

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

**June 13, 2011**

Location: 2100 Randolph Road, 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, Nominating Committee Chair

Mr. Gray Newman/County, HLC Survey Committee Chair

Mr. Mike Rogers/City

Mr. John Shurley/County, Design Review Committee Chair

Ms. Jill Walker/Mayor

Dr. Lynn Weis/City, HLC Secretary

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

**Absent:**

None.

**Visitors:**

Mr. Jim Montgomery (Parks Cramer Complex)

Mr. Will Sturtevant (Parks Cramer Complex)

Ms. Leslie Culbertson (Lassiter House)

Mr. John Culbertson (Lassiter House)

Mr. Matt Benson (Lassiter House)

AGENDA

**1. Consideration of Minutes**

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE HLC MINUTES FOR MAY 9, 2011, BE APPROVED AS SUBMITTED NOTING THAT THE TREASURER'S REPORT SHOULD READ K. WALKER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE HLC EXECUTIVE SESSION MINUTES FOR MAY 9, 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 reminded everyone that the HLC does not schedule meetings in July of each year.

Mr. Hobbs reminded everyone to keep a check on their attendance. The attendance is posted on the HLC's website. There are no excused absences for business, sickness, deaths, etc. It should be noted that Ms. Keysha Walker is no longer a member of the HLC because of exceeding the number of allowed absences. Ms. Walker has a new job that requires substantial travel.

Mr. Hobbs reported that election of HLC officers for the new fiscal year will occur later in the meeting.

Mr. Hobbs presented a plaque to Mr. Gray Newman in appreciation for his six years service on the HLC. Mr. Hobbs thanked Mr. Newman for his time, talents, and interest, and Dr. Morrill stated his deep appreciation for Mr. Newman's contributions to the work of the HLC.

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

Dr. Morrill reported as follows:

**Former Charlotte Fire Station No. 2., 1212 South Boulevard.** The owner is requesting that the ordinance designating the building as a historic landmark be amended to include the land in the building's tax parcel of .17 acres. Staff supports that the HLC recommend to the Charlotte City Council that the ordinance be so amended.

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE HLC RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE ORDINANCE DESIGNATING THE FORMER CHARLOTTE FIRE STATION NO. 2, 1212 SOUTH BOULEVARD, CHARLOTTE, N.C., BE AMENDED TO INCLUDE THE .17 ACRES OF LAND IN THE TAX PARCEL ON WHICH THE FIRE STATION SITS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Thrift Piedmont and Northern Railroad Depot, 8030 Old Mt. Holly Road, Charlotte, N.C.** Staff anticipates that discussions with officials of NCDOT regarding preservation strategies for the building will occur in the late summer or early fall.

**Davis Brothers Store. Bob Beatty Road, Charlotte, N.C.** Stewart Gray is serving as project manager for repairs to the building. He has met today with the contractor for the job.

**Dr. George E. Davis House, 301 Campus St., Charlotte, N.C.** The University is moving ahead with the appraisal 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.

**National Register Nomination Preparation For Portions of Pineville, N.C.** Mattson Alexander Associates has completed the preparation of the National Register Nomination for the commercial core of Pineville and the former Cone Mill Village. Archives and History reports that the HLC is the first grant recipient to complete its work.

**Pineville Savings and Loan Building, 314 Main St., Pineville, N.C.** The owner has accepted the Commission's offer to purchase the property. The 90-day due diligence period will include asking the County to recognize the funds in the Revolving Fund and having contractors develop

bids for HVAC work and for closing an opening between the building and the abutting structure to the east.

**Grier-Rea House, 6701 Providence Road, Charlotte, N.C.** Staff has reactivated the application to rezone the property for office use. The Planning Staff is reconsidering its initial negative response. Staff has talked with the Planning Director and should receive a response soon.

**Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.** A party is interested in renovating the school and is performing due diligence to determine whether an offer will be submitted.

**McAuley House, 14335 Huntersville-Concord Road, Huntersville, N.C.** The Projects Committee will be submitting a recommendation as to what improvements to make to the property. This will most likely be considered by the Commission at its September meeting.

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

**White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Contracts have been signed for the replacement of the roof. Work has been delayed but should begin soon.

**Certified Local Government Workshop.** The Commission held a most successful preservation workshop on May 9th. Thanks to those Commissioners who attended. The Union County Preservation Commission has agreed to host a workshop next year.

**HLC Budget for FY 2012.** The Board of County Commissioners has approved the same level of funding for the HLC for Budget Year FY '12 that it has for this year. In FY 2011 the amount set aside for the operational budget of the HLC was \$216,215. \$70,000 was provided from demolition permit fees, meaning that \$146,215 was taken from the Revolving Fund. In FY 2012 the amount set aside for the operational budget of the HLC is \$186,234. \$70,000 is set aside from demolition permit fees, meaning that \$116,234 will be taken from the Revolving Fund. \$29,981 as partial compensation for Bryan Turner will not be included in the FY 2012 operational budget of the Historic Landmarks Commission. Bryan Turner will be paid totally from the budget of the County Real Estate Services Department.

**Lecture at Duke Mansion.** Dr. Morrill spoke at the Duke Mansion at 3 p.m. on May 15th. The session was well attended and well received. Thanks to those Commissioners (David Erdman, Jill Walker, Lynn Weis, Paula Lester) who attended.

**Rozzel House, 11647 Old Rozzelles Ferry Road, Charlotte, N.C.** Staff did meet with a prospective buyer of the Rozzel House.

**4. Design Review Committee Report:** Mr. Shurley

Mr. Shurley reported that the Design Review Committee met May 25, 2011. Minutes from the meeting can be found on the HLC's website – [www.cmhpf.org](http://www.cmhpf.org).

A. Consideration of an Application For a Certificate of Appropriateness for the **Parks-Cramer Company Complex**, 2000 South Boulevard, Charlotte, N. C.

Mr. Shurley explained that this item was being processed as an express review, meaning that the Design Review Committee did not have a motion to present. He reported that the Committee did review the project and found it to be in compliance with the Secretary of the Interior's Guidelines.

Staff and the applicant reviewed the details of the project. It essentially involves the replacement of an existing window on the south elevation with a doorway, the removal of non-historic interior walls, and the construction of a new interior doorway to replace an original window opening.

**MR. SHURLEY PRESENTED A MOTION, SECONDED BY MR. ROGERS, THAT A CERTIFICATE OF APPROPRIATENESS FOR THE PARKS CRAMER COMPLEX, 2000 SOUTH BOULEVARD, CHARLOTTE, N.C., BE ISSUED AS PRESENTED. THE COMMISSION APPROVED THE MOTION WITH MR. ASBURY ABSTAINING FROM THE VOTE.**

B. Consideration of an Application For a Certificate of Appropriateness for the **Providence Women's Club, Community House**, 8922 Community House Road, Charlotte, N.C.

The project involves the construction of a sidewalk, curb, cutter, and associated grading.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT AN APPLICATION FOR THE PROVIDENCE WOMEN'S CLUB, COMMUNITY HOUSE, 8922 COMMUNITY HOUSE ROAD, CHARLOTTE, N.C., BE DENIED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

Mr. Gray reported that the applicant plans to submit a new application at a later date.

**5. Projects Committee Report:** Mr. Asbury

The Projects Committee did not meet.

**6. Survey Committee Report:** Mr. Newman

The Survey Committee did not meet.

**7. Treasurer's Report:**

Mr. Turner distributed the current financial report.

**8. Election of HLC Officers:** Paula Lester

Ms. Lester presented the following proposed slate of officers for the HLC for FY 2012:

Chair: Louis Asbury, IV

Vice-Chair: Lynn Weis

Secretary: Jill Walker

Treasurer: Paula Lester

**DR. WEIS PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE COMMISSION DISPENSE WITH SECRET BALLOTS AND CAST A UNANIMOUS VOTE FOR THE SLATE OF HLC OFFICERS AS PRESENTED - CHAIR, LOUIS ASBURY, IV, VICE-CHAIR - LYNN WEIS, SECRETARY - JILL WALKER, TREASURER - PAULA LESTER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**9. Old Business.**

There was no Old Business

**10. New Business.**

Dr. Morrill explained that prospective buyers of the Robert and Elizabeth Lassiter House, 726 Hempstead Place, Charlotte, N.C., are seeking conceptual approval for the alterations to the house and property they intend to perform if they move ahead with purchase. They are asking for this matter to come under New Business because their due diligence period will have expired by the August meeting of the HLC.

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC CONSIDER CONCEPTUALLY APPROVING OR NOT APPROVING PROSPECTIVE ALTERATIONS TO THE ROBERT AND ELIZABETH LASSITER HOUSE, 726 HEMPSTEAD PLACE, CHARLOTTE, N.C. AS AN ITEM OF NEW BUSINESS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

Mr. Matt Benson, architect for the prospective buyers, presented proposed design plans for proposed alterations to the house and grounds. Mr. Shurley stated that this schematic design should be considered from a flexible standpoint with the understanding that final details will be reviewed at a future date by the Design Review Committee.

**MR. BRAGG PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE CONCEPTUAL PLANS, INCLUDING THOSE FOR A DETACHED GARAGE, BE APPROVED FOR THE ROBERT AND ELIZABETH LASSITER HOUSE, 726 HEMPSTEAD PLACE, CHARLOTTE, N.C. WITH THE PROVISIO THAT THE**

**APPLICANT WILL SUPPLY THE HLC WITH A COMPLETE PHOTOGRAPH RECORD OF THE HOUSE AND GROUNDS IN EXISTENCE BEFORE RENOVATIONS AND ALTERATIONS BEGIN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

Dr. Morrill thanked Mr. Hobbs for his two year's service as Chair of the HLC. Dr. Morrill complimented Mr. Hobbs on his time, wisdom, energy, sound judgment, and professionalism.

The meeting adjourned at 7:10 p.m.