



CHARLOTTE-MECKLENBURG
HISTORIC LANDMARKS COMMISSION
MEETING
MINUTES
NOVEMBER 11, 2002

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

Time: 6:00 - 7:45 p.m.

Present:

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

Absent:

None

Visitors:

Trish Munro, White Oak Plantation
Jim Munro, White Oak Plantation
Valerie Lewis
Mimi Kane, Mouzon House
Doug McBride, Mouzon House architect
Jeff Kane, Mouzon House
Tom Wright, Highland Park Manufacturing Plant No. 3

Item #1 - Approval of Minutes

MR. MISENHEIMER PRESENTED A MOTION SECONDED BY MS. HOCKETT THAT THE MINUTES FOR THE OCTOBER 14, 2002, MEETING OF THE HLC BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. JOHNSON-GESS PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE EXECUTIVE SESSION MINUTES FOR OCTOBER 14, 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 reminded everyone that the sign dedication for the Good Samaritan Hospital is tomorrow morning at 10:30 a.m. at the Ericsson Stadium. He thanked the Education Committee chaired by Ms. Richardson for making all the arrangements. Mr. Bradsher also reminded the Commissioners about the two public hearings during this next week - tomorrow night in Davidson for the Bradford House and a week from tonight with City Council for the Lee House.

Mr. Bradsher congratulated Dr. Morrill on the release last week of his new book *The Civil War in the Carolinas*. Mr. Bradsher thanked everyone for all the good work and the time and expertise that he or she devotes to the HLC's work. He said that it is a special pleasure this evening to hear highlights about the African American Survey by Mr. Gray under Ms. Cox's Survey Committee Report.

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

Dr. Morrill reported that the prospective buyers of the Gluyas House informed the HLC office that they wished to move ahead with the purchase of the property before the HLC could hold its regular monthly meeting. In order for the HLC to consider exercising its right of first refusal, it would have had to hold a special meeting, because the window of opportunity was only 48 hours. Dr. Morrill said that he discussed the matter with the

Chairman of the HLC, Mr. Bradsher, and the Chairman of the Projects Committee, Mr. Parker. They advised him that they did not believe that a special meeting was warranted, because the new owners have demonstrated their sensitivity to historic structures. Dr. Morrill said that he believes that it would be wise to put into place a procedure for dealing with rights of first refusal without having to call a special meeting of the HLC. He said that he recommends that the HLC establish a procedure whereby it authorizes a committee composed of the HLC Chairman, the HLC Vice Chairman, and the Projects Committee Chairman, by majority vote to decide whether to exercise a right of first refusal to purchase a historic landmark on behalf of the HLC unless the full Commission is scheduled to meet within the time period available under the first right of refusal. The Commissioners discussed the situation and agreed that the matter should be more thoroughly investigated by HLC Attorney, Patricia Nystrom.

Dr. Morrill said that the public hearing with the Davidson Town Board for the designation of the Bradford House will occur Tuesday, November 12, 2002, at 7:00 p.m., in the Davidson Town Hall. The joint public hearing with the Charlotte City Council for the designation of the P. Connor and Harriet Lee house will occur Monday, November 18, 2002, in the Charlotte Mecklenburg Government Center at 6:00 p.m. The Huntersville Board of Commissioners will reschedule the joint public hearing for the Oehler and McAuley House which its members postponed. Dr. Morrill said that a quorum of the HLC should be present at all public hearings. Mr. Kluttz said that the HLC is expected to attend so many meetings and asked if there is any way to alleviate the situation. Mr. Bradsher asked Dr. Morrill and Mr. Kluttz to investigate and to report legal requirements of the HLC to attend public hearings and to suggest ways to solve the problem.

Dr. Morrill reported that discussions are on-going with officials of the Arts and Science Council with respect to the future status of the Carolina Theater. Ms. Cox said that the meeting she and Dr. Morrill attended this past Friday with Arts and Science officials was very helpful. She said that the Arts and Science Council expects to have a Master Plan completed by May 2003.

Dr. Morrill reported that Staff has continued to contact the attorney representing the owner of the Washam Farm.. Hopefully, a meeting will be scheduled in the near future. Dr. Morrill said that the HLC might want to move forward with the designation of the Washam House, since the owner is in favor of designation.

Dr. Morrill said that Staff did talk with the Director of the Carolinas Aviation Museum and will continue to monitor the situation concerning the old Airport Hangar.

Dr. Morrill said that the Charlotte-Mecklenburg Public Schools has been contacted about the prospective designation of the Parks Hutchinson School. He said that school officials want to cooperate with historic landmark designation of the building.

Dr. Morrill reported that Barwick Associates has signed the contract for the Palmer Fire School and is now in its due diligence period.

Dr. Morrill told the HLC members that City Council designated the new site for the Grier-Rea House at the corner of Alexander Road and Providence Road, and that the Board of County Commissioners has approved the purchase of the site by the HLC. The house should be moved to the new site within a very few weeks.

Dr. Morrill reported that Mr. Turner, as directed by the HLC, has talked with Yelverton Architects concerning the Grier-Rea House and with Copeland Architects concerning the Sidney and Ethel Grier House. Mr. Turner stated that because of the size of the projects it will be necessary to distribute a Request For Qualifications to design firms before contracts are negotiated.

Dr. Morrill reported that Staff continues investigating the status of Memorial Stadium. It is included in a list of possible sites for a new baseball stadium. Staff has visited the Stadium and has determined that it retains its historic physical integrity. The Survey Committee will consider the issue at its next meeting.

Dr. Morrill completed his report by saying that Staff has been contacted about the prospect of the HLC's sponsoring a study of a proposed local rural historic district in the Huntersville E.T.J. The study would be paid for by private parties. The Survey Committee will consider this issue at its next meeting.

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

Mr. Hirsch reported that the Design Review Committee met October 28, 2002, at 7:30 a.m., at the HLC office. Minutes from the meeting can be found on the HLC's website - www.cmhpf.org.

a. **Bishop Mouzon House**, 800 Mt. Vernon Ave.

Mr. McBride and Mr. and Mrs. Kane were present in support of the Application for a Certificate of Appropriateness for the house which was built in 1927. The Commission reviewed proposed design plans and photographs for the renovation. The homeowners have developed this project proposal under the guidance of the State Historic Preservation Office and the Charlotte Historic Districts Commission. In keeping with the Secretary of the Interior's Guidelines, the proposed alterations to the house are compatible with the massing, size, scale and architectural features of the house, which protects the historic integrity of the property and its environment.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT APPLICATION 02-26 FOR A CERTIFICATE OF APPROPRIATENESS FOR THE BISHOP MOUZON HOUSE, 800 MOUNT VERNON AVENUE, CHARLOTTE, N. C. , BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. **Highland Park Manufacturing Company Plant Co. Plant No. 3**, 2901 N. Davidson Street

Mr. Wright was present to speak to the Application. The owners have developed this project proposal under the guidance of the State Historic Preservation Office. The proposed changes to the mill buildings appear to be sensitive to the historic character of the building. While changes to the building are required for the building's adaptive reuse, the proposed project recognizes and preserves historic materials and architectural features that characterize the property. Photographs were shown and design plans were presented and discussed for the complex originally designed by Stuart Cramer and located in the heart of North Charlotte. The complex, once a thriving mill, will have a new use as housing. A former tower will be rebuilt and excavating will take place to allow new windows to be placed along the sides of the buildings on the lower level. Design plans must follow the Secretary of the Interior's Guidelines to be approved for tax credits.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND THAT APPLICATION 02-27 FOR A CERTIFICATE OF APPROPRIATENESS FOR THE HIGHLAND PARK MANUFACTURING COMPANY PLANT NO. 3, 2901 NORTH

DAVIDSON STREET, CHARLOTTE, N. C., BE APPROVED AS PRESENTED WITH THE UNDERSTANDING THAT STAFF HAS REVIEWED THE FINAL DESIGN DRAWINGS AND HAS DETERMINED THAT THEY MEET THE SECRETARY OF THE INTERIOR'S STANDARDS. THE COMMISSION APPROVED THE MOTION WITH MS. JOHNSON-GESS'S RECUSING HERSELF FROM VOTING AND DISCUSSING THE ISSUE BECAUSE OF A POTENTIAL CONFLICT OF INTEREST.

c. **Rural Hill Schoolhouse**, 4100 Neck Road, Huntersville, N. C.

The proposed structure will be built entirely of wood, will have a front entrance facing Neck Road, and will have one bathroom initially and has been designed by architect, Allen Brooks, so that the structure can have expansion at a future time if desired.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT APPLICATION 02-28 FOR A CERTIFICATE OF APPROPRIATENESS FOR THE AUXILIARY BUILDING FOR THE DAVIDSON SCHOOLHOUSE AT RURAL HILL, 4100 NECK ROAD, HUNTERSVILLE, N. C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. **Grier-Rea House**, 6701 Providence Road

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT APPLICATION 02-29 FOR A CERTIFICATE OF APPROPRIATENESS FOR MOVING THE GRIER-REA HOUSE TO THE LOT AT 6701 PROVIDENCE ROAD, CHARLOTTE, N. C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 - **Survey Committee Report**: Ms. Cox

Ms. Cox reported that the Survey Committee met October 24, 2002, at 6:00 p.m., at the HLC office. The next meeting is scheduled for December 5, 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.

Mr. Gray presented a power point program on the African American Survey which he and Dr. Paula Stathakis recently completed.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE NEWCOMBE-McELWEE HOUSE (INTERIOR, EXTERIOR AND TAX PARCEL) 2817 BELVEDERE AVENUE, CHARLOTTE, N. C., BE RECOMMENDED FOR HISTORIC DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE BOUNDARIES OF WHITE OAK PLANTATION, 7729 HOOD ROAD, CHARLOTTE, N. C., BE EXPANDED TO INCLUDE AN ADDITIONAL 8.6 ACRES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT MEMORIAL STADIUM LOCATED AT THE CORNER OF INDEPENDENCE BOULEVARD AND EAST SEVENTH STREET BE PLACED ON THE HLC'S STUDY LIST AND THAT STAFF BE DIRECTED TO INVESTIGATE ITS HISTORIC INTEGRITY AND ELIGIBILITY AND TO REPORT AT THE NEXT SURVEY COMMITTEE MEETING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE FOLLOWING 19 INDIVIDUAL PROPERTIES PRESENTED IN THE MECKLENBURG COUNTY HISTORIC AFRICAN AMERICAN SURVEY AS HISTORICALLY SIGNIFICANT BE PLACED ON THE HLC'S STUDY LIST: 1) STAFFORD PLANTATION LOG DWELLING/ BUILT CA.1850, ON PLAZA ROAD EXTENSION, CHARLOTTE, NC 2)JOHN MURRAY ALEXANDER FARMHOUSE/BUILT IN 1917/4123 GLORY STREET, CHARLOTTE, NC 3) PRESLEY FARMHOUSE/BUILT CA.1930/6845 OLD PLANK ROAD, CHARLOTTE, NC 4) ASHFORD HOUSE/BUILT CA. 1903/241 HOSKINS AVENUE DR., CHARLOTTE, NC 5) SAMUEL A. GRIER HOUSE/BUILT IN 1922/421 MONTROSE STREET, CHARLOTTE, NC 6) MARTIN'S GROCERY/BUILT CA. 1920/2718 MONROE ROAD, CHARLOTTE, NC 7) EARNEST CALDWELL HOUSE/CA. 1920/9811 BELLHAVEN CIRCLE, CHARLOTTE, NC 8) J. WILSON ALEXANDER FARM TENANT HOUSE/BUILT CA. 1900/18324 WEST CATAWBA AVENUE, CORNELIUS, NC 9) RALPH JOHNSON HOUSE/BUILT IN 1911/115 MOCK CIRCLE, DAVIDSON, NC 10) DAVIDSON COLORED SCHOOL/BUILT IN 1937/212 GAMBLE STREET, DAVIDSON, NC 11) DAVIDSON UNITED PRESBYTERIAN CHURCH/CA. 1942/214 DEPOT ST./DAVIDSON, NC 12) RICH HATCHET HOUSE/BUILT CA. 1900/9731 RICH HATCHET ROAD, HUNTERSVILLE, NC 13) FRANK LYTLER HOUSE/BUILT CA. 1910/16500 BLK. HUNTERSVILLE-CONCORD RD.,

HUNTERSVILLE, NC 14) ESPY ALEXANDER HOUSE/BUILT IN 1915/300 DELLWOOD ROAD, HUNTERSVILLE, NC 15) PINK GRAHAM HOUSE/BUILT CA. 1930/16101 STATESVILLE ROAD, HUNTERSVILLE, NC 16) BETHESDA SCHOOLHOUSE/BUILT IN 1899/13129 ALEXANDERANA RD., HUNTERSVILLE, NC 17) TORRENCE-LYTLER SCHOOL/BUILT IN 1937/302 HOLBROOKS RD., HUNTERSVILLE, NC 18) ROWLAND-CLAY HOUSE/BUILT CA. 1930/606 E. CHARLES ST., MATTHEWS, NC 19) RED BRANCH BAPTIST CHURCH CEMETERY/BUILT CA. 1900/BLAIR RD., MINT HILL, NC; AND THAT THE APPROPRIATE HISTORIC DISTRICTS COMMISSION BE NOTIFIED ABOUT THE TWO HISTORIC DISTRICTS - 1) GRIER HEIGHTS NEIGHBORHOOD/ORANGE STREET & SKYLAND AVE. AND 2) WESTSIDE NEIGHBORHOOD IN DAVIDSON - MOCK CIRCLE, CRANE STREET, HUSTON STREET, BRANDON STREET, MOCK ROCK AND DAVIDSON COLORED SCHOOL CAMPUS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE FOLLOWING PROPERTIES BE FUNDED FOR SURVEY AND RESEARCH REPORTS: 1) STANDARD OIL OF NEW JERSEY BUILDING, 901 WEST FIRST STREET, CHARLOTTE, N.C., AND SOUTHERN SPINDLE & FLYER BUILDING, 821 WEST FIRST STREET, CHARLOTTE, N. C. 2) FRANK LYTLER HOUSE ON THE HUNTERSVILLE-CONCORD ROAD 3) SAMUEL A. GRIER HOUSE, 921 MONTROSE STREET, CHARLOTTE, N. C. 4) MARTIN GROCERY, 2718 MONROE ROAD, CHARLOTTE, N. C. 5) CHARLOTTE MEMORIAL STADIUM AT THE CORNER OF INDEPENDENCE BOULEVARD AND E. 7TH STREET. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 - Projects Committee Report: Mr. Parker

Mr. Parker reported that the Projects Committee met Tuesday, November 5, 2002 at 6:00 p.m., at the HLC office. No motions were presented at the meeting. Minutes from the meeting can be found on the HLC's website under Projects. The next meeting is scheduled for Monday, December 2, 2002, at 6:00 p.m., at the HLC office.

Item #7 - Education Committee Report: Ms. Richardson

Ms. Richardson reported that the Education Committee met Thursday, November 7, 2002, at 6:00 p.m., at the HLC office. Minutes from the meeting can be found on the HLC's website.

THE EDUCATION COMMITTEE PRESENTED A SECONDED MOTION THAT UP TO \$200 BE SPENT ON REFRESHMENTS FOR THE GOOD SAMARITAN HISTORIC MARKER EVENT ON NOVEMBER 12, 2002, AT ERICSSON STADIUM. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Misenheimer reported that work should begin soon on the bathroom facility at Rural Hill for the Davidson Schoolhouse. He said that a meeting is scheduled Thursday, November 14, to discuss final plans.

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

Ms. Bos distributed copies of a financial report about the HLC's revolving bond fund.

Item #10 - Old Business

No motions were presented.

Item #11 - New Business

Dr. Morrill distributed a copy of a proposal from Pappas Properties concerning a parking sign to be attached to Building B of the Charlotte Cotton Mill which is owned by the HLC. The Commission agreed that Dr. Morrill and Mr. Hirsch should further investigate the situation.

Dr. Morrill said that a letter from Mr. Blaine Gregory of the Park and Recreation Commission has been received asking who might be interested in serving on the Dowd House Board. A sign-up sheet was distributed for those interested in serving.

The meeting adjourned at 7:45 p.m.