

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

August 13, 2012

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

Time: 6:00 p.m. – 8:02 p.m.

Present:

Mr. Louis Asbury/County, HLC Chair

Mr. Joseph Elliott/City

Mr. David Erdman/Mayor

Ms. Paula Lester/County, HLC Treasurer, Projects Com. Chair

Mr. Kenneth Pursley/County , Nominating Com. Chair

Mr. Mark Miller/County (First Meeting)

Mr. Michael Rogers/City

Mr. John Shurley/County, Design Review Com. Chair

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Ms. Mary Dominick, HLC Consultant

Ms. Susan Mayer, UNCC Intern

Ms. Alicia Messick, UNCC Intern

Ms. Mary Lynn Morrill, HLC Recording Consultant

Mr. Bryan Turner, HLC Projects Manager

Ms. Patricia Nystrom, HLC Attorney

Absent:

Mr. Frank Bragg/City

Mr. David Gieser/County

Ms. Jill Walker/Mayor, HLC Secretary, Survey Com. Chair

Dr. Lynn Weis/City, HLC Vice-Chair

Visitors:

Mr. Dominic Polzella, Croft Schoolhouse

Ms. Rachel Russell, St. Lloyd's Cemetery

Ms. Katrina Ross, Mint Hill Commissioner

AGENDA

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE MINUTES FOR JUNE 11, 2012, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill noted that the name "Mr. Keith" should be changed to "Mr. Thompson" throughout the Executive Session minutes.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE EXECUTIVE SESSION MINUTES FOR JUNE 11, 2012, BE APPROVED AS CORRECTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Ms. Lester

Mr. Asbury attended the meeting by telephone, and Ms. Lester chaired the meeting.

Ms. Lester welcomed Mr. Mark Miller to his first meeting as a Commissioner.

Ms. Lester stated that an attendance sheet was at each Commissioner's place for him or her to review.

Ms. Lester reported that the HLC officers for the new fiscal year which runs July 1, 2012 - June 30, 2013, are Chair - Mr. Asbury, Vice-Chair, Dr. Weis, Secretary - Ms. Walker, Treasurer, Ms. Lester. She reported that the following people will serve as Committee Chairs: Design Review - Mr. Shurley, Projects - Ms. Lester, Survey - Ms. Walker, Nominating - Mr. Pursley. HLC members will continue to serve on the same committee as last year unless a change is desired.

3. Director's Report: Dr. Morrill

Dr. Morrill reported the following information:

a. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. .Project Architects are working on final construction drawings. If they comport with approved plans, the Commission will issue a Certificate of Appropriateness, and work will begin.

b. The House at 409 E. Park Ave, Pineville, N.C. The Commission has purchased the house, and staff has been working with a prospective buyer.

c. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. All repairs have been completed.

d. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. The realtor has been advised of the new asking price for the property. The Commission must decide whether it will withdraw its rezoning application or attempt to keep it active.

e. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C. Staff has met with the Technical Coordinating Committee of the Mecklenburg Union Metropolitan Planning Organization, which will make its final decision on September 13th about amending its Transportation Improvement Plan to include funding for relocating and stabilizing the Thrift Depot. Staff will attend the meeting.

f. B. D. Funderburk House, 201 West Charles St., Matthews, N.C. Staff has contacted the owner and directed the owner to supply Part One of the Tax Credit Application, so that Staff can ascertain the condition of the house before any renovation work was performed. The owner has agreed to comply.

g. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C. The Requests For Proposals draft is complete. The County has reviewed it and is proposing that language be added to the RFP to allow demolition of all buildings except the original school building (1937) and to allow the 1937 building to be relocated to a location in the immediate vicinity. The feeling of the County is that the property was conveyed to the HLC with the expectation that preservation would be the result.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. PURSLEY TO AMEND THE REQUESTS FOR PROPOSALS FOR THE TORRENCE-LYTLER SCHOOL COMPLEX, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., TO STIPULATE THAT THE ORIGINAL 1937 BUILDING MUST BE SAVED AND RESTORED BUT MAY BE RELOCATED ON THE SITE AS LONG AS SUCH RELOCATION IS IN KEEPING WITH THE SECRETARY OF THE INTERIOR'S STANDARDS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

h. Rozzel House, 11647 Rozzelles Ferry Rd., Charlotte, N.C. The tenant house has been vacated and is boarded up.

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

j. UNCC Interns. Alicia Messick has completed her work, and Susan Mayer will finish by the end of August. Both have done impressive work.

4. Public Hearings.

A. **Outen Pottery,** 430 Jefferson St., Matthews, N.C.

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. ELLIOTT TO OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROSPECTIVE DESIGNATION OF THE OUTEN POTTERY, 430 JEFFERSON ST., MATTHEWS, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were received.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. MILLER TO CLOSE THE PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROSPECTIVE DESIGNATION OF THE OUTEN POTTERY, 430 JEFFERSON ST., MATTHEWS, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. **Roseland Cemetery,** 10252 Monroe Road, Matthews, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN TO OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROSPECTIVE DESIGNATION OF THE ROSELAND CEMETERY, 10252 MONROE ROAD, MATTHEWS, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were received.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ROGERS TO CLOSE THE PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROSPECTIVE DESIGNATION OF THE ROSELAND CEMETERY, 10252 MONROE ROAD, MATTHEWS, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Funderburk-Plaxco House, 316 Matthews St., Matthews, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN TO OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROSPECTIVE DESIGNATION OF THE FUNDERBURK-PLAXCO HOUSE, 316 MATTHEWS ST., MATTHEWS, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were received.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY TO CLOSE THE PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROSPECTIVE DESIGNATION OF THE FUNDERBURK-PLAXCO HOUSE, 316 MATTHEWS ST., MATTHEWS, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Design Review Committee Report : John Shurley

A. Applications for Certificate of Appropriateness

1) St. Lloyd's Presbyterian Church Cemetery, Colony-Sharon Road, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE ST. LLOYD'S PRESBYTERIAN CHURCH CEMETERY, SHARON-COLONY ROAD, CHARLOTTE, N.C., BE APPROVED IN ACCORDANCE WITH THE SUBMITTED APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill commended Grubb Properties for its commitment to the restoration of the St. Lloyd's Presbyterian Church Cemetery. Mr. Erdman commended the Boy Scout involvement.

2) James A. Blakeney House Property, Blakeney Heath Rd., Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A

CERTIFICATE OF APPROPRIATENESS FOR THE JAMES A. BLAKENEY PROPERTY (ELLINGTON PARK SUBDIVISION), BLAKENEY-HEATH ROAD, CHARLOTTE, N.C., BE APPROVED IN ACCORDANCE WITH THE SUBMITTED APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Express Review Applications for Certificate of Appropriateness

1) Croft School House, 9200 Bob Beatty Road, Charlotte, N.C.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ROGERS THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE CROFT SCHOOL HOUSE, 9200 BOB BEATTY ROAD, CHARLOTTE, N. C., IN ACCORDANCE WITH THE SUBMITTED APPLICATION. THE COMMISSION APPROVED THE MOTION WITH MR. PURSLEY VOTING IN THE NEGATIVE.

6. Projects Committee Report: Paula Lester

The Projects Committee will meet October 18, 2012, at 8:30 a.m.

A. Thomas and Latitia Gluyas House, 7314 Mt. Holly - Huntersville Rd., Charlotte, N.C.

Dr. Morrill explained that the Commission holds a right of first refusal to purchase the subject property, because deed covenants were placed on the property when the Commission first sold it. Staff recommends that the Commission waive its right of first refusal, because Staff has met with the prospective buyers and has determined that they will be good stewards of the property.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE COMMISSION WAIVE ITS RIGHT OF FIRST REFUSAL TO PURCHASE THE THOMAS AND LATITIA GLUYAS HOUSE, 7314 MT. HOLLY - HUNTERSVILLE, RD., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Younts General Store, 316 Main St., Pineville, N.C.

1) Renewal of Lease.

Staff announced that the current lease on the property expires on September 30, 2012. Staff recommends that the lease be renewed for one year under current terms.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE COMMISSION RENEW THE TENANT'S LEASE FOR ONE YEAR UNDER CURRENT TERMS FOR THE YOUNTS GENERAL STORE, 316 MAIN ST., PINEVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Repairs to the Building

Bryan Turner presented the lowest of three bids (\$103,025) to perform repairs to the building, including repair of masonry parapet walls, replacement of the roof, relocation of HVAC, replacement of the rear door, and replacement of interior ceiling tiles.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE COMMISSION APPROVE THE EXPENDITURE OF UP TO \$103,025 TO PERFORM REPAIRS TO THE YOUNTS GENERAL STORE, 316 MAIN ST., PINEVILLE, N.C., INCLUDING REPAIR OF MASONRY PARAPET WALLS, REPLACEMENT OF THE ROOF, RELOCATION OF HVAC, REPLACEMENT OF THE REAR DOOR, AND REPLACEMENT OF INTERIOR CEILING TILES. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN VOTING IN THE NEGATIVE.

C. Blankenship Feed and Oil Store, 330 Main St., Pineville, N.C.

Staff announced that the current lease on the property expires on September 30, 2012. Staff recommends that the lease be renewed for one year under current terms.

MR. MILLER PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE COMMISSION RENEW THE TENANT'S LEASE FOR ONE YEAR UNDER CURRENT TERMS FOR THE BLANKENSHIP FEED AND OIL STORE, 330 MAIN ST., PINEVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commission agreed to delay consideration of the remaining Projects Committee matters until the end of the meeting, because they will have to be considered in executive session.

D. Grier-Rea House, 6701 Providence Rd., Charlotte, N.C.

Dr. Morrill explained that the rezoning petition before the Planning Commission is still active but that he anticipates receiving a call in the near future asking if the Commission wishes to terminate its petition.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE COMMISSION NOTIFY THE PLANNING COMMISSION THAT IT WISHES TO WITHDRAW ITS PETITION TO REZONE THE GRIER-REA HOUSE PROPERTY, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Survey Committee Report: Jill Walker

The Survey Committee will meet November 1, 2012, at 8:30 a.m. at the HLC office.

A. Change Of Funding For A Survey And Research Report.

Dr. Morrill explained that the Commission has approved funding for a Survey and Research Report on Charlotte Fire Station No. 2 (1958) at 1215 South Boulevard, Charlotte, N.C. The Charlotte Fire Department does not support designation of this building at this time but would support the designation of Charlotte Fire Station No. 8 at 2009 Commonwealth Ave., Charlotte, N.C. Staff recommends that funding be used for a Survey and Research Report on Charlotte Fire Station No. 8 instead of for Charlotte Fire Station No. 2 (1958).

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE COMMISSION WITHDRAW FUNDING FOR A SURVEY AND RESEARCH REPORT ON CHARLOTTE FIRE STATION NO. 2 (1958) AT 1215 SOUTH BOULEVARD, CHARLOTTE, N.C., AND FUND INSTEAD A SURVEY AND RESEARCH REPORT ON CHARLOTTE FIRE STATION NO. 8 AT 2009 COMMONWEALTH AVE., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8. Treasurer's Report: Paula Lester, HLC Treasurer

Mr. Turner explained that the County Financial software was inoperative and that he would not be able to provide a financial report. He stated that rental payments on all properties were up to date. Dr. Morrill said a Finance Report would be sent to all Commissioners when it is available.

9. Old Business.

There was no old business.

10. New Business.

There was no new business.

11. Projects Committee Report Continued.

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

MR. ERDMAN 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 took the following action: 1) to accept an offer from a prospective buyer to purchase the Park Ave. Millhouse, 409 Park Ave., Pineville, N.C., and 2) to accept the condition of the Funderburk-Plaxco House, 316 Matthews St., Matthews, N.C., and to delay the closing for 30 days from the original closing date.

The meeting adjourned at 8:02 p.m.