

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

April 11, 2011

Location: 2100 Randolph Road, 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. Paula Lester/County

Mr. John Shurley/County, Design Review Committee Chair

Ms. Jill Walker/Mayor

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Mr. Bryan Turner, HLC Projects Manager

Ms. Patricia Nystrom, HLC Attorney

Ms. Mary Lynn Morrill, HLC Recording Consultant

Absent:

Mr. Gray Newman/County, HLC survey Committee Chair

Mr. Mike Rogers/City

Ms. Keysha Walker/City, HLC Treasurer

Dr. Lynn Weis/City, HLC Secretary

Visitors:

Dr. Tony Zeiss, CPCC President

Ms. Scott Syfert, Moore and Van Allen

Mr. Rick Lazes, Southern Asbestos Co.

Ms. Donna Ward, Student Intern

AGENDA

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC MINUTES FOR MARCH 14, 2011, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Mr. Hobbs

Mr. Hobbs welcomed everyone to the meeting. He said that Ms. Yolanda Law has resigned from the HLC. He said the HLC is grateful to Ms. Law for the time, expertise and interest she has devoted to the HLC. She will be missed.

Mr. Hobbs reminded everyone to keep a check on their attendance. The attendance is posted on the HLC's website. County Commissioners can no longer receive excused absences for business, sickness, deaths, etc.

Mr. Hobbs said that Mr. Gray Newman will serve as Chair of the Nominating Committee. He said that the Committee will present a proposed slate of HLC officers for next year at the May HLC meeting. The election of HLC officers will be held at the June meeting. The HLC does not hold meetings in July.

Mr. Hobbs said that Mr. Louis Asbury (County), Mr. Frank Bragg(City), Mr. John Shurley(County) and Dr. Lynn Weis(City) have HLC terms that expire in July. All four are eligible for renewal should contact the City Clerk or the County Clerk about their reappointments. Mr. Gray Newman's (County) six year term expires in July, but he is not eligible for renewal.

Mr. Hobbs reminded everyone that the HLC is sponsoring the Preservation Workshop in Pineville Thursday, May 19, 2011. Seventy people have already signed up to attend from throughout the state. The HLC must have at least two members per year attend a CLG workshop of this type.

3. Director's Report: Dr. Morrill

Dr. Morrill announced that Dr. Tony Zeiss, President of Central Piedmont Community College is present this evening to report on an initiative that is underway to highlight the Revolutionary War Era of Mecklenburg County. Dr. Zeiss presented information about the plan and distributed a booklet showing markers and pertinent data.

Dr. Morrill reported that staff continues to meet with the Neighborhood Services Department of the City to discuss how code enforcement by the City can accommodate the special needs of historic landmarks. Among the structures which the City is processing for possible demolition is the Charles H. and Bess Smith House at 220 West Tenth St. in Fourth Ward. An initial presentation has been made to the Charlotte City Council requesting approval to move ahead with demolition. The City will have to apply for a Certificate of Appropriateness to demolish the building.

Dr. Morrill announced that staff will be meeting in the near future with NCDOT officials to discuss possible arrangement for a cooperative approach for the preservation and restoration of the Thrift P&N Depot. Bryan Turner will be developing cost estimates for moving and restoring the building.

Dr. Morrill reported that an anonymous donor has donated funds to Preservation North Carolina to assist with the mandated repairs to the buildings on the property. Stewart Gray will be assisting with project management.

Dr. Morrill announced that Johnson C. Smith University is moving ahead with the appraisal of the Dr. George E. Davis House and has discussed with Bryan Turner the County's selection process for architects. Discussions will occur in the future about the specific arrangements for the transfer of the property. All will come before the HLC for approval or disapproval.

Dr. Morrill reported that the National Register Nomination for portions of Pineville, N.C. is proceeding.

Dr. Morrill stated that the Appraisal has been received for the former Pineville Savings and Loan Building at 314 Main St., Pineville.. The Projects Committee is scheduled to meet on May 3rd at 8 a.m. to consider its recommendation to the HLC. Staff assumes that this matter will come before the Commission at its May meeting.

Dr. Morrill announced that staff has reactivated the application to rezone the Grier-Rea House for office use. The Planning Staff is reconsidering its initial negative response.

Dr. Morrill reported that Stewart Gray did meet with the Town of Huntersville to discuss preservation strategies for the Torrence Lytle School. The Town supports the preservation of the buildings and has expressed an interest in using part of the property for educational purposes. The Town, however, does not have funds available to upfit the building at this time. There is significant development occurring in the immediate area, and staff believes that the Commission should perform minimal stabilization at this time. Figures will be presented to the Projects Committee.

Dr. Morrill stated that staff continues to believe that a bathroom and a kitchen should be put in the McAuley House to make the property marketable. This matter will be discussed at the May 3rd Projects Committee meeting.

Dr. Morrill reported that the tenants of the Younts General Store and Blakenship Oil and Fuel Store, 316 and 330 E. Main St., Pineville, N.C. are are paying their rent, and the properties continue to be marketed.

Dr. Morrill announced that contracts have been signed for the replacement of the roof on White Oak Plantation..

Dr. Morrill reported that the Commission will be co-sponsoring a preservation workshop on May 19th 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 CLG status. Representatives of preservation commissions from throughout the region have been invited. Approximately 70 individuals have registered. The State Historic Preservation Office will be assisting with administering the event. Please mark it on your calendar. The theme will be the preservation of outlying small towns in highly urbanized and suburbanized areas.

Dr. Morrill stated that the Budget Department of the County has not contacted the HLC about next year's operating budget..

Dr. Morrill announced that the Town Board of Matthews will conduct its public hearing in April to consider the designation of the Sustare House as a historic landmark.

Dr. Morrill reported that David Erdman gave an excellent presentation on March 20, 2011 at the Duke Mansion.. Dr. Morrill will be speaking at the Duke Mansion at 3 p.m. on May 15th and will highlight the work of the Historic Landmarks Commission and will show a documentary on the vanishing rural built environment of Charlotte-Mecklenburg.

4. Public Hearing.

A. Public Hearing on the prospective designation of the Barnum and Sarah Sustare House, 13700 Idlewild Road, Matthews, N. C.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT A PUBLIC HEARING BE OPENED TO CONSIDER THE SUSTARE HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. ERMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE BARNUM AND SARAH SUSTARE HOUSE, 13700 IDLEWILD ROAD, MATTHEWS, N. C. BE APPROVED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Design Review Committee Report: Mr. Shurley

Mr. Shurley reported that the Design Review Committee met March 30, 2011. Minutes from the meeting can be found on the HLC's website – www.cmhpf.org.

A. The Mecklenburg Investment Company Building, 233-237 South Brevard St., Charlotte, N. C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE MECKLENBURG INVESTMENT COMPANY BUILDING , 233-237 SOUTH BREVARD STREET, CHARLOTTE, N. C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Survey Committee Report: Mr. Newman

Dr. Morrill reported on the Survey Committee's meeting for Mr. Newman. He said that the Committee met March 22, 2011. Minutes from the meeting can be found on the HLC's website – www.cmhpf.org.

A. Consideration of Properties for Study List:

1) Southern Asbestos Company Building, 1000 Seaboard St., Charlotte, N. C. (The Music Factory)

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE SOUTHERN ASBESTOS COMPANY BUILDING, 1000 SEABOARD STREET, CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Bradford House, 12530 Mayes Road, Huntersville, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE BRADFORD HOUSE, 12530 MAYES ROAD, HUNTERSVILLE, N. C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3) Outen Pottery, 425 Jefferson St., Matthews, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE OUTEN POTTERY, 425 JEFFERSON STREET, MATTHEWS, N. C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4) Monroe Road Cemetery, Matthews, N. C. (located beside the Legacy Apts., across from Family Dollar Headquarters, 10401 Monroe Rd.)

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE MONROE ROAD CEMETERY, MATTHEWS, N. C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5) The W. C. Newell Company Warehouse, 520 Elliot St., Charlotte, N. C. (located in 3rd Ward)

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE W. C. NEWELL COMPANY WAREHOUSE, 520 ELLIOT ST., CHARLOTTE, N. C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6) Pineville Mill Managers' Houses, 304 and 402 Dover St., Pineville, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE PINEVILLE MILL MANAGERS' HOUSES, 403 AND 402 DOVER STREET, PINEVILLE, N. C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7) Charlotte Fire Station #8, 1201 The Plaza, Charlotte, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT CHARLOTTE FIRE STATION #8, 1201 THE PLAZA, CHARLOTTE, N. C., BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Consideration of Funding for Survey and Research Report:

1) Whitley Mill Ruin, corner of Beatties Ford Road & Mt. Holly-Huntersville Road, Charlotte, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE WHITLEY MILL RUIN, CORNER OF BEATTIES FORD ROAD & MT. HOLLY-HUNTERSVILLE ROAD, CHARLOTTE, N. C., BE FUNDED BY THE HLC FOR A SURVEY AND RESEARCH REPORT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) 1958 Charlotte Fire Station #2, 1215 South Boulevard, Charlotte, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE 1958 CHARLOTTE FIRE STATION #2, 1215 SOUTH BOULEVARD, CHARLOTTE, N. C., BE

FUNDED BY THE HLC FOR A SURVEY AND RESEARCH REPORT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

A discussion arose as to whether the Commission has a policy regarding the selection of consultants to perform Survey and Research Reports funded by the Commission. Subsequent review of the Commission's minutes confirmed that the Commission does have a policy. The Consulting Director is authorized to select consultants to perform such reports for a fee of \$2500 or less. The Consulting Director may perform such reports for a fee up to \$2500 with the prior approval of the Chair of the Survey Committee or in his or her absence the Vice Chair of the Survey Committee. All contracts for more than \$2500 to perform such reports must be brought to the Commission for approval or disapproval.

7. Projects Committee Report: Mr. Asbury

Mr. Asbury reported that the Projects Committee will meet May 3, 2011, at 8:00 a.m., at the HLC office.

8. Treasurer's Report: Ms. Walker

Mr. Turner distributed and presented the treasurer's report on behalf of Ms. Walker

9. Old Business

No old business was presented.

10. New Business

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