

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

March 14, 2011

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

Time: 6:00 p.m. – 7:00 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. Gray Newman/County, HLC Survey Committee Chair

Mr. Michael 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 Lynn Morrill, HLC Recording Consultant

Ms. Patricia Nystrom, HLC Attorney

Absent:

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

Ms. Keysha Walker/City, HLC Treasurer

Visitors:

Caroline Naysmith (N. S. Alexander House)

Donald Naysmith (N. S. Alexander House)

Brian Keech

Andy Allen

Donna Ward, UNCC Intern

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

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC MINUTES FOR FEBRUARY 7, 2011, 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. No Commission member can be excused for business, sickness, or for any other reason. Due to stricter regulations, the HLC attendance reports are now being posted on the HLC's website - www.cmhpf.org. Call the HLC office if you have questions.

Mr. Hobbs reported that the monthly HLC calendar has been distributed at each seat. A Survey Committee meeting is scheduled for 8:00 a.m., Tuesday, March 22, at the HLC office, and a Design Review Committee meeting is scheduled for 8:00 a.m., Wednesday, March 30.

Mr. Hobbs said that the Nominating Committee will present a proposed slate of officers for next year at the May meeting. Elections will be held at the June meeting. The HLC does not hold meetings in July. Gray Newman's (County) 6 year term expires in July. Louis Asbury (County), Frank Bragg (City), John Shurley (County) and Lynn Weis (County) have terms that expire this July but these four are eligible for reappointment.

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

Dr. Morrill reported that:

1. 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, 220 West Tenth St., Charlotte, NC, in Fourth Ward. The owner is not interested in making repairs to the building and was disinterested in earlier approaches by the Historic Landmarks Commission about possibly purchasing the house.
2. Staff has distributed a letter from CSX Transportation about its decision to suspend plans for demolishing the Piedmont and Northern Thrift Depot Station, 8030 Old Mt. Holly Road, Charlotte, NC, until arrangements might be made to move the depot to another location by January 31, 2012. Staff is awaiting word from NCDOT about its efforts to acquire a nearby site.
3. An anonymous donor has agreed to donate funds to a private not-for-profit entity which will convey the funds to the owner of the the S. W. & C. S. Davis General Store, 8940 Bob Beatty Road, Huntersville, NC, for the bringing of the two outbuildings up to code. When the repairs are completed, the City will terminate its review of the property. Stewart Gray will be assisting the owner with project management.
4. Bryan Turner and Pat Nystrom met last week with officials of Johnson C. Smith University. The University is moving ahead with the appraisal of the Dr. George E. Davis House, 301 Campus Street, Charlotte, NC, 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.
5. 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, Dover Street, Pineville, NC.
6. Staff has concluded its meetings with the Economic Development Committee of City Council and has instituted a process by which the City and the County elected officials will be informed of the amount of potentially deferred property taxes on all prospective historic landmarks.

- 7.** Staff met with Todd Lockhart, the appraiser for Fortenberry Lambert, at the Pineville Savings and Loan Building, and the owner was present. The appraisal should be completed in early April. The Projects Committee will consider this matter at its next meeting.
- 8.** Staff has reactivated the application to rezone the Grier-Rea House, 6701 Providence Road, Charlotte, NC, for office use. The Planning Staff is reconsidering its initial negative response.
- 9.** Staff has scheduled a meeting with the Town of Huntersville to discuss preservation strategies for the Torrence Lytle School, 302 Holbrooks Road, Huntersville, NC.
- 10.** An incident of vandalism occurred at the Ephraim Alexander McAuley House, 14335 Huntersville-Concord Road, Huntersville, NC. Staff has secured estimates for placing a fence around the house and for the placement of a kitchen and a bathroom in the house. On February 7, 2011, the HLC approved the construction of the fence. The Projects Committee will bring recommendations regarding the other items to the Commission for action.
- 11.** The tenants are paying their rent for the Younts General Store, 316 Main Street, Pineville, NC, and the Blankenship Feed and Oil Store, 330 Main Street, Pineville, NC. The properties continue to be marketed. A prospective buyer visited both properties last week.
- 12.** The roof will be replaced on the White Oak Plantation House, 7729 Hood Road, Charlotte, NC, in the near future at a cost of \$12,000.
- 13.** The Commission will be co-sponsoring a preservation workshop on May 19, 2011 in the former Younts General Store Building, located 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 30 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.
- 14.** The Budget Department of the County has not contacted the HLC. I assume that funding will remain at current level and will be paid from demolition permit fees and the HLC's revolving fund.
- 15.** The Town Board of Matthews will conduct its public hearing on April 25th to consider the designation of the Barnum and Sarah Sustare

House, 13700 Idlewild Road, Matthews, NC, as a historic landmark. The Commission will hold its public hearing for the property on April 11, 2011.

16. David Erdman will make a presentation on March 20, 2011, at 3:00 p.m., at the Duke Mansion, 400 Hermitage Road, Charlotte, NC. Mr. Erdman's topic will be "Mr. Duke's Charlotte: What Charlotte Looked Like 100 Years Ago."

Item#4 -- Design Review Committee Report: Mr. Shurley

A. Consideration of an Application for a Certificate of Appropriateness for the N. S. Alexander House, 4717 Shamrock Drive, Charlotte, N.C.

Staff reviewed the details of the site plan and design of new barn/pavilion. This application was considered as an express review.

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE N. S. ALEXANDER HOUSE, 4717 SHAMROCK DR., CHARLOTTE, N.C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. and Mrs. Naysmith were present in support of the application and informed the Commission that the Zoning of Board of Adjustment did not approve a sidewalk variance for the property.

Item #5 – Survey Committee Report: Mr. Newman.

A. Consideration of a Survey and Research Report on Eastover Elementary School, 500 Cherokee Rd., Charlotte, N. C.

Staff reviewed the Survey and Research Report, which sets forth the justification for the designation of the property.

MR. NEWMAN PRESENTED A MOTION SECONDED BY DR. WEIS THAT EASTOVER ELEMENTARY SCHOOL, (EXTERIOR OF THE ORIGINAL BUILDINGS AND THE ENTIRE PARCELS ASSOCIATED WITH THE SCHOOL) 500 CHEROKEE ROAD, CHARLOTTE, N.C, BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. ALL COMMISSIONERS PRESENT APPROVED THE MOTION WITH MR. ERDMAN AND MR. SHURLEY RECUSING THEMSELVES FROM THE VOTE.

The Survey Committee will meet on March 22, 2011, at 8:00 a.m., at the HLC office.

Item #6 - Projects Committee Survey Committee Report: Mr. Asbury

Committee members will be notified when the next meeting is scheduled.

Item #7 - Treasurer's Report: Keysha Walker.

Mr. Turner presented the Financial Report in Ms. Walker's absence.

Item #8 - Old Business.

No old business was presented.

Item #8 - New Business.

No new business was presented.

The meeting adjourned at 7:00 p.m.