

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

June 10, 2013

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

Time: 6:00 p.m. – 8:00 p.m.

Present:

Mr. Louis Asbury/County, HLC Chair

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

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. Frank Bragg/City

Dr. Lynn Weis/City, HLC Vice-Chair

Visitors:

Mr. Robert LanKford, UNCC Intern

Ms. Susan Mayer, Consultant

Mr. Keith Thompson, Grier-Rea House

Ms. Cindy Cuny, James Blakeney Property

Mr. Ron Feuer

Mr. Jeff Pollnow

Mr. Robert Bugg, Grier-Rea House

Mr. Leamen Bryce, Mabonsie

Mr. Bill Bains

Mr. Rick Jasinsk

Ms. Janice Gordon

AGENDA

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR MAY 13, 2013, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Mr. Louis Asbury, IV

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 reported that the Nominating Committee would present a slate of HLC officers for 2013-2014 later in the meeting.

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following:

Action Item.

1) Request From Town of Davidson. Dr. Morrill reported that the Town of Davidson has requested that the Commission fund a Survey and Research Report on an endangered house at 525 N. Main St. in Davidson, N.C. There is reason to believe that the house is under threat of demolition. The Survey and Research Report, which would cost \$2500 to produce, would allow the Commission to obtain the necessary information to determine whether the house has sufficient special significance to warrant historic landmark designation.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. MILLER TO APPROVE THE EXPENDITURE OF \$2500 TO PREPARE A SURVEY AND RESEARCH REPORT ON THE HOUSE AT 525 NORTH MAIN ST. IN DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Information Items.

1) Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Bids for repairs and environmental cleanup will be received this month. Staff is awaiting word from the prospective buyer about acquisition of school charter from State Board of Education.

2) Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. Work on the restoration of the house will commence on June 11th. Staff will coordinate publicity with the general contractor. Mecklenburg County Public Service and Information continues to work on a video piece about the restoration of the house.

3) White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Mr. Eric Gamble, realtor, is actively marketing the property.

4) Grier-Rea House, 6701 Providence Road, Charlotte, N.C. The listing agreement with the realtor has been extended until December 31, 2013. An offer

for the house has been received. This will be considered by the Commission in executive session.

5) 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 Design Review Committee will be making a recommendation regarding the issuance of a Certificate of Appropriateness for the property. The Town of Matthews is processing a rezoning petition submitted by the prospective buyer.

6) 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.

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

8) Former Younts General Store, 316 Main St., Pineville, N.C. There has been some activity, but no offers have been received. Staff will be working with the tenant to consider developing a plan to submit to the Town of Pineville that will justify the Town's purchase of the building for on-going use by the present tenant.

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

10) 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. The study will be completed by the end of June.

11) FY 2014 Budget. The County is scheduled to approve the 2013-2014 budget at its meeting on June 18th.

12) Thompson Orphanage Documentary. The Thompson Orphanage Documentary did air on UNCC television, Time Warner Cable Channel 22, throughout May.

13) 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.

14) Siloam Rosenwald School. A UNCC Levine Scholar is working with Staff this summer to devise a plan for possibly saving, moving, and restoring the Siloam Rosenwald School near UNCC. A structural engineer and an architect have inspected the building. 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.

15) Matthews History Museum. The opening of the Matthews History Museum occurred on June 8, 2013. Paula Lester is to be congratulated on her indispensable contributions to this initiative.

4. Public Hearings.

A. Public Hearing To Receive Comments On The Prospective Designation Of The Tuckaseegee Ford and Trail, 5000 Whitewater Center Parkway, Charlotte, N.C., As A Historic Landmark.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN TO OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE TUCKASEEGEE FORD AND TRAIL, 5000 WHITEWATER CENTER PARKWAY, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were received.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER TO CLOSE A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE TUCKASEEGEE FORD AND TRAIL, 5000 WHITEWATER CENTER PARKWAY, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. GIESER PRESENTED A MOTION SECONDED BY MR. ERDMAN TO AFFIRM THE COMMISSION'S RECOMMENDATION THAT THE TUCKASEEGEE FORD AND TRAIL, 5000 WHITEWATER CENTER PARKWAY, CHARLOTTE, N.C., BE RECOMMENDED FOR HISTORIC LANDMARK DESIGNATION BY THE CHARLOTTE CITY COUNCIL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Public Hearing To Receive Comments On The Prospective Designation Of The Long Creek Mill Ruin, 8508 and 8604 Beatties Ford Road, Charlotte, N.C., As A Historic Landmark.

MR. GIESER PRESENTED A MOTION SECONDED BY MR. SHURLEY TO OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE LONG CREEK MILL RUIN, 8508 AND 8604 BEATTIES ROAD, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were received.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER TO CLOSE A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE LONG CREEK MILL RUIN, 8508 AND 8604 BEATTIES ROAD, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. GIESER TO AFFIRM THE COMMISSION'S RECOMMENDATION THAT THE LONG CREEK MILL RUIN, 8508 AND 8604 BEATTIES FORD ROAD, CHARLOTTE, N.C., BE RECOMMENDED FOR HISTORIC LANDMARK DESIGNATION BY THE CHARLOTTE CITY COUNCIL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Design Review Committee Report: Mr. John Shurley

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

A. Certificate of Appropriateness Application for the John Jamison House, 802 Providence Road, Charlotte, N.C.

The applicant proposes to make alterations to non-original portions of the porch on the north elevation of the house for purposes of installing a drop deposit box.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE JOHN JAMISON HOUSE, 802 PROVIDENCE ROAD, CHARLOTTE, N.C., BE ISSUED IN ACCORDANCE WITH THE STIPULATIONS PRESENTED IN THE APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Request for Conceptual Approval for Alterations to Charlotte Fire Station Number 4, 420 West Fifth St. in Charlotte, N.C.

Staff reviewed the conceptual plans for alterations to Charlotte Fire Station Number 4, which involve the construction of an additions to the rear and east elevations of the building and the placement of a wind screen and roof deck atop the building.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION CONCEPTUALLY APPROVE ALTERATIONS TO THE EXTERIOR OF CHARLOTTE FIRE STATION NO. 4, 420 WEST 5TH ST., CHARLOTTE, N.C., AS SHOWN ON PLANS SUBMITTED WITH THE APPLICATION AND IN ACCORDANCE WITH STAFF RECOMMENDATIONS. SUCH ALTERATIONS WOULD INCLUDE: 1) A THREE-STORY ADDITION ATTACHED TO THE REAR AND EAST ELEVATIONS OF THE BUILDING AND 2) A ROOFTOP DECK THAT WOULD BE SET BACK FROM THE FRONT AND WEST ELEVATIONS OF THE BUILDING. IT WAS FURTHER STIPULATED THAT THE SCREEN SHOWN ON THE WEST SIDE OF THE ROOFTOP

DECK BE RELATIVELY TRANSPARENT AND REDUCED IN HEIGHT. THE COMMISSION APPROVED THE MOTION WITH MS. WALKER OPPOSING.

C. Request for Conceptual Approval for Alteration to the Funderburk-Plaxco House, 316 E. Matthews Street, Matthews, N.C.

Staff reviewed the conceptual plans for alterations to the Funderburk-Plaxco House, which involve the demolition of two non-contributing outbuildings, the expansion of a bathroom, alterations to non-original portions of the interior of the house, and the construction of a paved parking lot to the immediate east of the house and an accessible ramp..

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION CONCEPTUALLY APPROVE ALTERATIONS TO THE FUNDERBURK-PLAXCO HOUSE, 316 E. MATTHEWS ST., MATTHEWS, N.C. SUCH ALTERATIONS WOULD INCLUDE ENLARGING AN EXISTING BATHROOM, REMOVING A NON-ORIGINAL INTERIOR DOOR, DEMOLISHING TWO OUTBUILDINGS AND BUILDING A PAVED PARKING LOT WITH ACCESSIBLE RAMP LEADING TO THE REAR OF THE HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

D. Express Review for Conceptual Approval For Site Plans For The James A Blakeney House Property, 9439 Blakeney-Heath Road, Charlotte, N.C.

Staff reviewed the proposed development plan and noted that the applicant was seeking seeking conceptual approval for modifications to a plan previously approved for the subject property by the Commission: the placement of a rain garden and retention pond in the buffer separating the house lots from Blakeney Heath Road. The revised plan also showed a sidewalk and trees along Blakeney Heath Road as required by the City.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE HISTORIC LANDMARKS COMMISSION CONCEPTUALLY APPROVE THE SITE PLAN AS PRESENTED WITH THE FURTHER STIPULATIONS THAT NO HOUSE LOTS WERE TO EXTEND WESTWARD FROM THE 660' TOPOGRAPHICAL LINE AND THAT THE APPLICANT WOULD HAVE TO OBTAIN APPROVAL FROM THE COMMISSION FOR A LANDSCAPING PLAN THAT RESPECTED THE RURAL AMBIENCE HISTORICALLY ASSOCIATED WITH THE PROPERTY. THE COMMISSION APPROVED THE MOTION WITH MR. PURSLEY OPPOSING.

6. Survey Committee Report: Ms. Jill Walker

Ms. Walker reported that the Survey Committee met June 3, 2013. Minutes from the meeting can be found on the HLC's website - www.cmhpf.org.

A. Survey and Research Reports.

1) Consideration Of The Survey and Research Report on the Cohen-Fumero House, 1154 Cedarwood Lane, Charlotte, N.C.

Staff reviewed the historic significance of the house and property.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE COHEN-FUMERO HOUSE, 1154 CEDARWOOD LANE, CHARLOTTE, N.C., INCLUDING THE INTERIOR OF THE HOUSE, THE EXTERIOR OF THE HOUSE, AND THE ENTIRE TAX PARCEL, BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Consideration Of The Survey and Research Report on Mabonsie, 310 S. Thompson Street, Davidson, N.C.

Staff reviewed the historic significance of the house and property.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT MABONSIE, 310 S. THOMPSON STREET, DAVIDSON, N.C., INCLUDING THE INTERIOR OF THE HOUSE, THE EXTERIOR OF THE HOUSE, AND THE ENTIRE TAX PARCEL, BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3) Consideration Of The Survey and Research Report on the Eastland Mall Signs, 5595 Central Avenue, Charlotte, N.C.

Staff reviewed the historic significance of the house and property.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE EASTLAND MALL ENTRANCE SIGNS, 5595 CENTRAL AVENUE, CHARLOTTE, N.C., BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill explained that the public hearing for this property would be coordinated with the City's plans for the future use of the signs.

A. Study List Applications.

1) Consideration Of The Study List Application for the Little House, 1136 Queens Road, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE LITTLE HOUSE, 1136 QUEENS ROAD CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Projects Committee Report: Ms. Paula Lester

A. Consideration Of An Offer To Purchase From The Commission The Grier-Rea House, Providence Road, Charlotte, N.C.

The prospective buyer explained his intended use and development of the property.

Note: Mr. Rogers departed at this point -- 7:35 p.m.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE COMMISSION CONVENE IN EXECUTIVE SESSION TO CONSIDER AN OFFER TO PURCHASE FROM THE COMMISSION THE GRIER-REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: In Executive Session the Commission authorized the Executive Committee of the Commission to negotiate with the prospective buyer and established the parameters under which the negotiations were to occur.

8. Treasurer's Report: Ms. Paula Lester

A copy of the monthly report was distributed to all Commissioners present.

9. Nominating Committee Report: Mr. Ken Pursley

Mr. Pursley reported that the Committee (Mr. Pursley, Chair and Mr. David Gieser and Mr. Mark Miller) presents the proposed slate of HLC officers:

Chair: Dr. Lynn Weis

Vice Chair: Mr. John Shurley

Treasurer: Ms. Paula Lester

Secretary: Jill Walker

No further nominations were presented.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE SLATE OF HLC OFFICERS BE ELECTED AS PROPOSED BY ACCLAMATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

10. Old Business.

There was no old business.

11. New Business.

There was no new business.

The meeting adjourned at 8:00 p.m.