



**CHARLOTTE-MECKLENBURG
HISTORIC LANDMARKS COMMISSION
MEETING
MINUTES
DECEMBER 9, 2002**

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

Time: 6:00 p.m. - 6:40 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

Mr. Mike Sullivan/County, Education Com. V. Chr.

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Bryan Turner, HLC Projects Manager

Ms. Mary Lynn Morrill, HLC Recording Consultant

Absent:

Ross Richardson/County/Education Committee Chairman

Visitors:

David Murdock, architect, Charlotte Cotton Mills

Item #1 - Approval of Minutes

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. BOS THAT THE MINUTES FOR THE NOVEMBER 11, 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. He extended special thanks to Ms. Richardson and the Education Committee for arranging the successful November 12th Good Samaritan Hospital sign dedication event. He thanked everyone for attending so many meetings and public hearings during the past few weeks on behalf of the HLC.

Mr. Bradsher asked each Commissioner to carefully check his or her attendance sheets for the year and to report immediately any concerns to Ms. Morrill.

Mr. Bradsher announced that the Finance Committee will meet Wednesday, December 11, at 1:00 p.m. at the HLC office. Ms. Bos is chairman of the committee which will be composed of Mr. Misenheimer, Mr. Hirsch, Ms. Johnson-Gess and Mr. Bradsher. Commissioners should let the Committee know if they have special budget requests.

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

Dr. Morrill asked the Commissioners to consider the Action Item in the distributed Director's Report.

MR. HIRSCH PRESENTED A MOTION SECONDED BY MS. COX THAT THE HLC SUBMIT A WRITTEN STATEMENT CONCURRING WITH THE FINDING IN THE ENVIRONMENTAL IMPACT STATEMENT FOR THE SOUTH CORRIDOR LIGHT RAIL PROJECT THAT THE AFORESAID PROJECT WILL HAVE NO ADVERSE IMPACT UPON HISTORIC RESOURCES AND EXPRESSING ITS WILLINGNESS TO SERVE AS A CONSULTANT FOR THE DESIGN OF FUTURE LIGHT RAIL STATIONS FOR THE SOUTH CORRIDOR LIGHT RAIL PROJECT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill reported that the City Council approved historic designation for the Lee House November 18, 2002. He said that an article will appear in *The Charlotte Observer*

very soon highlighting the significance of the house. He said that this is an important step forward for the HLC since it is the first Modern style house that has been designated as a historic landmark in Charlotte-Mecklenburg. Dr. Morrill said that he has hope that one day the HLC can purchase and restore a modern style structure, since that architectural motif is so endangered today because it has fallen out of aesthetic favor.

Dr. Morrill reported that the Town Board of Davidson approved the designation of the Bradford Farm as a historic landmark on November 12, 2002. He said that this is another indication of the HLC's on-going commitment to the preservation of Mecklenburg County's fast disappearing rural landscape.

Dr. Morrill reported that the Town Board of Huntersville conducted a public hearing on the prospective designation of the Oehler House property and the McAuley House property as historic landmarks on December 2, 2002. He said that the Town Board directed the HLC to

consider recommending historic landmark designation for the entire tract, approximately 140 acres, as opposed to the HLC's recommendation of approximately five acres for each structure. Clearly, the preservation of rural landscape is important to the outlying towns of Mecklenburg County.

Dr. Morrill reported that negotiations regarding the prospective designation of the Washam Farm as a historic landmark continue.

Dr. Morrill reported that staff will have to submit its operations budget request to the County for Fiscal Year 2003-2004 in late January or early February. Committee Chairpersons are to request additional programming needs. The Finance Committee will meet December 11, 2002, to consider a budget recommendation for presentation to the HLC at its January 13, 2003, meeting. Historic Charlotte has expressed an interest in entering into a contract with the HLC to further the preservation of African American resources and to coordinate the establishment of educational programming at the Davidson Schoolhouse at Rural Hill.

Dr. Morrill reported that staff has been busily at work reconfiguring the website - www.cmhpf.org. He said that all parts of the site are now under HLC staff control, and that it is a work in progress.

Dr. Morrill said that the owner of the Hayes Byrum House and Store in Steele Creek has approached staff about the prospect of submitting a certificate of Appropriateness to demolish the house. He said that he has suggested a variety of preservation approaches to the owner, but that he does not know what will be forthcoming.

Item #4 - Projects Committee Report: Mr. Parker

Mr. Parker reported that the Projects Committee met December 3, 2002.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT *GUIDING PRINCIPLES OF THE HISTORIC LANDMARKS COMMISSION'S PROJECTS* BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Parker thanked Ms. Cox and Mr. Klutz for the work that they did on the Guiding Principles. He reported that the next meeting of the Projects Committee is scheduled for 6:00 p.m., Tuesday, January 7,

2003.

Item #5 - Survey Committee: Ms. Cox

Ms. Cox reported that the Survey Committee did not meet December 5, 2002 as scheduled due to the ice storm. She said that the next meeting is scheduled for Thursday, January 23, 2003, at 6:00 p.m. at the HLC office.

a. Consideration of additional acreage for historic designation for McAuley & Oehler properties.

Ms. Cox reported that the Town Board of Huntersville has asked that the HLC consider historic designation for the entire c. 140 acres surrounding the McAuley and Oehler structures instead of the approximately ten acres total recommended by the HLC. Dr. Morrill said that a new report would need to be done to document the validity of historic designation for the entire tract.

MR. KLUTTZ PRESENTED A MOTION SECONDED BY MS. COX THAT THE HISTORIC LANDMARKS COMMISSION PREPARE APPROPRIATE DOCUMENTS REGARDING THE POSSIBLE RECOMMENDATION OF HISTORIC DESIGNATION FOR THE ENTIRE TRACT OF LAND OF APPROXIMATELY ONE-HUNDRED FORTY ACRES SURROUNDING THE MCAULEY HOUSE AND OEHLER HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 - Design Review Committee Report: Mr. Hirsch

Mr. Hirsch reported that the Design Review Committee will meet Thursday, December 19, at 5:30 p.m., at the HLC office. He said that the Committee did not meet in November as only one Application for a Certificate of Appropriateness needed consideration and that it will be considered at this point in the meeting.

a. Consideration of a Certificate of Appropriateness for the Charlotte Cotton Mills, Building "B", 508 W. 5th Street, Charlotte, N. C. (Tax Parcel Number 078-052-03/Dimensions of the property acreage is 0.379 acres).

Mr. Murdock, architect, was present to explain the Application. Mr. Turner explained the stages necessary for the restoration of the

property (Building B of the Cotton Mill which is owned by the HLC.) Copies of proposed plans for the 1) floor plan (new main hallway, interior stairs, restrooms on each level, rework of several areas of the interior face of the brick exterior wall, topping/leveling the first and second floors, repairs to the interior and exterior stucco elevator walls, all interior doors and hardware, and the roof ladder 2) elevations (new canopies, three new exterior doors, new exterior platform with stairs 3) new roof plan (HVAC equipment location and layout, HVAC screen walls, any and all vents, all penetrations to the roof i.e. curbs, gas lines, etc. 4) structural recommendations: (additional weight of the HVAC equipment, main interior corridor -to support the live load required by code, interior stair - modification of two bay structures to allow for the stairs). Demolition which remains but which has been approved included removal of the vault ceiling and walls, removal of the concrete vault floor to the mill deck and removal of the steel columns and beams on the lower level supporting the vault above.

MS. BOS PRESENTED A MOTION SECONDED BY MR. MISENHEIMER THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE CHARLOTTE COTTON MILLS, 508 W. 5TH STREET, CHARLOTTE, N. C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #7 - Education Committee Report: Ms. Richardson

Dr. Morrill reported for Ms. Richardson that Ms. Johnson-Gess continues to work with County PS & I regarding publicity. The next important event is Black History Month in February. Dr. Morrill said that the Education Committee did a splendid job on the Old Good Samaritan sign dedication event.

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

Mr. Misenheimer reported that the Certificate of Appropriateness has been issued for building the bathroom facility for the Davidson Schoolhouse at Rural Hill. Mr. Misenheimer reported that meetings continue in regard to discussing appropriate educational programs for the Schoolhouse.

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

Ms. Bos said that work continues on perfecting a bond fund financial report for HLC projects.

Item #10 - Old Business

Dr. Morrill reported that Attorney Patricia Nystrom is working on a way to handle the HLC's right of first refusal.

Item #11- New Business

No motions were presented.

The meeting adjourned at 6:40 p.m.