

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

February 7, 2011

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. 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

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Patricia Nystrom, HLC Attorney

Absent:

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

Mr. Gray Newman/County, HLC Survey Committee Chair

Visitors:

Ms. Sherrill Hampton, Johnson C. Smith University

Brian Keech

Andy Allen

Brad Smith

Diane Althouse, Historic Charlotte

AGENDA**Item #1 – Approval of Minutes**

MR. ROGERS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC MINUTES FOR DECEMBER 13, 2010, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Hobbs welcomed everyone to the meeting. Mr. Hobbs explained that the attendance data started over on January 1st. Nobody on the Commission can be excused for business, sickness, or for any other reason.

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

Dr. Morrill reported that:

1. City's Building Code Enforcement Policy. 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. Neighborhood Services has agreed to alert the Commission early in the process when designated historic landmarks are under review. A list of all designated properties and Study List properties in the City has been sent to Neighborhood Services.
2. Thrift Piedmont and Northern Railroad Depot. 8030 Old Mt. Holly Road, Charlotte, N.C. Staff continues to talk with Allen Paul, Director of the Rail Division of the North Carolina Department of Transportation, about preservation strategies for the station. NCDOT is exploring the possibility of purchasing a site

across from the current location of the station. CSX is not interested in selling the property on which the station is currently situated because it hopes to provide rail service to the adjoining Paw Creek Tank Farm. NCDOT has also expressed support for providing a site, if necessary, in the Cedar St. Yard. Private parties have also expressed interest in relocating the station. If the Commission agrees to issue the Certificate of Appropriateness for demolition with a one-year delay of its effective date, this will provide time to explore alternatives to demolition.

3. Davis Brother Store. Bob Beatty Road, Charlotte, N.C. Staff did participate in the hearing the City Neighborhood Services Department held with the owner of the Davis Brothers Store. The owner continues to consider his options. Stewart Gray arranged for a structural engineer to prepare a pro bono report setting forth solutions to the problems the store and its outbuildings face.

4. Dr. George E. Davis House. 301 Campus St., Charlotte, N.C. A meeting between staff and officials of Johnson C. Smith University has occurred. Staff has also discussed the status of the property with the Neighborhood Services Department of the City. The Projects Committee will bring a recommendation to the Commission for action.

5. National Register Nomination Preparation For Portions of Pineville, N.C. 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.

6. Former Cone Mill Worker's House, 409 Park Ave., Pineville, N.C. Staff did visit the house. The economic viability of a restoration project is questionable. Staff will continue to contact BB&T about possible arrangements for purchase.

7. Pineville Savings and Loan Building, 314 Main St., Pineville, N.C. Staff continues to believe that an effort should be made to attempt to purchase the Former Pineville Savings and Loan Building. The building contains 3750 square feet of heated space, while 316 Main St., which the Commission owns, contains 2760 square feet of heated space. Staff has met with the owner, and he has stated his willingness to cooperate with whomever the Commission might choose to appraise the property. The Projects Committee will bring recommendation regarding this matter to the Commission for action.

8. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. Staff has reactivated the application to rezone the property for office use. The Planning Staff has stated that it cannot support rezoning because the area plan does not contain provision for commercial use of the property. The Planning Staff has suggested that HLC Staff meet with the Planning Director. Staff will pursue that avenue. Historic Charlotte will be hosting an event at the house on February 19th.

9. Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C. Staff will be meeting with the Town of Huntersville to discuss preservation strategies for property.

10. Rozzel House, 11647 Rozzelles Ferry Road, Charlotte, N.C. The demolition of the tenant house on the property will occur in the near future.

11. McAuley House, 14335 Huntersville-Concord Road, Huntersville, N.C. An incident of vandalism occurred at the property. Staff has secured estimates for placing a fence around the house. The Projects Committee will bring recommendations regarding this property to the Commission for action.

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

13. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. The roof will be replaced on the main house in the near future at a cost of \$12,000.

14. Certified Local Government Workshop. I remind the Commission that it will be holding 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 will be invited. 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.

15. Meeting with Chair of County Commission. Bill Hobbs and I met with the Chair of the Board of Commissioners to review the work of the Historic Landmarks Commission.

Ms. Althouse discussed the work of Historic Charlotte, of which she is the Executive Director.

Item#4 -- Public Hearings.

A. Public Hearing on the prospective designation of the Lawing House, located at 6100 Neck Road, Huntersville, N.C. as a Historic Landmark.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE PUBLIC HEARING BE OPENED TO CONSIDER THE PROSPECTIVE DESIGNATION OF THE LAWING HOUSE, 6100 NECK ROAD HUNTERSVILLE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Nobody spoke on the issue.

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE PUBLIC HEARING BE CLOSED AND THAT THE COMMISSION AFFIRM ITS ORIGINAL MOTION THAT THE LAWING HOUSE, 6100 NECK ROAD, HUNTERSVILLE, N.C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Public Hearing on the prospective listing of the former William R. Barringer Hotel, located at 426 N. Tryon Street, Charlotte, N.C., in the National Register of Historic Places.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE PUBLIC HEARING BE OPENED TO CONSIDER THE PROSPECTIVE LISTING OF THE FORMER WILLIAM R. BARRINGER HOTEL, 426 N. TRYON ST., CHARLOTTE, N.C., IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Erdman spoke in support of the listing of the Former William R. Barringer Hotel in the National Register of Historic Places.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE PUBLIC HEARING BE CLOSED AND THAT THE COMMISSION INFORM THE STATE HISTORIC PRESERVATION OFFICE OF ITS SUPPORT OF THE LISTING OF THE FORMER WILLIAM R. BARRINGER HOTEL, 426 N. TRYON ST., CHARLOTTE, N.C., IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

A. Application for a Certificate of Appropriateness for demolition of the Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE THRIFT DEPOT OF THE PIEDMONT AND NORTHERN RAILROAD COMPANY, 8030 OLD MT. HOLLY ROAD, CHARLOTTE, N.C. BE ISSUED BUT THAT ITS EFFECTIVE DATE BE DELAYED UNTIL FEBRUARY 7, 2012. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #6 - Survey Committee Report: Mr. Newman

Dr. Morrill presented the report of the Survey Committee, which met on January 19, 2011.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE FOLLOWING PROPERTIES BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS: 1015 WEST FOURTH ST., 215 S. IRWIN AVE., 1000 WEST FOURTH ST., ALL IN CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE FUNDERBURK HOUSE, 201 WEST CHARLES STREET, MATTHEWS, N.C. (EXTERIOR OF HOUSE AND OUTBUILDINGS AND LAND), BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE PARK AVENUE STREETScape, 408-427 PARK AVENUE, PINEVILLE, N.C. (EXTERIOR OF THE EIGHTEEN HOUSES, LAND ASSOCIATED WITH THE TAX PARCELS, ROADWAY AND MEDIAN IN FRONT OF THE HOUSES) BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Item #7 - Projects Committee Report: Mr. Asbury

Mr. Asbury reported that the Projects Committee met February 2, 2011, at 8:00 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.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT UP TO \$4500 BE ALLOCATED FOR A FENCE AT THE McAULEY HOUSE, 14335 HUNTERSVILLE-CONCORD ROAD, HUNTERSVILLE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT AN APPRAISAL BE OBTAINED BY THE HLC FOR 314 MAIN STREET, PINEVILLE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION TO PROCEED WITH DISCUSSIONS AND PROCEDURES WITH JOHNSON C. SMITH UNIVERSITY OFFICIALS INVOLVING THE RESTORATION OF THE DR. GEORGE E. DAVIS HOUSE, 301 CAMPUS STREET, CHARLOTTE, N. C., AND TO UNDERTAKE STEPS CONNECTED WITH DUE DILIGENCE. 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.

Item #9 - Old Business.

Mr. Gray explained, in response to Mr. Erdman's question about the HLC's obligation to inform the City, that the Former William R. Barringer Hotel is being processed for listing in the National Register of Historic Places, not for local historic landmark designation and that consequently there are no potentially deferred property taxes involved.

Mr. Gray requested that the Commission approve spending up to \$90,000 to perform the improvements necessary to obtain a Certificate of Occupancy for the McAuley House.

DR. WEIS PRESENTED A MOTION SECONDED BY MS. J. WALKER THAT THE ISSUE OF SPENDING ADDITIONAL MONEY TO SECURE A CERTIFICATE OF OCCUPANCY FOR THE MCAULEY HOUSE, 14335 HUNTERSVILLE-CONCORD ROAD, HUNTERSVILLE, N.C., BE REFERRED TO THE PROJECTS COMMITTEE FOR FURTHER DELIBERATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. J. Walker inquired about the status of the Bond Home at 425 Cherokee Road, Charlotte, N.C. Dr. Morrill stated that he had met with the owners and that a UNCC graduate student will be approaching the owners to discuss arrangements for preparing a Survey and Research Report.

Item #10 - New Business.

Mr. Shurley asked about the status of the Renfrow House at 400 W. John St. in Matthews. Ms. Lester responded that there was nothing that could be done to prevent demolition in light of the nature of the will probated by Mr. Renfrow's executor.

The meeting adjourned at 7:10 p.m.