

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

October 8, 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

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:

Ms. Joy Ellen Bunch

Mr. Thomas E. White, Pineville Mill House.

AGENDA

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE MINUTES FOR SEPTEMBER 10, 2012, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE EXECUTIVE SESSION MINUTES FOR SEPTEMBER 10, 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.

3. Director's Report: Dr. Morrill

Dr. Morrill reported the following information:

a. Pottery Article. Mr. Stewart Gray's Survey and Research Report on the Outen Pottery appears as an article in the current issue of the publication of the North Carolina Pottery Collectors Association.

b. Sameness In Diversity DVD. The HLC's video *Sameness In Diversity* has been embraced by the Northwest Corridor Neighborhoods

Association and has been distributed to members of the Charlotte City Council.

c. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. Plans have been submitted for permitting, and bids should be solicited by the end of this week.

d. The House at 409 E. Park Ave, Pineville, N.C. The house has been sold, and the Design Review Committee will be making a recommendation regarding the issuance of a Certificate of Appropriateness.

e. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Both the main house and the tenant house continue to be occupied. At its October 18th meeting, the Projects Committee will consider listing the property with a realtor.

f. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. The rezoning petition has been withdrawn in accordance with the Commission's vote at its August meeting. Staff is working with the realtor to market the house for the various purposes allowed under existing zoning. The realtor has placed the house on the websites of the National Trust and Preservation North Carolina. The realtor will make a presentation to the Projects Committee at its October 18th meeting.

g. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C. The Mecklenburg Union Metropolitan Planning Organization has amended the Transportation Improvement Plan to include funding for relocating and stabilizing the Thrift Depot. The Commission will be involved only in considering Certificates of Appropriateness.

h. Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C. The Commission is the owner. Staff will be working to move ahead with stabilizing the house and coordinating the development of the property with the Town of Matthews and prospective developers.

i. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C. A prospective developer has visited the property. If no proposal is forthcoming in the near future, the Request For Proposal process will begin.

j. 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.

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

I. Former Younts General Store, 316 Main St., Pineville, N.C. Work has begun on the repair of the building. At its October 18th meeting, the Projects Committee will consider listing the property with a realtor. The Tenant continues to pay the rent. The renewed lease has been completed. The building is a contributing structure in the Pineville National Register Commercial Historic District.

m. Former Blankenship Oil and Feed Store, 330 Main St. Pineville. At its October 18th meeting, the Projects Committee will consider listing the property with a realtor. The tenant continues to pay the rent. The renewed lease has been completed. The building is a contributing structure in the Pineville National Register Commercial Historic District.

n. Preparation of Survey and Research Reports. Staff is preparing the following Survey and Research Reports: Abernethy House (215 W. Eastway Drive, Charlotte, N.C.), Charlotte Fire Station No. 8 (2009 Commonwealth Avenue, Charlotte, N.C.), Daggy House (102 Hillside Dr., Davidson, N.C.). Some or all of the reports will be presented to the Survey Committee at its meeting on November 1st.

o. Barn Survey. 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. Staff hopes to be able to show it to the Survey Committee at its November 1st meeting.

p. Preservation North Carolina Conference. Staff thanks John Shurley and Mark Miller for their attendance at the Preservation North Carolina Conference in Asheville, N.C., September 19-21. This will help satisfy the Commission's Certified Local Government continuing education requirement.

q. Designation of Historic Landmarks. The Town of Matthews voted to designate the Outen Pottery, the Roseland Cemetery, and the Funderburk-Plaxco House as historic landmarks. Staff will approach the Town of Matthews to discuss possible long-term preservation solutions for the Outen Pottery.

4. Design Review Committee Report : John Shurley

A. Applications For Certificates Of Appropriateness.

1. Elmwood-Pinewood Cemetery. 700 Block of West 6th St., 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 ELMWOOD-PINEWOOD CEMETERY, 700 BLOCK OF WEST 6TH STREET, CHARLOTTE, N.C., BE APPROVED AS SUBMITTED, PENDING THE REVIEW AND APPROVAL OF THE PLANS BY THE N.C. STATE HISTORIC PRESERVATION OFFICE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Pineville Mill House, 409 Park Avenue, Pineville, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE HOUSE LOCATED AT 409 PARK AVENUE, PINEVILLE, N.C., BE APPROVED IN ACCORDANCE WITH THE SUBMITTED APPLICATION FORM WITH THE REQUIREMENT THAT THE PROPOSED SHUTTERS BE REMOVED FROM THE PLAN AND THE SUGGESTION THAT VINYL SIDING NOT BE USED AND THAT THE PROPOSED PORCH RAILING BE OMITTED FROM THE PLAN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report: Paula Lester

Ms. Lester announced that the Projects Committee will meet on October 18, 2012, at 8:30 a.m. at the HLC office.

6. Survey Committee Report: Jill Walker

Ms. Walker announced that the Survey Committee will meet on November 1, 2012, at 8:30 a.m. at the HLC office.

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

Ms. Lester distributed the current Financial Reports and explained the data.

8. Old Business.

There was no old business.

9. New Business.

A. Grier-Rea House, 6701 Providence Rd., Charlotte, NC

Mr. Shurley expressed concern that the HLC might not recoup the money spent on the Grier-Rea House and for that reason asked if consideration should be given to moving the HLC office, which would probably be very marketable, from its current location to the Grier-Rea site, which has been for sale a long time. Dr. Morrill explained that by moving into the house the HLC would eliminate the 30 percent State Income Tax Credits which are an extremely important marketing tool for selling the house. He further added that when the HLC voted to obtain the Grier-Rea House it knew it would lose money and agreed to take the loss in order to preserve the property. Mr. Gray commented that the current central location of the HLC's office is a very suitable site for a governmental facility rather than a site far from the Center City. Ms. Lester

commented that the HLC likes to come out whole on its projects that have historic value, or even to make a profit, but that should not always be a primary consideration.

B. Barringer Hotel, 426 N. Tryon St., Charlotte, NC

Mr. Erdman asked about the status of the Barringer Hotel and asked what first action the Historic Landmarks Commission might take to advance its preservation. Dr. Morrill suggested that the preparation of a Survey and Research Report might be in order. The Commission discussed the situation.

MR. ERDMAN PRESENTED A MOTION THAT A SURVEY AND RESEARCH REPORT BE PREPARED ON THE BARRINGER HOTEL. The motion failed for lack of a second. It was agreed that the Survey Committee should further consider this matter. Dr. Morrill said that the Barringer Hotel is an important structure and has been listed in the National Register.

C. Interlocal Agreement With Mint Hill

Ms. Nystrom explained to the HLC that Mint Hill is reluctant to join into an amendment to the Interlocal Agreement between Charlotte and Mecklenburg County which would appoint the HLC as Mint Hill's historic commission unless it has a right to terminate the HLC's appointment. She requested that the HLC provide guidance as to its position regarding the termination issue to assist her in future discussions with the attorney for the town of Mint Hill.

DR. WEIS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION AGREE THAT: 1) IF MARVIN BETHUNE, COUNTY ATTORNEY, DETERMINES THAT AS PART OF OFFERING A RIGHT OF TERMINATION TO MINT HILL, THE HLC SHOULD AMEND ITS AGREEMENT WITH THE OTHER MUNICIPALITIES TO PROVIDE EACH THE SAME RIGHT OF TERMINATION OF ITS RELATIONSHIP WITH HLC AS ITS HISTORIC COMMISSION, OR AT LEAST OFFER EACH MUNICIPALITY THIS RIGHT, HLC ELECTS NOT TO PURSUE AN INTERLOCAL AGREEMENT WITH MINT HILL, AND 2) IF MARVIN BETHUNE DETERMINES THAT HLC CAN OFFER A RIGHT OF TERMINATION TO MINT HILL WITHOUT AMENDING ITS AGREEMENT WITH THE OTHER MUNICIPALITIES IT SERVES OR OFFERING EACH THIS TERMINATION RIGHT, HLC WILL AGREE TO AN AMENDMENT WITH MINT HILL IN WHICH MINT HILL CAN TERMINATE ITS RELATIONSHIP WITH HLC PROVIDED MINT HILL HAS FORMED ITS OWN HISTORIC COMMISSION, AND PROVIDED, HOWEVER, THAT SUCH TERMINATION SHALL NOT AFFECT HLC'S CONTROL, INCLUDING DESIGN REVIEW, OVER LANDMARKS PREVIOUSLY DESIGNATED BY MINT HILL DURING HLC'S SERVICE AS MINT HILL'S HISTORIC COMMISSION WITHOUT HLC'S SPECIFIC RELINQUISHMENT OF SUCH AUTHORITY. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN VOTING IN THE NEGATIVE AND MR. BRAGG ABSTAINING.

Dr. Weis announced that HLC members and staff are still invited to attend a social event in his home on the evening of October 24, 2012.

The meeting adjourned at 7:10 p.m.