

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

January 9, 2012

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

Time: 6:00 p.m. – 6:30 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

Ms. Patricia Nystrom, HLC Attorney

Visitors:

Ms. Julie Smith, Historic Charlotte, Inc.

AGENDA

1. Consideration of Minutes

MR. HOBBS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE MINUTES FOR DECEMBER 12, 2011, 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

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. Staff will meet with officials of Johnson C. Smith University to address two outstanding issues. They are: 1) the University's schedule for constructing the buildings on the portion of the property which Johnson C. Smith University would retain, and 2) commitment to the number of structures that would be built on the portion of the property which Johnson C. Smith University would retain. When these issues are resolved, the issue of subdividing the property will come before the HLC for action.

b. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Mr. Bryan Turner has coordinated the replacement of the roof on the main house. The roof work is complete. Staff will secure estimates for plumbing repairs and repairs to the porch columns.

c. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. A public meeting will be held on the evening of January 18, 2012, regarding the proposed rezoning. Staff will attend.

d. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C. The North Carolina Department of Transportation has identified funds to relocate and restore the station. The HLC's role will be to assist with local coordination with the City of Charlotte and to administer design review.

e. North Charlotte Mill Village House, 3315 North Alexander St., Charlotte, N.C. The Charlotte Mecklenburg Historic Preservation Foundation, then the not-for-profit affiliate of the Historic Landmarks Commission, sold the house in 1995 after placing restrictive covenants in the deed. The governing document assigns the administration of the covenants to the Historic Landmarks Commission. The owner can only relocate the house after having received prior written consent from the HLC. The owner has submitted a request to relocate the house. The Design Review Committee will consider this issue at its meeting on January 25, 2012, and will formulate a recommendation for consideration by the HLC at its February 13, 2012, meeting.

f. Upcoming Votes On Prospective Designations. The Charlotte City Council will vote later this month on the prospective historic landmark designation of the Eastover School and the John B. Ross and Company Mill.

g. Third Ward Houses - the Hunter House at 1015 West Fourth St. and the Beatty House at 215 Irwin Ave. Extensions have been approved by the HLC for historic landmark designation and are being processed for presentation to City Council in the Spring.

h. Survey and Research Reports. At its meeting on February 1, 2012, the Survey Committee will consider Survey and Research Reports on the following properties: 1) Plaxco House, 316 E. Matthews St., Matthews, N.C. 2) Outen Pottery, 4030 Jefferson St., Matthews, N.C., 3) Monroe Road African American Rural Cemetery, Monroe Rd., Matthews, N.C., and 4) Stratton House, 911 W. Fourth St. Extension, Charlotte, N.C.

i. Torrence-Lytle School. Staff has contacted the Town of Huntersville and will be working with the Huntersville Planning Staff to assemble a stakeholders' group following the annual retreat of the Huntersville Town Board. Staff would like to know which Commissioners would be interested in serving on the stakeholders' group.

j. Charles H. and Bess Smith House, 220 W. 10th St., Charlotte, N.C. Staff has arranged with the City to photograph the house before it is demolished. The photographs have been taken. Mr. Erdman stated that he wished for the minutes to reflect that he had sent an email recommending that an official appraisal be performed on the property.

k. Younts General Store, 316 Main St., Pineville, N.C. Staff will be securing estimates for roof repair and brick repair to the building.

I. 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.

m. Biddleville Documentary. Staff continues to work with County Public Service and Information on a video documentary highlighting the history of the Biddleville neighborhood and its future prospects.

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

o. Update On Additional Projects.

McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C. Staff will present to the Projects Committee an estimate of the increased value suggested repairs would add to the property.

Rozzell House, 11647 Old Rozzelles Ferry Rd., Charlotte N. C. Staff will present to the Projects Committee suggestions for marketing the property.

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. Design Review Committee Report: John Shurley

Mr. Shurley said that the Design Review Committee will meet Wednesday, January 25, 2012, at 8:00 a.m. at the HLC office.

5. Projects Committee Report: Paula Lester

Ms. Lester said that the Projects Committee will meet in late February. A date will be announced later.

6. Survey Committee Report: Jill Walker

Ms. Walker reported that the Survey Committee will meet on February 1, 2012.

7. Treasurer's Report: Paula Lester

Ms. Lester distributed and reviewed the HLC's Financial Report.

8. Old Business.

Mr. Erdman asked about the status of the relocation of the Ratliffe Flower Shop sign. Dr. Morrill reported that Staff will inquire about this matter.

9. New Business.

a. Younts General Store Building, 316 Main St., Pineville, N.C.

Mr. Turner reported that he had received an estimate from Structural Integrity Architecture, P. A. to perform pre-construction services, including the development of all plans for permitting, for \$8000. The construction work to be performed would entail repair to the roof and stabilization and repair of the parapet wall.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT STRUCTURAL INTEGRITY ARCHITECTURE PERFORM PRE-CONSTRUCTION SERVICES FOR THE REPAIR OF THE ROOF AND STABILIZATION OF THE PARAPET WALL AT THE YOUNTS GENERAL STORE, 316 MAIN ST., PINEVILLE, N.C., FOR A FEE OF \$8000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. C. C. Coddington Building, 500 West Trade St., Charlotte, N.C.

Mr. Erdman expressed concern about the status of the C. C. Coddington Building, 500 West Trade St., Charlotte. Mr. Rogers reported that the interior is devoid of its original features. Dr. Morrill noted that portions of the exterior of the building are unstable.

MR. ERDMAN PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE SURVEY COMMITTEE CONSIDER PLACING THE C. C. CODDINGTON BUILDING, 500 WEST TRADE ST., CHARLOTTE, N.C. ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 6:30 p.m.