPOSE: BOX, COX, PARKER ABSTAIN: NONE.

MR. MISENHEIMER PRESENTED A MOTION SECONDED BY MS. AUTREY TO VOTE ON THE MOTION AS AMENDED. THE MOTION AS AMENDED PASSED WITH THE FOLLOWING VOTE: FAVOR: AUTREY, BRADSHER, FELDER, FOUST, HIRSCH, MISENHEIMER, PARKER, RICHARDSON, SULLIVAN OPPOSE: BOS, COX ABSTAIN: NONE.

Item #6 - Projects Committee Report: Mr. Parker

Mr. Parker reported that the Projects Committee met August 7th at the HLC office and is scheduled to meet on October 1 at 6:00 p. m. at the W. T. Alexander House.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION WHICH WAS UNANIMOUSLY APPROVED BY THE COMMITTEE THAT UNDER BRYAN TURNER'S SUPERVISION, A NON-RENT PAYING TENANT BE ISSUED A MONTH TO MONTH OCCUPANCY AGREEMENT FOR THE W. T. ALEXANDER GARAGE APARTMENT, 416 MALLARD CREEK CHURCH ROAD, MECKLENBURG COUNTY, N. C, WITH THE STIPULATION THAT THE TENANT WILL PAY ALL UTILITIES FOR THE APARTMENT AND WILL MAKE REGULAR INSPECTIONS OF ALL OF THE W. T. ALEXANDER PROPERTY OWNED BY THE HLC AS SPECIFIED IN THE OCCUPANCY AGREEMENT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION WHICH WAS UNANIMOUSLY APPROVED BY THE COMMITTEE THAT UNDER BRYAN TURNER'S SUPERVISION, THE ONE-STORY RANCH STYLE HOUSE ON THE ROZZELL PROPERTY, 11647 ROZZELLES FERRY ROAD, MECKLENBURG COUNTY, N. C., BE RENTED FOR \$400 MONTHLY AND THAT THE TWO-STORY CIRCA 1881 HOUSE ON THE PROPERTY BE LEASED AT NO CHARGE IN EXCHANGE FOR YARD SERVICE AND PAYMENT OF UTILITIES AND HOUSEHOLD EXPENSES BY THE TENANT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION WHICH WAS UNANIMOUSLY APPROVED BY THE COMMITTEE THAT DONNY LUKE OF ASHEVILLE, ONE OF THE HLC'S PRE-APPROVED ARCHITECTS, BE APPROVED UNDER THE SUPERVISION OF BRYAN TURNER AND SUBJECT TO AN AGREEMENT BETWEEN BRYAN TURNER AND DONNY LUKE TO A MUTUALLY ACCEPTABLE FEE AS THE PROJECT ARCHITECT OF THE ROZZELL HOUSE, 11647 ROZZELLES FERRY ROAD, MECKLENBURG COUNTY, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

At this point, Mr. Bolt of Pappas Properties told the HLC about the work that is ensuing at the Charlotte Cotton Mills. His firm owns Building "A" and the HLC owns Building "B." The alley between the two buildings presents property line issues. The HLC's building is right on the line and due to fire code restrictions, windows cannot be inserted without special considerations and approval. Mr. Turner said that new legislation is in place which may help resolve the matter. No motions were passed regarding the matter.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION WHICH WAS UNANIMOUSLY APPROVED BY THE COMMITTEE THAT DISCUSSIONS WITH CRESCENT RESOURCES AND PAPPAS PROPERTIES ENSUE REGARDING THE CHARLOTTE TROLLEY BARN ON SOUTH BOULEVARD AND THAT A CONDITIONAL OFFER BE SUBMITTED BY THE HLC DEPENDENT ON ACQUISITION OF LAND BOND MONEY, PREFERABLY FOR THE ENTIRE TRACT OF THE FORMER TROLLEY BARN PROPERTY AND THAT CHARLOTTE TROLLEY, INC., BE CONTACTED ABOUT PROVIDING MONEY TO RESTORE AND RENOVATE THE BUILDING.

No action was taken on this motion.

Ms. Ingerbretson reported that Charlotte Trolley, Inc. has no money to spend on the building. Mr. Bolt reported that Pappas Properties is a willing and cooperative seller. He said the site plan which his firm has designed does not incorporate trolley tracks. Duke Real Estate owns the property and Crescent/Pappas Properties is under contract to purchase the property. Dr. Morrill reported that Mr. Marvin Bethune told him that there is no legal problem connected with land bond money being used to buy the property but that land bond money cannot be used to restore property.

MS. RICHARDSON PRESENTED A MOTION SECONDED BY MR. MISENHEIMER TO ASK THE MECKLENBURG BOARD OF COUNTY COMMISSIONERS TO APPROVE THE USE OF LAND BOND MONEY TO ACQUIRE THE FORMER CHARLOTTE TROLLEY BARN ON SOUTH BOULEVARD AND THAT DISCUSSIONS ENSUE WITH THE CITY AS TO HOW THE CITY MIGHT PARTICIPATE IN THE PROJECT. ALL COMMISSIONERS APPROVED THE MOTION WITH

THE EXCEPTION OF ABSTENTION BY MS. FOUST.

Item #7 - Education Committee Report: Mr. Misenheimer

Mr. Misenheimer reported that the Education Committee will meet Thursday, August 16, at 5:30 p.m. He said that the HLC has received the \$45,000 grant money from Historic Charlotte to build a bathroom/auxiliary classroom facility for the Davidson Schoolhouse at Rural Hill and that the Committee will have more information to report at the next meeting. Work also continues on the HLC's website Journal.

Item #8 - Treasurer's Report: Ms. Bos

Ms. Bos reported that she met with Dr. Morrill and Mr. Turner about the HLC's budget and the Revolving Fund money.

Item #9 - Old Business

No motions were presented.

Item #10 - New Business

No motions were presented.

The meeting adjourned at 8:20 p.m.

The Hornet's Nest is the symbol of Mecklenburg County. In 1780 the British army occupied Charlotte and its environs. They

called Mecklenburg County a "Hornet's Nest" of rebellion because of the opposition to British rule among the local Scots-Irish settlers. It is also the symbol of the Charlotte-Mecklenburg Historic Landmarks Commission. By clicking on it you will always be taken back to the HLC homepage.