

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

March 11, 2013

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

Time: 6:00 p.m. – 7:20 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

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:

Mr. Frank Bragg/City

Mr. John Shurley/County, Design Review Com. Chair

Visitors:

Mr. Len Norman, past HLC Chair, Projects Com. member

Mr. Jeff Fuller, Funderburk Plaxco House

Mr. Jack Levinson, Funderburk Plaxco House

Mr. Harry Shrader, Sheppard House

Ms. Leyla Mertz, Sheppard House

Mr. Jason Mertz, Sheppard House

AGENDA

1. Consideration of Minutes

MS. WALKER PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR FEBRUARY 11, 2013, BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Asbury distributed the draft of the minutes for the February 11, 2013, Executive Session of the Historic Landmarks Commission.

MR. GIESER PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE MINUTES FOR FEBRUARY 11, 2013, EXECUTIVE SESSION, BE APPROVED AS DISTRIBUTED. 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.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. PURSLEY TO AMEND THE AGENDA TO INCLUDE UNDER THE PROJECTS COMMITTEE REPORT THE CONSIDERATION OF AN OFFER TO PURCHASE THE EPHRAIM ALEXANDER McAULEY HOUSE, 14335 MT. HOLLY-HUNTERSVILLE RD., HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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.** A pre-construction meeting with the contractor will occur this week. Ms. Nystrom and Mr. Turner have been finalizing details of the agreement with Johnson C. Smith University. Mecklenburg County Public Service and Information will be producing a video piece about the restoration of the house.
- b. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Mr. Eric Gamble, realtor, is actively marketing the property. T. R. Lawing is marketing the tenant house for new tenants.
- 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. Marketing continues.
- d. Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C.** Lat Purser Associates continues to be interested in the property. The Commission has received an offer to purchase the property.
- e. Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C.** A prospective buyer has submitted an application for placing a charter school on the property. Meetings with the prospective buyer will occur in the near future.
- 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.
- g. McAuley House, 14335 Huntersville-Concord Rd., Huntersville, N.C.** Negotiations with a prospective buyer were successful, and the property is under contract.

h. Former Younts General Store, 316 Main St., Pineville, N.C. Tenant continues to pay the rent. The building is being marketed.

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

j. 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.

k. Designation of Woodlawn Bungalow. The City Council voted on February 18th to designate the Woodlawn Bungalow, 1015 West Fourth St., Charlotte, as a historic landmark.

l. FY 2014 Budget. Preliminary responses suggest that the HLC will receive essentially the same operational budget as this fiscal year.

m. Thompson Orphanage Documentary. The Thompson Orphanage Documentary will be aired soon on UNCC television, Time Warner Cable Channel 22. The Thompson Orphanage Chapel is a designated historic landmark. The documentary is also posted on the Internet.

n. Dr. Reginald Hawkins House, 1703 Madison Ave., Charlotte, N.C. Dr. Reginald Hawkins was a leading Civil Rights activist in the 1950's and 1960s. His home is for sale. Consideration has been given to the prospect of the Commission's purchasing the house. It would have to be designated as a historic landmark before closing.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. ERDMAN TO APPROVE FUNDING FOR A SURVEY AND RESEARCH REPORT ON THE DR. REGINALD HAWKINS HOUSE, 1703 MADISON AVE., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

o. New website under construction. Staff is developing a new website that will be for the general public as over against individuals who desire to read agenda, minutes, etc. Go to <http://Landmarks.2458Maple.com>.

4. Design Review Committee Report: Mr. Joe Elliott

Note: Mr. Elliott reported the business handled at the meeting held February 27, 2013, on behalf of Mr. Shurley who could not be present this evening.

A. Certificate of Appropriateness Application for the William and Cora Osborne House, 12445 Ramah Church Road, Huntersville.

The applicant proposes to construct a barn outbuilding to the rear of the Osborne House.

THE COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE WILLIAM AND CORA OSBORNE HOUSE, 12445 RAMAH CHURCH ROAD, HUNTERSVILLE, N.C., BE APPROVED AS SUBMITTED WITH THE STIPULATION THAT THE APPLICANT SUPPLY A SITE PLAN TO THE HISTORIC LANDMARKS COMMISSION AT ITS MEETING ON MARCH 11, 2013. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Certificate of Appropriateness Application for the John W. Sheppard House, 601 North Poplar Street, Charlotte.

The applicant proposes to construct an addition on the rear of the house, expand a bathroom on the second floor of the house, and remove a closet door and closet on the first floor to provide a connection between the main house and the addition.

Special Note: The applicant, in consultation with members of the Design Review Committee, presented plans to the Commission that successfully addressed the issues raised in the motion below. The approval of the motion below entailed acceptance of the revised plans brought to the meeting and reviewed by members of the Design Review Committee.

THE COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE JOHN W. SHEPPARD HOUSE, 601 NORTH POPLAR STREET, CHARLOTTE, N.C., BE APPROVED AS SUBMITTED WITH THE CONTINGENCY OF ADDRESSING THE FOLLOWING ITEMS FOR PRESENTATION TO THE COMMISSION AT ITS MEETING ON MARCH 11, 2013: 1) REDUCE THE LEVEL OF DETAIL ON THE REAR ELEVATION, 2) REDUCE THE VISIBILITY OF THE PARAPET AND BALUSTRADE, 3) CONSIDER CHANGES TO GABLE PITCH AND REPLACEMENT OF A GABLE FOR THE SHED ROOF OVER BOX BAY, 4) ADDITION OF A CASED OPENING IN PLACE OF EXISTING CLOSET DOOR, AND 5) PLANS FOR REUSING CLOSET DOOR OR STORING THE DOOR ON SITE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report: Ms. Paula Lester

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

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

MR. GIESER PRESENTED A MOTION SECONDED BY MR. ELLIOTT 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: 1) Approved a sales price for the Funderburk Plaxco House, 316 East Matthews St., Matthews and authorized the Executive Committee to negotiate with the prospective buyer, 2) Accepted an offer from a prospective buyer of the Ephraim Alexander McAuley House, 14335 Huntersville-Concord Road, Huntersville, N.C., and 3) Approved fees for preparation of a tax credit application, structural stabilization and repair, and hazardous materials removal for the Torrence-Lytle School, 302 Holbrooks Rd., Huntersville, N.C.

6. Survey Committee Report: Ms. Jill Walker

Ms. Walker reported that the Survey Committee will meet soon.

7. Treasurer's Report: Ms. Paula Lester

Mr. Turner distributed a copy of the current report and explained the data.

8. Old Business.

There was no old business.

9. New Business.

The Commission recognized the presence of Mr. Len Norman, former Chair of the HLC, who will be serving on the Projects Committee.

The meeting adjourned at 7:20 p.m.