

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

November 14, 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. David Gieser/County

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, 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:**

None

**Visitors:**

Ed McLean, Rural Hill

Matt Benson, Lassiter House

Jim Montgomery, Parks Cramer Company Building

Reza Elyasi, Pineville Savings and Loan Building

Joe Jaureghi, *Charlotte Observer*

Andy Allen, Visitor

**AGENDA**

**1. Consideration of Minutes**

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE HLC MINUTES FOR OCTOBER 12, 2011, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE EXECUTIVE SESSION MINUTES FOR OCTOBER 12, 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.

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

#### **A. Action Items.**

##### **1) Public Hearing On The Prospect of Eastover School, 500 Cherokee Road, Charlotte, N.C., becoming a historic landmark.**

Mr. Erdman and Mr. Shurley stated that they were abstaining from all discussion and voting on this issue.

MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. ROGERS TO OPEN THE PUBLIC HEARING ON THE PROSPECT OF EASTOVER SCHOOL, 500 CHEROKEE ROAD, CHARLOTTE, N.C. BECOMING A HISTORIC LANDMARK. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN AND MR. SHURLEY ABSTAINING.

No comment was made.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. GIESER TO CLOSE THE PUBLIC HEARING ON THE PROSPECT OF EASTOVER SCHOOL, 500 CHEROKEE ROAD, CHARLOTTE, N.C. BECOMING A HISTORIC LANDMARK. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN AND MR. SHURLEY ABSTAINING.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. HOBBS TO AFFIRM THE COMMISSION'S RECOMMENDATION THAT THE HLC RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT EASTOVER SCHOOL, 500 CHEROKEE ROAD, CHARLOTTE, N.C. BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN AND MR. SHURLEY ABSTAINING.

##### **2) Public Hearing On The Prospect of the John B. Ross and Company Mill, 1000 Seaboard St., Charlotte, N.C., becoming a historic landmark.**

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. ERDMAN TO OPEN THE PUBLIC HEARING ON THE PROSPECT OF THE JOHN B. ROSS AND COMPANY MILL, 1000 SEABOARD ST., CHARLOTTE, N.C., BECOMING A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comment was made.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN TO CLOSE THE PUBLIC HEARING ON THE PROSPECT OF THE JOHN B. ROSS AND COMPANY MILL, 1000 SEABOARD ST., CHARLOTTE, N.C., BECOMING A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. ERDMAN TO AFFIRM THE COMMISSION'S RECOMMENDATION THAT THE HLC RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE JOHN B. ROSS AND COMPANY MILL, 1000 SEABOARD ST., CHARLOTTE, N.C. BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**3) Public Hearing On The Prospect of the Benjamin DeWitt Funderburk House, 201 West Charles St., Matthews, N.C., becoming a historic landmark.**

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER TO OPEN THE PUBLIC HEARING ON THE PROSPECT OF THE BENJAMIN DeWITT FUNDERBURK HOUSE, 201 WEST CHARLES ST., MATTHEWS, N.C., BECOMING A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comment was made.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. ERDMAN TO CLOSE THE PUBLIC HEARING ON THE PROSPECT OF THE BENJAMIN DeWITT FUNDERBURK HOUSE, 201 WEST CHARLES ST., MATTHEWS, N.C., BECOMING A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HOBBS PRESENTED A MOTION SECONDED BY DR. WEIS TO AFFIRM THE COMMISSION'S RECOMMENDATION THAT THE HLC RECOMMEND TO THE MATTHEWS TOWN BOARD THAT THE BENJAMIN DeWITT FUNDERBURK HOUSE, 201 WEST CHARLES ST., MATTHEWS, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**B. Information Items.**

**1) White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** The original contractor selected has been unable to perform. A second contractor has been selected, and the work should begin soon.

**2) Grier-Rea House, 6701 Providence Road, Charlotte, N.C.** The rezoning of the property is in process. The Projects Committee will be making a recommendation later in the meeting regarding the site plan..

**3) Park Avenue Streetscape, 408 – 427 Park Avenue, Pineville, North Carolina.** The Public Hearing will be held on November 15th to consider the designation of the Park Avenue Streetscape.

**4) Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C.** The North Carolina Department of Transportation should soon be informing the Commission of the Department's level of participation in a preservation plan for the Depot.. Staff will inform the Commission when the news is received.

**5) Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C.** A Groundbreaking Ceremony for the renovation of the house was held on October 13th at 8 a.m. The Projects Committee will be making a recommendation later in the meeting about final arrangements for the Commission's participation in this project.

**6) Pineville Savings and Loan, 314 Main Street, Pineville, N.C.** The owner has yet to agree to the terms approved by the Commission. Pat Nystrom has notified the owner that the owner must agree to the terms or the Commission's offer to purchase the property will be terminated.

**7) Upcoming Public Hearings.** The Charlotte City Council will vote December 12th on the prospective historic landmark designation of Eastover School and the John B. Ross and Company Mill. The Town Board of Matthews will vote on November 28th on the prospective designation of the Benjamin DeWitt Funderburk House as a historic landmark.

**8) Torrence-Lytle School.** The Landmark Group has informed Staff that the property is not competitive this year under guidelines adopted by the Federal Government. An application could be submitted next year for Federal funding. The Projects Committee will present recommendations regarding this matter later in the meeting.

**9) 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 will be considering this issue at its next meeting.

**10) S.W. & C.S. Davis General Store, Bob Beatty Road, Charlotte, N.C.** The only work still to be done is electrical repair of the main store building.

**11) Beatties Ford Road Documentary.** Staff is working with County Public Service and Information on a video documentary highlighting the history of the Biddleville neighborhood and its future prospects.

#### **4. Design Review Committee Report: John Shurley**

Mr. Shurley reported that the Design Review Committee met October 26, 2011. Minutes from the meeting can be found on the HLC's website - [www.cmhpf.org](http://www.cmhpf.org).

##### **A. Lassiter House, 726 Hempstead Place, Charlotte, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR MODIFICATIONS TO THE LASSITER HOUSE, 726 HEMPSTEAD PLACE, CHARLOTTE, N.C., AS DEPICTED IN PLANS A-1.1, DATED 10/25/2011, WITH THE FOLLOWING EXCEPTIONS AND STIPULATIONS: 1) THAT THE APPLICANT PROVIDE TO THE HLC ACCURATE PHOTOGRAPHIC DOCUMENTATION OF THE EXISTING CONDITION OF THE HOUSE, BOTH EXTERIOR AND INTERIOR, 2) THAT THE PLANTER NEAR THE FRONT DOOR BE RETAINED, 3) THAT THE NEW WINDOW PROPOSED FOR THE EAST ELEVATION NOT BE ALLOWED, 4) THAT THE CABINETS IN BEDROOM NO. 3 BE RETAINED IF ORIGINAL, AND 5) THAT THE FLOOR TILE IN THE BATHROOM ADJACENT TO BEDROOM NO. 3 BE RETAINED OR REPLACED, IF NECESSARY, WITH LIKE KIND.

Mr. Benson, architect for the proposed project, and Mr. Culbertson, owner of the property, requested that the removal of the cabinets in bedroom 3 be allowed. Photographs were distributed for consideration.

MR. SHURLEY PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. HOBBS THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR MODIFICATIONS TO THE LASSITER HOUSE, 726 HEMPSTEAD PLACE, CHARLOTTE, N. C., WITH THE FOLLOWING EXCEPTIONS AND STIPULATIONS: 1) THAT THE APPLICANT PROVIDE TO THE HLC ACCURATE PHOTOGRAPHIC DOCUMENTATION OF THE EXISTING CONDITIONS OF THE HOUSE, BOTH EXTERIOR AND INTERIOR, 2) THAT THE PLANTER NEAR THE FRONT DOOR BE RETAINED, 3) THAT THE NEW WINDOW PROPOSED FOR THE EAST ELEVATION NOT BE ALLOWED, AND 4) THAT THE FLOOR TILE IN THE BATHROOM ADJACENT TO BEDROOM NO. 3 BE RETAINED OR REPLACED, IF NECESSARY WITH LIKE KIND. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

##### **B. Rural Hill, Neck Road, Huntersville, N. C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR MODIFICATIONS TO RURAL HILL, NECK ROAD, HUNTERSVILLE, N.C. AS DEPICTED IN THE PLANS

AND SITE PLAN PRESENTED BY THE APPLICANT FOR THE PROPOSED CULTURAL CENTER WITH THE FOLLOWING EXCEPTIONS AND STIPULATIONS: 1) THAT THE APPLICANT RELOCATE THE PROPOSED CULTURAL CENTER NORTHWARD TO THE GREATEST DISTANCE COMMENSURATE WITH PROGRAMMATIC NEEDS, 2) THAT THE PROPOSED CULTURAL CENTER HAVE AN UNPAINTED EXTERIOR, AND 3) THAT THE APPLICANT WORK WITH THE HLC STAFF IN DEVELOPING ORNAMENTAL SCHEMES FOR THE PROPOSED CULTURAL CENTER THAT WILL MORE CLEARLY DISTINGUISH IT FROM HISTORIC BUILDINGS ON THE SITE AND PRESENT THESE SCHEMES TO THE HLC FOR ACTION AT ITS NOVEMBER MEETING.

DR. WEIS PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. ROGERS THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR MODIFICATIONS TO RURAL HILL, NECK ROAD, HUNTERSVILLE, N.C. FOR A CULTURAL CENTER IN ACCORDANCE WITH THE PLANS PRESENTED TO THE HISTORIC LANDMARKS COMMISSION AT ITS NOVEMBER 14, 2011, MEETING. THE COMMISSION APPROVED THE MOTION WITH MR. SHURLEY VOTING IN THE NEGATIVE.

**C. Parks Cramer Company Complex, 2000 South Boulevard, Charlotte, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR MODIFICATIONS TO THE PARKS CRAMER COMPANY BUILDING, 2000 SOUTH BOULEVARD, CHARLOTTE, N.C., AS DEPICTED IN THE PLANS PRESENTED BY THE APPLICANT WITH THE CONDITION THAT THE PLANS FOR THE METAL AWNING BE SUBMITTED TO THE HLC FOR ITS ACTION AT ITS NOVEMBER MEETING.

MR. SHURLEY PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. GIESER THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR MODIFICATIONS TO THE PARKS CRAMER COMPANY BUILDING, 2000 SOUTH BOULEVARD, CHARLOTTE, N.C. AS DEPICTED IN THE PLANS PRESENTED BY THE APPLICANT WITH THE EXCEPTION OF THE DEPICTION OF THE AWNINGS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

A design for the awnings will be presented to the HLC in the future.

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

**Ms. Lester reported that the Projects Committee met** on November 9, 2011. Minutes from the meeting can be found on the HLC's website - [www.cmhpf.org](http://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 UP TO \$2500 BE SPENT TO PERFORM THE FOLLOWING ACTIONS ON THE ORIGINAL (1937) TORRENCE LYTLE SCHOOL BUILDING, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C.): 1) SEAL EXPOSED SHINGLE BOARDS USING ROOF MASTIC, 2) REPAIR LEAK IN VALLEY AT RISING WALL OF RIGHT WING, AND 3) COVER BROKEN AND EXPOSED WINDOWS USING OSB BOARD. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**B. George E. Davis House, 301 Campus Street, Charlotte, N. C.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A SEVEN-YEAR PAYBACK PERIOD BE APPROVED FOR JOHNSON C. SMITH UNIVERSITY TO MAKE THE HLC WHOLE FOR ITS EXPENDITURES FOR REHABILITATING THE DR. GEORGE E. DAVIS HOUSE, 301 CAMPUS ST., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**C. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE SITE PLAN RZ1.0 FOR THE PROPOSED REZONING OF THE GRIER-REA HOUSE , 6701 PROVIDENCE RD., CHARLOTTE, N.C.

MR. SHURLEY PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. ROGERS THAT SITE PLAN RZ1.0 WITH TWO MODIFICATIONS; 1) THE DIMENSION OF THE PLANTING STRIP FOR THE REQUIRED SIDEWALK ON THE ALEXANDER ROAD FRONTAGE OF THE PROPERTY MAY VARY TO PROTECT EXISTING TREES, AND 2) THE INCREASE OF THE ADDITION ON THE SOUTHEAST CORNER OF THE HOUSE TO UP TO 750 SQUARE FEET, BE APPROVED FOR THE PROPOSED REZONING OF THE GRIER-REA HOUSE, 6701 PROVIDENCE RD., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Ms Walker reported that the Survey Committee will meet in January 2012.

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

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

**8. Old Business.**

Dr. Morrill and Ms. Nystrom explained that the owner of the Pineville Savings and Loan Building, Mr. Reza Elyasi, had submitted a counteroffer regarding the prospective



purchase of the Pineville Savings and Loan Building, 314 Main St., Pineville, N.C. Mr. Elyasi explained his counteroffer orally to the Commission.

MR. HOBBS PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

**Note: In Executive Session the Commission formulated its response to the counteroffer regarding the prospective purchase of the Pineville Savings and Loan Building, 314 Main St., Pineville, N.C.**

## **9. New Business.**

Mr. Gray reported that Historic Charlotte is sponsoring a public lecture to which the Commissioners are invited to attend. It will occur on November 17th, and the speaker will be Jo Leimenstoll of UNC-Greensboro.

Dr. Weis noted that the Fourth Ward Christmas Tour Of Homes will occur on December 2, 3, 4.

Mr. Shurley stated that the City of Charlotte will be seeking to replace the doors on the front of Fire Station No. 6. Dr. Morrill said that such action would have to come before the Commission for approval.

The meeting adjourned at 7:40 p.m.