

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

April 9, 2012

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. 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/Mayor, 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

**Visitors:**

Nicole McBeth, Historic Charlotte

Sarah Lindsey, UNCC Student

Robert Bemis, UNCC Student

Andy Allen

**1. Consideration of Minutes**

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE MINUTES FOR MARCH 12, 2012, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Erdman noted a misspelling in the Executive Session Minutes. Dr. Morrill stated that corrections would be made.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE EXECUTIVE SESSION MINUTES FOR MARCH 12, 2012, BE APPROVED AS DISTRIBUTED. 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 have questions. Attendance reports started over January 1, 2012.

Mr. Asbury announced that the Nominating Committee would report later in the meeting and that the Design Review Committee will meet on April 24, 2012 at 8:00 a.m. at the HLC office, and that the Projects Committee will meet May 2, 2012 at 8:30 a.m.

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

The following information items constituted the Director's Report.

### **Information Items.**

**a. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C.** Bryan Turner and Patricia Nystrom continue to coordinate the Commission's participation with Johnson C. Smith University in this preservation project.

**b. The House at 409 E. Park Ave, Pineville, N.C.** Staff will submit a bid as approved by the HLC to purchase the house. This should occur in late May or early April.

**c. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Bryan Turner is coordinating plumbing repairs, replacement of the HVAC, and repairs to the porch columns. All have been approved by the Executive Committee of the Commission. Repairs are underway.

Mr. Rogers entered the meeting at 6:22 p.m.

**d. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.** The public hearing with City Council to consider the prospective rezoning of the Grier-Rea House did occur on March 19, 2012. The hearing before the Planning Commission is scheduled for April 25, 2012. Staff has established contact with the Neighborhood Association and is attempting to resolve outstanding issues. The neighborhood association continues to express its opposition to the rezoning.

Staff reviewed the history of the HLC's involvement in this property. Considerable discussion ensued. There was some uncertainty about the consequences of deferring or withdrawing the zoning application for the property. A general consensus arose that the hearing before the zoning committee should be delayed until the May meeting of the zoning committee so that Staff could clarify the issues involved.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HLC NOTIFY THE PLANNING STAFF THAT THE HLC HAS VOTED THAT THE HEARING BEFORE THE ZONING COMMITTEE OF THE PLANNING

COMMISSION TO CONSIDER THE PROSPECTIVE REZONING OF THE GRIER-REA HOUSE PROPERTY, 6701 PROVIDENCE RD., CHARLOTTE, N.C., BE DEFERRED UNTIL THE MAY 2012 MEETING OF THE ZONING COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**e. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C.** Staff will meet at the station on April 12th with representatives of NCDOT to discuss the process for moving ahead with the moving and restoration of the station.

**f. Johnston Mill (3300 North Davidson St., Charlotte, N.C.) and Mecklenburg Mill (3327 North Davidson St., Charlotte, N.C.).** Staff has met with the developers to discuss design review issues.

**g. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C.** A prospective buyer continues to perform due diligence. Staff has discussed with County officials the overall challenges of marketing the property.

**h. Younts General Store, 316 Main St., Pineville, N.C.** Stewart Gray and Bryan Turner have met with the architect to discuss outstanding issues. Repair work should commence in the upcoming weeks.

**i. S.W. & C.S. Davis General Store, Bob Beatty Road, Charlotte, N.C.** The Davis Store will be used as a set for a commercial film. Temporary changes will be made to the structure. A Minor Works Certificate of Appropriateness has been issued.

**j. Biddleville Documentary.** The documentary is complete. WTVI will broadcast the video, and it is being considered by the City of Charlotte's cable channel. The County is working with the Commission to schedule a public premier, hopefully in Biddle Hall on the Johnson C. Smith Campus.

**k. Fire Station No. 2. (1212 South Boulevard. Charlotte, N.C.) and the revised George E. Davis House (301 Campus St., Charlotte, N.C.).** The HLC has approved amendments to the ordinances to include the land included in the Fire Station No. 2 historic landmark and to expand the

amount of land included in the Dr. George E. Davis historic landmark. The joint public hearings with City Council to consider these properties will occur on April 16th.

**I. Grace A.M.E. Zion Church, 219 S. Brevard St., Charlotte, N.C..** There has been no additional information about the status of Grace A.M.E. Zion Church.

**m. Budget Request.** Staff anticipates that the County will be approaching the Commission about its budget request for FY 2012-2013. Staff anticipates that its operations budget will continue to come from the HLC's Revolving Fund.

**n. Davidson Elementary School, 251 S. Main St., Davidson, N.C.** The Davidson Town Board voted on March 13th to designate the Davidson Elementary School as a historic landmark.

**o. Historic Charlotte.** Staff has met with Ms. Nicole McBeth, the Executive Director of Historic Charlotte, Inc., to consider how the two bodies might work more closely together.

**p. Mint Hill.** The Mint Hill Town Board continues to consider entering into an interlocal agreement that will empower the Commission to be the Historic Landmarks Commission for Mint Hill.

**q. Funderburk-Plaxco House, 316 E. Matthews St., Matthews, N.C.** The Survey and Research Report on the Funderburk-Plaxco House is complete and is on the Commission's website. The appraisal has been received.

**r. Rozzel House, 11647 Rozzelles Ferry Rd., Charlotte, N.C.** A squatter is being evicted from the tenant house.

**s. McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C.** The house is being marketed actively, and several showings have occurred within the past month.

#### **4. Public Hearings**

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

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. ROGERS THAT A PUBLIC HEARING BE OPENED TO HEAR PUBLIC COMMENT ON THE PROSPECT OF AMENDING THE ORDINANCE DESIGNATING THE DR. GEORGE E. DAVIS HOUSE, 301 CAMPUS ST., CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments from the public were made.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE PUBLIC HEARING BE CLOSED TO HEAR PUBLIC COMMENT ON THE PROSPECT OF AMENDING THE ORDINANCE DESIGNATING THE DR. GEORGE E. DAVIS HOUSE, 301 CAMPUS ST., CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE COMMISSION AFFIRM ITS EARLIER DECISION TO RECOMMEND THAT THE ORDINANCE DESIGNATING THE DR. GEORGE E. DAVIS HOUSE, 301 CAMPUS ST., CHARLOTTE N.C., AS A HISTORIC LANDMARK, BE AMENDED TO INCLUDE .365 ACRES OF LAND. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION WITH MR. SHURLEY ABSTAINING FROM THE VOTE.

**b. Former Charlotte Fire Station No. 2, 1212 South Boulevard, Charlotte, N.C.**

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT A PUBLIC HEARING BE OPENED TO HEAR PUBLIC COMMENT ON THE PROSPECT OF AMENDING THE ORDINANCE DESIGNATING FORMER CHARLOTTE FIRE STATION NO. 2, 1212 SOUTH BLVD., CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments from the public were made.

MR. GIESER PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE PUBLIC HEARING BE CLOSED

TO HEAR PUBLIC COMMENT ON THE PROSPECT OF AMENDING THE ORDINANCE DESIGNATING FORMER CHARLOTTE FIRE STATION NO. 2, 1212 SOUTH BLVD., CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE COMMISSION AFFIRM ITS EARLIER DECISION TO RECOMMEND THAT THE ORDINANCE DESIGNATING THE FORMER CHARLOTTE FIRE STATION NO. 2, 1212 SOUTH BLVD., CHARLOTTE N.C., AS A HISTORIC LANDMARK, BE AMENDED TO INCLUDE THE .17 ACRES OF LAND AS SHOWN IN THE TAX PARCEL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**5. Design Review Committee Report: John Shurley**

Mr. Shurley announced that the Design Review Committee did not meet.

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

Ms. Lester announced that the Projects Committee did not meet.

Mr. Shurley left the meeting at 6:40 p.m.

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

Ms. Walker announced that the Survey Committee did not meet.

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

Ms. Lester distributed the HLC's Financial Report.

**9. Nominating Committee Report: Ken Pursley**

Mr. Pursley reported that the Nominating Committee composed of himself, Mr. Gieser and Mr. Hobbs has met. He said that any Commissioner should contact him if he/she would like to be considered on the proposed slate of HLC officers FY 2013 to be presented at the May meeting. Election of officers will be held in June. The HLC does not meet in July.

## **10. Old Business.**

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

Dr. Weis left the meeting at 7 p.m.

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

**Note: In Executive Session the Commission voted to submit an offer to purchase the Funderburk-Plaxco House, 316 E. Matthews St., Matthews, N.C.**

## **11. New Business.**

There was no new business.

The meeting adjourned at 7:10 p.m.