

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

December 10, 2012

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

Time: 6:00 p.m. – 7:05 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

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

Mr. Mark Miller/County

Mr. Kenneth Pursley/County , Nominating Com. Chair

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 Lynn Morrill, HLC Recording Consultant

Mr. Bryan Turner, HLC Projects Manager

Ms. Patricia Nystrom, HLC Attorney

Absent:

None

Visitors:

Mr. John Moore, Herb Cohen and Jose Fumero House

AGENDA

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR NOVEMBER 12, 2012, 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 stated that an attendance sheet was at each Commissioner's seat for him or her to review.

3. Director's Report: Dr. Morrill

Dr. Morrill reported the following information:

Action Item

a. Arts and Science Council Grant. The Town of Matthews has agreed to contribute up to \$2500 as a cash match for an Arts and Science Council Grant to hire consultants to study the feasibility of using the R. F. Outen property, which is a designated historic landmark, as a craft center, focusing especially upon pottery. Staff is requesting that the Commission approve an equal cash match, up to \$2500. Staff is consulting with Arts and Council personnel to determine the prospective consultants and the cost.

DR. WEIS PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE HISTORIC LANDMARKS COMMISSION CONTRIBUTE UP TO \$2500 AS A CASH MATCH FOR A GRANT FROM THE ARTS AND SCIENCE COUNCIL TO SECURE CONSULTANTS TO STUDY THE FEASIBILITY OF CONVERTING THE R. F. OUTEN POTTERY PROPERTY, 430 JEFFERSON ST., MATTHEWS, N.C., INTO A CRAFT

CENTER, FOCUSING UPON POTTERY. THE COMMISSION APPROVED THE MOTION WITH MR. BRAGG VOTING IN THE NEGATIVE.

Information Items.

a. Dr. George E. Davis House, 301 Campus Street, Charlotte, N.C. The project has been permitted, and three contractors have been selected to submit bids for the work. Opening of bids is tentatively scheduled for January 15th.

b. Former Mill House at 409 Park Ave, Pineville, N.C. The owner has received a building permit and is proceeding with the restoration of the house.

c. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Both the main house and the tenant house continue to be occupied. The property is currently not listed with a realtor.

d. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. The listing agreement with the realtor has been extended until December 31, 2013. The new purchase price is being advertised. A potential buyer is performing due diligence on the property for use as a meeting space. The issue of whether this use is permitted under existing zoning is under investigation. Information about the impact of Federal and State investment tax credits has been presented to the realtor and is on the HLC's website. Dr. Morrill stated that another party is considering the house as a private residence.

e. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C. The market study and the appraisal are being performed. A prospective buyer has come forward who wants to use the property as a school. The RFP process will move forward early next year if no other options become available.

f. Rozzel House, 11647 Rozzelles Ferry Rd., Charlotte, N.C. The tenant house has been vacated and is boarded up. The Projects Committee will continue to review marketing strategies for the property.

g. McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C. The house is being marketed. The realtor has been asked to come to the next Projects Committee meeting to discuss the most appropriate asking price.

h. Former Younts General Store, 316 Main St., Pineville, N.C. Work continues on the repair of the building. The property has been listed with a realtor, and a prospective buyer has expressed interest.

i. Former Blankenship Oil and Feed Store, 330 Main St. Pineville. The property has been listed with a realtor. The State will be installing a new storm water pipe to prevent water entering the front door of the building after a hard rain.

j. Thompson Orphanage Documentary. The final edit is finished and has been submitted to WTVI for review and comment. The airing is scheduled for May.

k. Thompson Orphanage Statuary. Staff is discussing with CPCC and the Little Sugar Creek Greenway Trail Of History Project the idea of placing statuary of children on the former campus of Thompson Orphanage.

l. Representative Shotgun Houses. East Seventh St., Charlotte, N.C. Staff was contacted by the City about the distressed condition of the two shotgun houses that the HLC moved to the rear of the former Little Rock A.M.E. Zion Church in 1986. Both are historic landmarks. Meetings have been held with Staff to consider a possible preservation solution. They are on-going.

m. Public Hearings Before City Council. The City Council will hold public hearings on December 17th to consider prospective historic landmark designation for the following properties: Stratton House (911 West Fourth St.), Woodlawn Bungalow (1015 West Fourth St.), and the Paul and Wilkie Beatty House (215 Woodlawn Ave.).

n. Stewart Creek Greenway Project. Charlotte Trolley and a local developer continue to work on the concept of operating vintage streetcars on a line from South Cedar St. to the former Savona Mill on Turner Ave. in Charlotte.

o. Former Barringer Hotel, 426 North Tryon St., Charlotte, N.C. The Charlotte Housing Authority has not contacted Staff about the prospect of the property being processed for historic landmark designation.

p. Herb Cohen and Jose Fumero House, 1154 Cedarwood Lane, Charlotte, N.C. The Commission voted at its November Meeting to table the recommendation of the Survey Committee regarding the Herb Cohen and Jose Fumero House until the December 2012 Meeting. The reason was to give Staff time to determine the prospects of the Charlotte City Council approving historic landmark designation of the subject property. Dr. Morrill stated that he had discussed the matter with John Autrey, member of the City Council, who suggested that the Commission move forward with processing the property for historic landmark designation.

Dr. Morrill stated that he had wrongly assumed that a seconded motion had been made by the Survey Committee to fund a Survey and Research Report on the Herb Cohen and Jose Fumero House. The seconded motion from the Survey Committee stated that the decision regarding funding should await a determination of support from the City Council. This matter will have to be revisited at the January 2013 HLC Meeting for official action.

q. Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C. Dr. Morrill stated that this matter will have to be handled in executive session.

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

MR. BRAGG PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: The Commission discussed the possibility of setting an asking price for the Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C. It took no action.

Mark Miller was absent from the room during the Executive Session.

r. Former Carolina Theater, 232 North Tryon St., Charlotte, N.C. Stewart Gray reported that the Charlotte City Council will consider at its December 17th meeting future ownership of the Former Carolina Theater. Regardless of which party acquires the property, the HLC will be responsible for design review of the entire building, not just the stored facade, which has been designated as a historic landmark.

4. Public Hearings

a. Stratton House, 911 West Fourth Street, Charlotte, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO HEAR COMMENT ON THE PROSPECTIVE DESIGNATION OF THE STRATTON HOUSE, 911 WEST FOURTH STREET, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were made.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE HISTORIC LANDMARKS COMMISSION CLOSE A PUBLIC HEARING TO HEAR COMMENT ON THE PROSPECTIVE DESIGNATION OF THE STRATTON HOUSE, 911 WEST FOURTH STREET, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Woodlawn Bungalow, 1015 West Fourth Street, Charlotte, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO HEAR COMMENT ON THE PROSPECTIVE DESIGNATION OF THE WOODLAWN BUNGALOW, 1015 WEST FOURTH STREET, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were made.

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c. Paul and Wilkie Beatty House, 215 Woodlawn Avenue, Charlotte, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO HEAR COMMENT ON THE PROSPECTIVE DESIGNATION OF THE PAUL AND WILKIE BEATTY HOUSE, 215 WOODLAWN AVENUE, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were made.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION CLOSE A PUBLIC HEARING TO HEAR COMMENT ON THE PROSPECTIVE DESIGNATION OF THE PAUL AND WILKIE BEATTY HOUSE, 215 WOODLAWN AVENUE, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4. Design Review Committee Report : Mr. Shurley

Mr. Shurley reported that the Design Review Committee did not meet. A Certificate Of Appropriateness Application has been received for alterations to the Former John B. Ross Mill, 1000 North Carolina Music Factory Boulevard, Charlotte, N.C. The HLC will consider the Application at its January 14, 2013 Meeting.

5. Survey Committee Report: Jill Walker

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

6. Projects Committee Report: Ms. Lester

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

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

Ms. Lester distributed the Treasurer's Report and reviewed the data.

8. Old Business.

There was no old business.

9. New Business.

There was no new business.

The meeting adjourned at 7:05 p.m.