

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

February 13, 2012

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

Time: 6:00 p.m. – 7:40 p.m.

Present:

Mr. Louis Asbury/County, HLC Chair

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

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:

Mr. Frank Bragg/City

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

Visitors:

Matt Wynn, Defiance Sock Mill

Alicia Messick, Student

Khalid Hijazi, Student

Vicki Saville, Davidson School

Susan Moyer, Student

Michael Mayer, Alexander St. House

Tyler Foster, Alexander St. House

Gerald Hector, Davis House

Jim Lockman, Charlotte Trolley

Bill Jeffers, Stratton House

Dianne Alexander, Alexander St. House

Dale Trembl, Alexander St. House

John Fryday, Crutchfield Bomar Brem House

Kurt Hogan, Alexander St. House

Billy Agierre, Alexander St. House

Wayne Miller, Alexander St. House

Jennifer Cole, Alexander St. House

Katie Roberson, Alexander St. House

Pete Morris, Alexander St. House

Joe Stritmatter, Alexander St. House

Anthony Sparrow, Alexander St. House

Leigh McDonald, Alexander St. House

Mikale Kwiatkowski, Alexander St. House

John Richards

Robert Lurie, Highland Manufacturing Plant No. 3

Wayne Miki

Libby Prim

Chad Maupin, Alexander St. House

Nancy Nicholson

Alicyn Wiedrich

AGENDA

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE MINUTES FOR JANUARY 9, 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 reviewed the attendance sheet and instructed Commissioners to contact Staff if they had questions regarding this matter. Attendance reports started over January 1, 2012.

3. Director's Report: Dr. Morrill

Action Items.

a.. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. Bryan Turner and Patricia Nystrom are coordinating the Commission's participation in this preservation project. A new site plan has been provided for subdividing the property. Johnson C. Smith University will place a parking lot on the portion of the

property which Johnson C. Smith University will retain and will not build a structure on that portion of the property during the payoff period for the loan from the Commission to the University. **Staff recommends approval of subdividing the property as set forth in the new site plan and to amend the Commission's business transaction with Johnson C. Smith University to reflect the smaller parcel. Also, Staff recommends that the Commission approve an amendment to the designation ordinance to reflect the revised site plan.**

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. PURSLEY TO APPROVE SUBDIVIDING THE PROPERTY AT THE GEORGE E. DAVIS HOUSE, 301 CAMPUS ST., CHARLOTTE, N.C. AS SET FORTH IN THE MOST RECENT REVISED SITE PLAN, TO AMEND THE COMMISSION'S BUSINESS TRANSACTION WITH JOHNSON C. SMITH UNIVERSITY TO REFLECT THE SUBDIVISION OF THE PROPERTY AS SET FORTH IN THE MOST RECENT REVISED SITE PLAN, AND TO AMEND THE DESIGNATION ORDINANCE TO REFLECT THE REVISED SITE PLAN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. The House at 409 E. Park Ave. This former millworker's house is part of an 18-house streetscape that was designated by the Town of Pineville as a single historic landmark. Mecklenburg County has initiated a process of foreclosing on the property, which will be sold at public auction. Staff believes that the house could provide a unique opportunity for the Commission to demonstrate the range of its impact as a public historic preservation agency. **Specifically, Staff recommends that the Commission approve submitting a bid for the house and lot.** If the Commission is successful in acquiring the property, it would attempt to market the property and also consider what portions of the house, if any, are salvageable. This will be treated as an executive session item later in the meeting.

Information Items.

a. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Staff continues to secure estimates for plumbing repairs and repairs to the porch columns.

b. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. A public meeting did occur on January 18th, and there was general support among the neighbors for the Grier-Rea site plan. The Re-zoning of the property is moving forward. The Commission has received an offer on the house, which will be discussed in executive session later in the meeting.

c. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C. The North Carolina Department of Transportation continues to be committed to the preservation of the station. The City is cooperating with extension of deadlines for the completion of improvements to the building.

d. North Charlotte Mill Village House, 3315 North Alexander St., Charlotte, N.C. Staff has had several conversations with parties interested in the future arrangements for the house.

e. Votes On Designating Historic Landmarks. The Charlotte City Council did approve historic landmark designation for the Eastover School and the John B. Ross and Company Mill.

f. Torrence-Lytle School. A meeting of stakeholders will occur at 10 a.m. on February 14th in the Huntersville Town Hall. There will be a general discussions of prospects for the preservation of the property.

g. Younts General Store, 316 Main St., Pineville, N.C. Design of the repairs to the building are underway. Stewart Gray and Bryan Turner will be meeting with the architect to discuss outstanding issues.

h. S.W. & C.S. Davis General Store, Bob Beatty Road, Charlotte, N.C. Electrical repair and repair of the stairway of the main store building should occur in the near future. All other code violations have been satisfied.

i. Biddleville Documentary. A draft of the documentary is complete. Please look at the distributed DVDs during the next week and let Staff know if you have any substantive concerns. Otherwise, staff will move ahead with working with County Public Service and Information to distribute the documentary.

j. Fire Station No. 2. The HLC has approved amendments to the ordinance to include the land within the historic landmark for Fire Station No.2. The amended ordinance will be presented this Spring to the Charlotte City Council for its action.

k. Plaxco House, 316 E. Matthews St., Matthews, N.C.

A meeting was held with the owner of the Plaxco House and with officials of the Town of Matthews. The owner desires to sell the property and will be obtaining an appraisal, most likely for the Commission's consideration.

l. Grace A.M.E. Zion Church and the Mecklenburg Investment Company Building. Staff met with the realtor for both buildings, which are for sale.

m. Update On Additional Projects.

McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C. Staff consulted with realtors, and they suggested that improvements to the house would not enhance the value of the house sufficient to recover expenditures. Staff will be completing a listing with Gina Mayes Harris to market the property for six months. The Commission will set the asking price in executive session later in the meeting.

Rozzell House, 11647 Old Rozzelles Ferry Rd., Charlotte N. C. Staff believes that an aggressive sale of the property should be pursued. Gina Mayes Harris will bring an asking price to the Projects Committee for its consideration.

Blankenship Oil and Feed Store, 330 Main St., Pineville, N.C. Staff will present to the Projects Committee suggestions for marketing the property. Tenant continues to pay the rent.

4. Public Hearing: Davidson School, 251 South Street, Davidson

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT A PUBLIC HEARING BE OPENED TO HEAR PUBLIC COMMENT ON THE PROSPECT THAT THE DAVIDSON SCHOOL, 251 SOUTH STREET, DAVIDSON, N.C. BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments from the public were made.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE PUBLIC HEARING BE CLOSED TO HEAR PUBLIC COMMENT ON THE PROSPECT THAT THE DAVIDSON SCHOOL, 251 SOUTH STREET, DAVIDSON, N.C. BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE COMMISSION AFFIRM ITS EARLIER DECISION TO RECOMMEND THAT THE DAVIDSON SCHOOL, 251 SOUTH STREET, DAVIDSON, N.C. BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION WITH MR. SHURLEY ABSTAINING FROM THE VOTE.

5. Design Review Committee Report: John Shurley

Mr. Shurley reported that the Design Review Committee met January 25, 2012. Minutes from the meeting can be found at www.cmhpf.org under Design Review.

A. Review of plans to move the house at 3315 North Alexander, Charlotte

Several individuals addressed the Commission, including the owner of the house and the developer of the proposed contiguous apartment complex.

Mr. Shurley stated that the Commission should focus its attention upon the proposed relocation of the house. Mr. Erdman stated that the Commission's only responsibility is to deal with issues related to the house, not those associated with the neighborhood more broadly.

THE DESIGN REVIEW PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT PERMISSION TO RELOCATE THE HOUSE AT 3315 N. ALEXANDER ST., CHARLOTTE, N.C., BE DENIED AND THAT THE HISTORIC LANDMARKS COMMISSION EXPRESS DURING THE REZONING PROCESS ITS CONCERNS ABOUT THE NEGATIVE IMPACT OF THE PROPOSED ADJOINING APARTMENT DEVELOPMENT UPON THE AMBIENCE OF THE HOUSE AT 3315 N. ALEXANDER ST. THE MOTION FAILED BY THE FOLLOWING VOTE: FAVOR: WEIS, ELLIOTT, SHURLEY, ROGERS, HOBBS. OPPOSE: ASBURY, PURSLEY, LESTER, GIESER, ERDMAN.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT PERMISSION TO RELOCATE THE HOUSE AT 3315 N. ALEXANDER ST., CHARLOTTE, N.C., BE DENIED. THE MOTION WAS APPROVED WITH THE FOLLOWING VOTE. FAVOR: ROGERS, WEIS, HOBBS, ELLIOTT, ASBURY, ERDMAN, PURSLEY. OPPOSE: SHURLEY, LESTER, GIESER.

B. Applications for Certificates of Appropriateness

Ms. Lester left the meeting at this point, 6:55 p.m.

1. Old Highland Park Manufacturing Company Mill No. 3, 2905 N. Davidson St., Charlotte.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE EFFECTIVE DATE FOR THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE BOILER HOUSE AT THE HIGHLAND PARK MANUFACTURING PLANT NO. 3, 2905 NORTH DAVIDSON ST., CHARLOTTE, N.C., BE DELAYED 365 DAYS FROM THE DATE OF ISSUANCE, THAT THE OWNER BE ASKED TO SUPPLY TO THE HISTORIC LANDMARKS COMMISSION DIGITAL PHOTOGRAPHIC DOCUMENTATION OF THE BUILDING, AND THAT THE DESIGN REVIEW COMMITTEE REVISIT THE ISSUE AUTOMATICALLY AT THE APRIL 2012 MEETING OF THE DESIGN REVIEW COMMITTEE. THE COMMISSION VOTED UNANIMOUSLY NOT TO APPROVE THE MOTION.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE DEMOLITION OF THE FORMER BOILER HOUSE AT THE HIGHLAND PARK MANUFACTURING PLANT NO. 3, 2905 NORTH DAVIDSON ST., CHARLOTTE, N.C. WITH THE STIPULATION THAT BEFORE ANY FINAL DECISIONS ARE MADE ABOUT WHAT PORTIONS OF THE FORMER BOILER HOUSE WILL BE SAVED THAT WINTER PROPERTIES WILL CONSULT WITH HLC STAFF AND THE CHAIR OF THE DESIGN REVIEW COMMITTEE AND WILL PROVIDE JUSTIFICATION AS TO WHAT

PORTIONS OF THE FORMER BOILER HOUSE WILL BE DEMOLISHED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Elliott left the meeting at this point, 7:02 p.m.

C. Express Review - Applications for Certificate of Appropriateness

1. Highland Mills, 2901 N. Davidson Street, Charlotte, N.C.

Mr. Gray reviewed the plans and responded to questions.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ROGERS THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR BUILDING NO. 6 AT THE HIGHLAND MILLS, 2901 N. DAVIDSON ST., CHARLOTTE, N.C. AS PRESENTED WITH THE EXCEPTION OF THE "WALK-IN COOLER" SHOWN ON PLAN HPB 11-78 SHEET A1.1 AND THE FENCING DESCRIBED IN NOTE #10 ON PLAN HPB 11-78 SHEET A1.1. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Crutchfield-Bomar-Brem House, 307 East Boulevard, Charlotte, N.C.

Mr. Gray reviewed the plans and responded to questions.

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. GIESER THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE CRUTCHFIELD-BOMAR-BREM HOUSE, 307 EAST BOULEVARD, CHARLOTTE, N.C. WITH THE EXCEPTION OF THE PROPOSED CASED OPENING IN THE REAR HALLWAY ON THE SECOND STORY, AND THAT THE EXISTING DOORWAY IN THE REAR HALLWAY OF THE SECOND STORY BE RETAINED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Paula Lester

The Projects Committee will meet on Tuesday, February 21, 2012, at 8:30 a.m.

7. Survey Committee Report: Jill Walker

The Survey Committee met on February 1, 2012. Minutes of the meeting can be found on the HLC's website - www.cmhpf.org.

A. Consideration of Properties for Study List

Dr. Morrill presented the items in Ms. Walker's absence.

1. Stratton House, 911 W. Fourth Street, Charlotte, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE STRATTON HOUSE (INTERIOR AND EXTERIOR OF THE HOUSE AND THE ASSOCIATED TAX PARCELS), LOCATED AT 911 WEST FOURTH STREET, CHARLOTTE, N. C., BE

PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. R.F. Outen Pottery, 430 Jefferson Street, Matthews , N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE R. F. OUTEN POTTERY (INTERIOR AND EXTERIOR OF ALL BUILDINGS AND THE ENTIRE TAX PARCEL), LOCATED AT 430 JEFFERSON ST, MATTHEWS, N.C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3. Defiance Sock Mill, 520 Elliot Street, Charlotte, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE DEFIANCE SOCK MILL (INTERIOR AND EXTERIOR OF THE BUILDING, EXCEPT FOR THE METAL WAREHOUSE AT THE WESTERN END OF THE BUILDING, AND THE ENTIRE TAX PARCEL), LOCATED AT 520 ELLIOTT ST., CHARLOTTE, N.C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4. Roseland Cemetery, Monroe Road, Matthews

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT ROSELAND CEMETERY (AS DESCRIBED IN EXHIBIT A ATTACHED TO THE SURVEY AND RESEARCH REPORT), LOCATED ON MONROE ROAD, MATTHEWS, N.C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Study List Applications

1. Hemby House, 2809 Cavan Court, Charlotte, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HEMBY HOUSE, 2809 CAVAN COURT, CHARLOTTE, N.C., NOT BE PLACED ON THE HLC STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS DUE TO THE LOSS OF THE HOUSE'S HISTORIC SETTING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Daggy House, 102 Hillside Drive, Davidson, N. C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE DAGGY HOUSE, 102 HILLSIDE DRIVE, DAVIDSON, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3. Coddington Building, 500 W. Trade Street, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT NO ACTION BE TAKEN WITH RESPECT TO THE C. C. CODDINGTON BUILDING, 500 W. TRADE ST., CHARLOTTE, N.C. THE MOTION FAILED WITH THE FOLLOWING VOTE. FAVOR: HOBBS, WEIS, ROGERS, PURSLEY. AGAINST: GIESER, SHURLEY, ERDMAN, ASBURY.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE C. C. CODDINGTON BUILDING, 500 W. TRADE ST., CHARLOTTE, N.C. BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE MOTION FAILED WITH THE FOLLOWING VOTE. FAVOR: SHURLEY, ERDMAN, ASBURY, GIESER. OPPOSE: HOBBS, WEIS, ROGERS, PURSLEY.

8. Treasurer's Report: Paula Lester

Mr. Turner distributed and reviewed the HLC's Financial Report.

9. Old Business.

Mr. Rogers left the meeting at this point, 7:20 p.m.

There was no old business..

10. New Business.

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

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

Note: In Executive Session the Commission voted to reject an offer to purchase the Grier-Rea House, 6701 Providence Rd., Charlotte, N.C.

In Executive Session the Commission agreed to a sales price for the McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C.

In Executive Session the Commission voted to submit a bid to purchase the house at 409 Park Ave., Pineville, N.C.

The meeting adjourned at 7:40 p.m.