

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

June 11, 2012

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

Time: 6:00 p.m. – 7:30 p.m.

Present:

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. 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 Dominick, HLC Consultant

Ms. Susan Mayer, UNCC Intern

Ms. Mary Lynn Morrill, HLC Recording Consultant

Mr. Bryan Turner, HLC Projects Manager

Ms. Patricia Nystrom, HLC Attorney

Absent:

Mr. Louis Asbury/County, HLC Chair

Mr. William T. Hobbs/County

Visitors:

Gary T. Runions, American Legion Memorial Stadium

Shannon Boling, James Blakeney Farm

Will Sturtevant, Parks Cramer Building

Allen Brooks, Croft School and Albro Housel

Margy Pettit, Albro House

Jim Montgomery, Parks Cramer Building

John L. Moore, Cohen-Fumero House

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR MAY 14, 2012, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE EXECUTIVE SESSION MINUTES FOR MAY 14, 2012, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Dr. Weis

Dr. Weis, HLC Vice-Chair, welcomed everyone to the meeting.

Dr. Weis reviewed the attendance sheet and instructed Commissioners to contact Staff if they have questions.

Dr. Weis reported that the Nominating Committee would report later in the meeting.

Dr. Weis congratulated David Erdman for the feature article on him and his family in the current issue of *Myers Park Magazine*.

3. Director's Report: Dr. Morrill

The following information items constituted the Director's Report.

A. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. Mr. Turner and Mr. Gray are working with the University to expedite the project. The Design Review Committee will be submitting a recommendation regarding design review approval of the plans later in the meeting.

B. The House at 409 E. Park Ave, Pineville, N.C. Staff will go to the Public Sale held at the Courthouse on June 26th, 2012, at 12:00 p.m., to submit the bid. There is a ten-day upset bid process. If no upset bid is presented, the Commission will become the owner of the property. Staff will then work with the Projects Committee to devise a preservation strategy.

C. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. The repairs to the White Oak porch and bathroom have been completed. The HVAC systems should be repaired by the end of the month.

D. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. The site plan has been completed. Staff is working with a realtor to market the property for more intense development under existing zoning. Staff is also securing estimates for placing a fence around the property.

E. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C. NCDOT is moving ahead with acquiring and relocating the building. The Commission's only involvement with the project will be administering design review.

F. B. D. Funderburk House, 201 West Charles St., Matthews, N.C. The Survey Committee has directed Staff to revisit the house to make an assessment of whether interior changes do meet the Secretary of the Interior's Standards. The visit will occur in the near future.

G. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Mr. Turner has prepared a draft of the Torrence-Lytle Request For Proposals, and Staff is reviewing it. Staff has learned that all contributing buildings must be restored if the owner wishes to obtain Federal tax credits.

H. Younts General Store, 316 Main St., Pineville, N.C. Repairs should begin in the near future.

I. Biddleville Documentary. The County has been broadcasting the documentary. Staff continues to work with Johnson C. Smith University about scheduling a public premier, hopefully in Biddle Hall.

J. Fire Station No. 2. (1212 South Boulevard. Charlotte, N.C.) and the revised George E. Davis House (301 Campus St., Charlotte, N.C.). The Charlotte City Council has approved 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.

K. 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.

L. Budget Request. Staff has learned that the operational budget for FY 2012-2013 has been approved and will come from the regular County Budget, not from the Revolving Fund.

M. 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.

N. Funderburk-Plaxco House, 316 E. Matthews St., Matthews, N.C. The owner and Ms. Nystrom are working out the final details of the contract.

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

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

Q. UNCC Interns. Ms. Messick and Ms. Mayer are continuing their work as intern consultants for the Commission.

4. Design Review Committee Report: John Shurley

Mr. Shurley reported that the Design Review Committee met May 23, 2012.

A. Applications for Certificate of Appropriateness

1) Atherton Cotton Mills, 2108 South Boulevard, 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 ATHERTON COTTON MILLS, 2108 SOUTH BOULEVARD, CHARLOTTE, N.C., BE ISSUED AS SUBMITTED WITH THE ADDITIONAL STIPULATION THAT THE ORIGINAL WINDOW OPENING BE INFILLED WITH STUCCO AND RECESSED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Dr. George E. Davis House, 301 Campus Street, 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 DR. GEORGE E. DAVIS HOUSE, 301 CAMPUS STREET, CHARLOTTE, N.C., BE ISSUED AS SUBMITTED WITH THE ADDITIONAL STIPULATIONS 1) THAT ANY INTACT INTERIOR OR EXTERIOR DOORS BE REUSED, IF FEASIBLE, AND THAT EXAMPLES OF THE ORIGINAL WINDOWS AND ANY UNUSED DOORS BE LABELED AND STORED IN THE HOUSE'S ATTIC, 2) THAT THE EXISTING FRONT PORCH COLUMNS BE REPAIRED OR REUSED OR REPLACED WITH LIKE KIND IF NECESSARY, 3) THAT THE ARCHED WINDOW ON THE SOUTH ELEVATION BE RETAINED IF IT IS DEEMED TO BE A CONTRIBUTING ELEMENT TO THE HISTORIC SIGNIFICANCE OF THE PROPERTY, AND 4) THAT ALL REPAIRS, RESTORATIONS, OR REPLACEMENTS TO THE PROPERTY BE BASED UPON THE BEST HISTORICAL EVIDENCE AVAILABLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3) Parks-Cramer Company Complex, 2000 South Boulevard, 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 PARKS-CRAMER COMPANY COMPLEX, 2000 SOUTH BOULEVARD, CHARLOTTE, N.C., BE ISSUED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Express Review Applications for Certificate of Appropriateness

1) American Legion Memorial Stadium, East Seventh Street, Charlotte, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR AMERICAN LEGION MEMORIAL STADIUM, EAST SEVENTH ST., CHARLOTTE, N.C., TO DEMOLISH THE UPPER STAND ON THE NORTH SIDE OF THE STADIUM AND THE ATTENDANT STRUCTURE ASSOCIATED THEREWITH. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION..

2) James A. Blakeney Farm, Blakeney Heath Road, Charlotte, N.C.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THE JAMES A BLAKENEY FARM, BLAKENEY HEATH ROAD, CHARLOTTE, N.C., AS SUBMITTED WITH THE FURTHER STIPULATION THAT THE APPROXIMATE 90-FOOT WIDE BUFFER ON THE WESTERN EDGE OF THE PROPERTY REMAIN UNDISTURBED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Rogers left the meeting at 6:55 p.m..

5. Projects Committee Report: Paula Lester

Ms. Lester reported that the Projects Committee will be notified when the next meeting is scheduled.

6. Survey Committee Report: Jill Walker

Ms. Walker announced that the Survey Committee met on Wednesday, May 30, 2012.

A. Prospective Historic Landmarks

1) Funderburk-Plaxco House, 316 E. Matthews Street, Matthews, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE FUNDERBURK-PLAXCO HOUSE (INTERIOR AND EXTERIOR OF THE HOUSE, THE INTERIOR AND EXTERIOR OF ALL OUTBUILDINGS, AND THE ENTIRE TAX PARCEL), LOCATED AT 316 EAST MATTHEWS STREET, MATTHEWS, N. C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION APPROVED THE MOTION WITH MR. BRAGG VOTING IN THE NEGATIVE.

2) Long Creek Mill Ruin, Long Creek off of Beatties Ford Road, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE LONG CREEK MILL RUIN (TAX PARCELS NUMBERS 025-161-06 AND 025-161-08 AND ALL IMPROVEMENTS THEREON), LOCATED ON LONG CREEK - EAST OF BEATTIES FORD ROAD, CHARLOTTE, N.C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Study List Applications

1) Love House, 1119 Chollywood Drive, Charlotte, N.C.

Mr. Erdman announced that he was abstaining from all discussion and all voting concerning the Love House.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE LOVE HOUSE, 1119 CHOLLYWOOD DRIVE, CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION WITH MR. ERDMAN ABSTAINING FROM THE VOTE.

2) Herb Cohen and Jose Fumero House, 1154 Cedarwood Lane, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HERB COHEN AND JOSE FUMERO HOUSE, 1154 CEDARWOOD LANE, CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3) Homer Albro House, 1943 Queens Road, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HOMER ALBRO HOUSE, 1943 QUEENS ROAD, CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gieser left the meeting at 7:05 p.m.

4) Huntersville Jail, 300 Block of Huntersville-Concord Road, Huntersville, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HUNTERSVILLE JAIL, 300 BLOCK OF HUNTERSVILLE-CONCORD ROAD, HUNTERSVILLE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS AND THAT THE TOWN OF HUNTERSVILLE PAY NO LESS THAT ONE-HALF OF THE COST OF A SURVEY AND RESEARCH REPORT. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN VOTING IN THE NEGATIVE..

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

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

8. Election of Officers: Ken Pursley, Nominating Committee Chair

Mr. Pursely presented the following slate of officers for consideration: Mr. Louis Asbury (Chair), Dr. Lynn Weis (Vice-Chair), Ms. Jill Walker (Secretary) and Ms. Paula Lester (Treasurer.)

MR. ERDMAN PRESENTED A MOTION PRESENTED A MOTION SECONDED BY MR. SHURLEY TO DISPENSE WITH A SECRET BALLOT AND TO CAST A UNANIMOUS VOTE FOR THE SLATE AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

9. Old Business.

There was no old business.

10. New Business.

A. The Croft School House.

Dr. Morrill explained that a private school intends to occupy the first floor of the Croft Schoolhouse, Bob Beatty Road, Charlotte, N.C. This would require changes to the building and the grounds. The timetable for the school mandates that changes be approved through design review by the beginning of August. The HLC does not meet until August 13th. Dr. Morrill suggested that the Commission might consider authorizing the Design Review Committee, which is scheduled to meet on June 20th, to approve the issuance of a Certificate of Appropriateness, if Ms. Nystrom, HLC attorney, rules that such action meets the requirements of the General Statute.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE DESIGN REVIEW COMMITTEE TO CONSIDER AND ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE CROFT SCHOOLHOUSE, BOB BEATTY ROAD, CHARLOTTE, N.C., AT ITS JUNE 20, 2012 MEETING SUBJECT TO A RULING THAT SUCH ACTION MEETS THE REQUIREMENTS OF THE GENERAL STATUTE GOVERNING THE OPERATIONS OF THE COMMISSION. THE MOTION PASSED WITH THE FOLLOWING VOTE: APPROVE: BRAGG, ELLIOTT, LESTER, PURSLEY, SHURLEY, WALKER, WEIS. OPPOSE: ERDMAN.

B. Reconsideration of the sales price for the Grier-Rea House, 6701 Providence Road, Charlotte, N.C.

MS. WALKER PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: In Executive Session the Commission approved a new price for the Grier-Rea House, 6701 Providence Road, Charlotte, N.C.

The meeting adjourned at 7:30 p.m.