

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

January 14, 2013

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

Time: 6:00 p.m. – 6:45 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:

Casey Brewer

Emily Makas

Susan Mayer

AGENDA

1. Consideration of Minutes

Mr. Asbury noted that "Shogun" should be changed to "Shotgun" in Item L under information items in the minutes.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE MINUTES FOR DECEMBER 10, 2012, BE APPROVED AS CORRECTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Asbury distributed the draft of the minutes for the December 10, 2012 executive session of the Historic Landmarks Commission.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE MINUTES FOR DECEMBER 10, 2012, 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 was at each Commissioner's seat for him or her to review.

3. Director's Report: Dr. Morrill

Dr. Morrill reported the following items.

Action Items.

1. Funding of a Survey and Research Report on the Herb Cohen and Jose Fumero House, 1154 Cedarwood Lane, Charlotte, N.C. Dr. Morrill said that he had assumed that a seconded motion had been made by the Survey Committee to fund a Survey and Research Report on the Herb Cohen and Jose Fumero House. The seconded motion from the Survey Committee stated that the decision regarding funding should await a determination of support from the City Council. To move forward, the HLC will have to present and vote on a motion with a second to fund a Survey and Research Report (\$2500) on the Herb Cohen and Jose Fumero House, 1154 Cedarwood Lane, Charlotte, N.C. The information regarding City Council's support has been received.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION APPROVE UP TO \$2500 TO FUND A SURVEY AND RESEARCH REPORT ON THE HERB COHEN AND JOSE FUMERO HOUSE, 1154 CEDARWOOD LANE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Approving of Movement of HLC Files held by Attorney Patricia Nystrom. Patricia Nystrom is changing the law firm with which she will be associated. Staff requests a motion that it grant her permission to move her HLC files to the new firm.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT DR. MORRILL BE AUTHORIZED TO SIGN A LETTER PERMITTING PATRICIA NYSTROM TO TRANSFER THE HLC FILES IN HER OFFICE TO THE NEW FIRM WITH WHICH SHE WILL BE ASSOCIATED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3. Consideration of Offer to Purchase the three lots behind the McQuay House, 3200 Tuckaseegee Rd., Charlotte, N.C. Michael J. Doney, owner of the McQuay House, has submitted an offer to purchase the three lots which the HLC owns on Avalon Ave. directly behind the house. The HLC paid \$43,700 for the lots, which is still the tax value. This matter must be considered in executive session.

The Commission agreed with the Chair that this item should be considered later in the meeting since it must be considered in executive session.

Information Items.

a. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. The project has been permitted, and three contractors have been selected to submit bids for the work.

b. Former Mill House at 409 Park Ave, Pineville, N.C. The owner has received a building permit and is proceeding with the restoration of the house. Dr. Morrill said that he visited the house during the past month and was very impressed by the level of activity.

c. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Both the main house and the tenant house continue to be occupied. The occupants of the tenant house will be vacating at the end of January. Staff is working with the rental property manager to obtain a new tenant. Staff is meeting with a realtor to discuss marketing.

d. 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 did take a close look at the property but did not move forward. There has been increased activity.

e. Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C. Staff has met with officials of Lat Purser Associates and has reviewed a preliminary plan. Lat Purser Associates has stated that it is only interested in purchasing the vacant land, not the house. A prospective buyer has looked at the house, and the buyer is in communication with Lat Purser Associates. Meetings are scheduled with the Matthews Planning Department on Thursday January 17th. The Projects Committee will consider this project at its meeting on February 6, 2013, at 9:00 a.m. in the HLC Office.

f. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C. The draft of the market analysis study and the appraisal have been received. Conformity Corporation is working with Kimley Horn and Associates to refine the findings and should have a proposal for development ready for presentation to the Projects Committee at its meeting on February 6th. Lennox Land is also looking at the property and might have a proposal submitted by the end of January to restore the campus and its buildings for use by a charter school.

g. 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. Staff is meeting with a realtor to discuss marketing.

h. McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C. The house is being marketed. The realtor has been asked to come to the next Projects Committee meeting to discuss the most appropriate asking price.

i. Former Younts General Store, 316 Main St., Pineville, N.C. Repair work was completed in December.

j. Former Blankenship Oil and Feed Store, 330 Main St. Pineville. The property has been listed with a realtor. The State will be installing a new storm water pipe to prevent water entering the front door of the building after a hard rain.

k. Thompson Orphanage Documentary. The final edit is finished and has been submitted to WTVI for review and comment. The airing is potentially scheduled for May.

l. Thompson Orphanage Statuary. Staff is discussing with CPCC and the Little Sugar Creek Greenway Trail Of History Project the idea of placing statuary of children on the former campus of Thompson Orphanage.

m. Representative Shotgun Houses. East Seventh St., Charlotte, N.C. Staff was contacted by the City about the distressed condition of the two shotgun houses that the HLC moved to the rear of the former Little Rock A.M.E. Zion Church in 1986. Both are historic landmarks. Meetings have been held with Staff to consider a possible preservation solution. They are on-going.

n. Public Hearings Before City Council. The City Council is scheduled to vote 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.).

o. Former Carolina Theater, 224-232 N. Tryon St., Charlotte, N.C. The Foundation of the Carolinas has acquired the property and intends to restore the theater and construct a significant office building in front of the theater. City Council approved having the Historic Landmarks Commission exercise design review over the project, including those portions of the theater that are not designated as a historic landmark. Construction will not occur in the near future. Staff has contacted the Foundation of the Carolinas and will be meeting with officials from that organization in the spring to discuss process.

p. The HLC's Serving Mint Hill. Staff met with the Mayor of Mint Hill to discuss the HLC's serving the Town of Mint Hill. There does seem to be genuine interest. If and when Mint Hill wishes to process properties for historic landmark designation, Staff will bring the issue before the HLC again as to whether it wishes to amend the interlocal agreement as stipulated before.

q. 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

A. Consideration Of An Application For A Certificate Of Appropriateness For The John B. Ross and Company Mill, 1000 Seaboard Street, Charlotte, N.C.: Joe Elliott

Mr. Shurley stated that he must recuse himself from any discussion or action concerning this matter because of a potential conflict of interest.

Staff explained that the Design Review Committee has not reviewed the Application . Consequently, the HLC will have to present a motion with a second if it wishes to issue or deny a Certificate of Appropriateness.

Mr. Elliott and Mr. Gray reviewed the proposed changes and stated that they believed the proposed changes meet the Secretary of the Interior's Standards.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE JOHN B. ROSS AND COMPANY MILL, 1000 SEABOARD STREET, CHARLOTTE, N.C., AS APPLIED FOR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION WITH MR. SHURLEY NOT PARTICIPATING IN THE VOTE.

5. Projects Committee Report: Paula Lester

Ms. Lester reported that the Projects Committee is scheduled to meet at 9:00 a.m. on February 6, 2013.

Note: At this point the HLC agreed to convene in Executive Session (See #3 under Director's report Action Items) to consider an Offer to Purchase the three lots behind the McQuay House, 3200 Tuckaseegee Rd., Charlotte, N.C.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: In Executive Session the HLC decided to refer this matter to the Projects Committee for consideration at its meeting on February 6, 2013.

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.

There was no old business.

8. New Business.

Mr. Erdman distributed for the record photographs of the house on Hawthorne Lane, Charlotte, N.C., which is adjacent to St. John's Baptist Church, the owner. Mr. Erdman stated that the owner will unfortunately be demolishing the house soon and would hope that some statement in support of the preservation of the house could be made. Dr. Morrill explained that several approaches had been made to the church in the past by the HLC, but that the church had never expressed an interest in having the house processed for historic landmark designation. Mr. Asbury stated that he would contact Historic Charlotte regarding the prospect of its advocating for the preservation of the house.

The meeting adjourned at 6:45 p.m.