

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

December 9, 2013

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

Time: 6:00 p.m. – 7:40 p.m.

Present:

Mr. Louis Asbury/County

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. Kenneth Pursley/County, HLC Nominating Com. Chair

Mr. Mike Rogers/City

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

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

Dr. Lynn Weis/City, HLC 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

Ms. Dominick, HLC Admin. Assistant

Absent:

Mr. Mark Miller/County

Visitors:

Mr. Keith Thompson, Grier Rea House

Mr. Robert Reddick, James Blakeney Property

Mr. Matt Kearns, James Blakeney Property

Russ Siwaconi, James Blakeney Property

Ed Estridge, James Blakeney Property

Drew Rouzer, James Blakeney Property

AGENDA

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR THE NOVEMBER 11, 2013 MEETING OF THE HISTORIC LANDMARKS COMMISSION 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 stated that an attendance sheet for Commissioners has been distributed at each Commissioner's seat. The data can also be found on the HLC's website (cmhpf.org). Attendance data begins again January 1, 2014.

Dr. Weis thanked Ms. Lester for arranging the HLC Holiday Event scheduled for December 11, 2013, at 6:30 p.m., at the Historic Reid House in Matthews, N.C.

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following HLC information.

A. Grier-Rea House, 6701 Providence Rd. Staff has been working to accomplish the improvements to the property approved by the Commission. The flower beds have been planted. The new gravel in the driveway is in place. The night lighting is installed. The cleanup of the front wooded area has been completed. The fence, the painting of the house, and the painting and staging of the parlor will occur in the near future. Mr. Shurley has graciously agreed to assist with designing the new sign for the property, and the realtor has agreed to pay one-half of the price. The Commission approved up to \$250 for cleaning. A thorough cleaning of the house, including the windows, by three people would be an additional \$500. Staff believes that the additional money would be a prudent expenditure.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. SHURLEY TO AUTHORIZE THE EXPENDITURE OF UP TO \$750 TOTAL FOR A CLEANING OF THE GRIER-REA HOUSE, 6701 PROVIDENCE RD., CHARLOTTE, N.C., INCLUDING WASHING THE INTERIOR AND EXTERIOR OF ALL WINDOWS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commission has received an offer to purchase the Grier-Rea House. This will be discussed in executive session. This item will be considered later in the meeting.

B.. Former Younts General Store, 316 Main St., Pineville, N.C. The Commission has received an offer to purchase the Former Younts General Store. This will be discussed in executive session. This item will be considered later in the meeting.

C. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Staff is moving forward with the process of distributing the approved Request For Proposals. A list of potential buyers has been developed, and a schedule has been compiled. Staff anticipates that a recommendation will be brought to the Commission at its April 2014 meeting.

D. Streetcar No. 85, Charlotte, N.C.

The Vintage Trolley Committee is scheduled to meet with Charlotte Trolley in early 2014.

E. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. Work on the restoration of the house continues. Bryan Turner showed photographs of the current status of the house.

F. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. The prospective buyer has put moving ahead with the house on hold. Mr. Eric Gamble, realtor, continues to market the property and will meet with Staff to discuss strategies..

G. Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. Staff is working on completing the listing agreement with Ms. Gina Harris. A potential lessee of the property has been identified.

H. Former Blankenship Oil and Feed Store, 330 Main St. Pineville. The tenant continues to occupy the building, which is being marketed by Mr. John Stipp. The lease to the tenant is on a month-to-month basis.

I. Outen Pottery, 430 Jefferson St., Matthews. At its retreat in February 2014 the Town of Matthews will consider its attitude toward the prospect of attempting to purchase the property for restoration.

J. Scheduled Actions By The Davidson Town Board

1) The Violet W. Currie House, 525 North Main St., Davidson, N.C. The Davidson Town Board did designate the Violet W. Currie House as an historic landmark.

2) Mabonsie, 312 S. Thompson St., Davidson, N.C. The Davidson Town Board did designate Mabonsie as an historic landmark.

K. Scheduled Actions By Charlotte City Council

1) Defiance Sock Mill, 520 Elliot St., Charlotte, N.C.

Charlotte City Council did designate the Defiance Sock Mill as a historic landmark.

2) Cohen-Fumero House, 1154 Cedarwood Ln., Charlotte, N.C.

Charlotte City Council did designate the Cohen-Fumero House as a historic landmark.

3) Louise Mill, 1101 Hawthorne Ln., Charlotte, N.C.

Charlotte City Council did designate the Louise Mill as a historic landmark.

L. Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C. Dr. Morrill met with one of the owners. The owner stated that he intends to donate the property to the Commission and will be in touch with staff about details before the end of the year.

M. Cornelius. Staff has met with Cornelius officials to discuss how the Commission might assist preservation efforts in Cornelius. Staff is developing a video that speaks to this issue.

N. Dr. Julius Chambers House, 3208 Dawnshire Ave., Charlotte, N.C.

The owner of the house has contacted the Commission about the prospect of the Commission's purchasing the house. If the Commission wishes to proceed, the first step would be to obtain an appraisal of the house and an inspection report. Closing on the property could occur only after it is designated as a historic landmark.

MR. BRAGG PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE HISTORIC LANDMARKS COMMISSION SECURE AN APPRAISAL AND AN INSPECTION REPORT ON THE DR. JULIUS CHAMBERS\ HOUSE, 3208 DAWNSHIRE AVENUE, CHARLOTTE, N.C. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN, MR. PURSLEY, AND MR. SHURLEY OPPOSING THE MOTION.

4. Design Review Committee Report: John Shurley

Mr. Shurley reported that that the Design Review Committee met on November 27, 2013, and will not meet again until January 29, 2014.

a. Consideration of an Application for a Certificate of Appropriateness for a Material Alteration of the Bishop John C. Kilgo House, 2100 The Plaza, Charlotte, N.C.

The applicant proposes to rebuild portions of the existing driveway, to construct a retaining wall and a new driveway gate, and to combine an existing closet and an existing bathroom on the second floor to make a larger shared bathroom which will necessitate a new entry door to the front north bedroom. The applicant proposes to rehabilitate a second bathroom on the second floor with new fixtures and tub.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE BISHOP JOHN C. KILGO HOUSE, 2100 THE PLAZA, CHARLOTTE, N.C., BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Consideration of an Application for a Certificate of Appropriateness for a Material Alteration of the James A. Blakeney Property, Blakeney Heath Road, Charlotte, N.C.

The applicant proposes to develop the property into single-family lots, retaining a generally undisturbed rural buffer that would extend 90 feet from the Blakeney Heath Road right-of-way. The development would have a single entrance directly across from the entrance to Ellington Park.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE SITE PLAN, INCLUDING THE LAYOUT OF THE LOTS, THE LOCATION OF THE BUFFER, AND THE LOCATION OF THE ENTRANCE, BUT WITHHOLD FINAL APPROVAL UNTIL THE COMMISSION HAS MORE DETAIL REGARDING THE CONFIGURATION OF THE RETENTION POND AND THE NATURE OF THE SCREENING IN THE BUFFER.

Considerable discussion ensued regarding the intent of the motion. Concern was expressed about the implication that might be conveyed by the motion that approval of the layout of the lots might preclude adjustment of the location of the retention pond or the stormwater management facility and the lots associated therewith.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. SHURLEY TO AMEND THE ORIGINAL MOTION BY INSERTING THE WORDS "WITH THE EXCEPTION OF THE LOCATION OF THE RETENTION POND" AFTER THE WORDS "THE LAYOUT OF THE LOTS." THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN ABSTAINING FROM THE VOTE.

Dr. Weis called for a vote on the motion as amended.

THE COMMISSION APPROVED THE MOTION AS AMENDED WITH MR. ERDMAN ABSTAINING FROM THE VOTE.

5. Projects Committee Report: Paula Lester

Ms. Lester reported that the Projects Committee did not meet.

6. Survey Committee Report: Jill Walker

Ms. Walker reported that the Survey Committee did not meet.

7. Treasurer's Report: Paula Lester

Ms. Lester distributed the Finance Report and reviewed its contents.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE COMMISSION ACCEPT THE FINANCE REPORT AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8. Consideration of Offers to Purchase the Former Younts General Store, 316 Main St., Pineville, N.C., and the Grier-Rea House, 6701 Providence Rd., Charlotte, N.C.

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

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

Note: In executive session the Commission approved a counteroffer to the offer to purchase the Former Younts General Store, 316 Main St., Pinveville, N.C., and rejected the offer to purchase the Grier-Rea House, 6701 Providence Rd., Charlotte, N.C.

9. Old Business.

There was no old business.

10. New Business.

There was no new business.

The meeting adjourned at 7:40 p.m.