

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

May 14, 2012

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

Time: 6:00 p.m. – 7:10 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 Com. Chair

Mr. Kenneth Pursley/County , Nominating Com. Chair

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

**Absent:**

Mr. Michael Rogers/City

**Visitors:**

R. Frank Plaxco, Funderburk-Plaxco House

Beth Plaxco, Funderburk-Plaxco House

Catherine Stutts, Interested Citizen

Heather C. Jones, Torrance Mill

David Vena, Torrance Mill

Jim Adkins, Torrance Mill

Brant Biggers, Grier-Rea House

Nicole McBeth, Historic Charlotte, Inc.

Michael Wolfe, Torrance Mill

Alex Wahab, Grier-Rea House

Keith Thompson, Grier-Rea House

**1. Consideration of Minutes**

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE MINUTES FOR APRIL 9, 2012, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. GIESER PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE EXECUTIVE SESSION MINUTES FOR APRIL 9, 2012, BE APPROVED AS DISTRIBUTED. 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 have questions.

Mr. Asbury announced that the Nominating Committee would report later in the meeting. He said that the Design Review Committee will meet on May 23, 2012 at 8:00 a.m. at the HLC office, and that the Survey Committee will meet May 30, 2012 at 8:30 a.m. Mr. Asbury reminded everyone that the HLC does not hold any meetings in July.

Mr. Asbury presented a wood, engraved plaque and a framed certificate of appreciation to Mr. William (Bill) Hobbs for his six years of service on the Historic Landmarks Commission and two years of service as Chair of the Historic Landmarks Commission.

Dr. Morrill expressed his profound gratitude and appreciation for Mr. Hobbs's invaluable contributions to the work of the Historic Landmarks Commission. Everyone applauded Mr. Hobbs.

### **3. Director's Report: Dr. Morrill**

The following information items constituted the Director's Report.

#### **Action Items.**

a. **Student Interns.** Dr. Morrill explained that two UNCC Graduate Students have applied to serve as interns for the Historic Landmarks Commission this summer. Dr. Morrill has taught both students and has had ample opportunity to evaluate their professional credentials. They both performed at the highest level in their courses.

1) **Susan V. Mayer.** Ms. Mayer would perform research on prospective historic landmarks and would assist with the Commission's Educational Programs. Ms. Mayer would be paid \$10 per hour, plus reimbursement for mileage and other expenses. Dr. Morrill estimates that she would work approximately 150 hours.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE COMMISSION ENTER INTO A CONTRACT WITH SUSAN V. MAYER STIPULATING THAT UNDER THE DIRECTION OF STAFF SHE WILL PERFORM RESEARCH ON PROSPECTIVE HISTORIC LANDMARKS AND WILL ASSIST WITH THE COMMISSION'S EDUCATIONAL PROGRAM FOR A COMPENSATION OF \$10 PER HOUR, PLUS REIMBURSEMENT FOR MILEAGE AND OTHER EXPENSES, FOR A MAXIMUM OF 150 HOURS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) **Alicia Messick.** Ms. Messick would perform a survey of rural historic outbuildings and landscapes in Mecklenburg County and would assist in developing a sophisticated database of historic resources. Ms. Messick would be paid \$10 per hour, plus reimbursement for mileage and other expenses. Dr. Morrill estimates that she would work approximately 200 hours.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE COMMISSION ENTER INTO A CONTRACT WITH ALICIA MESSICK STIPULATING THAT UNDER THE DIRECTION OF STAFF SHE WILL CONDUCT A SURVEY OF RURAL HISTORIC OUTBUILDINGS AND LANDSCAPES IN MECKLENBURG COUNTY AND WILL ASSIST IN DEVELOPING A SOPHISTICATED DATABASE FOR A COMPENSATION OF \$10 PER HOUR, PLUS REIMBURSEMENT FOR MILEAGE AND OTHER EXPENSES, FOR A MAXIMUM OF 200 HOURS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

### **Information Items.**

**a. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C.** Bryan Turner and Patricia Nystrom continue to coordinate the Commission's participation in this preservation project. Plans for the renovation of the house will come before the Design Review Committee at its meeting on May 23, 2012.

**b. The House at 409 E. Park Ave, Pineville, N.C.** Staff will submit a bid to purchase the house. This should occur in late May or early June.

**c. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** The repairs to the White Oak porch have been completed. Damage was much more extensive than anticipated. Staff has received approval from the Executive Committee to approve the additional expenditures in accordance with Commission policy.

**d. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.** The public hearing before the Zoning Committee of the Planning Commission has been continued until July. The Projects Committee will be making a recommendation with respect to this property.

**e. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C.** Staff met at the depot on April 12th with representatives of NCDOT to discuss the process for moving ahead with the relocation and restoration of the station. NCDOT is now performing due diligence, including the performance of an Environmental Impact Statement. The Commission's only involvement with the project will be administering of design review.

**f. B. D. Funderburk House, 201 West Charles St., Matthews, N.C.** The owner is contesting the exclusion of the interior of the house from the historic landmark. Staff recommended that the interior not be included, because in the opinion of Staff the

renovation of the interior of the house does not meet the Secretary of the Interior's Standards. The owner will appear before the Survey Committee at its meeting on May 30th to present their case for including the interior of the house in the historic landmark.

**g. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C.** A Torrence-Lytle Stakeholders Meeting assembled and supported the preparation of the Request For Proposals from prospective buyers. The Projects will be making a recommendation with respect to this property.

**h. Younts General Store, 316 Main St., Pineville, N.C.** Stewart Gray and Bryan Turner have met with the architect to discuss outstanding issues. Repair work should commence in the upcoming weeks.

**i. Biddleville Documentary.** The documentary is complete. Mecklenburg County will broadcast the documentary this month on Time Warner Channel 16. WTVI has committed to broadcasting it as well. 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 is voting today on 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 will not come from the Revolving Fund but from the Manager's Budget. I will inform you of the amount approved by the Board of County Commissioners.

**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 Projects Committee will be making a recommendation regarding this property.

**o. Rozzel House, 11647 Rozzelles Ferry Rd., Charlotte, N.C.** A squatter is being evicted from the tenant house.

**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.

**5. Design Review Committee Report:** John Shurley

Mr. Shurley announced that the Design Review met April 25, 2012. Minutes from the meeting can be found on the HLC's website - [www.cmhpf.org](http://www.cmhpf.org). The Committee will meet at 8:00 a.m. on May 23, 2012.

**a. Torrance Mill, 7828 Gilead Road, Huntersville, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE TORRANCE MILL, 7828 GILEAD ROAD, HUNTERSVILLE, N.C., BE ISSUED AS APPLIED FOR WITH THE FURTHER STIPULATION THAT AN ARCHITECTURAL HISTORIAN BE PRESENT DURING THE REMOVAL OF TREES TO ASSURE THAT THE REMOVAL OF TREES DOES NOT ADVERSELY AFFECT THE MILL RUIN AND THAT PORTION OF THE EASEMENT THAT IS WITHIN THE HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**5. Projects Committee Report: Paula Lester**

The Commission agreed to amend the agenda to place the item concerning the Funderburk-Plaxo House immediately before Old Business.

Ms. Lester reported that the Projects Committee met May 2, 2012. Minutes from the meeting can be found on the HLC's website - [www.cmhpf.org](http://www.cmhpf.org).

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

Mr. Brant Biggers, president of the Alexandria Neighborhood Association (20 homes,) spoke briefly to the Commission and reaffirmed his neighborhood's opposition to rezoning, for office use, the property from its current residential zoning. He stated that his neighborhood would support the placement of additional houses on the property in accordance with existing zoning.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION TO SECURE THE SERVICES OF A PLANNING CONSULTANT TO DEVELOP A SITE PLAN DEPICTING THE NUMBER OF HOUSES WHICH CAN BE CONSTRUCTED BY RIGHT ON THE PROPERTY UNDER EXISTING ZONING FOR THE GRIER-REA HOUSE, 6701 PROVIDENCE, RD., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**b. Torrence-Lytle School, 6701 Providence Rd., Charlotte, N.C.**

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PREPARATION OF A REQUEST FOR PROPOSALS FROM PROSPECTIVE BUYERS OF THE TORRENCE-LYTTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., UNDER THE FOLLOWING PROVISIONS: 1) THAT

THE BUYER PROVIDE A TIMETABLE WITHIN WHICH ALL IMPROVEMENTS TO THE PROPERTY WILL BE COMPLETED, 2) THAT THE HLC RECOUP ALL EXPENSES IT HAS INCURRED DURING ITS OWNERSHIP OF THE PROPERTY, 3) THAT ALL PREPARATORY COSTS, INCLUDING DEMOLITION OF ANY BUILDINGS, BE BORNE BY THE BUYER, 4) THAT THE HISTORY OF THE TORRENCE-LYTLE SCHOOL BE CELEBRATED IN AN APPROPRIATE MANNER, E.G., SIGNAGE, EXHIBITS, MEDIA PRESENTATIONS, ETC., AND 5) THAT PREFERENCE BE GIVEN TO PROSPECTIVE BUYERS WILLING TO PRESERVE ALL OR SOME PART OF THE HISTORIC BUILDINGS OF THE TORRENCE-LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMISSION APPROVED THE MOTION WITH MR. SHURLEY ABSTAINING IN THE VOTE.

**6. Survey Committee Report: Jill Walker**

Ms. Walker announced that the Survey Committee will meet at 8:30 a.m. on Wednesday, May 30, 2012.

**7. Treasurer's Report: Paula Lester**

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

**8. Nominating Committee Report: Ken Pursley**

Mr. Pursley reported that the Nominating Committee is presenting the following proposed slate of officers: Louis Asbury (Chair), Dr. Lynn Weis (Vice-Chair), Jill Walker (Secretary) and Paula Lester (Treasurer.) Election of officers will be held in June, and nominations will be accepted from the floor at that meeting. The HLC does not meet in July.

**9. Funderburk-Plaxco House, 316 E. Matthews St., Matthews, N.C.**

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

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

**Note: In Executive Session the Commission voted to submit an offer to purchase the Funderburk-Plaxco House, 316 E. Matthews St., Matthews, N.C.**

**10. Old Business.**

There was no old business.

## **11. New Business.**

Dr. Weis stated that the Commission might consider how not-for-profit institutions such as the Arts and Science Council or the Foundation for the Carolinas might assist the Commission in disposing of property.

The meeting adjourned at 7:10 p.m.