

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

November 10, 2013

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

Time: 6:00 p.m. – 7:00 p.m.

**Present:**

Mr. Joseph Elliott/City

Mr. David Erdman/Mayor

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

Mr. Mark Miller/County

Mr. Kenneth Pursley/County, HLC Nominating Com. Chair

Mr. Mike Rogers/City

Mr. John Shurley/County, HLC Vice-Chair/Design Review Com. Chair

Ms. Jill Walker/Mayor/HLC Secretary, Survey Com. Chair

Dr. Lynn Weis/City, HLC Chair

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

**Absent:**

Mr. Louis Asbury/County

Mr. Frank Bragg/City

Mr. David Gieser/County

**Visitors:**

Mr. Keith Thompson, Grier Rea House

Mr. Irv Schwebel, Grier Rea House

Mr. Kraig Magas, Randolph Scott House

Mr. Willey Garges, Randolph Scott House

**AGENDA**

**1. Consideration of Minutes**

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE MINUTES FOR THE OCTOBER 14, 2013 MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE MINUTES FOR THE OCTOBER 14, 2013 EXECUTIVE SESSION MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**2. Chairman's Report: Dr. Lynn Weis**

Dr. Weis welcomed everyone to the meeting. Dr. Weis congratulated Mr. Erdman and Ms. Walker on their reappointments to the HLC.

Dr. Weis stated that an attendance sheet for Commissioners has been distributed to each Commissioner's seat. The data can also be found on the HLC's website (cmhpf.org). Attendance data begins again January 1, 2014.

Dr. Weis reminded everyone present about the HLC Holiday Event scheduled for December 11, 2013, at the Historic Reid House in Matthews, N.C. He asked that everyone let Ms. Lester or Ms. Morrill know about whether or not they plan to attend.

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

**a. Grier-Rea House.** Staff has been working to accomplish the improvements to the property approved by the Commission. The flower beds have been planted. The gravel in the driveway will be in place in the near future, as will the fence, the painting of the house, the painting and staging of the parlor, the night lighting, and the cleanup of the front wooded area. Mr. John Shurley has graciously agreed to assist with designing the new sign for the property, and the realtor has agreed to pay one-half of the price. Staff believes that a general cleaning of the interior of the house would help market the property. Staff requests a motion authorizing staff to secure a cleaning service to clean the house.

Staff has asked the realtors to come to the meeting to explain what they believe are financial inducements that will assist with the marketing of the property. Staff very much appreciates their commitment to the house.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE LISTING AGREEMENT FOR THE GRIER REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C. WITH THE CURRENT REALTORS BE EXTENDED UNTIL MARCH 31, 2014. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. PURSLEY TO APPROVE THE EXPENDITURE OF UP TO \$250 TO CLEAN THE INTERIOR OF THE GRIER REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**b. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.** Staff is moving forward with the process of distributing the approved Request For Proposals. A list of potential buyers has been developed, and a preliminary schedule has been compiled. Staff hopes that a recommendation will be brought to the Commission at its March 2014 meeting.

A Committee to review submissions is scheduled to be established at the December meeting of the HLC. Staff recommends that at least two members be non-Commissioners -- a representative from Huntersville and an experienced developer of National Register properties.

Dr. Weis appointed Mr. Bragg, Mr. Gieser, and Mr. Asbury to the Committee to review proposals submitted for the Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C. Dr. Weis will serve

as an ex-officio member. Two additional non-Commissioners will be selected by HLC staff -- a representative from Huntersville and someone from the development industry.

**c. Streetcar No. 85, Charlotte, N.C.**

Staff has concluded that the Commission should assume a more active stance in developing a viable plan to place Streetcar 85 in active service. The Commission restored Streetcar 85 in the late 1980s, which operated for several years on the line that is now occupied by the Light Rail Blue Line. Originally owned by the Commission, the streetcar was conveyed to Charlotte Trolley, Inc. in 2003. The streetcar is now housed in the CATS Light Rail maintenance facility on South Boulevard.

Staff believes that an ad hoc Vintage Trolley Committee should be established to work with staff in convening a meeting of principal parties involved or potentially involved in future vintage trolley operations to discuss how vintage trolley service might be made operational again.

A consensus emerged that Dr. Weis should appoint a Vintage Trolley Committee to convene a meeting of parties and individuals potentially associated with the reestablishment of vintage trolley service in Charlotte. Dr. Weis, who will serve as an ex-officio member, appointed Mr. Asbury, Mr. Bragg, Mr. Elliott, Mr. Rogers, and Mr. Shurley.

**d. Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C.** Work on the restoration of the house continues.

**e. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Mr. Eric Gamble, has identified a prospective buyer. The problem is that the prospective buyer wants to use the property for a non-residential purpose, which is prohibited by deed restrictions. Staff has made the prospective buyer aware of this fact, and the prospective buyer is exploring options.

**f. Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C.** Staff is working on completing the listing agreement with Ms. Gina Harris. A potential lessee of the property has been identified.

**g. Former Younts General Store, 316 Main St., Pineville, N.C.** The property continues to be marketed by Mr. John Stipp. The

lease to the tenant is on a month-to-month basis. A potential buyer is taking a serious look at the property, and an offer may be forthcoming.

**h. Former Blankenship Oil and Feed Store, 330 Main St.**

**Pineville.** The tenant continues to occupy the building, which is being marketed by Mr. John Stipp. The lease to the tenant is on a month-to-month basis.

**i. Outen Pottery, 430 Jefferson St., Matthews.** Staff met with owner of the Outen Pottery. He submitted an asking price. The Town of Matthews will consider this matter at its retreat in February 2014.

**j. Violet W. Currie House, 525 North Main St., Davidson, N.C.** The public hearing with the Town Board of Davidson to consider designation of the Currie House will occur this month.

**k. Scheduled Actions By Charlotte City Council**

**1) Defiance Sock Mill, 520 Elliot St., Charlotte, N.C.**

Charlotte City Council did hold a public hearing on October 21, 2013, to consider the designation of the Defiance Sock Mill as a historic landmark. The vote of City Council will occur later this month.

**2) Cohen-Fumero House, 1154 Cedarwood Ln., Charlotte, N.C.**

Charlotte City Council did hold a public hearing on October 21, 2013, to consider the designation of the Cohen-Fumero House as a historic landmark. The vote of City Council will occur later this month.

**3) Louise Mill, 1101 Hawthorne Ln., Charlotte, N.C.**

Charlotte City Council did hold a public hearing on October 21, 2013, to consider the designation of the Louise Mill as a historic landmark. The vote of City Council will occur later this month.

**l. Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C.** Staff met with one of the owners. He stated that he intends to donate the property to the Commission and will be in touch with Staff about details before the end of the year.

**m. Congratulations.** Congratulations to Ms. Paula Lester for a receipt of the Long Leaf Pine Award from the State of North Carolina.

**4. Public Hearings**

**a. Violet W. Currie House, 525 N. Main St., Davidson, N.C.**

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE COMMENTS FROM THE PUBLIC REGARDING THE PROSPECTIVE DESIGNATION OF THE VIOLET W. CURRIE HOUSE, 525 NORTH MAIN ST., DAVIDSON, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were made.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING REGARDING THE PROSPECTIVE DESIGNATION OF THE VIOLET W. CURRIE HOUSE, 525 NORTH MAIN ST., DAVIDSON, N.C. AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**b. Mabonsie, 5312 South Thompson St., Davidson, N.C.**

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE COMMENTS FROM THE PUBLIC HEARING REGARDING THE PROSPECTIVE DESIGNATION OF MABONSIE, 5312 SOUTH THOMPSON ST., CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were made.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING REGARDING THE PROSPECTIVE DESIGNATION OF MABONSIE, 5312 SOUTH THOMPSON ST., DAVIDSON, N.C. AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

**a. Consideration of an Application for a Certificate of Appropriateness for a Material Alteration of the Randolph Scott House, 1301 Dilworth Road, Charlotte, N.C.**

The owner proposes to construct an` addition to the garage and make material alterations to the original portion of the garage.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE RANDOLPH SCOTT HOUSE, 1301 DILWORTH ROAD, CHARLOTTE, N.C., BE APPROVED AS SUBMITTED WITH THE STIPULATION THAT THE ORIGINAL GARAGE DOOR AND THE ORIGINAL ROOF TILE, BOTH SCHEDULED FOR REMOVAL FROM THE BUILDING, BE STORED ON SITE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

The Projects Committee did not meet.

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

The Survey Committee did not meet.

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

Ms. Lester distributed the Finance Report and reviewed its contents.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE COMMISSION ACCEPT THE FINANCE REPORT AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

#### **9. Old Business.**

Dr. Morrill reported that the closing on the Galloway House occurred last week.

MR. ERDMAN PRESENTED A MOTION SECONDED BY DR. WEIS THAT THE HISTORIC LANDMARKS COMMISSION RATIFY ALL ACTIONS AND VOTES OF SAID HLC AND ITS COMMITTEES AS PURPORTEDLY CAST DURING THE MONTHS OF AUGUST, SEPTEMBER, AND OCTOBER 2013. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

## **10. New Business.**

There was no old business.

The meeting adjourned at 7:00 p.m.