

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

August 12, 2013

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

Time: 6:00 p.m. – 7:00 p.m.

Present:

Mr. Louis Asbury/County

Mr. Frank Bragg/City

Mr. Joseph Elliott/City

Mr. David Erdman/Mayor

Ms. Paula Lester/County, HLC Treasurer, Projects Com. Chair

Mr. Mark Miller/County

Mr. Kenneth Pursley/County

Mr. John Shurley/County, HLC Vice-Chair/Design Review Com. Chair

Dr. Lynn Weis/City, HLC 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

Ms. Patricia Nystrom, HLC Attorney

Absent:

Mr. David Gieser/County

Mr. Michael Rogers/City

Ms. Jill Walker/Mayor, HLC Secretary, Survey Com. Chair

Visitors:

Mr. Cleve Howard, Rosedale

Mr. Hugh Dussek, Rosedale

Mr. Frank Quatrucci, Mecklenburg Mill

Mr. Rick Jasinski, James A. Blakeney Property

Ms. Mary Ward

Mr. Keith Thompson, Grier-Rea House

Ms. Maria Taylor Perry

Mr. Greg Pappanastos, Savona Mill

Mr. Bill Bains

Mr. A. Allen

AGENDA

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE MINUTES FOR JUNE 10, 2013, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE EXECUTIVE SESSION MINUTES FOR JUNE 10, 2013, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Dr. Lynn Weis.

Dr. Weis welcomed everyone to the meeting.

Dr. Weis reported that all Committee chairs would continue to serve in the same positions for the upcoming year.

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following:

Action Item.

(1. Grier-Rea House, 6701 Providence Rd., Charlotte, N.C.. The IRS has informed the Commission and Mr. Robert Bugge, the prospective buyer, that the Federal income tax credits for the Grier Rea House are not available. The State non-income producing tax credits may be available. Mr. Bugge has submitted a request for a private ruling from the N.C. Department of Revenue. The time required for a response is not known. Staff recommends that the due diligence period be extended for 60 days. It is currently set to terminate on September 10th.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE DUE DILIGENCE PERIOD FOR THE PROSPECTIVE PURCHASE OF THE GRIER-REA HOUSE, 6701 PROVIDENCE RD., CHARLOTTE, N.C., BE EXTENDED FOR 60 DAYS FROM SEPTEMBER 10, 2013. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Information Items.

(1. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Preliminary environmental cleanup of all four buildings is complete for a cost of \$25,000. Bid documents have been prepared for stabilization. Staff is awaiting word from the prospective buyer about acquisition of a school charter from the State Board of Education.

(2. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. Work on the restoration of the house is underway. The *Charlotte Observer* published a most favorable article on the project.

(3. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Mr. Eric Gamble, realtor, is actively marketing the property. A renter is in the tenant house.

(4. Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C. The prospective buyer has signed the contract to purchase and is performing due diligence. The Town of Matthews is processing a rezoning petition submitted by the prospective buyer.

(5. 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.

(6. McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C. The closing on the McAuley House has occurred.

(7. Former Younts General Store, 316 Main St., Pineville, N.C. The Town of Pineville is submitting a grant to the Arts and Science Council to develop a business plan for the Civic and Cultural Arts Center of Pineville, the tenants of the building. The Commission will be involved only in an advisory capacity. The listing with the current realtor was extended for one year.

(8. Former Blankenship Oil and Feed Store, 330 Main St. Pineville. The tenant continues to pay the rent. The building is being marketed. The listing with the current realtor was extended for one year.

(9. Outen Pottery, 430 Jefferson St., Matthews - Arts and Science Council Grant. Staff has edited the final report and will be meeting in the near future with officials of the Town of Matthews to consider how to proceed.

(10. FY 2014 Budget. The County has approved an operating budget which is essentially the same as the previous year's budget.

(11. Thompson Orphanage Documentary. The Thompson Orphanage Documentary continues to air on UNCC television, Time Warner Cable Channel 22.

(12. 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. Staff did meet with officials of Charlotte Trolley to discuss this issue.

(13. Siloam Rosenwald School. Contacts have been made with the owner. Preliminary discussions have been held with UNCC officials about the possibility of moving the school building to the campus.

(14. Violet W. Currie House, 525 North Main St., Davidson, N.C. HLC Staff, with the Chair's approval, obtained an appraisal for the property. The realtor continues to show the house to prospective buyers. The Town of Davidson continues to support historic landmark designation for the property. The Survey and Research Report will be considered later in the meeting.

(15. G. G. Galloway House, 602 E. Morehead St., Charlotte, N.C. Staff has met with the owners of the house who have submitted a Certificate of Appropriateness

for demolition. The Design Review Committee will consider this issue at its meeting on August 28, 2013, at 8 a.m.

(16. Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C. Staff has met with the owners of the house who have submitted a Certificate of Appropriateness for demolition. The Design Review Committee will consider this issue at its meeting on August 28, 2013, at 8 a.m.

(17. Reid-Bain House, 135 W. John St., Matthews, N.C., Charlotte, N.C. Staff has met with officials of the Town of Matthews and a prospective buyer of the house, who proposes to build a veterinary clinic and demolish all or a substantial portion of the house. The Town Board of Matthews is meeting tonight to decide if it wishes for the Commission to process the house for landmark designation.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ASBURY TO PLACE THE REID-BAIN HOUSE, 135 W. JOHN ST., MATTHEWS, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS AND TO SPLIT THE COST OF THE PREPARATION OF A SURVEY AND RESEARCH REPORT WITH THE TOWN OF MATTHEWS IF THE TOWN OF MATTHEWS APPROVES THE PROCESSING OF THE PROPERTY FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

(18. Mill House At 409 Park Avenue, Pineville, N.C. These photographs illustrate progress on the restoration of the former mill house that the HLC purchased and sold to the present owner with deed covenants to assure the preservation of the house.

4. Design Review Committee Report: Mr. John Shurley

Mr. Shurley reported that the Design Review Committee met May 29, 2013. Minutes from the meeting can be found on the HLC's website - www.cmhpf.org.

A. Certificate of Appropriateness Application for the McAuley House, 14335 Huntersville-Concord Road, Charlotte, N.C.

The applicant is proposing to add a window to the west elevation of the rear wing, and to add a half-bath in the upstairs hallway.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE MCAULEY HOUSE, 14335 HUNTERSVILLE-CONCORD ROAD, HUNTERSVILLE, N.C. BE ISSUED AS PRESENTED WITH THE FOLLOWING STIPULATIONS: 1) THE DOOR ON THE WEST ELEVATION OF THE REAR ELL BE RETAINED, 2) THE WALL SEPARATING THE FRONT ROOM AND THE REAR ROOM OF THE REAR ELL BE RETAINED, 3)

MOVING THE DOOR FOR THE WEST BEDROOM ON THE SECOND FLOOR BE DENIED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Certificate of Appropriateness Application for the Mecklenburg Mill, 37th Street, Charlotte, N.C.

The applicant is requesting approval for changes to the interior and the exterior of the building, and the demolition of a mill house located on the property.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE MECKLENBURG MILL, N. DAVIDSON STREET, CHARLOTTE, N.C., BE ISSUED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Certificate of Appropriateness Application for the John B. Ross Mill, 1000 Music Factory Boulevard, Charlotte, N.C.

The applicant is requesting approval of plans for the addition of new signage to the property.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE JOHN B. ROSS MILL, 1000 MUSIC FACTORY BOULEVARD, CHARLOTTE, N.C., BE ISSUED AS DESCRIBED IN THE APPLICATION. THE COMMISSION APPROVED THE MOTION WITH MR. SHURLEY RECUSING HIMSELF FROM THE VOTE.

D. Certificate of Appropriateness Application for Rosedale, 3427 N. Tryon Street, Charlotte, N. C.

The applicant is requesting approval of plans for the addition of a new outbuilding on the property.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR ROSEDALE, 3427 N. TRYON ST., CHARLOTTE, N.C. BE ISSUED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

E. Certificate of Appropriateness Application for James A. Blakeney Farm, 9439 Blakeney-Heath Road, Charlotte, N.C.

The applicant is proposing to develop 3.7 acres into seven single family homes on historically designated property that is associated with the James. A Blakeney House. A COA for the project has been issued, but approval of the development is contingent on approval by the Commission of a landscape plan for the property. The plan must demonstrate that the proposed new construction is largely hidden from the

public along Blakeney Heath Road, and that the landscaping retains a rural character. Staff has reviewed the proposed landscaping plan and has determined that it is appropriate.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE PROPOSED LANDSCAPING PLAN FOR THE SUBJECT PORTION OF THE JAMES A BLAKENEY FARM, 9439 BLAKENEY-HEATH ROAD, CHARLOTTE, N.C. BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report: Paula Lester

A. G. G. Galloway House, 602 E. Morehead Street, Charlotte, N.C.

The owner has expressed a willingness to enter into negotiations with the Commission to discuss possible purchase of the property. Staff recommended the appointment of an ad hoc committee to work with the Staff in pursuing this possibility.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HLC CHAIR BE AUTHORIZED TO APPOINT AN AD-HOC COMMITTEE TO WORK WITH STAFF IN INITIATING NEGOTIATIONS WITH THE OWNER OF THE G. G. GALLOWAY HOUSE, 602 E. MOREHEAD ST., CHARLOTTE, N.C., TO DEVISE A PRESERVATION SOLUTION FOR THE SUBJECT PROPERTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Weis appointed the following individuals to the ad hoc committee: Mr. Asbury, Mr. Bragg, Mr. Erdman, and Mr. Miller. Dr. Weis will serve ex-officio.

6. Survey Committee Report: Ms. Jill Walker

Dr. Morrill explained that two Survey and Research Reports were being brought directly to the Commission for its action.

A. Louise Cotton Mill, 1101 Hawthorne Lane, Charlotte, N.C

Staff reviewed the factors contributing to the special significance of the property.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE LOUISE COTTON MILL, 1101 HAWTHORNE LANE, CHARLOTTE, N.C., INCLUDING THE EXTERIOR OF THE MILL, THE INTERIOR OF THE MILL, AND THE ENTIRE TAX PARCEL, BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Violet W. Currie House, 525 N. Main Street, Davidson

Staff reviewed the factors contributing to the special significance of the property.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE VIOLET W. CURRIE HOUSE, 525 N. MAIN STREET, DAVIDSON ,N.C., INCLUDING THE EXTERIOR OF THE HOUSE, THE INTERIOR OF THE HOUSE, AND THE ENTIRE TAX PARCEL, BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Treasurer's Report: Ms. Paula Lester

Mr. Bryan Turner was not present.

8. Old Business.

Mr. Erdman asked about the status of the Thrift P&N Station. Dr. Morrill reported that the N. C. Department of Transportation is proceeding with moving and restoring the building.

9. New Business.

Mr. Asbury encouraged the Commissioners to read Dr. Thomas Hanchett's book *Sorting Out The New South City..*

The meeting adjourned at 7:00 p.m.