

Charlotte-Mecklenburg  
Historic Landmarks Commission  
Minutes  
May 13, 2002

Location: 2100 Randolph Road, Charlotte, N. C.  
Time: 6:00 p.m. - 8:00 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. 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  
Mr. Michael Sullivan/County  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Bryan Turner, HLC Projects Manager  
Mr. Stewart Gray, HLC Consultant

Absent:

Ms. Phiderika Foust/County, Projects Committee Vice-Chair.  
Ms. Ross Richardson/County, HLC Secretary, Survey Com. Vice-Chair  
Ms. Mary Lynn Morrill, HLC Recording Consultant

Visitors:

Mr. Peter Pappas, Charlotte Cotton Mills and Southern Public Utilities Carbarn  
Mr. Scott Williams, Newel Community  
Ms. Stephanie Williams, Newell Community  
Ms. Becca Bowyer, Beaver Dam  
Ms. Nancy Newton, Newell Community  
Ms. Peggy Griffie, Newell Community  
Mr. Harry Sherrill, FWA Group  
Mr. Gene Terrill, FWA Group  
Mr. Steve McCall, FWA Group

Item #1 - Approval of Minutes

MS. GRAY PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT THE MINUTES FOR THE MEETING OF APRIL 8, 2002, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Bradsher reported that City Council will be appointing someone tonight to serve out the seat which Bernard Felder relinquished. This appointee will be eligible for reappointment in July 2003.

Mr. Bradsher reminded the Commissioners that the Commission will have no meetings in July. He also reported that HLC officers for next year will be elected at the HLC meeting on June 10th.

Mr. Bradsher reported that the Commission will hold a joint public hearing on June 17th to consider five properties for historic landmark designation. They are: D. A. Tompkins Dilworth Machine Shop, Carolina Transfer and Storage Building, Grier House, Grier-Rea House, and Home Federal Savings and Loan Building. Mr. Bradsher thanked the Commissioners for the time and energy they devote to the work of the Commission and its committees.

Mr. Bradsher stated that Mary Lynn Morrill is regrettably missing her first meeting in eighteen years. Her mother fell and is having surgery.

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

Dr. Morrill reviewed the items in his report.

Childress Klein Properties is requesting that the ordinance designating the Ratcliffe Flowers Building be amended to take the relocation of the building into account. The essential changes are: change of location, exclusion of ground and air rights, and excluding from designation the non-historic elements in the interior of the building. This issue will be considered by the Survey Committee at its next meeting.

Dr. Morrill advised the Commissioners to mark their calendars for June 17th. City Council will be considering five properties for historic landmark designation. They are: Grier House, Grier-Rea House, Carolina Transfer and Storage Company Building, D. A. Tompkins Dilworth Machine Shop Building, and the Home Federal Savings and Loan Building.

On June 17th, City Council will also consider the rezoning petition the HLC has filed for the Grier-Rea House. On May 7th, Bryan Turner and Dr. Morrill attended a neighborhood meeting to listen to citizens. There was a lot of opposition, and the Commission continues to work on the issue. The Commission has also received an Application for a Certificate of Appropriateness to demolish the Grier-Rea House. This is essentially a procedural step which will allow the owner to demolish the house if no suitable site is available to which to move it. The Application will come before the HLC at its June meeting.

The rezoning petition the HLC has filed on the W. T. Alexander Plantation will be coming before City Council in the near future. There is no significant opposition to the petition.

On May 2nd, Dr. Morrill met with Ron Tober of CATS to discuss the status of the Southern Public Utilities Streetcar Barn. He informed Dr. Morrill that Charlotte Trolley had met with him, and that they agreed that CATS will be assuming responsibility for the maintenance and operation of the vintage streetcars. Mr. Tober said that it would be most helpful if the HLC would move ahead with requesting the funds to purchase the building. He also stated that he would provide a written statement explaining the level of commitment of CATS and the City to reimburse the HLC for purchase of the building and for the restoration of the building. That statement has not yet arrived.

On May 6th, Bryan Turner and Dr. Morrill met at the Grier House with representatives of Portrait Homes to examine the plot of land that will be sold to the HLC. Bryan and Dr. Morrill were satisfied with the layout except that the plantings at the rear of the property need to be sufficient to screen the house adequately. Bryan Turner will bring this matter before the HLC during his report.

On May 6th, Dr. Morrill gave a Power Point presentation on the HLC's post World War Two Survey to the Joint Use Task Force of City and County staff members. It was well received.

On May 9th, Dr. Morrill participated in a visit to the Newell Community to discuss what preservation tools are potentially available to assist with the preservation of the neighborhood. Members of the Planning staff and the Charlotte Historic Districts Commission attended.

John Misenheimer and Dr. Morrill did meet on May 7th with representatives of the Catawba Valley Scottish Society to discuss their involvement in programming for the Davidson Rural Hill Schoolhouse if the HLC should decide to undertake that project. It was a constructive meeting.

On April 30th, Bryan Turner and Dr. Morrill did meet with a prospective buyer of the Oehler House. It was a mutually enjoyable event.

On April 30th, Dr. Morrill participated in a meeting to review the proposal submitted by the F.W.A. Group to purchase and restore the historic buildings on the Palmer Fire School property.

The Historic Landmarks Commission will receive a reduction of approximately \$5,000 in its operation budget for FY 2003. This is money that the Commission has used to obtain outside help in cases of design review.

Ms. Cox asked if a rezoning of the Grier-Rea property was necessary. Dr. Morrill explained that the existing zoning was conditional and that rezoning was therefore necessary.

Mr. John Parker and Mr. Scott Hirsh joined the meeting at approximately 6:15 pm.

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

Mr. Hirsch asked that Ms. Gray report on the Design Review Committee meeting on March 26, 2002. Minutes from the meeting are on the HLC's website.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR BEAVER DAM, 19600 DAVIDSON-CONCORD ROAD, DAVIDSON, N.C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE NEBEL KNITTING MILL, 101 WEST WORTHINGTON AVE., CHARLOTTE, N.C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE CHARLOTTE COTTON MILLS, 508 WEST FIFTH STREET, CHARLOTTE, N.C., BE APPROVED AS PRESENTED. THE COMMISSION APPROVED THE MOTION WITH MS. COX AND MS. BOS VOTING IN THE MINORITY.

Dr. Morrill asked everyone to recognized that Mr. Hirsh donated the new flag for 2100 Randolph Rd. Dr. Morrill noted that the County installed the flag at no cost to the HLC.

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

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

Ms. Cox reported on the meeting with the attorney and one of the owners of the land surrounding the Washam House.

THE SPECIAL AD-HOC COMMITTEE ON THE WASHAM FARM PRESENTED A SECONDED MOTION THAT CONSIDERATION OF HISTORIC DESIGNATION FOR THE PROPERTY BE DEFERRED UNTIL AUGUST 2002, SO THAT THE OWNERS CAN CONTINUE TO CONSIDER THE PROSPECT OF HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY AND CONSIDER WHAT PORTIONS THEY MIGHT FAVOR FOR DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill described the historical significance of the William and Rachel Newell Neill House. Stephanie Williams spoke of the importance of the house to the Newell Community.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE WILLIAM AND RACHEL NEWELL NEILL HOUSE, 1412 ROCKY RIVER ROAD, NEWELL, N. C. (INTERIOR, EXTERIOR, ALL IMPROVEMENTS AND ENTIRE TAX PARCEL) BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR: MISENHEIMER, BRADSHER, COX, PARKER, BOS, KLUTTZ, GRAY, SULLIVAN, AND HIRSCH.

Dr. Morrill spoke of the significance of the WPA Hanger at the Douglas Airport. He also noted that Mr. Jerry Orr of the Airport Authority had contacted the HLC and voiced his opposition to the designation.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE ORIGINAL HANGAR AT THE BEN E. DOUGLAS INTERNATIONAL AIRPORT, 4108 AIRPORT DRIVE, CHARLOTTE, N.C., AND A SUFFICIENT AMOUNT OF LAND ON THE APRON TO PROTECT THE AMBIENCE OF THE BUILDING BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION.

MR. SULLIVAN MADE A SUBSTITUTE MOTION SECONDED BY MR. KLUTTZ TO DEFER A VOTE ON THE HANGER UNTIL THE JUNE 10, 2002 MEETING OF THE HLC, SO THAT MR. JERRY ORR OF THE AIRPORT AUTHORITY WOULD HAVE TIME TO MEET WITH HLC STAFF AND RESPOND. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill spoke of the historical significance of the Praise Connor Lee House.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE PRAISE CONNOR AND HARRIET LEE HOUSE, 3714 COUNTRY RIDGE ROAD, CHARLOTTE, N. C. (INTERIOR, EXTERIOR, AND TAX PARCEL) BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR: MISENHEIMER, BRADSHER, COX, PARKER, BOS, KLUTTZ, GRAY, SULLIVAN, AND HIRSCH.

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

THE PROJECT COMMITTEE PRESENTED SECONDED MOTION 1) THAT THE HISTORIC LANDMARKS COMMISSION PURSUE PURCHASE OF THE NEILL HOUSE, 1412 WEST ROCKY RIVER ROAD, IN THE NEWELL COMMUNITY OF MECKLENBURG COUNTY, 2) THAT THE MECKLENBURG COUNTY REAL ESTATE SERVICES DEPARTMENT NEGOTIATE A CONTINGENCY CONTRACT FOR PURCHASE OF THE PROPERTY BY THE COMMISSION, INCLUDING THE ESTABLISHMENT OF THE PURCHASE PRICE, AND SUBMIT THE CONTRACT TO THE EXECUTIVE COMMITTEE OF THE HLC FOR

CONSIDERATION, AND 3) THAT BRYAN TURNER INITIATE THE PROCESS FOR DETERMINING THE STABILIZATION NEEDS FOR THE PROPERTY AND THE COSTS ASSOCIATED THEREWITH. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Parker reported that an AD-HOC Committee met with the FWA group to consider an offer for the Palmer Fire School. The Project's Committee voted to recommend that the FWA offer be rejected, Mr. Terrill spoke in support of the FWA offer.

MR. JOHN PARKER MADE A MOTION THAT THE COMMISSION CONVENE IN EXECUTIVE SESSION. MS. BOS SECONDED THE MOTION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION. MR. KLUTTZ MADE A MOTION TO RE-CONVENE IN REGULAR SESSION. MR. HIRSCH SECONDED THE MOTION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECT'S COMMITTEE PRESENTED A SECONDED MOTION THAT THE FWA GROUP'S OFFER TO PURCHASE THE PALMER FIRE SCHOOL BE REJECTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECT'S COMMITTEE PRESENTED A SECONDED MOTION THAT UP TO \$55,000 BE APPROPRIATED FROM THE HLC'S HISTORIC PRESERVATION FUND TO SUPPORT THE COMPLETION OF THE PROPOSED RESTROOM FACILITY/COVERED EDUCATION AREA FOR THE DAVIDSON SCHOOLHOUSE AT RURAL HILL. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR: MISENHEIMER, BRADSHER, COX, PARKER, HIRSCH, GRAY, AND SULLIVAN OPPOSED: BOS ABSTAIN: KLUTTZ.

Mr. Kluttz noted for the record that he is concerned about the outflow of money from the Historic Preservation Revolving Fund and the Historic Preservation Bond Fund.

Dr. Morrill reported that he met with Ron Tober of CATS, and that discussions concerning the Car Barn are ongoing.

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

Mr. Misenheimer reported he has had discussions with Keets Taylor at Rural Hill concerning the use of the Rural Hill School House for Mecklenburg County schoolchildren who visit Rural Hill.

Dr. Morrill reported that he will work with WTVI on some 90 second spots on Charlotte Neighborhoods, and that he has visited with the all news Channel 14 that may feature the HLC's work in the future.

Mr. Gray reported that representatives from Ericsson Stadium will meet with Mr. Bradsher and Dr. Morrill on May 23, 2002, to discuss placement of the historical marker for the Good Samaritan Hospital.

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

Mr. Kluttz stated that he would like to have updated reports on the status of the projects. Ms. Bos noted that Mr. Turner as Projects Manager is responsible for the financial report and that they are regularly made available.

Item #9 - Nominating Committee: Ms. Gray

Ms. Gray reported that the nominating committee met recently and presents the following slate of officers for vote at the June 10, 2002 meeting.

Chairman: Mr. Bradsher  
Vice-Chairman: Mr. Misenheimer  
Treasurer: Ms. Bos  
Secretary: Mr. Sullivan.

Item # 10 - Old Business

No motions were presented.

Item # 11 - New Business

No motions were presented.

The meeting adjourned at 8:00 p.m.