

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

September 10, 2012

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

Time: 6:00 p.m. – 6:55 p.m.

**Present:**

Mr. Louis Asbury/County, HLC Chair

Mr. Frank Bragg/City

Mr. Joseph Elliott/City

Mr. David Erdman/Mayor

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 Lynn Morrill, HLC Recording Consultant

Mr. Bryan Turner, HLC Projects Manager

Ms. Patricia Nystrom, HLC Attorney

**Absent:**

Mr. David Gieser/County

Mr. Mark Miller/County

**Visitors:**

No Visitors were present.

**AGENDA**

**1. Consideration of Minutes**

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE MINUTES FOR AUGUST 13, 2012, BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. LESTER PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE EXECUTIVE SESSION MINUTES FOR AUGUST 13, 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 stated that all Commissioners will serve on the same Committees as during the previous year unless they express a desire to do otherwise.

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

Dr. Morrill reported the following information:

**a. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C.** Project Architects continue to prepare final construction drawings. If they comport with approved plans, the Commission will issue a Certificate of Appropriateness, and work will begin.

**b. The House at 409 E. Park Ave, Pineville, N.C.** Mr. Elliott, Mr. Gray, and Dr. Morrill have met with Mr. Thomas White, the buyer of the house, to review restoration plans. An application for a Certificate of Appropriateness will be considered by the Design Review Committee at its September meeting. Closing on the house is scheduled for September 13, 2012.

**c. 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.

**d. 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 will be asked to make a presentation to the Projects Committee at its October 18th meeting.

**e. Thrift Depot of the Piedmont and Northern Railroad Company, 8030 Old Mt. Holly Road, Charlotte, N.C.** The Technical Coordinating Committee of the Mecklenburg Union Metropolitan Planning Organization will make its final decision on September 13th about amending its Transportation Improvement Plan to include funding for relocating and stabilizing the Thrift Depot. Staff will attend the meeting.

**f. B. D. Funderburk House, 201 West Charles St., Matthews, N.C.** Staff has contacted the owner and directed the owner to supply Part One of the Tax Credit Application, so that Staff can ascertain the condition of the house before any renovation work was performed. The owner has agreed to comply.

**g. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C.** The Request For Proposals is finished. Staff will be seeking to identify prospective buyers in preparation for their submitting proposals for the redevelopment of the property. The Commission will have to set the asking price.

**h. Rozzel House, 11647 Rozzelles Ferry Rd., Charlotte, N.C.** The tenant house has been vacated and is boarded up. Staff will ask the Projects Committee at its October 18th to consider marketing strategies.

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

**j. Former Younts General Store, 316 Main St., Pineville, N.C.** Work should begin soon 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.

**k. 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.

**l. 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.)

**m. Dr. Bonnie Cone House.** Staff was contacted by representatives of the College Downs neighborhood about prospective historic landmark designation of the home of Dr. Bonnie E. Cone, the former Charlotte College president and the first chancellor of UNCC. Staff explained the process.

**n. McAuley Road Bridge.** The State of North Carolina is proposing to replace a one-lane wooden bridge on McAuley Road. Staff met with representatives of the State Historic Preservation Office (SHPO) and the N.C. Department of Transportation. Because the roadway corridor has been declared eligible for listing in the National Register of Historic Places, SHPO will develop a plan that in its judgment meets the Secretary of the Interior's Guidelines. This matter will come before the Commission in the future as an Application for a Certificate of Appropriateness.

**o. Railroad Track Separation.** Representatives of the N.C. D.O.T. will appear at an upcoming Design Review Committee meeting to explain the plans for separating the CSX and Norfolk Southern Railroad tracks in the area of Elmwood-Pinewood Cemetery.

**p. Cedar Grove Development.** Representatives of a neighborhood contiguous to the historic landmark have expressed concern about a prospective development. Staff explained that the land on which the neighborhood will be built is not part of the historic landmark.

**q. 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.

**r. Preservation North Carolina Conference.** As part of the Commission requirements for continuing education, two Commissioners, John Shurley and Mark Miller, are attending the Preservation North Carolina Conference in Asheville, N.C., September 19-21. Staff recommends that the Commission approve allocating \$150 to each attendee toward expenses.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE COMMISSION PAY UP TO \$150 EACH TO MR. MILLER AND MR. SHURLEY TO COVER A PORTION OF THE EXPENSES OF THEIR ATTENDANCE AT THE PRESERVATION NORTH CAROLINA CONFERENCE IN ASHEVILLE, SEPTEMBER

19-21. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION WITH MR. SHURLEY ABSTAINING FROM THE VOTING.

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

Mr. Shurley announced that the Committee did not meet in August. The Committee will meet on September 26, 2012, at 8:00 a.m. at the HLC office.

Mr. Rogers entered the meeting at 6:25 p.m.

**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.

**A. Determination Of Asking Price For The Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.**

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

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

**Note: In Executive Session the Commission voted to secure an appraisal on the Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Mr. Elliott left the HLC meeting at 6:32 p.m.**

**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.**

Mr. Erdman requested that staff develop a report on the stabilization costs for the original building (1937) at the Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.

Ms. Nystrom reported that the boundary agreement has been completed for the Funderburk-Plaxco House, 316 E. Matthews St., Matthews, N.C. and that the necessary signatures will be secured in the near future.

Ms. Nystrom reported that the lease renewals for the Former Younts General Store (316 Main St.) and the Blankenship Oil and Feed Store (330 Main St.) in Pineville have been completed.

## **9. New Business.**

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

The meeting adjourned at 6:55 p.m.