

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

April 8, 2013

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

Time: 6:00 p.m. – 6:50 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. 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

Ms. Mary Dominick, HLC Consultant

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:

None

Visitors:

Ms. Marilyn London, Villalonga-Alexander House

Mr. Norman Reid, Villalonga-Alexander House

Mr. Jay Rhodes, Mecklenburg County

AGENDA

1. Consideration of Minutes

MR. GIESER PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE MINUTES FOR MARCH 11, 2013, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Asbury distributed the draft of the minutes for the March 11, 2013, Executive Session of the Historic Landmarks Commission.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR MARCH 11, 2013, EXECUTIVE SESSION 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 stated that an attendance sheet is at each Commissioner's seat for him or her to review.

Mr. Asbury said that no HLC terms permanently expire this coming July. He said that Mr. Erdman, Ms. Lester and Ms. Walker, however, must apply for HLC reappointments.

Mr. Asbury reported that the Nominating Committee, composed of Mr. Pursley, Chair, and Committee members Mr. Gieser and Mr. Miller, will present a proposed slate of HLC officers at the May 2013 HLC meeting. The election of officers will occur at the June meeting.

3. Director's Report: Dr. Morrill

Dr. Morrill reported the following action item:

a. Cleanup of Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Staff recommends approval of the expenditure of up to \$25,000 for a clean up of the four buildings at the Torrence Lytle School. The contractor will be required to provide clean suits, respirators, and positive pressure systems in the buildings due to the mold and asbestos present. Staff believes that this expenditure will be recovered when the HLC receives bids for the major stabilization project in June. With the buildings cleaned out, the consultants and the contractors will be able to determine more precisely existing conditions of the building.

The Commission discussed the issue, asked questions of staff, and staff responded to the inquiries.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN TO APPROVE THE EXPENDITURE OF UP TO \$25,000 TO CLEAN BUILDINGS A, B, C, AND D AT THE TORRENCE LYTLE SCHOOL PROPERTY, 302 HOLBROOKS RD., HUNTERSVILLE, N.C. THE COMMISSION APPROVED THE MOTION WITH THE FOLLOWING VOTE: ABSTAIN: SHURLEY, OPPOSE: MILLER, BRAGG, WEIS, FAVOR; ASBURY, ELLIOTT, ERDMAN, GIESER, LESTER, PURSLEY, ROGERS, WALKER.

Dr. Morrill reported the following information items:

a. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. Progress continues on resolving the final language of the agreement between Johnson C. Smith University and the Commission. Restoration should begin in the near future. Mecklenburg County Public Service and Information will be producing a video piece about the restoration of the house.

b. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Eric Gamble, realtor, is actively marketing the property. T. R. Lawing has identified new tenants for the tenant house.

c. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. The listing agreement with the realtor has been extended until December 31, 2013. The new purchase price is being advertised. Marketing continues.

d. Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C. The Executive Committee accepted a counteroffer from a prospective buyer, who is now performing due diligence.

e. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Patricia Nystrom, Bryan Turner, Louis Asbury, and Dan Morrill met with Brian Hines, the prospective buyer of the property. The hearing before the State concerning the charter for the proposed charter school will occur on May 6th. The next step thereafter would be the scheduling of an interview with the applicant.

f. Rozzel House, 11647 Rozzelles Ferry Rd., Charlotte, N.C. The tenant house has been vacated and is boarded up. The Projects Committee will continue to review marketing strategies for the property.

g. McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C. The owners of the Oehler House have exercised their right of first refusal to purchase. They are performing due diligence.

h. Former Younts General Store, 316 Main St., Pineville, N.C. The tenant continues to pay the rent. The building is being marketed.

i. Former Blankenship Oil and Feed Store, 330 Main St. Pineville. The tenant continues to pay the rent. The building is being marketed.

j. Outen Pottery, 430 Jefferson St., Matthews - Arts and Science Council Grant. Harpe Consulting is conducting a study of the site under an Arts and Science Council matching grant.

k. FY 2014 Budget. Preliminary responses suggest that the HLC will receive essentially the same operational budget as this fiscal year.

l. Thompson Orphanage Documentary. The Thompson Orphanage Documentary will be aired on UNCC television, Time Warner Cable Channel 22, in the next few weeks. Dan will let you know the times when available. It is also posted on the internet.

m. Dr. Reginald Hawkins House, 1703 Madison Ave., Charlotte, N.C. Staff is preparing a Survey and Research Report. The owner has temporarily removed the house from the market and is making repairs.

n. Streetcar 85. Discussions are underway concerning the possible move of vintage streetcars, including Streetcar 85, to the former Savona Mill Building on Turner

Ave. This is part of a larger vision to restore vintage trolley service on the former P&N right-of-way between S. Cedar St. and the Savona Mill.

o. Siloam Rosenwald School. A UNCC Levine Scholar will be working with the Commission this summer to devise a plan for possibly saving, moving, and restoring the Siloam Rosenwald School near UNCC.

p. The GM "New Look" Bus. A UNCC Studio Class will consider possibly using the GM "New Look" Bus as a traveling museum of Charlotte-Mecklenburg history.

4. Design Review Committee Report: Mr. Shurley

A. Certificate of Appropriateness Application for the Villalonga-Alexander House, 301 E. Park Ave., Charlotte, N.C.

The applicant proposes to convert a bathroom into office space and construct two new door openings on a secondary hallway. The HLC reviewed and discussed the proposed plans.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. PURSLEY TO APPROVE A CERTIFICATE OF APPROPRIATENESS IN ACCORDANCE WITH THE SUBMITTED APPLICATION FOR THE VILLALONGA-ALEXANDER HOUSE, 301 E. PARK AVE., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report: Ms. Paula Lester

Ms. Lester announced that a Projects Committee meeting will be scheduled when needed.

6. Survey Committee Report: Ms. Jill Walker

Ms. Walker reported that the Survey Committee will meet on June 3, 2013, at 8:30 a.m.

7. Treasurer's Report: Ms. Paula Lester

Ms. Lester explained the data in the monthly finance report, a copy of which had been distributed to all Commissioners.

8. Old Business.

There was no old business.

9. New Business.

DR. WEIS PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE MONTHLY RENTAL FOR WHITE OAK PLANTATION, 7729 HOOD RD., CHARLOTTE, N.C., BE SET AT \$50 DURING THE TIME THE PROPERTY IS BEING MARKETED FOR SALE, THAT THE HISTORIC LANDMARKS COMMISSION MUST NOTIFY THE TENANT 90 DAYS IN ADVANCE OF A REQUEST TO VACATE SAID PROPERTY AND THAT THE TENANT MUST GIVE THE HISTORIC LANDMARKS COMMISSION 90 DAYS NOTICE REGARDING AN INTENT TO MOVE OUT OF SAID PROPERTY. . THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 6:50 p.m.