

Charlotte-Mecklenburg

## **HISTORIC LANDMARKS COMMISSION**

December 12, 2011

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

Time: 6:00 p.m. – 7:40 p.m.

### **Present:**

Mr. Louis Asbury/County, HLC Chair

Mr. Frank Bragg/City

Mr. Joseph Elliott/City

Mr. David Erdman/Mayor

Mr. William T. Hobbs/County

Ms. Paula Lester/County, HLC Treasurer, Projects Chair

Mr. Kenneth Pursley/County

Mr. Michael Rogers/City

Mr. John Shurley/County, Design Review Com. Chair

Ms. Jill Walker/Mayor, HLC Secretary, Survey Com. Chair

Dr. Lynn Weis/City, HLC Vice-Chair

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Ms. Mary Dominick, HLC Consultant

Ms. Mary Lynn Morrill, HLC Recording Consultant

Mr. Bryan Turner, HLC Projects Manager

Ms. Patricia Nystrom, HLC Attorney

**Absent:**

Mr. David Gieser/County

**Visitors:**

Brian Nadolny, CATS

Maria Vetter, Smith House

Lucia Griffith, Smith House

Jenine Lubker, Smith House

Michael Jenkins, City of Charlotte/Smith House

Michael Doney, McQuay House

Michael Hopkins, McQuay House

Derrel Poole, City of Charlotte/McConnell House

Dianne Alexander, Alexander St. House

John Richards, Alexander St. House

Dianne Althouse, Historic Charlotte

Caroline Eller, Historic Charlotte Intern

**AGENDA****1. Consideration of Minutes**

Mr. Erdman noted two errors in the draft minutes -- Dr. Weis and Mr. Weis were used interchangeably, and the following phrase should be deleted from the motion to close the public hearing on the John B. Ross and Company Mill: "WITH MR. ERDMAN AND MR. SHURLEY ABSTAINING." Staff stated that "Dr. Weis" should be used in all minutes.

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

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE EXECUTIVE SESSION MINUTES FOR NOVEMBER 14, 2011, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

## **2. Chairman's Report: Mr. Asbury**

Mr. Asbury welcomed everyone to the meeting.

Mr. Asbury reviewed the attendance sheet and instructed Commissioners to contact Staff if they had questions regarding this matter. Attendance reports start over January 1, 2012.

## **3. Director's Report: Dr. Morrill**

**a. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Bryan Turner is coordinating the commencement of replacement of the roof on the main house. Work has begun.

**b. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.** The rezoning for the property has been submitted. Public meetings with neighbors will occur within the month.

**c. Park Avenue Streetscape, 408 – 427 Park Avenue, Pineville, North Carolina.** The Pineville Town Board did vote unanimously to locally designate the Park Avenue Streetscape (18 houses) as historic.

**d. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C.** The North Carolina Department of Transportation is still hoping to identify funds to assist with the preservation of the depot. Allan Paul, head of the Rail Division of the North Carolina Department of Transportation, told Dr. Morrill on the phone that he would contact the HLC by the end of December 2011.

**e. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C.** Bryan Turner and Patricia Nystrom are coordinating the Commission's participation in the preservation project.

**f. Pineville Savings and Loan, 314 Main Street, Pineville, N.C.** The owner rejected the Commission's offer to purchase the property, and negotiations have terminated.

**g. Upcoming Public Hearings.** The Charlotte City Council is holding its public hearings tonight on the prospective historic landmark designation of the Eastover School and the John B. Ross and Company Mill. The vote will occur in January 2012.

**h. The Benjamin DeWitt Funderburk House, 201 West Charles Street, Matthews, N.C.** The Town Board of Matthews voted on November 28th to designate the Benjamin DeWitt Funderburk House as a historic landmark.

**i. Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C.** The County wants the HLC to be informed about the potential impact of the North Mecklenburg commuter rail line upon this property. Consequently, a representative from CATS will appear before the Commission at this meeting. Also, Staff is working with the Town of Huntersville to convene a stakeholders' meeting to consider future options for the property. Finally, Bryan Turner is coordinating repairs to the 1937 school building as authorized by the Commission.

**j. Charles H. and Bess Smith House, 220 W. 10th St., Charlotte, N.C..** The City has applied for a Certificate of Appropriateness to demolish the structure. The Design Review Committee will present a recommendation for action later in the meeting.

**k. S.W. & C.S. Davis General Store, Bob Beatty Road, Charlotte, N.C.** Electrical repair and repair of the stairway of the main store building are still to be performed. All other code violations have been satisfied.

**l. Biddleville Documentary.** Staff continues to work with County Public Service and Information on a video documentary highlighting the history of the Biddleville neighborhood and its future prospects.

**m. Grace A.M.E. Zion Church, 219-223 South Brevard St., Charlotte, N.C.** Staff received a telephone call from one of the owners who stated that the property will soon go into foreclosure. Staff has contacted representatives of the lender to express an interest in meeting to talk about future prospects. The property was sold to the present owners by the HLC with preservation covenants in the deed. Consequently, the building is not endangered.

MR. ASBURY PRESENTED A MOTION SECONDED BY DR. WEIS TO AMEND THE AGENDA TO MOVE DIRECTLY TO CONSIDERATION OF THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE CHARLES H. AND BESS SMITH HOUSE, 220 WEST TENTH ST., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

#### **4. Charles H. and Bess Smith House, 220 West Tenth St., Charlotte, N.C.**

Residents of the Fourth Ward neighborhood stated that the present condition of the house is detrimental to the neighborhood and that the house and garage should be demolished. Mr. Michael Jenkins of the Neighborhood Services Department of the City of Charlotte supported this position.

Dr. Morrill stated that he had been contacted by a representative of the owner requesting that a delay of six months be placed on the proposed demolition.

The Commission carefully weighed the courses of action open to it.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS BE APPROVED FOR THE DEMOLITION OF THE CHARLES H. AND BESS SMITH HOUSE, 220 WEST TENTH ST., CHARLOTTE, N.C., BUT THAT THE EFFECTIVE DATE BE DELAYED FOR UP TO 365 DAYS.

DR. WEIS PRESENTED A SUBSTITUTE MOTION SECONDED BY MS. WALKER THAT A CERTIFICATE OF APPROPRIATENESS BE APPROVED FOR THE DEMOLITION OF THE CHARLES H. AND BESS SMITH HOUSE AND GARAGE, 220 WEST TENTH ST., CHARLOTTE, N.C. WITH THE EFFECTIVE DATE BEING THE SAME AS THE DATE OF ISSUANCE. THE COMMISSION APPROVED THE MOTION WITH MR. ROGERS VOTING IN THE NEGATIVE.

**5. Report on the status of the North Corridor Commuter Rail Project .** Brian Nadolny, CATS.

Mr. Nadolny made a Power Point presentation regarding the North Corridor Commuter Rail Line and stated that if all parties agreed to the funding plan, rail service could begin in 2017. Mr. Nadolny stated that the rail project should give rise to considerable development but that the Torrence-Lytle property will not be within walking distance of a station.

**6. Design Review Committee Report:** John Shurley

**A. McQuay House, 3200 Tuckaseegee Road, Charlotte, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS BE APPROVED FOR THE McQUAY HOUSE, 3200 TUCKASEEGEE ROAD, CHARLOTTE, N.C., AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION WITH MR. PURSLEY ABSTAINING IN THE VOTE.

**B. Samuel Younts House, 136 Main Street, Pineville, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE RENOVATION OF THE SAMUEL YOUNTS HOUSE, 136 MAIN STREET, PINEVILLE, N.C., BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**C. McConnell House, 4009 Beatties Ford Rd., Charlotte, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT AN

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIDEWALK PROJECT BE APPROVED FOR THE McCONNELL HOUSE, 4009 BEATTIES FORD RD., CHARLOTTE, N.C., AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**D. Lassiter House, 726 Hempstead Place, Charlotte, N.C**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT AN APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS FOR THE GARAGE FOR THE LASSITER HOUSE, 726 HEMPSTEAD PLACE, CHARLOTTE, N.C., BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Shurley reported that the Design Review Committee met November 30, 2011. Minutes from the meeting can be found on the HLC's website - [www.cmhpf.org](http://www.cmhpf.org). Mr. Shurley announced that the Design Review Committee is not scheduled to meet in December.

**7. Projects Committee Report: Paula Lester**

Ms. Lester reported that the Projects Committee did not meet during the past month.

**8. Survey Committee Report: Jill Walker**

Ms. Walker reported that the Survey Committee will meet on February 1, 2012.

**9. Treasurer's Report: Paula Lester**

Ms. Lester distributed and reviewed the HLC's Financial Report.

**10. Old Business.**

Ms. Nystrom stated that Johnson C. Smith University wants a subdivision of the parcel of land on which the Dr. George E. Davis House sits. Members of the Commission expressed the need for a more precise site plan and a statement from the University regarding the timetable for constructing the adjoining new structures. The Commission agreed to reconsider this issue at its meeting in January 2012.

Mr. Bragg left the meeting at this point -- 7:10 p.m.

Mr. Erdman asked that Staff develop cost figures for the relocation and restoration of the Thrift P&N Depot. Dr. Morrill stated that he would have that information at the January meeting of the HLC.

## **11. New Business.**

### **A. House at 3315 N. Alexander Street, Charlotte, N.C.**

Dr. Morrill explained that the HLC administers deed covenants on the house and must therefore approve any material alterations to the property, including the moving of the house. Dr. Morrill stated that he has received inquiries from the owner and from the developer of a proposed adjoining apartment complex about the prospects of moving the house to another lot in the neighborhood.

Neighborhood representatives expressed their opposition to the relocation of the house.

### **B. Plaxco House, 316 E. Matthews Street, Matthews, N.C.**

Ms. Lester stated that the last resident of the house has recently died and that the heirs intend to sell the property. She explained that the Town of Matthews is considering splitting the cost with the Commission for the preparation of a Survey and Research Report. She requested that the Commission contribute \$1000 toward the preparation of the Survey and Research Report on the Plaxco House.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE COMMISSION CONTRIBUTE \$1000 TOWARD THE PREPARATION OF A SURVEY AND RESEARCH REPORT ON THE PLAXCO HOUSE, 316 E. MATTHEWS ST., MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 7:40 p.m.