

Charlotte-Mecklenburg  
Historic Landmarks Commission  
Minutes  
October 14, 2002

Location: 2100 Randolph Road, Charlotte, NC  
Time: 6:00 p.m. - 8:30 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, 1st Meeting  
Mr. John J. Parker, III/Mayor, Projects Committee Chairman  
Dr. Dan Morrill, HLC Consulting Director  
Mr. Bryan Turner, HLC Projects Manager  
Ms. Patricia Nystrom, HLC Attorney  
Mr. Stewart Gray, HLC Consultant  
Ms. Mary Lynn Morrill, HLC Recording Consultant

Absent:

Mr. Ross Richardson/County, Education Committee Chair  
Mr. Mike Sullivan/County, Education Committee Vice-Chair

Visitors:

Jerry Orr, Airport Director (1934 W.P.A. Hangar)  
Vicki Saville, Charlotte-Mecklenburg Schools (Parks Hutchison School)  
Ginny Woolard, owner of Armature Winding Company Complex  
Mayleng Watson-Attorney, Washam Farm  
Dr. Richard Gilbert -JAGCO

Item #1 - Approval of Minutes

MR. HIRSCH PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT THE MINUTES FOR THE SEPTEMBER 9, 2002, MEETING OF THE HLC BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Bradsher welcomed everyone to the meeting and extended a special welcome to Mr. Norman who was appointed by the County Commission October 1 to replace Ms. Phiderika Foust who moved to New York. Mr. Bradsher reminded the Commissioners about the four upcoming public hearings as follow: October 28-City/land on which the Grier-Rea House will be located; November 4 - Huntersville-Oehler, McAuley, November 12 -Davidson, Bradford House; November 18-City/Lee House.

Mr. Bradsher asked everyone to look at the lovely framed watercolor of the Grier-Rea House by artist Lucie Baxter Dulin. Mr. Jack Boyte contributed the painting to the Historic Landmarks Commission.

Mr. Bradsher introduced Mr. Jerry Orr to the Commissioners and asked Mr. Orr to explain the position of the Airport Authority regarding historic designation for the Douglas International Airport W.P.A.Hangar built in 1934 and located at 4108

Airport Drive. The HLC had tabled a motion concerning recommendation for processing for historic designation to allow input from the Airport Authority. Mr. Orr said that he appreciates and values the historic significance of this property but that it will need to be moved to make way for future airport runways.

MR. KLUTTZ PRESENTED A MOTION SECONDED BY MS. COX TO LEAVE THE HLC'S JUNE 2002 MOTION TABLED REGARDING HISTORIC DESIGNATION FOR THE DOUGLAS INTERNATIONAL AIRPORT W.P.A. HANGAR, 4108 AIRPORT DRIVE, UNTIL CONTACT HAS BEEN MADE WITH THE CAROLINAS AVIATION MUSEUM BOARD TO EXPLORE POSSIBILITIES FOR THE HLC'S ASSISTING WITH THE MOVING OF THE STRUCTURE TO AN APPROPRIATE SITE. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR: KLUTTZ, COX, JOHNSON-GESS, PARKER, NORMAN, BOS OPPOSE: BRADSHER, HIRSCH, HOCKETT ABSTAIN: MISENHEIMER.

Ms. Cox said that she will make the contact with the Carolinas Aviation Museum Board.

Item #3 - Director's Report: Dan Morrill

MS. JOHNSON-GESS PRESENTED A MOTION SECONDED BY MR. HIRSCH THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION. MR. MISENHEIMER PRESENTED A MOTION SECONDED BY MS. HOCKETT THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN REGULAR SESSION AND THE ACTION TAKEN IN REGARDS TO CONTINUING THE CONTRACT NEGOTIATIONS WITH BARWICK ASSOCIATES BE REPORTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Historic Landmarks Commission considered an offer from Bridgetree to purchase the Palmer Fire School and voted in Executive Session to continue to process a purchase contract for the Palmer Fire School with Barwick Associates.

Dr. Morrill reported that the moving of the McAuley House occurred last week. Restoration plans for it and the adjoining Oehler House will be on-going.

Dr. Morrill reported that plans for the unveiling of the Good Samaritan Hospital Marker are continuing. He told the Commissioners that the Education Committee will advise them of the time and the date of the ceremony.

Dr. Morrill said that work continues to get the W. T. Alexander Slave Cemetery Marker re-erected. It was blown over by a severe storm on July 3, 2002, which also knocked down several large trees at the W. T. Alexander House site.

Dr. Morrill reported that Mr. Stewart Gray and Dr. Paula Stathakis have made the final presentation of the African American Survey to the North Carolina Division of Archives and History. They will make a presentation to the Survey Committee at its October 24th meeting. All Commissioners are invited to attend the meeting.

Dr. Morrill reported that the initial issue of the HLC's Internet Journal, the Hornets Nest, will appear this fall.

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

Mr. Hirsch reported that the Design Review Committee will meet Monday, October 28, at 7:30 a.m.

Item #5 - Survey Committee Report: Ms. Cox

Ms. Cox reported that the Survey Committee met September 12, 2002 and will meet again October 24, 2002.

a. Armature Winding Company Complex - consider for historic designation

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE ARMATURE WINDING COMPANY COMPLEX, 1001 WEST FIRST STREET, CHARLOTTE, N. C. (INTERIOR, EXTERIOR AND GROUND ASSOCIATED WITH THE TAX PARCEL ON WHICH THE PROPERTY SITS) BE PROCESSED FOR HISTORIC DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

It should be noted that Ms. Woolen, the owner, was present in support of historic designation for the property.

b. Parks Hutchinson School - consider for historic designation

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE PARKS HUTCHINSON SCHOOL, 1400 NORTH GRAHAM STREET, CHARLOTTE, N. C. (INTERIOR, EXTERIOR AND GROUND ASSOCIATED WITH THE TAX PARCEL ON WHICH THE PROPERTY SITS) BE PROCESSED FOR HISTORIC DESIGNATION. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: APPROVE: BOS, BRADSHER, COX, HOCKETT, JOHNSON-GESS, KLUTTZ, NORMAN, PARKER  
OPPOSE: HIRSCH ABSTAIN: MISENHEIMER

Ms. Saville was present as a representative from the Charlotte-Mecklenburg Schools to express opposition to processing the Parks Hutchinson School, which has been declared eligible for the National Register of Historic Places, for historic designation.

c. Old Carolina Theater - defer historic designation

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE PROCESSING FOR HISTORIC DESIGNATION FOR THE OLD CAROLINA THEATER BUILDING, 224-232 NORTH TRYON STREET, CHARLOTTE, N. C., BE DEFERRED UNTIL THE HISTORIC LANDMARKS COMMISSION SEEKS COMMENTS FROM THE ARTS AND SCIENCE COUNCIL ABOUT ITS PLANS FOR A PRESERVATION STRATEGY FOR THE STRUCTURE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. Reid's Grocery Sign - Study List placement

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE REID'S GROCERY SIGN BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

e. Signage Matching Grant - put in HLC's budget request

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HLC SEEK A MATCHING GRANT FROM THE NORTH CAROLINA DIVISION OF ARCHIVES AND HISTORY TO SURVEY COMMERCIAL SIGNAGE IN CHARLOTTE-MECKLENBURG AND THE MATCH BE PUT INTO THE HLC'S 2003 BUDGET REQUEST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

f. Richard Barry House - preparation of S & R Report THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT DR. MORRILL PREPARE A SURVEY AND RESEARCH REPORT ON THE RICHARD BARRY HOUSE RUINS, BEATTIES FORD ROAD, HUNTERSVILLE, N. C., WITH THE STIPULATION THAT A FEE BE NEGOTIATED BETWEEN THE HLC, REPRESENTED BY THE CHAIRMAN, TREASURER, AND THE SURVEY COMMITTEE CHAIRMAN AND DR. MORRILL FOR THE WORK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 - Projects Committee Report: Mr. Parker

a. Bryan Turner, Projects Manager

Mr. Parker reported that the Projects Committee met October 7, 2002, and is scheduled to meet again November 5, 2002.

THE PROJECTS COMMITTEE PRESENTED A MOTION SECONDED BY MR. NORMAN TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE "DUE DILIGENCE PROCEDURE" DOCUMENT FOR THE HLC BE ACCEPTED AS PRESENTED EXCEPT THAT THE FIRST SENTENCE UNDER STEP TWO WHICH READS "THE FOLLOWING INFORMATION MUST BE OBTAINED" SHOULD BE CHANGED TO READ THE INFORMATION SHOULD BE OBTAINED IF POSSIBLE." THE COMMISSION UNANIMOUSLY APPROVED THE MOTION. THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT MR. TURNER BE AUTHORIZED TO NEGOTIATE A CONTRACT WITH COPELAND ARCHITECTS FOR WORK ON THE SIDNEY AND ETHEL GRIER HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT MR. TURNER BE AUTHORIZED TO NEGOTIATE A CONTRACT WITH YELVERTON ARCHITECTS TO PREPARE STABILIZATION DRAWINGS FOR THE GRIER-REA HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #7 - Education Committee Report: Ms. Richardson

Ms. Richardson, Chairman of the Committee, and Mr. Sullivan, Vice-Chairman of the Committee, were not present. Minutes from the meeting were distributed to the Commissioners and can be found on the HLC's website under Education Committee. No motions were presented for HLC consideration.

It should be noted that at the Education Committee meeting Ms. Richardson said that she is taking responsibility for the Good Samaritan Marker Ceremony, Ms. Bos and Ms. Hockett are preparing an informational display for the Historic Charlotte event scheduled for October 30, Ms. Hockett has agreed to work with the buyer of the Palmer Fire School on publicity, and Ms. Johnson-Gess agreed to serve as Chair of the African-American Survey.

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

Mr. Misenheimer reported that he had talked with Architect Allen Brooks, who anticipates that the Auxiliary Building will not be completed until April or May of next year. Mr. Misenheimer is interacting with Ms. Becky Finger, Social Studies Coordinator for the Public Schools, for a pilot program for public school children at the Davidson Schoolhouse at Rural Hill once the Auxiliary Building is finished.

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

Ms. Bos distributed a financial sheet for the costs involving bond fund projects.

Item #10 - Old Business

a. Washam Farm, Davidson-Concord Road

Dr. Morrill presented a power point showing of the property. Dr. Gilbert was present on behalf of JAGCO. Copies of a letter from Attorney Robert G. Brinkley, representative of JAGCO, were distributed. The letter outlined JAGCO's proposal for a possible agreement between JAGCO and the HLC that would allow the Washam home place and its most significant outbuildings on the immediately surrounding land to be designated as an historic landmark without opposition by JAGCO. In the letter, JAGCO proposes the following: 1) JAGCO will not oppose the Washam family's offer to designate its home place property as an historic landmark 2) JAGCO will offer certain of its land to the rear of the Washam family property as an addition to the historic landmark so as to include in the designated area the larger outbuilding behind the house 3) JAGCO will permit the smaller

outbuilding to the left of the house to be moved to the home place property owned by the Washam family 4) JAGCO will permit that the carport to the right of the home place could also be moved by the HLC, if the HLC so desires 5) JAGCO will permit the HLC to restore and move the barn that is located some distance behind the Washam home place property and to move it to the Washam home place property or other site 6) HLC will agree that, should JAGCO or its successors become the owner of the Washam home place property, JAGCO or its successors will not be precluded from using the road frontage area for access to the remaining JAGCO property 7) HLC will agree not to pursue any further historic designations on the JAGCO property 8) HLC will agree to maintain any outbuildings should it elect to restore and/or move them.

MR. MISENHEIMER PRESENTED A MOTION SECONDED BY MR. HIRSCH THAT A SUBCOMMITTEE COMPOSED OF MS. HOCKETT, MR. KLUTTZ, MS. COX AND DR. MORRILL WORK WITH JAGCO REGARDING HISTORIC DESIGNATION FOR THE WASHAM FARM. THE COMMISSIONERS UNANIMOUSLY APPROVED THE MOTION.

b. Neill House, 1412 Rocky River Road West

Copies of a letter from the owner of the property, Ms. Ann Greer, were distributed to the Commissioners. Ms. Greer states that she opposed historic designation for the house.

MR. HOCKETT PRESENTED A MOTION SECONDED BY MR. KLUTTZ THAT THE HISTORIC LANDMARKS COMMISSION TERMINATE THE HISTORIC DESIGNATION PROCESS FOR THE NEILL HOUSE, 1412 ROCKY RIVER ROAD WEST, CHARLOTTE, N. C. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR: BOS, BRADSHER, HOCKETT, HIRSCH, JOHNSON-GESS, KLUTTZ, MISENHEIMER, NORMAN, PARKER OPPOSE: COX ABSTAIN: NONE.

The HLC agreed that the property proposed as the permanent site for the Grier-Rea house should be voted on for processing for historic designation.

MR. MISENHEIMER PRESENTED A MOTION SECONDED BY MR. HIRSCH THAT THE KRUEGER LOT AT THE CORNER OF PROVIDENCE AND ALEXANDER ROADS BE PROCESSED FOR HISTORIC DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #11 - New Business

Mr. Neal Broome presented historic data to the Commissioners that he has on the old Charlotte Memorial Stadium at the corner of East Independence Boulevard and E. 7th Street. He said that this was a W.P.A. project and that the land was dedicated in 1934 and that the Stadium was completed in 1936. He said that Mecklenburg County is the owner since 1997.

MS. HOCKETT PRESENTED A MOTION SECONDED BY MS. BOS THAT THE SURVEY COMMITTEE CONSIDER THE MERIT OF MEMORIAL STADIUM FOR RECOMMENDATION FOR HISTORIC DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. Bos encouraged the members of the HLC to attend the Historic Charlotte "Blast to the Past" on October 30. She said that seven seats are open at the HLC's table and to let her know if they can attend.

The meeting adjourned at 8:00 p.m.