

Upcoming Meeting	News	Survey	Education	Projects	Design Review	Minutes & Rosters	Main
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Charlotte-Mecklenburg

Historic Landmarks Commission Minutes

September 10, 2001

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

Time: 6:00 p.m. - 6:50 p.m.

Present:

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

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

Mr. Jeff Bradsher/County, HLC Chairman

Ms. Deborah Cox/City, Survey Com. Chairman

Mr. Bernard Felder/City

Ms. Amy Gray/City

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

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

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

Ms. Ross Richardson, Survey Com. Vice-Chairman

Mr. Michael C. Sullivan/County

Dr. Dan Morrill, HLC Consulting Director

Mr. Bryan Turner, HLC Projects Manager

Ms. Mary Lynn Morrill, HLC Recording Consultant

Absent:

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

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

Visitors:

Mr. Fred Bolt, Pappas Properties, Trolley/Streetcar Barn

Ms. Tracy Snyder

Mr. Matt Reiter

Ms. Connie Forlidas

Ms. Lynn Matt

Mr. Jason Mann

Mr. Gregory Berka

Ms. Tanisha Rufus

Ms. Ellen Pappert

Ms. Meg Ogura

Mr. John Morrice

Item #1 - Approval of Minutes

MS. RICHARDSON PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT THE MINUTES FOR AUGUST 13, 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 to review the distributed committee reports, the Director's Report, the attendance report, and the monthly calendar.

Mr. Bradsher told each Commissioner to plan to attend the public hearing at the Huntersville Town Hall next Monday night, September 17, 6:30 p.m., and the Projects Committee meeting at the W. T. Alexander Plantation scheduled for Monday night, October 1, 6:00 p.m.

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

Dr. Morrill showed slides of the Grier House on Tilley Morris Road and asked the Commissioners to consider what it wishes to do.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. BOS THAT THE HISTORIC LANDMARKS COMMISSION NOT TAKE ANY ACTION TO PURCHASE THE GRIER HOUSE ON TILLEY MORRIS ROAD. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reported that there have been several developments with respect to the Charlotte Trolley Barn issue. Meetings with

public officials suggest that the most acceptable way to provide funds to the HLC for purchase of the building might be for the Board of County Commissioners to consider making a special allocation from Land Bond money to the HLC's revolving fund. Also, there appears to be support in the City for giving serious consideration in its 2002 Budget process to a request for money to upfit the building. The Survey Committee did visit the building on September 6th and will be making a recommendation to the Commission concerning this matter.

Dr. Morrill said that he met with Bruce Parker, owner of the former East Avenue Tabernacle A.R.P. Church, now known as the Aunt Stella Center. He said that the session was productive and that he explained the consequences of historic landmark designation and stated that the HLC is most interested in advancing the cause of preserving the building.

Dr. Morrill reported that he plans to try to contact the Mallard Creek Presbyterian Church soon regarding prospective historic designation for the Mallard Creek Schoolhouse.

Dr. Morrill reported that Mr. Ron Kimble will be arranging a meeting with him and City officials to discuss the issue of the prospective historic designation of Elmwood/Pinewood Cemetery as a historic Landmark.

Dr. Morrill reported that the Historic Landmarks Commission's survey of industrial and institutional buildings of the late nineteenth and first half of the twentieth centuries is nearing completion. He said that David Gall Architect will be preparing the final report by the end of September.

Dr. Morrill reported that Dr. Paula Stathakis and Mr. Stewart Gray have applied to conduct the survey of African American resources in Mecklenburg County. He said that the N. C. Division of Archives and History will be interviewing them and will make a determination as to whether they are suited to perform the project.

Dr. Morrill reported that progress continues at the W. T. Alexander House. He said that the rock wall along the driveway is being repaired and that the interior of the garage apartment is

being painted. Architect Don Yelverton is under contract to advise the HLC as to what immediate repairs need to be done to the house and the garage apartment to develop a design for the reconstruction of the barn as condominiums, and to develop a site plan for the property. The Projects Committee is scheduled to meet in the house on October 1. A graduate UNCC historic preservation course that Dr. Morrill is teaching has been meeting in the house. The History Department at UNCC is continuing to explore how the University might move toward making some sort of permanent use of the house.

Dr. Morrill reported that the Charlotte Cotton Mills project continues to evolve. Demolition of non-historic interior elements of Building B (the HLC's portion of the property) is 90 percent completed. Architect Jack Copeland is reviewing a contract to prepare plans for repairs to the roof and to the skylights. Paul Fomberg is scheduled to visit the property this week to advise as to whether windows can be placed in the western face of Building B and still satisfy the Secretary of the Interior's Guidelines.

Dr. Morrill reported that Mr. Paul Fomberg of Archives and History will be visiting the Oehler property, the McAuley House, the W. T. Alexander House and the Charlotte Cotton Mills to advise as to what procedures will be necessary to assure the availability of investment tax credits for all of these projects. He said that the moving of the McAuley House will occur after Mr. Fomberg's visit.

Dr. Morrill reported that contracts for architects Donny Luke (Rozzell House) and Joseph Opperman (McAuley House and Oehler House) are being reviewed by the architects.

Dr. Morrill reported that the closing for the Rozzell House is scheduled for September 19th. He said that Attorney Patricia Nystrom will be preparing lease agreements for the tenants for the two houses on the property. He also told the Commissioners that arrangements have been made for removal of hazardous or unsightly materials from the property.

Dr. Morrill reported that Attorney Patricia Nystrom continues to negotiate with attorneys representing the owner to acquire the lot across the Rea Road to which the Grier-Rea House will be moved. If those negotiations are not successful, the Commission will have

to consider whether it wants to seek alternative locations to which to move the house.

Dr. Morrill reported that Mr. Bryan Turner is overseeing the construction of the bathroom at the Rural Hill Schoolhouse. He said that Mr. Turner is seeking competitive bids and is also obtaining prices for a well. Work should begin in the next couple of months.

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

Ms. Autrey said that the Commission does not have any Applications for Certificates of Appropriateness to consider tonight.

Item #5 - Survey Committee Report: Ms. Cox

Ms. Cox reported that the Survey Committee met September 6, 2001. She said that the Committee convened for a tour at the Trolley/Streetcar Barn, at the corner of 1300 South Boulevard and 300 Bland Street, at 6:00 p.m. and then reconvened at the HLC office at 7:00 p.m. for the regular meeting.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE FORMER CHARLOTTE STREETCAR/TROLLEY BARN AT THE CORNER OF 1300 SOUTH BOULEVARD AND 300 BLAND STREET BE PLACED ON THE HISTORIC LANDMARKS COMMISSION'S STUDY LIST AND THAT THE STANDARD SURVEY AND RESEARCH REPORT BE PREPARED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. COX PRESENTED A MOTION SECONDED BY MR. PARKER THAT THE HISTORIC LANDMARKS COMMISSION SUPPORT THE HISTORIC DESIGNATION OF THE FORMER CHARLOTTE STREETCAR/TROLLEY BARN AT THE CORNER OF 1300 SOUTH BOULEVARD AND 300 BLAND STREET WITH THE FOLLOWING ENUMERATED CONSIDERATIONS AND CONDITIONS: 1) THE STRENGTH OF THE BUILDING'S HISTORICAL SIGNIFICANCE

MITIGATES ISSUES OF ARCHITECTURAL INTEGRITY THAT RESULT FROM LOSS OF ORIGINAL FABRIC 2) THE TAX PARCEL TO BE DESIGNATED SHOULD INCLUDE ALL OF THE CAR BARN OR A PORTION ADEQUATE TO CONVEY THE BUILDING'S HISTORICAL MEANING 3) WITH THE AID OF HISTORICAL DOCUMENTATION OF THE BUILDING'S FACADE SHALL BE RECONSTRUCTED OF LIKE MATERIALS TO THAT OF ITS PERIOD OF SIGNIFICANCE 4) EXTANT HISTORICAL FEATURES SHALL BE RETAINED 5) THE BUILDING'S NEW USE SHALL BE COMPATIBLE WITH ITS ASSOCIATIVE HISTORY 6) DUE TO THE LOSS OF ORIGINAL FABRIC, THE CAR BARN'S RENOVATION AND REUSE SHALL INCLUDE INTERPRETATION OF THE BUILDING'S ORIGINAL USE 7) SURROUNDING NEW DEVELOPMENT SHALL BE SENSITIVE IN SIZE, SCALE, MASSING AND STYLE TO THE CAR BARN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION, WITH THE UNDERSTANDING THAT IN ORDER FOR THE HLC TO MAINTAIN INTEGRITY AND CONSISTENCY IN ITS DECISION MAKING THE ENUMERATED CONDITIONS ARE TO BE AN INTEGRAL COMPONENT OF ANY RECOMMENDATION OF LOCAL LANDMARK DESIGNATION FOR SAID CHARLOTTE STREETCAR/TROLLEY BARN.

Mr. Bradsher appointed a subcommittee composed of Mr. Bradsher, Mr. Hirsch, Mr. Parker and Dr. Morrill to meet with Pappas Properties regarding the Historic Landmarks Commission's potential involvement with the former Charlotte Streetcar/Trolley Barn. Mr. Bolt was present from Pappas Properties to answer Commissioners' questions and to explain the position of Pappas Properties regarding the property. Duke Power Real Estate, owner of the property, has selected Pappas Properties as the developer.

Ms. Cox said that the next Survey Committee meeting is scheduled for October 18, 2001, at 6:00 p.m.

Item #6 - Projects Committee Report: Mr. Parker

Mr. Parker told the Commissioners that he hopes that they plan to attend the October 1, 6:00 p.m. Projects Committee meeting at

the W. T. Alexander Plantation, 214-216 W. Mallard Creek Church Road.

Mr. Turner reported on the current projects. He said that the Rozzell House closing is scheduled for September 19th. He reported that Johnson C. Smith University has applied for rezoning for the Dr. George Davis property and that the HLC cannot begin its work until JCSU gives the "go ahead." He said that the Croft Schoolhouse is still for sale, that Attorney Patricia Nystrom is working on the Grier-Rea House negotiations, and that the Charlotte Cotton Mill is in Phase II, specifically the part involving the roof and skylights. Mr. Turner distributed the current projects financial report to each Commissioner.

Item #7 - Education Committee Report: Mr. Misenheimer

Mr. Misenheimer reported that the Education Committee met August 16, 2001.

THE EDUCATION COMMITTEE PRESENTED A SECONDED MOTION THAT THE DAVIDSON SCHOOLHOUSE AT RURAL HILL BE MADE AVAILABLE TO THE CATAWBA VALLEY SCOTTISH SOCIETY, INC., NOVEMBER 2 - 4, 2001, FOR GENEALOGY CLASSES IF COUNTY INSURANCE PROVIDES ADEQUATE LIABILITY COVERAGE FOR THE EVENT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE EDUCATION COMMITTEE PRESENTED A SECONDED MOTION THAT DR. PAULA STATHAKIS BE PAID \$15.00 AN HOUR WITH 100 HOURS (ONE HUNDRED HOURS) MAXIMUM TOTAL WORK TIME TO SERVE AS EDITOR OF THE HLC'S INTERNET JOURNAL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE EDUCATION COMMITTEE PRESENTED A SECONDED MOTION THAT WTVI BE CONTACTED BY DR. MORRILL ABOUT THE PROSPECT OF DEVELOPING VIDEOS OF CHARLOTTE/ MECKLENBURG'S NEIGHBORHOOD HISTORY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #8 - Report on Designated Historic Landmarks: Ms. Autrey

Ms. Autrey will report next month.

Item #9 - Treasurer's Report: Ms. Bos

No motions were presented. Copies of finance reports for the HLC and for Revolving Fund Projects are on file in the HLC office.

Item #10 - Old Business

No motions were presented.

Item #11 - New Business

No motions were presented.

The meeting adjourned at 6:50 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.