

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

October 11, 2010

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

Time: 6:00 p.m. – 7:30 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. Yolanda D. Law/County, HLC Vice Chair (phone)

Ms. Paula Lester/County

Mr. Michael Rogers/City

Mr. John Shurley/County (First Meeting-To be sworn in before next HLC meeting.)

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

Absent:

Mr. Gray Newman/County, HLC Survey Committee Chair

Visitors:

Mr. Stephen R. Boyd

Ms. Jacqueline Patterson, Torrence Lytle School

AGENDA

Item #1 – Approval of Minutes

MS. LESTER PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE HLC MINUTES FOR SEPTEMBER 13, 2010, BE APPROVED WITH THE AMENDMENT THAT THE WORD "COMMISSIONER" BE CHANGED TO "COMMISSION" IN SECTION 14 OF ITEM 3. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Hobbs welcomed everyone to the meeting and extended a special welcome to Mr. John Shurley, a County appointee. Mr. Shurley will also serve as chair of the Design Review Committee.

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

Dr. Morrill reported that:

1. Staff will be preparing Survey and Research Reports on the following properties for presentation to the Survey Committee: Eastover School, Billingsville Rosenwald School, Oaklawn Cemetery Mausoleum, Whitley Mill Ruin. The Economic Development Committee of City Council has agreed that these properties should be brought to the City Council for consideration as historic landmarks. The first step is to prepare Survey and Research Reports.
2. The Town Board of Matthews approved the removal of the historic designation of the land associated with the McEwen-Moore House at its current location and the designation of the house, including the interior, and a parcel of land at its new location.

3. The Town Board of Davidson approved historic landmark designation for the Purcell House and the Falls Store.
4. Mattson Alexander Associates has begun the preparation of the National Register Nomination for the commercial core of Pineville and the former Cone Mill Village.
5. Staff continues to gather information regarding the feasibility of moving the Thrift Piedmont and Northern Depot off the railroad's right-of-way. Staff will be contacting the owner to determine if a feasible preservation strategy exists.
6. All upgrades for the Grier-Rea House and the landscaping have been completed. The realtor is actively marketing the property.
7. Staff is continuing to finalize cost estimates for the rehabilitation and stabilization of the Torrence-Lytle School.
8. Marketing of the Rozzel House and the McAuley House continues.
9. The tenants of the former Younts General Store and the Blankenship Oil and Feed Store in Pineville are paying their rent, and the properties continue to be marketed.
10. T. R. Lawing continues to seek a new tenant for the smaller tenant house at White Oak Plantation. Consideration of how to proceed with marketing the entire White Oak property for development will be considered by the Projects Committee at its next meeting.

Item #5 – Design Review Committee Report.

The Design Review Committee met September 29, 2010. Minutes of the meeting can be found on the HLC's website -- www.cmhpf.org

A. Applications for Certificates of Appropriateness.

1. **John Price Carr House, 200 N. McDowell St., Charlotte, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE JOHN PRICE CARR HOUSE, 200 N. MCDOWELL ST., CHARLOTTE, N. C., BE APPROVED AS PRESENTED WITH THE UNDERSTANDING THAT THE APPLICANT SHALL CONSULT WITH HLC STAFF REGARDING WHAT CHANGES MIGHT BE NECESSARY TO ACHIEVE CODE

COMPLIANCE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Prospective Science Building At Garinger High School, 1100 Eastway Drive, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT CERTIFICATE OF APPROPRIATENESS 08-35 BE AMENDED TO ACCOMMODATE THE REVISED PLAN FOR THE PROPOSED SCIENCE BUILDING FOR GARINGER HIGH SCHOOL, 1100 EASTWAY DRIVE, CHARLOTTE, N.C., WITH THE UNDERSTANDING THAT THE PROJECT ARCHITECT AND CHARLOTTE-MECKLENBURG PUBLIC SCHOOLS CONSULT TO CONSIDER HOW THE SCREENING ATOP THE PROPOSED SCIENCE BUILDING MIGHT BE CONFIGURED TO MINIMIZE ITS VISUAL IMPACT FROM A GROUND VIEW. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 – Survey Committee Report.

The Survey Committee met September 21, 2010. Minutes of the meeting can be found on the HLC's website -- www.cmhpf.org

1. Prospective Historic Landmarks In The Quadrant From Freedom Drive On The West North And East To I-77

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE FOLLOWING PROPERTIES BE SUBMITTED TO THE ECONOMIC DEVELOPMENT COMMITTEE OF CITY COUNCIL AS PROSPECTIVE HISTORIC LANDMARKS WITHIN THE CITY'S ZONING JURISDICTION EXTENDING FROM FREEDOM DRIVE TO I-77 ON THE NORTH AND EAST. OAKLAWN CEMETERY MAUSOLEUM, OAKLAWN AVE., WHITLEY MILL RUIN, BEATTIES FORD RD & MT. HOLLY-HUNTERSVILLE ROAD, J. FRANCIS ABERNATHY HOUSE, 4600 MT. HOLLY HUNTERSVILLE RD., CONNELL HOUSE, 11341 MT. HOLLY RD., R. S. LUCKEY HOUSE, 5308 MT. HOLLY HUNTERSVILLE RD., PRESLEY FARMHOUSE, 6845 OLD PLANK ROAD., EARNEST CALDWELL BUNGALOW, 9811 BELLHAVEN CIRCLE., SAVONA MILL, TURNER AVE., LIL' DINER, 3658 BEATTIES FORD RD., FRANKLIN WATER TREATMENT PLANT, 5200 BROOKSHIRE BLVD., WEST CHARLOTTE HIGH SCHOOL, FORMER, 1415 BEATTIES

FORD RD., KELLY ALEXANDER HOUSE, 2128 SENIOR DRIVE., DR. JULIUS L. CHAMBERS HOUSE, 3208 DAWNSHIRE AVE., DR. REGINALD A. HAWKINS HOUSE, 1703 MADISON AVE., FRED ALEXANDER HOUSE HOUSE, 2140 SENIOR DR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Consideration Of The Survey And Research Report On The Harry Campbell Lawing House, 6100 Neck Road, Huntersville.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HARRY CAMPBELL LAWING HOUSE (INTERIOR OF THE HOUSE, EXTERIOR OF THE HOUSE, AND THE 1 ACRE TAX PARCEL), 6100 NECK ROAD, HUNTERSVILLE, N.C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3. Consideration Of The Survey And Research Report On The Barnum and Sarah Sustare House, 13700 Idlewild Road, Matthews, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE BARNUM AND SARAH SUSTARE HOUSE (INTERIOR OF THE HOUSE, EXTERIOR OF THE HOUSE, AND THE 5.22 ACRE TAX PARCEL), 13700 IDLEWOOD ROAD, MATTHEWS, N.C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION APPROVED THE MOTION WITH ALL COMMISSIONERS PRESENT VOTING IN THE AFFIRMATIVE WITH THE EXCEPTION OF VOTES OF OPPOSITION CAST BY MR. BRAGG AND DR. WEIS.

4. Consideration Of Properties To Be Placed On The Study List Of Prospective Historic Landmarks.

a. Cramer House, 200 Hermitage Road, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE CRAMER HOUSE, 200 HERMITAGE ROAD, CHARLOTTE, N.C. BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION APPROVED THE MOTION WITH ALL COMMISSIONERS PRESENT VOTING

IN THE AFFIRMATIVE WITH THE EXCEPTION OF VOTES OF OPPOSITION CAST BY MR. BRAGG AND DR. WEIS.

b. Rocky River Mill Ruin, 19201 Callaway Hills Lane, Davidson

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE ROCKY RIVER MILL RUIN, 19201 CALLAWAY HILLS LANE, CHARLOTTE, N.C. BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 – Projects Committee Report: Mr. Asbury.

Bryan Turner described the current condition of the Torrence-Lytle School and provided estimates of essential repairs (\$627,100). The Projects Committee will consider at its next meeting how to move forward with performing the essential repairs to make the building secure and safe.

Item #7 – Treasurer's Report: Ms. K. Walker.

Ms K. Walker distributed and explained the Commission's current financial report.

Item #8 – Old Business.

A copy of an email from Mr. Marcel Stark, owner of Charlotte Fire Station No. 2 Former, to Ms. Jennifer Oates was distributed. The copy was received today at the HLC office.

Item #9 – New Business.

No new business was presented. The meeting adjourned at 7:30 p.m.