

Charlotte-Mecklenburg Historic Landmarks Commission  
Minutes  
September 9, 2002

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

Location: 2100 Randolph Road, Charlotte, NC 28207

Present:

Ms. Tattie Bos/Mayor, HLC Treas., Finance Com. Chair, Projects V. Chr.  
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 Com. Vice-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. Chr.  
Mr. John J. Parker, III/Mayor, Projects Committee Chair  
Mr. Michael C. Sullivan/County, HLC Secretary, Education Com. V. Chair  
Dr. Dan L. Morrill, HLC Consulting Director  
Ms. Patricia Nystrom, HLC Attorney  
Mr. Bryan Turner, HLC Projects Manager  
Mr. Stewart Gray, HLC Consultant  
Ms. Mary Lynn Morrill, HLC Recording Consultant

Absent:

Ms. Ross Richardson/County, Education Committee Chair

Visitors:

Mr. Richard A. Davis  
Mr. John Shurley

Item #1 - Approval of Minutes

MR. HIRSCH PRESENTED A MOTION SECONDED BY MR. SULLIVAN THAT THE HLC MINUTES FOR AUGUST 12, 2002, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. JOHNSON-GESS THAT THE HLC EXECUTIVE SESSION MINUTES FOR AUGUST 12, 2002, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MR. SULLIVAN THAT THE HLC SPECIAL MEETING MINUTES FOR SEPTEMBER 3, 2002, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION. MR. HIRSCH PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT THE EXECUTIVE SESSION HLC MINUTES FOR SEPTEMBER 3, 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.

Mr. Bradsher reported that the Grier-Rea House, currently located at the corner of Rea and Colony Roads, will be moved tonight. He said that Dr. Morrill plans to be at the site no later than 11:00 p.m. tonight. The estimated moving time to the new site is about six hours. Mr. Bradsher said that Dr. Morrill and Mr. Turner have devoted many, many hours of time to the move. Mr. Bradsher invited

all Commissioners to the event tonight. Mr. Bradsher reported that a fine editorial about the house appeared in this morning's Charlotte Observer. The Commissioners applauded Ms. Nystrom, Mr. Turner and Dr. Morrill for all the work they have done to help save the 1804 structure.

Mr. Bradsher thanked Commissioners who attended the August 26 City Council meeting and the special HLC meeting. Mr. Bradsher told the Commissioners that the many extra hours of time given to the work of the HLC during the past couple of weeks are greatly appreciated.

Mr. Bradsher reported that the purchase of the Sidney and Ethel Grier House and two acres of land at McKee and Tilley Morris Roads has been completed. Other good news is that the Palmer Fire School contract is being finalized and will be brought to the Commission for its approval in the near future. Additional exciting news is the progress on the preservation of the Trolley Barn on South Boulevard. Mr. Bradsher said that meetings will occur soon about this project.

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

Dr. Morrill asked that the HLC hold a public hearing at this time regarding the W. T. Alexander House.

MS. COX PRESENTED A MOTION SECONDED BY MR. HIRSCH THAT THE HLC CONVENE TO HOLD A PUBLIC HEARING TO CONSIDER WHETHER THE W. T. ALEXANDER HOUSE. SHOULD BE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

No comments were made during the public hearing.

MR. MISENHEIMER PRESENTED A MOTION SECONDED BY MR. HIRSCH THAT THE HLC RECONVENE IN ITS REGULAR SESSION AND THAT A LETTER BE SENT TO THE N. C. DIVISION OF ARCHIVES AND HISTORY STATING THAT THE HLC HELD A PUBLIC HEARING AND THAT NO COMMENTS WERE PRESENTED CONCERNING THE W. T. ALEXANDER HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reported that he met with Mr. Jerry Orr, Manager of Charlotte Douglas International Airport. He said that Mr. Orr continues to be opposed to the designation of the W.P.A. Hangar as a historic landmark but is committed to its preservation. Dr. Morrill said that Mr. Orr feels that historic landmarks designation is unnecessary and possibly complicating for its future preservation. Dr. Morrill asked the Commissioners if they would like for Mr. Orr to attend the October HLC meeting to further explain the situation and to answer questions. The Commissioners agreed that this would be helpful.

Dr. Morrill said that he has not heard from the Newell Community Association about its feelings with respect to the preservation of the William and Rachel Newell Neill House. He said that Stephanie Williams is a member of the Survey Committee which will be meeting September 12th and that he will get an update from her and report to the Commission at its October meeting.

Dr. Morrill said that he has been unable to reach the lawyer who represents the owners of a substantial portion of the Washam Farm on the Davidson Concord Road. He said that they were supposed to report by August what portion of the land they would support for historic landmark designation. Dr. Morrill said that he will continue to pursue this matter.

Dr. Morrill reported that Mr. Ron Tober of CATS and representatives of the City and Charlotte Trolley will be meeting with HLC staff and members this week to

develop a specific strategy for negotiating a contract for purchase of the Southern Public Utilities Streetcar Barn at South Boulevard and Bland Streets.

Dr. Morrill reported that the closing on the Sidney and Ethel Grier House has occurred, and that the HLC will be moving ahead with securing and stabilizing the property. He said that the Projects Committee will be formulating a recommendation on what action the HLC might take to preserve the house.

Dr. Morrill said that the Survey of African American historic places will be finished this month. He said that Mr. Gray and Dr. Paula Stathakis will make a presentation to the Survey Committee at an upcoming meeting.

Dr. Morrill reported that the HLC will be moving forward with processing several properties for historic landmarks designation by the end of the year. These properties include: the Bradford House and Store, the Lee House, the Washam Farm, the sites for the Oehler House and the McAulay House, and additional land at White Oak Plantation.

Dr. Morrill told the Commissioners that, as they know, City Council did not approve the rezoning petition for the Grier-Rea House. He said that Staff has been working mightily to move the house off its historic site at the corner of Colony and Rea Roads. The interior of the 1804 house, built during the U. S. Presidency of Thomas Jefferson, resembles the interiors of Latta Place and the Dinkins House. The house will be moved tonight, September 9th, around 11:00 p.m. to a temporary site.

Dr. Morrill reported that he anticipates that the rezoning for the land at the Dr. George E. and Marie Davis House on Campus Street will occur in the near future. Soon thereafter, the HLC will be acquiring the house from Johnson C. Smith University and undertaking restoration. The house will eventually be sold back to the University.

Dr. Morrill reported that restoration work continues at the W. T. Alexander Plantation. The Commission has voted to place the property on the market once the current work is completed, which should be by the end of October.

Dr. Morrill reported that the windows are being installed at Building B of the Charlotte Cotton Mills. He said that Pappas Properties will be actively marketing the property for sale.

Dr. Morrill said that Architect Donny Luke is working on construction drawings for the restoration of the Rozzell House, and Allen Brooks will soon be doing the same for the Auxiliary Building at the Davidson Schoolhouse at Rural Hill.

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

Mr. Hirsch reported that the Design Review Committee met August 28, 2002.

a. Certificate of Appropriateness for Construction of an Auxiliary Classroom Building at the Davidson Schoolhouse at Rural Hill

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT EITHER OF THE TWO ARCHITECTURAL PLANS SUBMITTED FOR AN AUXILIARY CLASSROOM BUILDING TO BE CONSTRUCTED FOR THE DAVIDSON SCHOOLHOUSE AT RURAL HILL IS ACCEPTABLE AND IN KEEPING WITH THE SECRETARY OF THE INTERIORS GUIDELINES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Certificate of Appropriateness for the material alteration of the Ratcliffe Florist Building

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE RATCLIFFE FLORIST BUILDING BE APPROVED AS SUBMITTED. MR. HIRSCH PRESENTED AN AMENDED MOTION SECONDED BY MR. MISENHEIMER THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE RATCLIFFE FLORIST BUILDING BE APPROVED AS SUBMITTED WITH THE SPECIFICATION THAT THE FRONT DOOR OF THE STRUCTURE WILL SWING OUT, NOT IN, AND THAT THE INTERIOR BASEBOARDS WILL NOT WRAP AROUND. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 - Projects Committee Report: Mr. Parker

Mr. Parker reported that the Projects Committee met September 3, 2002. He said that no motions were presented but that the Committee directed Architect Allen Brooks to return to the next Projects Committee meeting on October 7, 2002, with an expandable plans for the Auxiliary Building for the Davidson Schoolhouse at Rural Hill that is within the \$100,000 budget.

Item #6 - Education Committee Report: Ms. Richardson

Dr. Morrill reported for Ms. Richardson that the next Education Committee meeting is scheduled for September 16, 2002, at 5:30 p.m., at the HLC office. He said that the Committee is overseeing an unveiling ceremony for the Good Samaritan Hospital historic marker.

Item #7 - Survey Committee Report: Ms. Cox

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

Item #8 - Rural Hill Schoolhouse Committee Report: Mr. Misenheimer

Mr. Misenheimer reported that he, Mr. Bruce Schulman and Dr. Morrill are communicating with the Public School System about a public event at the Schoolhouse site.

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

Ms. Bos reported that approximately one-half of the money in the \$9M preservation fund has been spent.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. BOS THAT THE HLC CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. JOHNSON-GESS PRESENTED A MOTION SECONDED BY MS. HOCKETT THAT THE HLC RECONVENE IN REGULAR SESSION AND THAT IT BE REPORTED THAT THE HLC'S PROJECTS COMMITTEE PURSUE FOUR APPROPRIATE SITES ON WHICH TO LOCATE THE GRIER-REA HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #10 - Old Business

No motions were presented.

Item #11 - New Business

No motions were presented.

The meeting adjourned at 6:50 p.m.