

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

May 13, 2013

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

Time: 6:00 p.m. – 6:40 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

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:**

Ms. Paula Lester/County, HLC Treasurer, Projects Com. Chair

**Visitors:**

Mr. Kurt Hogan, Highland Mill No. 3

**AGENDA**

**1. Consideration of Minutes**

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE MINUTES FOR APRIL 8, 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 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 reported that the Nominating Committee would make its report later in the meeting.

**3. Director's Report: Dr. Dan Morrill**

**a. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.** The cleanup of the Torrence Lytle School is currently underway. The architect is preparing construction documents for the stabilization, which will occur only if the prospective buyer signs a contract to purchase. Mr. Nate Bowman, developer, has also contacted the office about his possible interest in the property. Mr. Brian Hines and Mr. Bowman are talking about a possible joint development of the property. The State Department of Education has reviewed the charter school application and has invited the applicant to appear for an interview on June 19th. This is encouraging news.

- b. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C.** Progress continues on resolving the final language of the agreement between Johnson C. Smith University and the Commission. Restoration should begin in the near future. Mecklenburg County Public Service and Information has begun producing a video piece about the restoration of the house.
- c. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Mr. Eric Gamble, realtor, is actively marketing the property. Prospective tenants did not occupy the rental house as expected, and T. R. Lawing Co. will continue to advertise the house for rent.
- 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. Marketing continues.
- e. Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C.** The prospective buyer has signed the contract to purchase and is performing due diligence.
- 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.** The owners of the Oehler House have exercised their right of first refusal to purchase. They are performing due diligence.
- h. Former Younts General Store, 316 Main St., Pineville, N.C.** The tenant continues to pay the rent. The building is being marketed. Dr. Morrill met with Mr. George Fowler, the Mayor of Pineville, to discuss the level of support the Town of Pineville might provide to the Civic and Cultural Arts Center of Pineville, the tenant. They agreed that a business plan for the CCAC would be helpful in this regard. The Arts and Science Council has expressed a willingness to consider an application for a matching grant. Dr. Morrill would be interested in hearing responses to the prospect of the Commission joining with the Town in submitting a grant application. The Commission discussed the issue and reached a consensus that the matter should be pursued for future consideration.
- i. Former Blankenship Oil and Feed Store, 330 Main St. Pineville.** The 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. The study will be completed by the end of June.
- k. FY 2014 Budget.** Preliminary responses suggest that the HLC will receive essentially the same operational budget as this fiscal year.

**I. Thompson Orphanage Documentary.** The Thompson Orphanage Documentary is airing on UNCC television, Time Warner Cable Channel 22, throughout May.

**m. Dr. Reginald Hawkins House, 1703 Madison Ave., Charlotte, N.C.** The house has been purchased by an unknown party. Staff is delaying the preparation of a Survey and Research until the attitude of the new owner toward the prospect of historic landmark designation can be determined.

**n. 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.

**o. Siloam Rosenwald School.** A UNCC Levine Scholar began work today with the Commission to devise a plan for possibly saving, moving, and restoring the Siloam Rosenwald School near UNCC. WBTV filmed at the HLC office today. The school will be featured on this evening's TV news.

**p. The GM "New Look" Bus.** A UNCC Studio Class will consider possibly using the GM "New Look" Bus as a traveling museum of Charlotte-Mecklenburg history.

**q. McQuay House, 3200 Tuckaseegee Rd., Charlotte, N.C.** The owners of the McQuay House, who purchased the house from the HLC, continue to wish to purchase the lots behind the house which the Commission owns. They submitted an earlier offer which was rejected by the Commission. They have asked to come before the Commission to discuss their reasons for feeling that their ownership of the subject lots would contribute to the viability of their preservation efforts.

**4. Public Hearing To Receive Comments On The Prospective Designation Of The Mary Lou And Tom Daggy House, 102 Hillside Dr., Davidson, N.C. As A Historic Landmark.**

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG TO OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE MARY LOU AND TOM DAGGY HOUSE, 102 HILLSIDE DR., DAVIDSON, N.C. AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were received.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG TO CLOSE A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE MARY LOU AND TOM DAGGY HOUSE, 102 HILLSIDE DR.,

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5. **Design Review Committee Report:** Mr. John Shurley

**A. Certificate of Appropriateness Application for the Highland Mill No. 3, 2901 N. Davidson St., Charlotte, N.C.**

The applicant proposes to construct a deck on the South elevation of the former dye house at the Highland Mill No. 3. The HLC reviewed and discussed the proposed plans. The tenant was present to answer questions.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY TO APPROVE A CERTIFICATE OF APPROPRIATENESS IN ACCORDANCE WITH THE SUBMITTED APPLICATION FOR THE HIGHLAND MILL NO. 3, 2901 N. DAVIDSON ST., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. **Projects Committee Report:** Ms. Paula Lester

The Projects Committee did not meet this month.

7. **Survey Committee Report:** Ms. Jill Walker

Ms. Walker reported that the Survey Committee will meet on June 3, 2013, at 8:30 a.m.

8. **Treasurer's Report:** Ms. Paula Lester

Mr. Turner explained the data in the monthly finance report, a copy of which was distributed to all Commissioners.

9. **Nominating Committee Report:** Mr. Ken Pursley

Mr. Pursley reported that the Committee (Mr. Pursley, Chair and Mr. David Gieser and Mr. Mark Miller) met and proposes the following slate of HLC officers which will be voted on at the June 10, 2013 HLC meeting.

Chair: Dr. Lynn Weis

Vice Chair: Mr. John Shurley

Treasurer: Ms. Paula Lester

Secretary: Jill Walker

Mr. Pursley said that additional nominations can be accepted at the June HLC meeting.

**10. Old Business.**

There was no old business.

**11. New Business.**

Mr. Erdman noted that the *Charlotte Observer* had recently published an article that featured the Matthews Historical Museum and Ms. Paula Lester's leadership in that effort.

The meeting adjourned at 6:40 p.m.