

Charlotte-Mecklenburg

Historic Landmarks Commission

Minutes

April 8, 2002

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

Time: 6:00 p.m. - 8:30 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

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

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Bryan Turner, HLC Projects Manager

Ms. Mary Lynn Morrill, HLC Recording Consultant

Mr. Allen Brooks, HLC Consulting Architect for Rural Hill

Absent:

Mr. Mike Sullivan/County

Visitors:

Mr. Edward Trammell, Newell Community

Ms. Stephanie Williams, Newell Community

Ms. Peggy Griffie, Newell Community

Mr. Scott Williams, Newell Community

Mr. Brad Busiek, Newell Community

Mr. Joe Duke, Jake Newell House owner, 819 Sunnyside Ave.

Mr. Robert Brinkley, Washam Farm Attorney

Ms. Maylerg Streett, Washam Farm

Item #1 - Approval of Minutes

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. GRAY THAT THE MINUTES FOR THE MEETING OF MARCH 11, 2002, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #2 - Chairman's Report: Mr. Jeff Bradsher

Mr. Bradsher welcomed everyone to the meeting. He said that the City Council nominates people for Bernard Felder's seat tonight and that the appointment will be made April 22.

Mr. Bradsher reminded the Commissioners to keep check on the HLC's website - <http://www.landmarkscommission.org/>. - for current information and news regarding the HLC.

Mr. Bradsher said that HLC officers will be elected in June. The nominating committee composed of Ms. Gray, Chairman, Ms. Foust and Mr. Hirsch will present a proposed slate of officers at the May 13 HLC meeting. The election will be held June 10, and nominations can be made from the floor.

Mr. Bradsher asked the Commissioners to fill out the forms distributed at each seat regarding personal HLC office and committee choices for next year.

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

Dr. Morrill asked the Commissioners to consider the Action Items listed in the Director's Report.

Action Item A.1. - Dr. Morrill reported that Mr. Allen Brooks has presented estimates from contractors (\$108,460) of the cost of constructing an auxiliary classroom/bathroom building that will be necessary in order to have public programming at the Davidson One-Room Schoolhouse at Rural Hill Plantation. This building, which is listed in the National Register of Historic Places, is the best-preserved one-room schoolhouse in Mecklenburg County and is especially important in terms of its setting. The Historic Landmarks Commission has \$45,000 deposited in Scottish Bank to assist with the construction of the proposed building. The money beyond the \$45,000 will have to come from the HLC's Revolving Fund, subject to County Commission approval. Dr. Morrill said that there is every reason to believe that the HLC will make enough money from the sale of the Palmer Fire School to cover these expenses. If the HLC approves moving ahead with construction, staff will work with the Education Committee to hold discussions with local schools, other historic sites in the area, the Catawba Valley Scottish Society, and the Mecklenburg County Park and Recreation Department, to determine how programming will be administered.

MR. MISENHEIMER PRESENTED A MOTION SECONDED BY MR. HIRSCH TO REFER THE ISSUE OF HOW TO PROCEED WITH THE CLASSROOM/

BATHROOM BUILDING FOR THE DAVIDSON SCHOOLHOUSE AT RURAL HILL TO THE PROJECTS COMMITTEE FOR A RECOMMENDATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Action Item A.2

Dr. Morrill reported that the Newell Community Association is requesting that the Historic Landmarks Commission process the Newell House at 1412 West Rocky River Road for designation as a historic landmarks on an emergency basis. The property is currently for sale, and the Neighborhood Association is concerned about the fate of the house. The Newell Community Association has pledged \$1500 to pay for a Survey and Research Report. The owner simply wants to sell the property, which is zoned R-3 and contains 2.77 acres.

Members of the Newell Community Association were present in support of the HLC's taking action regarding purchase of the house with the HLC's revolving bond fund.

MR. KLUTTZ PRESENTED A MOTION SECONDED BY MR. HIRSCH 1) TO PLACE THE NEILL HOUSE, 1412 WEST ROCKY RIVER ROAD IN THE NEWELL COMMUNITY OF MECKLENBURG COUNTY, ON THE HLC'S INVENTORY LIST, 2) TO AUTHORIZE DR. MORRILL TO ADMINISTER THE PREPARATION OF A SURVEY AND RESEARCH REPORT ON THE PROPERTY WITH ALL DELIBERATE SPEED, AND 3) THAT THE PROJECTS COMMITTEE FORMULATE A RECOMMENDATION AS TO WHETHER IT BELIEVES THE HLC SHOULD SEEK TO PURCHASE THE PROPERTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill distributed a letter to the Commissioners from City Manager Pamela A. Syfert regarding the HLC's vote on February 11, 2002, to designate the City's Elmwood and Pinewood Cemeteries as Historic Landmarks. The letter asks that consideration of designation of the cemeteries be held in abeyance until later in the year and that City Engineer Jim Schumacher be called at 704-336-3656 if the HLC has questions.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. FOUST THAT THE HLC RESCIND THE MOTION TO DESIGNATE ELMWOOD/PINEWOOD CEMETERIES AND THAT THE MATTER BE REVISITED IN AUGUST 2002. THE COMMISSION APPROVED THE MOTION WITH AN OPPOSING VOTE CAST BY MS. COX.

Dr. Morrill reported that the contract for the purchase of the Grier House and two acres of land has been finalized with Portrait Homes. A public hearing to consider

historic landmark designation for the property is tentatively scheduled for June 17th.

Dr. Morrill reported that the situation with the Southern Public Utilities Streetcar Barn continues to evolve. Because of cuts in State payments to local government, the City Budget Director will not recommend money for restoration in next year's budget and will not make a firm commitment for the following year. Unless this situation changes, Dr. Morrill continued, there is no reason for the HLC to move ahead at this time with seeking County Commission approval for proceeding with purchasing the trolley barn as the future home of Charlotte's vintage trolley line. A special allocation from Land Bond money to the HLC's revolving fund for purchase of the trolley barn has been approved. The central issue is whether some way will be found in the near future to identify a source of funding for the restoration of the building or whether the HLC wishes to move ahead with purchasing the building and converting it into an adaptive reuse.

Dr. Morrill reported that on March 18, 2002, the City Council did designate the East Avenue Tabernacle A.R.P. Church and the Grinnell Fire Extinguisher Company Complex as historic landmarks.

Dr. Morrill reported that he met with County staff March 26 to explain the HLC's budget request for FY '03. He said that the County Manager will present his recommended budget to the Board of County Commissioners in early May. He told the HLC members not to anticipate any betterments.

Dr. Morrill said that a public meeting was held on March 19, 2002, at the W. T. Alexander Plantation as part of the rezoning process. Adjoining property owners and neighborhood organizations were invited to attend but nobody came. The rezoning process continues.

Dr. Morrill reported that all impediments to the County's transferring the Palmer Fire School to the Commission have been removed. He said that the HLC will be acquiring the property and will seek restoration proposals from developers.

Dr. Morrill stated that the rezoning petition has been filed for the lot to which the Grier-Rea House will be moved. He said there might be opposition from the owner of the Nursery and from surrounding neighbors.

Dr. Morrill said that he recently met with architects from Gantt-Huberman to review a preliminary site plan for the development of the George and Marie Davis House, which the HLC will acquire from Johnson C. Smith University to restore and resell to the University with an 8-year payback. He said that property rezoning is in process and should be completed within the next few months.

Dr. Morrill reported that Mr. Fred Bolt of Pappas Properties has done an analysis of how the sale of the potential State and Federal tax Credits for Building B at the Charlotte Cotton Mills would affect the per square foot cost of restoration to be performed by the HLC. He said that Mr. Bolt's basic conclusion is that the HLC will be able to recover its expenses in any of the scenarios. The situation regarding the listing of the building in the National Register of Historic Places is that Pappas Properties is asking that the State Historic Preservation Office take a close look at whether the buildings qualify for the National Register. Dr. Richard Mattson and Ms. Frances Alexander are preparing the necessary documentation.

Dr. Morrill reported that the North Carolina Division of Archives and History has notified the HLC that it was not awarded a grant to survey historic properties in Center City Charlotte.

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

Mr. Hirsch reported that the Design Review Committee met March 26, 2002. Minutes from the meeting are on the HLC's website.

a. Jake Newell House, 819 Sunnyside Avenue

Mr. Duke was present in support of the Application for a Certificate of Appropriateness.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE JAKE NEWELL HOUSE, 819 SUNNYSIDE AVENUE, CHARLOTTE, N. C., BE APPROVED AS PRESENTED: A. PROJECTS SCOPE: 1. ADDITION OF TWO STORIES TO THE REAR OF THE HOUSE INCLUDING AN ENLARGED BACK/ENTRY/SUNROOM - DOWN AND A MASTER BEDROOM AND BATH - UP 2. REMOVAL OF EXISTING FURNACE TO BE REPLACED BY NEW HVAC UNIT 3. INSULATION AND FLOORING OF ATTIC B. PROPOSED MATERIAL: 1. 7 (SEVEN) INCH CLAPBOARD SIDING 2. WOOD FRAME WINDOW 3. ARCHITECTURAL SHINGLES - WITH THE UNDERSTANDING THAT: 1. AS MUCH OF THE CURRENT SLATE ROOF BE RETAINED AS POSSIBLE 2. THAT A STUCCO BOND BE USED ON THE BRICK FOUNDATION 3. THAT THE REAR DOOR(S) ON THE ADDITION BE SIMPLE IN DESIGN IN ACCORDANCE WITH THE EXAMPLE TO BE SHOWN AT THE APRIL 8, 2002 HLC MEETING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Hirsch reported that the Committee convened in the front yard at the meeting to

discuss the best position for a flag for the 2100 Randolph Road. The Committee agreed that the flag should be centered above the porch (using stainless steel screws) and that a spot light should shine on the flag at night. The flag will stay up all the time and will need replacing every three years.

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

a. Washam Farm, 15715 Davidson-Concord Rd., Davidson, N. C.

Dr. Morrill showed slides of the property. Mr. Robert Brinkley, Attorney for the Jagco owners, was present and said that the owners do not support historic designation for the land surrounding the house. Mr. Brinkley said that Jagco has owned the 84.7 acres ten years and that the organization has the right of first refusal on the house. Mr. Joe Washam owns 1.47 acres which contains all outbuildings but the barn and tenant house.

Ms. Cox read the Survey Committee's motion from the March 7, 2002 meeting as follows:

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE JESSE AND MARY K. WASHAM FARM, 15715 DAVIDSON-CONCORD ROAD, DAVIDSON, N. C. (THE FARMHOUSE AND OUTBUILDINGS WHICH INCLUDE THE BARN, COTTON HOUSE AND TENANT HOUSE AND APPROXIMATELY 1/2 OF THE 84.7 ACRE SECTION, THAT PORTION NORTH OF THE GAS LINE RIGHT-OF-WAY, OWNED BY JAGCO ASSOCIATES AND THE 1.47 ACRE TRACT OWNED BY JOE WASHAM) BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION.

MS. FOUST PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. MISENHEIMER THAT CONSIDERATION OF THE SURVEY AND RESEARCH REPORT ON THE JESSE AND MARY K. WASHAM FARM, 15715 DAVIDSON-CONCORD ROAD, DAVIDSON, N. C., BE TABLED SO THAT DR. MORRILL AND AN HOC COMMITTEE COMPOSED OF MS. COX, MS. FOUST AND MS. GRAY CAN MEET WITH JAGCO ASSOCIATES TO CONSIDER WHAT PORTIONS OF THE PROPERTY MIGHT BE INCLUDED IN THE PROSPECTIVE LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill and Ms. Richardson will confer as to how a letters to the owners might be modified to explain more accurately the process for historic landmarks designation in order that the owners might gain clearer understanding of the process.

b. Grand Theater, 333 Beatties Ford Road, Charlotte, N. C.

Ms. Cox said that the Survey Committee passed a motion at the March 7th meeting of the Survey Committee regarding the property.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE GRAND THEATER, 333 BEATTIES FORD ROAD, CHARLOTTE, N. C. (EXTERIOR OF THE BUILDING AND LAND ASSOCIATED WITH THE TAX PARCEL) BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Grier House, 4647 McKee Road, Charlotte, N. C.

Dr. Morrill said that the HLC has voted to purchase the property but that the HLC can only purchase property which has been designated as a historic landmark. He asked that the HLC consider the Survey and Research Report which provides the finding of fact that will allow the HLC to process the property for historic designation.

MR. MISENHEIMER PRESENTED A MOTION SECONDED BY MS. RICHARDSON THAT THE GRIER HOUSE, 4647 MCKEE ROAD, CHARLOTTE, N. C. (INTERIOR AND EXTERIOR OF HOUSE, ALL OUTBUILDINGS AND AN APPROPRIATE TWO ACRE TRACT OF LAND) BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. Grier-Rea House, corner of Rea Road & Colony Road, Charlotte, N. C.

Dr. Morrill said that the HLC must secure historic landmarks designation for the Grier-Rea House in order to move it to the opposite side of Rea Road. He asked that the HLC consider the updated Survey and Research Report on the property.

MS. COX PRESENTED A MOTION SECONDED BY MS. RICHARDSON THAT THE GRIER- REA HOUSE (INTERIOR AND EXTERIOR OF THE HOUSE AND THE TAX PARCEL ON ITS NEW LOCATION, REA ROAD, CHARLOTTE, N. C.,) BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE DESIGNATION.

Ms. Cox reported that the next meeting of the Survey Committee is scheduled for April 25, 2002, at 6:00 p.m. at the HLC office. Minutes from Survey Committee meetings are on the HLC's website.

Item #6 - Projects Committee Report: Mr. John Parker

Mr. Parker reported that the next meeting of the Projects Committee will be held May

6, 2002, at 6:00 p.m., at the HLC office.

Mr. Turner said that the restoration architect for the McAulay and Oehler Houses is disappointed that the HLC voted at its last meeting to market the properties before the HLC completes the restorations.

The Commissioners discussed the situation and agreed that Ms. Bos, Mr. Parker, Mr. Turner and Dr. Morrill are to have a special meeting to prepare a document, which will be presented to the Projects Committee and HLC, regarding stabilization and restoration guidelines of HLC revolving bond fund projects.

Item #7 - Education Committee Report: Mr. John Misenheimer

Mr. Misenheimer reported that the Education Committee met March 21, 2002, at 5:30 p.m. at the HLC office. Minutes from the meeting can be found on the HLC's website.

Mr. Misenheimer reported that the Committee discussed the bathroom/classroom facility to be built near the Davidson Schoolhouse. Grading needs to be done for the drive, and parking space needs to be arranged for school buses for pupils visiting the Schoolhouse. A determination needs to be made about how to use the roof from the Schoolhouse, knocked down by a storm, for the new bathroom/classroom facility. Mr. Misenheimer said that the HLC, the Catawba Valley Scottish Society and Park and Recreation will schedule a meeting to discuss programming for the Schoolhouse once the bathroom/classroom facility is completed. Design plans must be reviewed by the HLC's Design Review Committee and approved by the HLC before construction begins. The County recently replaced the roof on the Schoolhouse at its own expense. Mr. Brooks was present to present and explain the \$108,460 estimates from contractors to construct this auxiliary structure. This amount of money is quite a bit more than the Commissioners had expected in view of the fact that the HLC has \$45,000 on hand for the project. Dr. Morrill said that Mr. Damon Rumsch of Coral Construction had agreed several years ago to construct the building at cost. Mr. Brooks said that he would contact Mr. Rumsch.

Mr. Misenheimer reported that Dr. Paula Stathakis continues work on the HLC's INTERNET Journal. The First issue is scheduled for a fall publication.

Mr. Misenheimer reported that MeckFest Day will be held April 13, 2002, at the Government Center Plaza. The purpose is to improve communication between the county agencies and the public. Mr. Misenheimer asked for volunteers to participate in the event which will be held 9:00 a.m. to 4:00 p.m. All commissioners said that they could not commit time this year but to ask again next year.

Mr. Misenheimer reported that the sign is ready to be installed for the Good Samaritan Hospital (former). Ms. B. J. Waymer, Director of Community Relations at Ericsson Stadium, is requesting that the HLC identify a specific location for the marker. Mr. Bradsher has volunteered to help with the arrangements.

Item #8 - Treasurer's Report: Ms. Tattie Bos

No motions were presented.

Item #9 - Old Business

No motions were presented.

Item # 10 - New Business

No motions were presented.

The meeting adjourned at 8:30 p.m.