

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

December 13, 2010

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

Time: 6:00 p.m. – 7:10 p.m.

Present:

Mr. Louis Asbury/County, HLC Projects Committee Chair

Mr. Frank Bragg/City

Mr. David Erdman/Mayor

Mr. William Hobbs/ County, HLC Chair

Ms. Paula Lester/County

Mr. Gray Newman/County, HLC Survey Committee Chair

Mr. Michael Rogers/City

Mr. John Shurley/County, Design Review Committee Chair

Ms. Jill Walker/Mayor

Ms. Keysha Walker/City, HLC Treasurer

Dr. Lynn Weis/City, HLC Secretary

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Mr. Bryan Turner, HLC Projects Manager

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Consultant

Ms. Patricia Nystrom, HLC Attorney

Absent:

Ms. Yolanda D. Law/County, HLC Vice Chair

Visitors:

Mr. Andy Allen

Mr. Barry Dominick

Ms. Sherrill Hampton, Johnson C. Smith University

AGENDA

Item #1 – Approval of Minutes

MS. LESTER PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HLC MINUTES FOR NOVEMBER 8, 2010, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #2 – Chairman’s Report: Mr. Hobbs

Mr. Hobbs extended special condolences to Dr. Weis on the death of his wife, Mary Weis, December 4, 2010.

Mr. Hobbs reminded the Commission that the County has instituted a new attendance policy, effective November 1, 2010, mandating that all County appointees must attend 75% of all official meetings, including Committee meetings, and that no absences are excused for any reason.

Item #3 – Director’s Report: Dr. Morrill

Dr. Morrill reported that:

1. Staff will be meeting Thursday, December 16th, with the Neighborhood Services Department of the City to discuss how code enforcement by the City can accommodate the special needs of historic landmarks.
2. Staff has made contact with the Rail Division of the North Carolina Department of Transportation to discuss how the Thrift P&N Station might be preserved. NCDOT has begun

discussing the fate of the station with the owner, CSX. Staff has submitted forms to CSX requesting access to the interior of the building.

3. Staff has been working with the owner of the Davis Brothers Store and the City to discuss how the property can be brought up to code without harming the historic integrity of the property.
4. President Carter of Johnson C. Smith University has submitted a formal request to the Commission asking for financial assistance to restore the Dr. George E. Davis House.
5. Mattson Alexander Associates continues to work on the preparation of the National Register Nomination for the commercial core of Pineville and the former Cone Mill Village. Staff has established a separate checking account to disburse the funds. The Town of Pineville has already made its contribution of \$12,000.
6. BB&T has foreclosed on the former mill house at 409 Park Ave. in Pineville which is not in compliance with the building code. The Bank is interested in discussing the prospect of the Commission's acquiring the house and restoring it. All the houses on Park Ave. in Pineville are being processed for historic landmark designation. The Survey and Research Report will be presented to the Survey Committee in January. The house would have to be designated before the Commission can acquire it. Discussions with BB&T are on-going.
7. Staff continues to believe that an effort should be made to attempt to purchase the Former Pineville Savings and Loan Building. I have met with the owner, and he has stated his willingness to cooperate with whomever the Commission might choose to appraise the property. Staff plans to bring this matter before the Projects Committee at its next meeting.
8. All upgrades for the Grier-Rea House and the landscaping have been completed. The realtor is actively marketing the property. An open house for realtors was held on December 8th.
9. Staff has presented rehabilitation and stabilization costs of the Grier-Rea House to the Projects Committee.
10. Marketing of both the Rozzel House and the McAuley House continues.
11. The tenants of 316 and 330 Main St. in Pineville are paying their rent, and the properties continue to be marketed.
12. A new tenant occupies the smaller tenant house at White Oak Plantation. The Commission continues to market the entire property on its website.
13. The Commission will be holding a preservation workshop on May 19, 2011, in the former Younts General Store Building, 316 Main St., Pineville, N.C. Two members of the HLC must attend this workshop if the Commission is to retain its Certified Local Government

status. Representatives of preservation commissions from throughout the region will be invited. The State Historic Preservation Office will assist with administering the event.

14. HLC Staff met with officials of CMS to discuss the future status of the Pawtucket School since it is scheduled to be closed at the end of this school year. Mike Raible of CMS agreed that the Historic Landmarks Commission will be included in any future discussions about the fate of the potential historic landmarks on the property.

Item#4 -- Public Hearing: Consider amendments to the ordinances for the former Younts General Store, 316 Main St., Pineville, N.C. and the former Blankenship Oil and Feed Store (330 Main St., Pineville, N.C.).

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. K. WALKER THAT THE PUBLIC HEARING BE OPENED TO CONSIDER AMENDMENTS TO THE ORDINANCES FOR THE FORMER YOUNTS GENERAL STORE , 316 MAIN ST., PINEVILLE, N.C., AND THE BLANKENSHIP OIL AND FEED STORE, 330 MAIN ST., PINEVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

DR. WEIS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE COMMISSION AFFIRM ITS RECOMMENDATION THAT THE ORDINANCES FOR THE YOUNTS GENERAL STORE, 316 MAIN ST., PINEVILLE, N.C., AND THE BLANKENSHIP OIL AND FEED STORE, 330 MAIN ST., PINEVILLE, N.C., BE AMENDED TO INCLUDE HISTORIC LANDMARK DESIGNATION FOR THE INTERIORS OF THE BUILDINGS. ALL COMMISSIONERS APPROVED THE MOTION WITH MR. ERDMAN ABSTAINING IN THE VOTE.

MR. BRAGG PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE PUBLIC HEARING BE CLOSED TO CONSIDER AMENDMENTS TO THE ORDINANCES FOR THE FORMER YOUNTS GENERAL STORE, 316 MAIN ST., PINEVILLE, N.C., AND THE BLANKENSHIP OIL AND FEED STORE, 330 MAIN ST., PINEVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #5 – Design Review Committee Report: Mr. Shurley.

Mr. Shurley reported that the Design Review Committee will not meet in December.

Item #6 - Survey Committee Report: Mr. Newman

Mr. Newman reported that the Survey Committee will meet on January 19, 2011, at 8 a.m., at the HLC office.

Item #7 - Projects Committee Report: Mr. Asbury

Mr. Asbury reported that the Projects Committee met November 15, 2010 at 10:00 a.m. at the HLC office, 2100 Randolph Road, Charlotte, N. C. Minutes from the meeting can be found on the HLC's website -www.cmhpf.org - under Projects.

Ms. Sherrill Hampton of Johnson C. Smith University was present and explained the University's request for financial assistance to secure the preservation of the Dr. George E. Davis House, 301 Campus St., Charlotte, N.C., which the University owns. Commissioners considered the issue at considerable length. Mr. Rogers left the meeting at this point, 6:45 p.m.

MR. NEWMAN PRESENTED A MOTION SECONDED BY MS. LESTER TO NOTIFY THE NEIGHBORHOOD SERVICES DEPARTMENT OF THE CITY OF THE EFFORTS BY THE COMMISSION AND THE UNIVERSITY TO DEVELOP A PRESERVATION SOLUTION FOR THE DR. GEORGE E. DAVIS HOUSE, 301 CAMPUS ST., CHARLOTTE, N.C. AND TO REQUEST AN EXTENSION OF THE DEADLINE FOR THE DEMOLITION OF THE HOUSE, AND TO REFER THE MATTER OF THE COMMISSION'S POSSIBLE PARTICIPATION IN THIS PRESERVATION EFFORT TO THE PROJECTS COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Projects Committee reported that it had tabled discussion of the Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N. C. until its next meeting.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HLC CONTINUE TO MARKET WHITE OAK PLANTATION, 7729 HOOD ROAD, CHARLOTTE, N. C., ON THE HLC'S WEBSITE – WWW.CMHPF.ORG, AND THAT A STATEMENT BE MADE ON THE WEBSITE THAT THE PROPERTY MAY BE SUBDIVIDED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT HLC STAFF BE AUTHORIZED TO INVESTIGATE RELOCATING THE THRIFT DEPOT OF THE P & N RAILROAD COMPANY, 8030 OLD MOUNT HOLLY ROAD, CHARLOTTE, N. C. AND TO WRITE, IN CONJUNCTION WITH CHARLOTTE TROLLEY, INC., TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ASKING THE LEVEL OF COMMITMENT BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO THE PRESERVATION OF THE STATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT A NEW REALTOR BE OBTAINED FOR THE EDWARD M. ROZZEL HOUSE, 11647 ROZZELLES FERRY ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE REZONING APPLICATION BE REACTIVATED FOR THE GRIER-REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #8 - Treasurer's Report: Ms. K. Walker

Ms. K. Walker distributed and explained the Commission's current financial report. The Commission requested that future reports include the purchase price for all properties owned by the HLC.

Item #9 - Old Business.

Dr. Morrill explained that the Board of Rural Hill continues to seek input from the HLC on its updated master plan, which includes Holly Bend. The HLC members present agreed that members would visit Rural Hill and meet with members of the Rural Hill Board in early 2011.

Item #10 - New Business.

Dr. Morrill reported that the Town Board of Huntersville will hold a public hearing on January 18, 2011, to consider designation of the Lawing House on Neck Road as a historic landmark.

The meeting adjourned at 7:10 p.m.