

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

February 11, 2013

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

Time: 6:00 p.m. – 7:40 p.m.

Present:

Mr. Louis Asbury/County, HLC Chair

Mr. Frank Bragg/City

Mr. Joseph Elliott/City

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

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:

Mr. David Erdman/Mayor

Dr. Lynn Weis/City, HLC Vice-Chair

Visitors:

None

AGENDA

1. Consideration of Minutes

MR. BRAGG PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE MINUTES FOR JANUARY 14, 2013, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Asbury distributed the draft of the minutes for the January 14, 2013, Executive Session of the Historic Landmarks Commission.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE MINUTES FOR JANUARY 14, 2013, EXECUTIVE SESSION, BE APPROVED. 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.

3. Director's Report: Dr. Morrill

Dr. Morrill reported the following items.

a. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. Bids were opened on February 7th for the renovation of the house.

- b. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Present tenants will be vacating the tenant house in mid-February. New tenants will be sought.
- 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. A potential buyer has been identified and is interested in owner financing.
- d. Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C.** Lat Purser Associates has submitted a proposal for purchase and a development plan for the land surrounding the house. A prospective buyer for the house has also been identified.
- e. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C.** Two prospective buyers of the property have submitted a proposal for purchase.
- 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. The Projects Committee will recommend a change in the asking price for the property.
- g. McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C.** The Commission has received an offer to purchase the property.
- h. McQuay House, 3200 Tuckaseegee Rd., Charlotte, N.C.** The Commission referred the matter of an offer to purchase the three lots behind the house to the Projects Committee.
- i. Former Younts General Store, 316 Main St., Pineville, N.C.** Tenant continues to pay the rent. The building is being marketed.
- j. Former Blankenship Oil and Feed Store, 330 Main St. Pineville.** Tenant continues to pay the rent. The building is being marketed.
- k. Outen Pottery, 430 Jefferson St., Matthews - Arts and Science Council Grant.** The Historic Landmarks Commission and the Town of Matthews have received a \$5000 matching grant. Initial meetings have been held with Jason Harpe, the consultant.
- l. Public Hearings Before City Council.** The City Council voted on January 21st on the prospective historic landmark designation for the following properties: Stratton House (911 West Fourth St.), Woodlawn Bungalow (1015 West Fourth St.), and the Paul and Wilkie Beatty House (215 Woodlawn Ave.). The Stratton House and the Paul and Wilkie Beatty House were approved. The Woodlawn Bungalow will be reconsidered by City Council later in February.

m. The HLC's Serving Mint Hill. Staff met with the Mint Hill Town Manager to discuss the HLC's serving the Town of Mint Hill.

n. FY 2014 Budget. Staff will be working with the County Budget Department to prepare the HLC's Operating Budget for FY '14.

4. Design Review Committee Report: John Shurley

Mr. Shurley reported that the Design Review Committee did not meet in January but that it would convene on February 27th at 8:00 a.m. at the HLC office.

5. Projects Committee Report: Paula Lester

Ms. Lester reported that all items in the Projects Committee Report would have to be considered in executive session.

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

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

Note: In Executive Session the HLC took the following actions. It rejected an offer to purchase portions of the McQuay House Historic Landmark, located at 3200 Tuckaseegee Rd., Charlotte N.C. It approved a counteroffer to the offer to purchase portions of the McQuay House Historic Landmark. It established an asking price for White Oak Plantation, located at 7729 Hood Road, Charlotte, N.C. It approved a counteroffer to an offer to purchase the McAuley House, located at 14335 Huntersville-Concord Road, Huntersville, N.C. It approved a counteroffer to an offer to purchase a portion of the Funderburk-Plaxco Historic Landmark and established asking prices for the entire parcel, the house and approximately .25 acres of land, and the remaining approximately .75 acres of land, all located at 316 East Matthews St., Matthews, N.C. It agreed to enter into substantive negotiations with a prospective buyer of the Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C. It authorized the Executive Committee of the Historic Landmarks Commission to conduct all real estate negotiations.

6. Survey Committee Report: Jill Walker

Ms. Walker reported that the Survey Committee will meet at a date to be determined.

7. Treasurer's Report: Paula Lester

Ms. Lester distributed a copy of the current report and explained the data.

8. Old Business.

Dr. Morrill explained that the bids have been opened for the restoration of the Dr. George E. Davis House, 301 Campus St., Charlotte, N.C. One of the bids is within budget. Dr. Morrill thanked Mr. Turner for his work on the project. Mr. Turner thanked Mr. Gray for his assistance.

9. New Business.

There was no new business.

The meeting adjourned at 7:40 p.m.