

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

November 12, 2012

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

Time: 6:00 p.m. – 7:25 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. 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:

Mr. Gary Runions, American Legion Memorial Stadium

Mr. Doug Buchanan, American Legion Memorial Stadium

Ms. Hilary Trenda, Charlotte Observer

Ms. Susan Mayer, Abernethy House

AGENDA

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR OCTOBER 8, 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 place for him or her to review.

Mr. Asbury said that a list of all the properties that have been designated historic in Mecklenburg County has been placed at each seat. 339 (three-hundred thirty nine) properties have been designated historic in Charlotte-Mecklenburg since 1974. The list can be found on the HLC's website - www.cmhpf.org.

3. Director's Report: Dr. Morrill

Dr. Morrill reported the following information:

a. McEwen-Moore House, 2049 Moore Road, Matthews N.C. The Commission worked with the developer of the property to devise a preservation solution for this house. This photograph was taken last week and shows the house and the barn being relocated on site. This is exactly how landmark designation is supposed to work -- not to prevent change but to manage change.

b. Millhouse at 409 Park Ave., Pineville, N.C. The owner has begun the restoration of the house. Again, the Commission developed an effective preservation strategy.

c. Dr. George E. Davis House, 301 Campus St., Charlotte, N.C. The job has been approved for permitting. The selection process for the general contractor is underway.

d. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. The realtor has listed the property with the websites of the National Trust For Historic Preservation and Preservation North Carolina. Staff has also advised the realtor of its estimate of the Federal and State Income Tax Credits available to a buyer.

e. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C. The State anticipates that the Thrift Depot will be relocated sometime next year.

f. Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C. The Projects Committee will be making a recommendation concerning the expenditure of funds for landscaping and for essential repairs to the house. Prospective buyers continue to look at the property.

g. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Prospective developers have visited the property. If no proposal is forthcoming in the near future, the Request For Proposals process will begin. The Agenda contains Staff's recommendation that the Commission enter into a contract to have a market study done of the property. The appraisal is still in process.

h. Rozzel House, 11647 Rozzelles Ferry Rd., Charlotte, N.C. The tenant house has been vacated and is boarded up. The Projects Committee will review marketing strategies for the property. Mr. Mark Miller has visited the property with staff to consider how best to move forward.

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

j. Resolutions On The Woodlawn Bugalow (1015 W. Fourth St.), Stratton House (911 W. Fourth St.), and the Paul and Holly Beatty House (215 Woodlawn Ave.). City Council is voting on November 12th on the resolutions to hold public hearings on the prospective historic landmark designation of the Woodlawn Bungalow,

Stratton House, and the Paul and Holly Beatty House. Staff anticipates that if the resolutions are approved, the public hearings will occur on December 17th.

k. Barn Survey. Ms. Alicia Messick has completed a comprehensive survey of barns in Mecklenburg County. County Information Services Technology has agreed to do a demonstration project on the data. Ms. Messick will be working on this late this year and early next year.

l. Outen Pottery, 430 Jefferson St., Matthews, N.C.. The Planning Department of the Town of Matthews has expressed a willingness to meet with Staff to consider possible preservation strategies for the locally unique cultural resource. That meeting will occur in the near future.

m. Matthews Reconnaissance Survey. The Planning Department of the Town of Matthews is conducting a reconnaissance survey of the built environment of the Town of Matthews to determine what properties are eligible for historic landmark designation. The Town has asked the HLC Staff for assistance.

n. White Oak Plantation, 7729 Hood Rd., Charlotte, N.C. The tenants continue to pay the rent. The property is currently not listed with a realtor. The property is stable and secure. Staff believes that the Commission should hold the property until the market improves.

4. Design Review Committee Report : Mr. Shurley

Mr. Shurley reported that the Design Review Committee met October 24, 2012, at 8:00 a.m. at the HLC office. The Committee will not meet in November or December.

A. Applications For Certificates Of Appropriateness.

1. American Legion Memorial Stadium, 1311 Charlottetown Ave., Charlotte N.C.

Staff reviewed the proposed material alterations and answered questions from members of the Commission.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE AMERICAN LEGION MEMORIAL STADIUM, 1321 CHARLOTTETOWNE AVENUE, CHARLOTTE, N.C., BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Survey Committee Report: Jill Walker

Ms. Walker reported that the Survey Committee met November 1, 2012, at 8:30 a.m., at the HLC office.

A. Removal of Historic Landmark Designation of the Charles H. and Bess Smith House, 220 W. Tenth St., Charlotte, N.C.

Staff reported that the Charles H. and Bess Smith House, 220 W. Tenth St., Charlotte, N.C. has been demolished but that the land associated with the house retains historic landmark designation. Staff believes that the destruction of the house has removed the special historic significance of the property. Staff is therefore recommending that the Commission recommend to the Charlotte City Council that appropriate legal measures be taken to remove historic landmark designation for any and all portions of the subject property.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT APPROPRIATE LEGAL MEASURES BE TAKEN TO REMOVE HISTORIC LANDMARK DESIGNATION OF ANY AND ALL ASPECTS OF THE CHARLES H. AND BESS SMITH HOUSE, 220 WEST TENTH ST., CHARLOTTE, N.C., AND THE LAND ASSOCIATED THEREWITH. THE COMMISSION APPROVED THE MOTION WITH DR. WEIS RECUSING HIMSELF FROM THE VOTE.

B. Consideration of Funding for a Survey and Research Report for the Herb Cohen and Jose Fumero House, 1154 Cedarwood Lane, Charlotte, N.C.

Dr. Morrill explained that City Council member John Autry has supplied a letter in support of the designation and is currently soliciting the level of support among other members of the City Council.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT A DETERMINATION OF WHETHER THE HISTORIC LANDMARKS COMMISSION FUNDS A SURVEY AND RESEARCH REPORT ON THE HERB COHEN AND JOSE FUMERO HOUSE, 1154, CEDARWOOD LAND, CHARLOTTE, N.C., BE TABLED UNTIL THE DECEMBER 2012 MEETING OF THE HISTORIC LANDMARKS COMMISSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

C. William Sidney and Margaret Davis Abernethy House, 215 W. Eastway Drive, Charlotte, N.C.

Staff described the property. David Erdman asked if Staff believes that the house has retained sufficient physical integrity to warrant historic landmark designation. Staff responded affirmatively.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE WILLIAM SIDNEY AND MARGARET DAVIS ABERNETHY HOUSE , 215 W. EASTWAY DRIVE, CHARLOTTE, N.C., INCLUDING THE INTERIOR OF THE HOUSE, THE EXTERIOR OF THE HOUSE, AND THE ENTIRE TAX PARCEL, BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

D. The Tom and Mary Lou Daggy House, 102 Hillside Drive, Davidson, N.C.

Staff described the property.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE TOM AND MARY LOU DAGGY HOUSE, 102 HILLSIDE DRIVE, DAVIDSON, N.C., INCLUDING THE INTERIOR OF THE HOUSE, THE EXTERIOR OF THE HOUSE, AND THE ENTIRE TAX PARCEL, BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

E. Paul Berryhill Moore House, 3212 North Alexander Street, Charlotte, N.C.

Staff explained that its survey of the Historic North Charlotte neighborhood had identified the Paul Berryhill Moore House as potentially meeting the standard of special significance required for historic landmarks.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE PAUL BERRYHILL MOORE HOUSE, 3212 NORTH ALEXANDER ST., CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

F. Osmond Barringer House, 2232 Sherwood Avenue., Charlotte, NC.

Staff explained that it is generally skeptical of assessing the special significance of properties in Myers Park. However, the Osmond Barringer House might have special significance because of its associative history.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE OSMOND BARRINGER HOUSE, 2232 SHERWOOD AVE., CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

G. Historic West End Houses. Dr. Reginald Hawkins House, 1703 Madison Avenue (McCrorey Heights), Fred D. Alexander House, 2140 Senior Drive (University Park), Kelly Alexander House, 2128 Senior Drive (University Park), Julius Chambers House, 3208 Dawnshire Avenue (Northwood Estates)

Staff reported that it has received a declaration of support for designation from the owners of the Hawkins House and the Chambers House.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE DR. REGINALD HAWKINS HOUSE, 1703 MADISON AVE., CHARLOTTE, N.C., THE FRED D. ALEXANDER HOUSE, 2140 SENIOR DRIVE, CHARLOTTE, N.C., THE KELLY ALEXANDER HOUSE, 2128 SENIOR DRIVE, CHARLOTTE, N.C., AND THE DR. JULIUS CHAMBERS HOUSE, 3208 DAWNSHIRE AVENUE,, CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS WHEN THE OWNER OF EACH CONFIRMS HIS OR HER SUPPORT FOR HISTORIC

LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. Walker and Staff reported that the Charlotte Housing Authority will restore the Barringer Hotel in partnership with a private developer. The Charlotte Housing Authority is considering its position regarding the designation of the Barringer Hotel as a historic landmark.

6. Projects Committee Report: Ms. Lester

Ms. Lester reported that the Projects Committee met October 18, 2012, at 8:30 a.m., at the HLC office.

A. Determination of a revised listing price for the Grier-Rea House, 6701 Providence Rd., Charlotte, N.C., the Former Younts General Store, 316 Main St., Pineville, N.C., and the Former Blankenship Oil and Feed Store, 330 Main St., Pineville, N.C.

DR.. WEIS PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. LESTER 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 established an asking price for the following properties: Grier Rea House, 6701 Providence Rd., Charlotte, N.C., Former Younts General Store, 316 Main St., Pineville, N.C., and the Former Blankenship Oil and Feed Store, 330 Main St., Pineville, N.C. It also agreed to the terms of a contract with Kimberly-Horn and Associates to perform Phase One of a market analysis of proposed apartments in the Torrence Lytle School.

Mr. Shurley was not present during the Commission's consideration of the Torrence Lytle property.

B. Extension Of Listing Agreement with Realtor for the Grier-Rea House, 6701 Providence Rd., Charlotte, N.C.

Dr. Morrill explained that the realtors for the Grier-Rea House are requesting a one-year extension of their listing agreement or until December 31, 2013. The current listing agreement will expire on December 31, 2012. Dr. Morrill stated that he feels keeping the property with the current realtor is the wisest course to follow. There was a consensus among the Commissioners to support the one-year extension.

C. Essential Repairs And Landscaping At The Funderburk-Plaxco House, 316 E. Matthews St., Matthews, N.C.

Staff explained the need for the repairs.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION SPEND \$28,200 ON THE INSTALLATION OF GUTTERS AND DOWNSPOUTS, REPLACEMENT OF THE ROOF, AND THE PRUNING OF VEGETATION AT THE FUNDERBURK-PLAXCO HOUSE, 316 E. MATTHEWS ST., MATTHEWS, N.C., AFTER THE STATE HISTORIC PRESERVATION OFFICE CONFIRMS THAT THE PROPOSED ACTIONS MEET THE SECRETARY OF THE INTERIORS GUIDELINES. THE COMMISSION APPROVED THE MOTION WITH MR. MILLER RECUSING HIMSELF FROM THE VOTE..

D. Contract To Prepare A National Register Study List Application And A National Register Nomination Form For The Funderburk-Plaxco House, 316 E. Matthews St., Matthews, N.C.

Staff explained that the contract would be consummated only when the amount of land to be included with the house will have been determined.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE A CONTRACT WITH MATTSON-ALEXANDER ASSOCIATES FOR \$4,740 TO PREPARE A NATIONAL REGISTER STUDY LIST APPLICATION AND A NATIONAL REGISTER NOMINATION FORM FOR THE FUNDERBURK-PLAXCO HOUSE, 316 E. MATTHEWS ST., MATTHEWS, N.C. THE COMMISSION APPROVED THE MOTION WITH MR. MILLER RECUSING HIMSELF FROM THE VOTE..

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

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

8. Old Business.

Ms. Nystrom explained that the interlocal agreement under which the Commission operates does not presently contain a termination clause. She explained that if a termination clause is included for Mint Hill that a termination clause will have to be offered to all the other municipalities for which the Commission functions. The Commission reached a consensus that it should not seek presently to include Mint Hill in the interlocal agreement, since only 4 (four) of the 339 (three hundred thirty nine) historic landmarks in Charlotte-Mecklenburg are in Mint Hill.

Mr. Erdman expressed concern that St. Johns Baptist Church is scheduled to destroy the Stratton House, a significant historic house on Hawthorne Lane. Dr. Morrill explained that the owner has expressed no interest in preserving the house. Mr. Bragg stated that the house is in poor condition.

9. New Business.

Ms. Nystrom thanked Dr. Weis for hosting a social at his home on October 24, 2012, for members and Staff of the Commission.

Dr. Weis announced that each member of the Commission will receive a complementary ticket to the Fourth Ward Home Tour.

The meeting adjourned at 7:25 p.m.