

Charlotte-Mecklenburg Historic Landmarks Commission Meeting
Minutes
August 12, 2002

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

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

Present:

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

Absent:

None

Visitors:

Peter Pappas, Pappas Properties
Dev Gregg, Cogdell
Douglas Wieczorer, Charlotte Local 660
Allen Middleton, Charlotte Fire Fighter
Jeff Davis, Charlotte Trolley
Scott Williams, Neill House
Stephanie Williams, Neill House
Jay Seastrunk
Keith Parker, CATS
David Leard, CATS
Sharon LaCombe, CATS

Item #1 - Approval of Minutes

MR. HIRSCH PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT THE HLC MINUTES FOR JUNE 10, 2002, 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 announced that Ms. Phiderika Foust, a member of the HLC, has resigned from her seat (County) due to the fact that she has been transferred to New York City. Everyone will miss her. Mr. Bradsher said that HLC member Amy Gray is now Amy Hockett. Her name will be changed on documents beginning tonight. Mr. Bradsher asked that everyone attend the public hearing regarding historic designation of the Grier House on Monday, August 26. He asked that HLC members keep a continual check on the HLC's Website in order to keep abreast of current HLC business. Dr. Morrill updates the site daily.

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

Dr. Morrill used the HLC's new power point projector to illustrate subjects discussed in the Director's report.

MS. RICHARDSON PRESENTED A MOTION SECONDED BY MS. HOCKETT, THAT THE HLC AUTHORIZE THE HLC CHAIRMAN TO SIGN A STATEMENT, MANDATED BY THE STATE HISTORIC PRESERVATION OFFICE, AFFIRMING THAT THE W. T. ALEXANDER HOMESITE, 214-216 WEST MALLARD CREEK CHURCH ROAD, CHARLOTTE, N. C., IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reported that a major storm struck the W. T. Alexander property on July 3rd. Several large, old trees fell, as well as the W. T. Alexander Slave Cemetery Marker. The property has been cleaned, and the marker will be reinstalled.

Dr. Morrill reported that the owners of the Neill House have rejected offers made by the HLC to purchase the property. He said that the HLC faces two issues with respect to the property. First, should the HLC present addition offers? This discussion would have to occur in Executive Session. Secondly, does the HLC wish to continue processing the property for historic landmarks designation? Dr. Morrill said that he has talked with the president of the Newell Association, which will meet August 22. The president told Dr. Morrill that the Association will discuss the Neill House at the meeting and will inform the HLC of its position regarding the property.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MR. PARKER THAT THE HISTORIC LANDMARKS COMMISSION DELAY CONSIDERATION OF FURTHER ACTION REGARDING THE NEILL HOUSE, 1412 WEST ROCKY RIVER ROAD IN THE NEWELL COMMUNITY OF MECKLENBURG COUNTY, UNTIL THE SEPTEMBER MEETING OF THE HLC. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reminded the Commissioners that in January 2002, the HLC voted to seek approval from the Board of County Commissioners to use Land Bond Money to acquire the Southern Public Utilities Streetcar Barn with the understanding that, if necessary, the HLC would eventually reimburse the County from proceeds from future revolving und sales. The HLC also stipulated that acquiring the property would be contingent upon the City's commitment to buy the building from the HLC and to restore it. The Board of County Commissioners has included the purchase of the streetcar barn in its Land Bond Projects list. Mr. Ron Tober of the Charlotte Area Transit Authority has met with members of the HLC and has provided a letter explaining his level of commitment to the project. His letter was distributed to HLC members. The issue before the Commission is whether Mr. Tuber's letter is sufficient to allow the HLC to moves forward. Mr. Keith Parker of CATS was present to answer HLC questions.

MR. PARKER PRESENTED A MOTION SECONDED BY MS. JOHNSON-GESS THAT STAFF INSTRUCT HLC ATTORNEY PATRICIA NYSTROM TO ASSEMBLE REPRESENTATIVES OF CATS, CHARLOTTE TROLLEY, INC., PAPPAS PROPERTIES, AND THE HLC TO COMPLETE A PURCHASE CONTRACT FOR CONSIDERATION BY THE HLC AT AN UPCOMING MEETING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commissioners discussed historic designation status regarding the Southern Public Utilities Streetcar Barn. The Commissioners unanimously approved the following motion presented at the HLC meeting September 10, 2002.

MS. COX PRESENTED A MOTION SECONDED BY MR. PARKER THAT THE HISTORIC LANDMARKS COMMISSION SUPPORT THE HISTORIC DESIGNATION OF THE FORMER STREETCAR/TROLLEY BARN

AT THE CORNER OF 1300 SOUTH BOULEVARD AND 300 BLAND STREET, CHARLOTTE, N.C, 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 THE BUILDING'S FAÇADE 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 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.

Dr. Morrill reported that CATS consultants are present this evening to explain the impact that the South Light Rail Corridor will have upon the South 21 Drive-In Restaurant, which has been determined to be eligible for listing in the National Register of Historic Places. The HLC received the Consultants' report and formulated a response.

MS. HOCKETT PRESENTED A MOTION SECONDED BY MS. COX THAT THE HISTORIC LANDMARKS COMMISSION RESPOND TO THE STATE HISTORIC PRESERVATION OFFICE THAT THE SOUTH-21 DRIVE-IN-RESTAURANT IS NOT ADVERSELY AFFECTED BY THE SOUTH LIGHT RAIL CORRIDOR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reported that developers of the Richard Barry House Ruin on Beatties Ford Road are seeking a preservation solution for the property. He said that Historic Charlotte, Inc., is willing to serve as a conduit involving the designation process.

Dr. Morrill reported that he received a letter today from Mr. James W. Schumacher regarding historic designation for Elmwood/Pinewood Cemetery, which is owned by the City. Mr. Schumacher said in the letter that due to delays regarding final decisions by the Federal Government the City couldn't give the go ahead for designation until February 2003.

MR. PARKER PRESENTED A MOTION SECONDED BY MR. HIRSCH THAT THE HISTORIC LANDMARKS COMMISSION DELAY CONSIDERATION OF ELMWOOD/PINEWOOD CEMETERY UNTIL FEBRUARY 2003. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR: BRADSHER, HIRSCH, HOCKETT, JOHNSON-GESS, MISENHEIMER, PARKER OPPOSE: BOS, COX, RICHARDSON, SULLIVAN ABSTAIN: NONE

Mr. Kluttz entered the meeting at this point - 6:50 p.m. Dr. Morrill reported that Meca Properties has submitted a listing proposal for the Croft Schoolhouse, which will need discussion in Executive Session.

Dr. Morrill reported that the restoration of the Charlotte Cotton Mills continues. Mr. Turner and Dr. Morrill did meet in Raleigh with officials from the North Carolina Division of Archives and History to discuss the eligibility of the two remaining structures for the Nation Register of Historic Properties. The Division of Archives and History will recommend that Building A (the corner building) be listed in the National Register because it is a relatively intact

building that was part of the Charlotte Cotton Mills. Building B (the building owned by the HLC) will not be recommended for the National Register of Historic Places. The reason is the physical integrity of the building as an element of the Charlotte Cotton Mills. This means that the HLC will only be able to obtain the ten percent Federal Tax Credit, which is available for buildings erected before 1936. Mr. Fred Bolt of Pappas Properties has assured the HLC that the restoration of Building B will still be economically viable.

Dr. Morrill reported that the HLC is moving ahead with the purchase of the Grier House on McKee Road. He said that Mr. Turner is preparing the materials to ask the Board of County Commissioners to approved the HLC's purchase of the land (approximately two acres) surrounding the house. City Council will vote on the designation of the land on August 26th.

Dr. Morrill reported that the rezoning of the lot for the Grier-Rea House has not yet been resolved. City Council will revisit the issue at its meeting on August 26th. City Council asked that the HLC staff investigate other possible sites to which to move the house. That process continues.

Dr. Morrill reported that the Historic Marker commemorating Good Samaritan Hospital has been erected at Ericsson Stadium. A public unveiling will occur in the near future. Dr. Morrill said that the County has provided updated computer facilities for the HLC. The HLC will be fully integrated into the County computer network in the near future.

Dr. Morrill added that the HLC's Website - www.landmarkscommission.org - passed 700,000 hits last month. He said that he will be working with the County information staff to discuss how the website can be incorporated more fully into the County's website.

Dr. Morrill reported that Mr. Stewart Gray and Dr. Paula Stathakis continue to work on the African American Survey, which must be finished by the end of September.

Dr. Morrill said that staff has made contact with the owners of the Washam Farm, the Douglas Airport Hangar and Elmwood/Pinewood Cemetery. Meetings with all will occur within the next month.

Item #4 - Design Review Committee Report: Mr. Hirsch

Mr. Hirsch reported that the Design Review Committee did not meet in July. The next meeting is scheduled for August 28, 2002. The HLC agreed to skip Item #5, Projects Committee, until later on the Agenda.

Item #6 - Survey Committee Report: Ms. Cox

Ms. Cox reported that the next Survey Committee would meet September 12, 2002, at 6:00 p.m., at the HLC office.

Item #7 - Rural Hill Schoolhouse Committee Report: Mr. Misenheimer

Mr. Misenheimer reported that a recent meeting occurred regarding revitalization for the Schoolhouse. Dialogue continues with the Social Studies Department of the Charlotte-Mecklenburg School System.

Item #8 - Education Committee Report: Ms. Richardson

Ms. Richardson reported that the Education Committee would meet August 29 at 6:00 p.m.

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

Ms. Bos distributed financial reports regarding the HLC's current bond fund projects.

Item #5 - Projects Committee Report: Mr. Parker

Mr. Parker reported that the Projects Committee has met twice - July 1, 2002 and August 5 - since the last HLC meeting in June.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT MR. BRYAN TURNER AND DR. DAN MORRILL BE AUTHORIZED TO SELECT SELLERS' AGENTS OF REAL PROPERTY ON BEHALF OF THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT ATTORNEY PATRICIA NYSTROM BE INVITED TO ATTEND THE PROJECTS COMMITTEE MEETINGS FOR A FEE OF \$300.00 FOR EACH MEETING ATTENDED AND THAT HER FEES ARE TO BE PAID AS PROJECT COSTS FROM THE PROJECTS DISCUSSED AT THE MEETING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. RICHARDSON PRESENTED A MOTION SECONDED BY MS. BOS TO RECUSE MR. BRADSHER, MR. HIRSCH AND MR. KLUTTZ FROM PARTICIPATING IN ALL ASPECTS OF THE CONSIDERATION OF THE PALMER FIRE SCHOOL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PARKER PRESENTED A MOTION SECONDED BY MS. RICHARDSON THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. JOHNSON-GESS PRESENTED A MOTION SECONDED BY MR. SULLIVAN THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN REGULAR SESSION AND THAT ACTION TAKEN BE REPORTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Parker reported that the following action was taken in Executive Session: The Palmer Fire School, 2601 E. 7th Street, Charlotte, N. C., will be offered for purchase to interested parties in the following order: 1) Barwick Associates 2) Cogdell Group 3) Conformity Corporation 4) Crosland Properties 5) Bridge Tree

Mr. Hirsch and Mr. Turner will negotiate on behalf of the HLC a Listing Agreement of Property for Lease and/or Sale with Meca Real Estate Services, LLC regarding the Croft Schoolhouse, which the HLC owns.

Item #10 - Old Business
No motions were presented.

Item #11 - New Business
No motions were presented.

MR. PARKER PRESENTED A MOTION SECONDED BY MS. JOHNSON-GESS THAT THE MONTHLY HLC MEETING ADJOURN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The time is 8:00 p.m.

