

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

September 12, 2011

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

Time: 6:00 p.m. – 7:10 p.m.

**Present:**

Mr. Louis Asbury/County, HLC Chair

Mr. Frank Bragg/City

Mr. Joseph Elliott/City

Mr. David Erdman/Mayor

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 (phone)

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:**

Ms. Desiree MacZorley

Ms. Julie Smith

**AGENDA**

**1. Consideration of Minutes**

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE HLC MINUTES FOR AUGUST 8, 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 said that Dr. Morrill is meeting with the HLC on the phone tonight. He said that the County will appoint a new HLC member in October. Mr. Asbury said that the Survey Committee will meet September 15 and that the Design Review Committee will meet September 21 this month.

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

Dr. Morrill presented the following report by phone:

**Levine Barn, Monroe Road, Charlotte, N.C.** The City of Charlotte has notified staff that its efforts to negotiate a resolution of the disrepair of the barn on Monroe Road owned by Levine Properties have been unsuccessful. The owner intends to demolish the barn. It has no official historic status.

**Treloar House, 328 N. Brevard St. in Charlotte, NC.** Levine Properties has notified staff that the Treloar House at 7th and Brevard will be restored and occupied by Duke Energy as a place to highlight energy efficient technology.

**White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Work on the roof repair at White Oak Plantation has begun.

**Grier-Rea House, 6701 Providence Road, Charlotte, N.C.** An individual has submitted a draft contract to lease the Grier-Rea House.

At this point the proposed lease was presented. The Commissioners discussed the situation.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION ENTER INTO A LEASE AGREEMENT AS DISCUSSED REGARDING THE GRIER-REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N. C. , UNDER THE GUIDANCE AND SUPERVISION OF THE HLC'S ATTORNEY, HLC CHAIR AND HLC PROJECTS COMMITTEE CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**Rural Hill Plantation, 4431 Neck Road, Huntersville, N.C.** Staff has met with the architect for a Visitors Center at Rural Hill Plantation. The Commission can anticipate the receipt of an Application For A Certificate of Appropriateness in the near future.

**Park Avenue Streetscape, 408 – 427 Park Avenue, Pineville, North Carolina.** The Town Board of Pineville will hold a Public Hearing to consider the designation of the Park Avenue Streetscape on Tuesday, September 13th at 6:30 p.m.

**Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C.** Staff anticipates that the North Carolina Department of Transportation will submit a proposal to the Commission in October for a joint effort to move and preserve the Thrift Depot of the Piedmont and Northern Railroad Company. There was a general consensus among the Commissioners that Dr. Morrill should continue to pursue this issue with NCDOT.

**Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C.** Johnson C. Smith University will be submitting a proposal to the Commission in October for a joint effort to preserve the Dr. George E. Davis House.

**Pineville Savings and Loan, 314 Main Street, Pineville, N.C.** The Commission will consider counterproposal for the prospective purchase of the Pineville Savings and Loan Building.

**Younts General Store and the Blankenship Feed and Oil Store, 316 and 330 Main Street, Pineville, N.C.** The Commission will consider renewals of the leases for 316 and 330 Main Street in Pineville, N.C.

**Upcoming Public Hearings.** Staff anticipates Public Hearings will be scheduled in October with the City of Charlotte for the Eastover School and the John B. Ross and Company Mill.

**Hoskins Mill, 201 S. Hoskins Road in Charlotte, N.C.** Staff has received a complaint concerning the deterioration of portions of the Hoskins Mill property. Dr. Morrill state that the maintenance of the building is the owner's responsibilities.

#### **4. Public Hearing**

The public hearing is in regard to the prospective local historic designation of the Park Avenue Streetscape, 408 - 427 Park Avenue, Pineville, N. C. The portion of property recommended for designation is the exterior of the house, the road and median, and the land delineated in the distributed map.

MR. HOBBS PRESENTED A MOTION SECONDED BY DR. WEIS TO OPEN A PUBLIC HEARING REGARDING CONSIDERATION OF LOCAL HISTORIC DESIGNATION OF THE PARK AVENUE STREETScape, 408-427 PARK AVENUE, PINEVILLE, N. C.. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Asbury asked for comments from the floor. There was none.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. HOBBS THAT THE PUBLIC HEARING REGARDING THE ABOVE SAID PROPERTY BE CLOSED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION RE-AFFIRM ITS ORIGINAL MOTION TO RECOMMEND LOCAL HISTORIC DESIGNATION FOR THE PARK AVENUE STREETScape, 408-427 PARK AVENUE, PINEVILLE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

It should be noted that Mr. Gray will attend the public hearing for the property in Pineville tomorrow evening.

#### **5. Design Review Committee Report: Mr. Shurley**

Mr. Shurley reported that the Design Review Committee met August 24, 2011. Minutes from the meeting can be found on the HLC's website - [www.cmhpf.org](http://www.cmhpf.org), under Design Review

The owners of Restormel, 829 Concord Road, Davidson, N. C., are proposing to alter the existing garage, construct an in-ground pool in the rear yard, and add a screen porch to the rear of the house. The Design Review Committee at its August meeting reached the following consensus: 1) the swimming pool as proposed is appropriate, 2) the expansion of the garage is appropriate but the applicant should submit design details to the Committee that assure the compatibility of the expanded garage with the main house, and 3) the form and massing of the proposed rear porch are too large, the proposed porch and the proposed mud room should have dissimilar design vocabularies, every reasonable effort should be made to retain the attached gable roof above the rear entrance, and the porch should be pulled back from the western edge of the rear facade.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT CONCEPTUAL APPROVAL BE GIVEN FOR THE DESIGN AND PLACEMENT OF THE SWIMMING POOL AND THE ENLARGEMENT OF THE GARAGE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commission anticipates that Ms. Daniels, architect for the owner, will present more complete plans to the Design Review Committee a future meeting.

**6. Projects Committee Report:** Ms. Lester

Ms. Lester reported that the Projects Committee met September 8, 2011, at 8:30 a.m., at the HLC office. Minutes from the September Projects Committee meeting can be found [here](#).

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

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT UP TO \$9,500 BE AUTHORIZED FOR REZONING FEES FOR THE GRIER-REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C., THAT THE HLC'S EXECUTIVE COMMITTEE BE AUTHORIZED TO INCREASE ADDITIONAL FUNDS, IF NEEDED, FOR THE REZONING PROCESS FOR SAID PROPERTY, AND THAT HLC ATTORNEY, PATRICIA NYSTROM, BE DIRECTED AND AUTHORIZED TO NEGOTIATE OTHER TERMS DEEMED NECESSARY IN THE CONTRACT WITH DESIGN RESOURCE GROUP REGARDING SAID PROPERTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Rogers left the meeting at this point - 6:45 p.m..

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

Ms. Lester reported that the Projects Committee approved a motion that HLC Staff work with Mecklenburg County staff to determine the type of "Letter of Intent" for the Landmark Group that would be legally and financially appropriate regarding the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C.

**C. McAuley House**, 14335 Huntersville-Concord Rd., Huntersville, N.C.

Ms. Lester reported that the Projects Committee approved a motion that HLC Staff get a broker's opinion as to the true market value, current, and if further renovated, regarding the Ephraim Alexander McAuley House, 14335 Huntersville-Concord Road, Huntersville, N.C.

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

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE DUE DILIGENCE PERIOD BE EXTENDED SIXTY (60) DAYS FOR THE PINEVILLE SAVINGS AND LOAN BUILDING, 314 MAIN STREET, PINEVILLE, N. C.; THAT FINANCIAL NEGOTIATIONS CONTINUE IN REGARD TO SATISFACTORY REPAIRS, AND THAT, IF AGREEMENTS CANNOT BE REACHED REGARDING THE EXTENSION OF DUE DILIGENCE FOR SIXTY(60) DAYS AND REGARDING THE REQUIRED REPAIRS, THE PURCHASE OFFER BE ALLOWED TO EXPIRE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**E. Younts General Store (316 Main St.) and Blankenship Feed and Oil Store (330 Main St.), Pineville, N.C.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO EXTEND THE LEASES ON 316 MAIN STREET AND 330 MAIN STREET, PINEVILLE, N. C., FOR ONE YEAR UPON EXPIRATION OF THE CURRENT LEASES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**F. Samuel Younts House, 136 Main St., Pineville, N.C.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT HLC STAFF PURSUE INVESTIGATING A PURCHASE PRICE FOR THE SAMUEL YOUNTS HOUSE, 136 MAIN STREET, PINEVILLE, N. C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**7. Survey Committee Report:** Ms. Walker

Ms. Walker reported that the Survey Committee will meet on Thursday, September 15th, at 8:30 a.m. at the HLC office.

**8. Treasurer's Report:** Ms. Lester

The current financial report was distributed and discussed.

**8. Old Business**

No old business was presented.

**9. New Business**

No new business was presented.

Stewart Gray announced that the annual conference of Preservation North Carolina will occur September 29th and September 30th in Mt. Airy, N.C. If two Commissioners attend the conference, the HLC will not have to hold a preservation conference to meet its continuing education requirements for Certified Local Government status.

The meeting adjourned at 7:10 p.m.