

Charlotte-Mecklenburg
Historic Landmarks Commission
Minutes
June 10, 2002

Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:00 p.m. - 6:50 p.m.

Present:

Ms. Tattie Bos/Mayor, HLC Treas., Finance Com. Chair, Projects Vice-Chair
Mr. Jeff Bradsher/County, HLC Chairman
Ms. Deborah Cox/City, Survey Com. Chair
Ms. Phiderika Foust/County, Projects Committee Vice-Chair.
Ms. Amy Gray/City, Design Review Com. Vice-Chair, Nominating Com. Chair
Mr. Scott Hirsch/City, Design Review Com. Chair
Ms. Yolanda Johnson-Gess/City, Mayor
Mr. Joseph B. C. Kluttz/County
Mr. John Misenheimer/County, HLC Vice-Chair, Education Com. Chair
Mr. John Parker, III/Mayor, Projects Committee Chair
Ms. Ross Richardson/County, HLC Secretary, Survey Com. Vice-Chair
Mr. Mike Sullivan/County
Dr. Dan L. Morrill, HLC Consulting Director
Mr. Bryan Turner, HLC Projects Manager
Ms. Mary Lynn Morrill, HLC Recording Consultant

Absent:

None

Visitors:

Mr. Walter Fields

Item #1 - Approval of Minutes

MR. HIRSCH PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT THE HLC MINUTES FOR MAY 13, 2002, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #2 - Chairman's Report: Jeff Bradsher

Mr. Bradsher welcomed everyone to the meeting. He extended a special welcome to Ms. Johnson-Gess as a new member of the HLC.

Mr. Bradsher reminded the HLC members that the HLC holds no meetings in July. The next HLC meeting is scheduled for August 12.

Mr. Bradsher reminded the Commissioners to attend the Public Hearing next Monday night, June 17th. The properties being considered for historic designation include the Grier, the Grier-Rea House, the Carolina Transfer and Storage Company Building, the Home Federal Savings and Loan Building and the D. A. Tompkins Company Machine Shop.

Item #3 - Director's Report: Dan Morrill

A copy of the Director's Report was distributed to each HLC member.

Dr. Morrill told the Commissioners that at the May meeting consideration of the prospective designation of the Douglas Airport Hangar was tabled for one month so that discussions could occur between Airport officials and the HLC staff. Dr. Morrill said that the discussions have not yet occurred.

MS. BOS PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT CONSIDERATION OF THE DOUGLAS AIRPORT HANGAR (THE ORIGINAL HANGAR AT BEN E. DOUGLAS INTERNATIONAL AIRPORT), 4108 AIRPORT DRIVE, CHARLOTTE, N. C., BE TABLED FOR CONSIDERATION AT THE AUGUST MEETING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reported the following items:

- The Executive Committee voted to reject the offer of the F.W.A. Group to purchase the Palmer Fire School property. This means that the Commission will need to consider spending money on essential repairs and maintenance and also consider how best to go about marketing the property.

- The rezoning hearing on the Grier-Rea House lot will be heard by City Council on June 17, 2002. The old house, built in 1804, is located on the corner of Rea Road and Colony Road. Dr. Morrill and Mr. Turner have participated in two meetings with residents of the area to hear their concerns. A decision on the matter will occur in July. If the rezoning is approved, the HLC will have to meet a timetable for restoration which is part of the conditional zoning request.

- Five joint public hearings with City Council will occur on June 17th. The HLC will present its recommendation on the prospective historic landmarks designation for the five properties itemized in Mr. Bradsher's Chairman's report.

- The HLC's prospective purchase of the Southern Public Utilities Streetcar Barn will be presented to the County Commission in September. Dr. Morrill will be meeting with Mr. Ron Tober and Mr. Peter Pappas on June 20th to discuss the issue.

- The County Commission will be approving the operating budget for the HLC this month. Dr. Morrill said that he anticipates a reduction of approximately \$5000. This will reduce the amount of money that the HLC has used periodically to secure the services of an outside design specialist for advice on design review issues. No other components of the HLC's budget will be reduced.

- The County will be purchasing a digital projector for the HLC. This will allow the HLC to present Power Point presentations hereafter. The County is also continuing to work on upgrading the computers for the HLC.

- Mr. Bradsher and Dr. Morrill met with officials of the Carolina Panthers recently to discuss the placement of the historic marker for the Good Samaritan Hospital. The marker should be erected in the near future.

- The Town of Davidson has expressed an interest in having the HLC become more active in processing properties for historic landmark designation within its jurisdiction. Dr. Morrill will be meeting with Mr. Warren Burgess, Davidson's Planning Director.

- There is a study underway to consider the establishment of a rural historic district in the Ramah Community of Huntersville. This study will be presented to the HLC sometime within the next year, and the HLC will be asked to work with the Town of Huntersville to determine how best to administer the district.

Item #4 - Design Review Committee Report: Scott Hirsch

Mr. Hirsch reported that the Design Review Committee met May 28, 2002. Minutes from the meeting can be found on the website and are on file at the HLC office.

The Grier-Rea House is to be considered for historic designation by the City Council on June 17. The Historic Landmarks Commission has been prospectively given the house by the Rea family. The HLC hopes that it will be able to purchase a lot diagonally across the road to which to move the house. If the land cannot be bought by the HLC as the new site for the house, which the HLC hopes to restore, the house will be demolished.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION BE ISSUED AS SUBMITTED FOR THE GRIER-REA HOUSE, 4334 REA ROAD, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Design plans were reviewed by the HLC regarding Application 02-19/Nebel Knitting Mill, 101 W. Worthington Ave., Charlotte, N. C. The application involves the original Nebel Mill and involves the following proposed changes: 1) Remove exterior (non-original) metal door and brick infill (non-original) for the purpose of creating a breezeway between alley and courtyard 2) Remove exterior (non-original) wood and glass doors and brick infill (non-original) for the purpose of creating a breezeway between alley and courtyard. There will be a metal gate at this point for security 3) Remove interior brick wall to open view to courtyard 4) Remove infill c.m.v. panel (non-original) to restore original glass opening.

Item #5 - Survey Committee Report: Deborah Cox

Ms. Cox reported that the Survey Committee met June 6, 2002, at 6:00 p.m., at the HLC office. Minutes from the meeting can be found on the HLC's website, www.cmhpf.org, or www.landmarkscommission.org, and at the office.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT DR. MORRILL BE AUTHORIZED TO WRITE A LETTER ON BEHALF OF THE HISTORIC LANDMARKS COMMISSION TO THE STATE HISTORIC PRESERVATION OFFICE STATING THAT THE HISTORIC LANDMARKS COMMISSION CONCURS WITH THE CHARLOTTE AREA TRANSIT SYSTEM (CATS) REGARDING ITS CONSULTANTS' ASSESSMENT OF EFFECTS OF THE SOUTH RAIL CORRIDOR UPON PROPERTIES IN THE CORRIDOR WHICH ARE LISTED IN OR ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE BRADFORD FARM AND STORE, 15908 DAVIDSON-CONCORD ROAD, HUNTERSVILLE, N. C. (INTERIOR AND EXTERIOR OF THE HOUSE, STORE AND ALL OUTBUILDINGS AND 21 1/2 ACRES ASSOCIATED WITH THE TAX PARCEL) BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE ORDINANCE FOR THE RATCLIFFE FLORIST SHOP, 431 S. TRYON STREET, BE AMENDED AS REQUESTED, REFLECTING THE FACT THAT THE BUILDING HAS BEEN MOVED AND THAT THE GROUND BENEATH THE NEW BUILDING AND THE AIR ABOVE THE NEW BUILDING AND THOSE PORTIONS OF THE INTERIOR

OF THE STRUCTURE THAT DO NOT CONTRIBUTE TO THE HISTORIC CHARACTER OF THE BUILDING AS PRESENTLY SITUATED SHOULD BE EXCLUDED FROM THE HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. Cox reported that at the at the Survey Committee meeting Dr. Richard Mattson told about the Ramah Creek Historic District Study that he and Ms. Frances Alexander are engaged in to identify a possible rural historic district in Huntersville.

Item #6 - Projects Committee Report: John Parker

Mr. Parker reported that the Neill House, 1412 West Rocky River Road, Charlotte, N. C., is still under consideration for purchase with HLC bond funds. Mr. Turner said that a final appraisal is forthcoming.

Item #7 - Education Committee Report: John Misenheimer

Mr. Misenheimer reported that the Education Committee met May 23, 2002, at 5:30 p.m., at the HLC office.

Mr. Misenheimer reported that he is in contact with Ms. Becky Finger of the Charlotte Mecklenburg School system regarding programming and site visits for pupils at the Davidson Schoolhouse once the bathroom/classroom facility is built by the HLC.

Mr. Misenheimer reported that Dr. Morrill and Mr. Bradsher met recently with Mr. John Richardson and Ms. B.J. Waymer, officials from the Carolina Panthers, regarding where the sign for Old Good Samaritan Hospital should be placed on he Ericsson stadium property. Mr. Nicholson and Ms. Waymer are in favor of the sign and will let the HLC know a decision soon.

Mr. Misenheimer said that the HLC's website is receiving more than 1250 hits daily. He said that Dr. Morrill does all of the work as webmaster on his home computer as the HLC's equipment is not adequate to use for these purposes. Mr. Misenheimer understands from Dr. Morrill that the County is working to resolve the computer situation.

Mr. Misenheimer reported that Dr. Paula Stathakis continues work on the HLC's website Journal and that the first issue is scheduled for fall publication.

Item #8 - Treasurer's Report: Tattie Bos

Ms. Bos distributed a copy a Financial Report to each HLC member showing Revolving Fund projects cost percentages to date and amounts spent to date. The HLC's fiscal year ends June 30. Fiscal year 2002-2003 begins July 1, 2002. The HLC's administrative budget for 2001-2002 has been \$136,129.00.

Item #9 - Election of Officers for 2002-2003: Amy Gray

Ms. Gray, Chair of the Nominating Committee (Ms. Gray, Ms. Foust, Mr. Hirsch), reminded the Commissioners that a proposed slate of HLC officers for the coming year was presented at last month's meeting. She said that Commissioners were welcome to make nominations from the floor. There were no nominations from the floor.

MS. GRAY PRESENTED A MOTION SECONDED BY MR. KLUTTZ THAT THE HISTORIC LANDMARKS COMMISSION DISPENSE WITH A SECRET BALLOT AND ELECT THE FOLLOWING SLATE OF HISTORIC LANDMARKS COMMISSION OFFICERS FOR THE COMING YEAR:

Chairman - Jeff Bradsher
Vice-Chairman - John Misenheimer
Secretary - Mike Sullivan
Treasurer - Tattie Bos

THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #10 - Old Business

No motions were presented.

Item #11 - New Business

Ms. Morrill said that she would like to publicly congratulate Mr. Bradsher on his recent engagement to be married during the coming year. Everyone applauded.

The meeting adjourned at 6:50 p.m.