

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

October 10, 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 (First Meeting)

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:

Bevelyn Sherrill -- Torrence Lytle School

David Beatty -- Torrence Lytle School

Billy Jay Caldwell -- Torrence Lytle School

Shaun Caldwell -- Torrence Lytle School

Ray Shawn Henderson -- Torrence Lytle School

Sarah Kraeger -- Student

Marty Gaunt -- Rostormel owner

Andy Gaunt -- Rostormel owner

Lindsey Daniel -- Restormel architect

Andy Allen -- Visitor

Mark Miller -- Projects Committee Member

Paul Williams, Heath Family book

AGENDA

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE HLC MINUTES FOR SEPTEMBER 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. He extended a special welcome to Mr. David Gieser, who was appointed to the HLC by the County on September 20, 2011. Mr. Gieser is an architect with Perkins and Will and serves on the HLC's Design Review Committee.

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

Action Items.

A. Guidelines for HLC funding of Survey and Research Reports.

Staff was directed to develop guidelines to govern the Commission's paying for Survey and Research Reports on prospective historic landmarks. There is \$12,500 in the HLC Budget to fund five such reports, assuming that each report costs \$2500. The Director has been given the authority to prepare reports for \$2500 each if the Chair of the Survey Committee concurs. The Director has been given the authority to select consultants to prepare reports if the total fee for each report does not exceed \$2500. Otherwise, the Commission must approve the selection of the Consultant. To date the Commission has not established guidelines to govern when it funds Survey and Research Reports. It has given approval for such funding on an ad hoc basis.

Proposed guidelines presented by HLC Staff for consideration:

As a general rule, the Historic Landmarks Commission may pay up to \$2500 for Survey and

Research Reports on prospective historic landmarks when funds for such purpose exist and when:

1. The Commission has placed the property on its list of prospective historic landmarks; and

- 2. The owner of the property demonstrates that funding a report on his, her, or its own would constitute an extreme economic hardship; or*
- 3. The Commission determines that expediting the completion of the report is warranted because of the severe level of endangerment which the property possesses; or*
- 4. The Commission determines that the property possesses a high level of historic or cultural significance and ascertains that there is little or no prospect that alternative sources for funding a report exist.*

MR. HOBBS PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE HLC ADOPT THE GUIDELINES RECOMMENDED BY STAFF FOR DETERMINING WHICH SURVEY AND RESEARCH REPORTS WILL BE FUNDED BY THE HLC FOR PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Preservation Strategy for the Abernethy House on W. Eastway Dr., Charlotte, N.C.

On Friday, September 30th, staff received a letter from NorthEnd Partners. The letter proposes that the HLC and Preservation North Carolina work with NorthEnd Partners to investigate preservation solutions for the Abernethy House on W. Eastway Drive. The house, most likely erected in the early 1900s, originally stood on North Tryon St. where a Ford Automobile dealership is now located. The house is not a designated historic landmark. Staff recommended that the HLC participate in such an effort.

Accordingly, Staff recommended that the HLC place the Abernethy House on its Study List of prospective historic landmarks and fund a Survey and Research Report.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HLC PLACE THE ABERNETHY HOUSE, LOCATED ON W. EASTWAY DRIVE, CHARLOTTE, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS AND FUND A SURVEY AND RESEARCH REPORT ON THE ABERNETHY HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Information Items.

A. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. The original contractor selected has been unable to perform. Bryan Turner is arranging for another contractor to undertake the work.

B. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. An issue has arisen regarding how a lease would affect the status of the Federal and State Investment Tax Credits available to a buyer. Staff is investigating the matter. No lease will be signed until this issue is resolved. The rezoning is otherwise in process.

C. Rural Hill, 4431 Neck Road, Huntersville, N.C. At its October meeting the Design Review Committee will consider an Application For A Certificate of Appropriateness for a Visitors Center at Rural Hill.

D. Park Avenue Streetscape, 408 – 427 Park Avenue, Pineville, North Carolina. The Town Board of Pineville voted to continue until November its Public Hearing to consider the designation of the Park Avenue Streetscape.

E. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C. Staff has talked with City officials who have expressed a willingness to work with the Commission to attempt to develop a preservation strategy for the building. Discussions with the North Carolina Department of Transportation are on-going.

F. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. A Groundbreaking Ceremony for the renovation of the house will be held on October 13th at 8 a.m.

G. Pineville Savings and Loan, 314 Main Street, Pineville, N.C. The Commission will consider during its regular agenda a counter-proposal for the prospective purchase of the Pineville Savings and Loan Building, 314 Main St., Pineville, N.C..

H. Younts House, 136 Main Street, Pineville, N.C. The house has been purchased by a party that will renovate the house and occupy it as an office.

I. Upcoming Public Hearings. The Charlotte City Council will vote this month on resolutions to hold Public Hearings for the prospective historic landmark designation of Eastover School and the John B. Ross and Company Mill.

J. Torrence-Lytle School. Staff was contacted by the County Manager's Office about neighborhood complaints about the condition of the buildings. Staff has responded and has made the neighbors aware of the HLC's efforts to secure an agreement with the Landmarks Group to renovate the property.

Representatives of the neighborhood spoke to the Commission about concerns they have regarding the deteriorated condition of the property. The Commission explained that it is working with the Landmarks Group in hopes of securing funds to restore the

buildings for senior citizen housing. Representatives of the Landmarks Group will appear before the Commission at its November meeting.

K. PNC Conference. Thanks to Paula Lester, Lynn Weis, and Stewart Gray for attending the PNC annual conference. This will satisfy this year's educational requirements for Certified Local Government Status.

L. S.W. & C.S. Davis General Store, Bob Beatty Road, Charlotte, N.C. The first phase of work has been completed.

4. Design Review Committee Report: Mr. Shurley

Mr. Shurley reported that the Design Review Committee met September 21, 2011. Minutes from Design Review Committee meetings can be found on the HLC's website - www.cmhpf.org.

A. Conceptual Approval of an addition to the Lassiter House, 726 Hempstead Place, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION CONCEPTUAL APPROVAL OF THE PROPOSED ADDITION TO THE LASSITER HOUSE, 726 HEMPSTEAD PLACE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Applications for a Certificate of Appropriateness

(1) Biddle Hall, 100 Beatties Ford Road, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE PLANS AS PRESENTED FOR THE PLACEMENT OF A NEW STAIRWAY AND LANDING ON THE EAST FACADE OF BIDDLE HALL, 100 BEATTIES FORD RD., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

(2) McConnell House, 4009 Beatties Ford Road, Charlotte, N. C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT AN APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS FOR THE MCCONNELL HOUSE, 4009 BEATTIES FORD ROAD, CHARLOTTE, N.C., BE DENIED, AND THAT THE CITY DEVELOP NEW DESIGN ALTERNATIVES TO REMOVE ANY PART OF THE SIDEWALK FROM THE TAX PARCEL ASSOCIATED WITH THE MCCONNELL HOUSE, 4009 BEATTIES FORD RD., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

(3) Ratcliffe Florist Shop, 435 South Tryon Street, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE RELOCATION OF THE RATCLIFFE FLOWERS SHOP SIGN TO THE ORIGINAL LOCATION OF THE BUILDING, 435 SOUTH TRYON STREET, CHARLOTTE, N.C., IN ACCORDANCE WITH THE PLANS PRESENTED, INCLUDING THE PLACEMENT OF AN INTERPRETIVE PLAQUE IN THE PAVEMENT AT THE BASE OF THE POLE, BE APPROVED. THE COMMISSION APPROVED THE MOTION WITH A VOTE OF OPPOSITION CAST BY MR. ROGERS..

(4) Restormel, 829 Concord Road, Davidson, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PORCH/ADDITION TO THE REAR OF RESTORMEL, 829 CONCORD ROAD, DAVIDSON, N.C., BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PLAN FOR THE RENOVATION OF THE GARAGE AT RESTORMEL, 829 CONCORD ROAD, DAVIDSON, N.C., BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report: Ms. Lester

Ms. Lester reported that the Projects Committee met on October 4, 2011, at 8:30 a.m., at the HLC office. She said that the next meeting of the Projects Committee will be held Wednesday, November 9, 2011, at 8:30 a.m. at the HLC office. Minutes from the meetings of the Projects Committee can be found on the HLC's website - www.cmhpf.org.

Ms. Lester stated that the HLC would need to convene in Executive Session to discuss the recommendations of the Projects Committee.

Note: Mr. Erdman entered the HLC meeting during the Executive Session meeting.

MR. BRAGG PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE HLC CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: In Executive Session the HLC voted to participate with Johnson C. Smith University in the renovation of the Dr. George E. Davis House, 301 Campus St., Charlotte, N.C. The Commission voted to proceed with the prospective purchase of the Pineville Savings and Loan Building, 314 Main St., Pineville, N.C., subject to specified agreements regarding the roof.

6. Survey Committee Report: Ms. Walker

Ms. Walker reported that the Survey Committee met September 15, 2011, at 8:30 a.m. at the HLC office. Minutes from the meeting can be found on the HLC's website - www.cmhpf.org.

A. Prospective Historic Landmarks

(1) Paul and Holly Beatty House, 215 Irwin Ave. Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE PAUL AND HOLLY BEATTY HOUSE, LOCATED AT 215 IRWIN AVENUE, IN CHARLOTTE, N. C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

(2) The Oscar and Katie Hunter House, 1015 West Fourth Street, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE OSCAR AND KATIE HUNTER HOUSE, LOCATED AT 1015 WEST FOURTH STREET, IN CHARLOTTE, N. C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION

.B. Study List Application

(1) House at 2038 Sharon Road, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE PROPERTY AT 2038 SHARON ROAD BE PLACED ON THE HLC'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Consideration of Funding Survey and Research Report

(1) Shelton Log Cabin, 312 S. Thompson Street, Davidson, N.C.

THE SURVEY COMMITTEE PRESENTS A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A SURVEY AND RESEARCH REPORT FOR THE SHELTON LOG CABIN, 312 S. THOMPSON STREET, IN

DAVIDSON, N.C. BE PRODUCED WITH THE DECISION OF FUNDING COMING FROM THE HLC AT THEIR OCTOBER 10th, 2011 MEETING.

The HLC discussed the property and agreed that this item of business be tabled until the Survey Committee reconsiders the matter in light the HLC's adoption of guidelines governing its funding of Survey and Research Reports.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. HOBBS THAT CONSIDERATION OF THE PROSPECTIVE FUNDING OF A SURVEY AND RESEARCH REPORT ON THE SHELTON LOG CABIN, LOCATED AT 312 S. THOMPSON ST., DAVIDSON, N.C., BE TABLED UNTIL THE SURVEY COMMITTEE RECONSIDERS THE MATTER IN ACCORDANCE WITH THE HLC'S ADOPTION OF GUIDELINES GOVERNING ITS FUNDING OF SURVEY AND RESEARCH REPORTS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Treasurer's Report: Ms. Lester

The current financial report was distributed and discussed.

8. Old Business

Dr. Weis inquired about the status of the prospective demolition of the Charles and Bess Smith House at 220 W. Tenth St. in Charlotte, N.C. Dr. Morrill stated that the HLC has not received an Application for a Certificate of Appropriateness for the demolition of the house. Staff is aware of the Commission's attitude about the prospects for saving the house..

9. New Business

Mr. Paul Williams briefly discussed his book on the history of the Heath Family and presented two copies to the HLC.

The meeting adjourned at 7:40 p.m.