

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

May 9, 2011

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

Time: 6:00 p.m. – 7:25 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. 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. Patricia Nystrom, HLC Attorney

Ms. Mary Lynn Morrill, HLC Recording Consultant

Absent:

Mr. Gray Newman/County, HLC Survey Committee Chair

Ms. Keysha Walker/City, HLC Treasurer

Visitors:

Mr. Andy Allen

Mr. Monte Ritchey

Ms. Susan Mayor

AGENDA

1. Consideration of Minutes

MS. LESTER PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HLC MINUTES FOR APRIL 11, 2011, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Mr. Hobbs

Mr. Hobbs welcomed everyone to the meeting.

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.

Mr. Hobbs reported that the Nominating Committee will be presenting a proposed slate of officers later in the meeting. Ms. Lester is serving as Chair of the Committee. Committee members include Mr. Shurley and Ms. J. Walker.

Mr. Hobbs reminded everyone that the HLC is sponsoring the Preservation Workshop in Pineville Thursday, May 19, 2011. 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 reported that:

Staff is working with the City to facilitate repairs to the former Standard Oil Company Station, a designated historic landmark at 1010 North Tryon St., Charlotte, N.C.

Officials of NCDOT did visit the Thrift Piedmont and Northern Railroad Depot, 8030 Old Mt. Holly Road, Charlotte, N.C. property, and were impressed with the physical condition of the building, and continue to acquire information about alternate sites. Staff has developed estimates of costs for relocating and restoring the building. This will be an item for future discussion.

Stewart Gray is serving as project manager for repairs to Davis Brothers Store, Bob Beatty Road, Charlotte, N.C. Preservation North Carolina is supplying the money, which was provided by an anonymous donor. Work should begin soon.

The Lassiter House, 726 Hempstead Place, Charlotte, N.C., could be legally demolished anytime between now and July 1st. Staff is working with a prospective buyer on design review issues. The owner is requesting that the Certificate of Appropriateness for demolition be extended for 6 months. The reason the owner wants the Certificate of Appropriateness to be extended is so the owner can be assured that they can move ahead with demolition without delay if the prospective buyer does not perform. Staff supports this request as the best option to give the house the best opportunity to survive.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. SHURLEY TO EXTEND FOR SIX MONTHS THE CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE LASSITER HOUSE, 726 HEMPSTEAD PLACE, CHARLOTTE, N.C., WITH AN EFFECTIVE DATE OF JULY 1, 2011. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

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. Meeting with property owners occurred on May 5, 2011.

The Projects Committee will be bringing a recommendation to the Commission about the prospective purchase of the Former Pineville Savings and Loan Building, 314 Main St., Pineville, N.C.

Staff has reactivated the application to rezone the Grier-Rea House, 6701 Providence Road, Charlotte, N.C., for office use. The Planning Staff is reconsidering its initial negative response.

The Projects Committee will be bringing a recommendation to the Commission about prospective expenditures on the Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Staff will be conducting a tour of the McAuley House, 14335 Huntersville-Concord Road, Huntersville, N.C., house on May 24th (10:30 a.m.) or May 25th (2:00 p.m.) for members of the Projects Committee. Commissioners are welcome.

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

Contracts have been signed for the replacement of the roof at White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Work should begin this week.

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.

The Budget Department of the County has not contacted the HLC. Most likely, the funding will remain at current level and will be paid from demolition permit fees and the HLC's revolving fund.

The Town Board of Matthews did designate the Sustare House, 13700 Idlewild Road, Matthews, N.C., as a historic landmark.

Dr. Morrill will be speaking at the Duke Mansion at 3 p.m. on May 15th. He 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.

Public Hearing: Receive comments on the prospective listing of the Pineville Commercial Historic District, 310-333 Main St., Pineville, N.C. and the Pineville Mill Village Historic District, including Park Avenue, Price and Hill Streets, Lakeview Drive, and Eden Court, Pineville, N.C., in the National Register of Historic Places.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ROGERS TO OPEN A PUBLIC HEARING TO CONSIDER THE PROSPECTIVE LISTING OF THE PINEVILLE COMMERCIAL HISTORIC DISTRICT AND THE PINEVILLE MILL VILLAGE HISTORIC DISTRICT IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Nobody offered public comment.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER TO CLOSE THE PUBLIC HEARING TO CONSIDER THE PROSPECTIVE LISTING OF THE PINEVILLE COMMERCIAL HISTORIC DISTRICT AND THE PINEVILLE MILL VILLAGE HISTORIC DISTRICT IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Design Review Committee Report: Mr. Shurley

Mr. Shurley reported that the Design Review Committee met April 27, 2011. Minutes from the meeting can be found on the HLC's website – www.cmhpf.org.

A. Consideration of an Application For a Certificate of Appropriateness for the Walter Lamar Alexander House, 523 Clement Ave., Charlotte, N. C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE WALTER LAMAR ALEXANDER HOUSE, 523 CLEMENT AVE., CHARLOTTE, N.C., BE ISSUED AS PRESENTED BUT WITH TWO CONDITIONS: 1) THAT EXISTING CONDITIONS OF THE REAR ADDITION BE DOCUMENTED WITH PHOTOGRAPHS AND THAT THE PHOTOGRAPHS BE DELIVERED TO THE HISTORIC LANDMARKS COMMISSION AND 2) THAT THE TREATMENT OF EXPOSED PORTIONS OF THE BUILDING RESULTING FROM THE PROPOSED DEMOLITION BE SPECIFIED AND PRESENTED TO THE HISTORIC LANDMARKS COMMISSION AT ITS MEETING ON MAY 9, 2011. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Survey Committee Report: Mr. Newman

The Survey Committee did not meet.

7. Projects Committee Report: Mr. Asbury

Mr. Asbury reported that the Projects Committee met May 3, 2011 at the HLC office. Minutes from the meeting can be found on the HLC's website - www.cmhpf.org.

A. **Torrence-Lytle School**, 302 Holbrooks Road, Huntersville, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT NO ADDITIONAL FUNDS BE SPENT AT THIS TIME ON THE TORRENCE-LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commission discussed overall strategy for the property.

DR. WEIS PRESENTED A SECONDED MOTION SECONDED BY MR. SHURLEY TO DIRECT THE HLC STAFF TO ADVERTISE FOR SALE THE TORRENCE-LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., ON APPROPRIATE WEBSITES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B.. **Former Pineville Savings and Loan Building**, 314 Main St., Pineville, N.C.

MR. ASBURY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE HLC RECONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In executive session the HLC voted to pursue purchase of the Former Pineville Savings and Loan Building, 314 Main St., Pineville, N.C.

C.. Edward M. Rozzell House, 11647 Old Rozzelles Ferry Road, Charlotte, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HLC SPEND UP TO \$6000 TO PAINT THE EDWARD M. ROZZELL HOUSE, 11647 OLD ROZZELLES FERRY ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8. Treasurer's Report: Ms. Walker

Dr. Morrill presented the treasurer's report on behalf of Ms. K. Walker

9. Nominating Committee Report. Ms. Lester

Ms. Lester reported that the Nominating Committee met and is presenting 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.

There were no additional nominations. The election will occur at the June HLC meeting.

101. Old Business.

Mr. Erdman thanked Dr. Morrill for researching the HLC to affirm that the HLC Consulting Director does have the authority to select consultants to produce Survey and Research Reports when the fee is \$2500 or less.

11. New Business. There was no new business.

The meeting adjourned at 7:25 p.m.