

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

October 14, 2013

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

Time: 6:00 p.m. – 7:25 p.m.

Present:

Mr. Louis Asbury/County

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, 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

Ms. Mary Dominick, HLC Administrative Assistant

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Ms. Mary Lynn Morrill, HLC Recording Consultant

Mr. Bryan Turner, Project Manager

Ms. Patricia Nystrom, HLC Attorney

Absent:

No absences

Visitors:

Ms. Brenda Anderson, Prosperity Church Cemetery

Mr. Bill Barnett, Prosperity Church Cemetery

Mr. Len Norman, East Charlotte Survey

Ms. Vicki Robbins, Prosperity Church Cemetery

Mr. David Casstevens

Ms. Kara Sheaffer, Defiance Sock Mill

Ms. Mary Joe Jones, Prosperity Church Cemetery

Patricia Cochrane, Prosperity Church Cemetery

Charles Cochrane, Prosperity Church Cemetery

Lisa Thornton, Prosperity Church Cemetery

AGENDA

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE MINUTES FOR THE SEPTEMBER 9, 2013 MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE MINUTES FOR THE SEPTEMBER 9, 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 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)..

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following:

1) Grier-Rea House, 6701 Providence Rd., Charlotte, N. C. Mr. Keith Thompson continues to be the realtor for the property. The Projects Committee is recommending actions to increase the marketability of the property . These will be considered later in the meeting. The Projects Committee will also recommend an asking price for the property.

2) Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. The State Board of Education did not grant a charter to the prospective buyer of the property. Consequently, the Projects Committee will recommend later in the meeting that the Commission proceed with advertising a *Request For Proposals* to prospective buyers of the property.

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

4) White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Mr. Eric Gamble, realtor, is actively marketing the property. The Projects Committee discussed marketing strategies for the property and made recommendations to Mr. Gamble.

5) Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C. The property has been sold with protective covenants in the deed to assure the preservation of the house in perpetuity.

6) Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. In accordance with approved procedure, Staff has selected the realtor for the Rozzell House. She is Ms. Gina Harris. The Projects Committee will make recommendations concerning the price for the property later in the meeting.

7) 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.

8) 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.

9) Outen Pottery, 430 Jefferson St., Matthews. Dr. Morrill will be meeting on October 21st with the owner of the property to discuss preservation strategies for the property.

10) Siloam Rosenwald School, John Adams Rd., Charlotte, N. C. Efforts continue to develop preservation strategies for the property.

11) 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 has been delayed until November. The Commission will hold its public hearing at its November meeting. The property is under contract to a party that wishes to preserve the house.

12) Scheduled Actions By Charlotte City Council:

a. Long Creek Mill Ruin, 8506 & 8604 Beatties Ford Rd., Charlotte, N.C.

At its meeting on September 16, 2013, the Charlotte City Council approved designation of the Long Creek Mill Ruin as a historic landmark.

b. Defiance Sock Mill, 520 Elliot St., Charlotte, N.C.

Charlotte City Council will hold a public hearing on October 21, 2013, to consider the designation of the Defiance Sock Mill as a historic landmark.

c. Cohen-Fumero House, 1154 Cedarwood Ln., Charlotte, N.C.

Charlotte City Council will hold a public hearing on October 21st to consider the designation of the Cohen-Fumero House as a historic landmark.

d. Louise Mill, 1101 Hawthorne Ln., Charlotte, N.C.

Charlotte City Council will hold a public hearing on October 21, 2013, to consider the designation of the Louise Mill as a historic landmark.

13) G. G. Galloway House, 602 E. Morehead St., Charlotte, N.C. The house is under contract to a party who will preserve this important property which is a designated historic landmark.

14) Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C. Dr. Morrill met with one of the owners who stated he would be in touch in two to four weeks with a proposal.

15) Thrift Piedmont and Northern Depot. 8030 Old Mt. Holly Road, Charlotte, N.C.

Mr. Craig Newton, Project Manager for NCDOT, has informed HLC Staff that the environmental study and the updated appraisal have been completed. NCDOT will be purchasing the parcel to which the station will be moved. Construction should begin in March or April 2014.

At this point Dr. Weis stated that unless there was objection he was amending the agenda to place the Survey Committee Report as the next item, because several visitors were present to address issues raised in the report.

4. Survey Committee Report: Ms. Jill Walker

A. Survey of Potential Historic Landmarks and Preservation Areas in East Charlotte: Len Norman

Dr. Morrill acknowledged the time, talent, and expertise Mr. Norman has devoted to this undertaking. Councilperson Autrey had initiated this study by stating his interest in having an overview of historic resources in his district.

Mr. Norman explained the methodology he had used in formulating the findings of the survey.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ADOPT THE SURVEY OF POTENTIAL HISTORIC LANDMARKS AND PRESERVATION AREAS IN EAST CHARLOTTE, PREPARED BY MR. LEN NORMAN, AS THE HLC'S OFFICIAL LIST OF POTENTIAL HISTORIC LANDMARKS AND HISTORIC PRESERVATION AREAS FOR CITY COUNCIL DISTRICT 5. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN RECUSING HIMSELF FROM THE DISCUSSION AND THE VOTE.

B. Study List Applications

1. Mitchum House, 7212 Benita Drive, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE MITCHUM HOUSE, 7212 BENITA DRIVE, CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Styles House, 1808 Marlwood Circle, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE STYLES HOUSE, 1808 MARLWOOD CIRCLE, CHARLOTTE, N.C., BE PLACED ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3. Prosperity Church Cemetery, 15533 Prosperity Church Road, Charlotte, N.C.

Dr. Morrill explained that the pastor of the church has requested that consideration of this item be delayed, so that the leadership of the church could become more informed about the consequences of historic landmark designation.

Several members of the church were present and expressed their desire for the subject property to be placed on the Study List of the Historic Landmarks Commission. Dr. Weis urged the members present to meet with others in the church in hopes of reaching a consensus about this matter.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT CONSIDERATION OF THE PLACEMENT OF THE PROSPERITY CHURCH CEMETERY, 15333 PROSPERITY CHURCH ROAD, CHARLOTTE, N.C., ON THE HLC'S STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS, BE DELAYED UNTIL THE NEXT MEETING OF THE SURVEY COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Public Hearings

a. Defiance Sock Mill, 520 Elliot Street, Charlotte, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE COMMENTS FROM THE PUBLIC HEARING REGARDING THE PROSPECTIVE DESIGNATION OF THE DEFIANCE SOCK MILL, 520 ELLIOT STREET, CHARLOTTE, N.C. AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. Kara Sheaffer described the current status of the property and invited Commissioners to visit the building..

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING REGARDING THE PROSPECTIVE DESIGNATION OF THE DEFIANCE SOCK MILL, 520 ELLIOT STREET, CHARLOTTE, N..C. AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Louise Cotton Mill, 1101 Hawthorne Lane, Charlotte, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE COMMENTS FROM THE PUBLIC HEARING REGARDING THE PROSPECTIVE DESIGNATION OF THE LOUISE COTTON MILL, 1101 HAWTHORNE LANE, 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. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING REGARDING THE PROSPECTIVE DESIGNATION OF THE LOUISE COTTON MILL, 1101 HAWTHORNE LANE, CHARLOTTE, N.C. AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Cohen-Fumero House, 1154 Cedarwood Lane, Charlotte, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE COMMENTS FROM THE PUBLIC HEARING REGARDING THE PROSPECTIVE DESIGNATION OF THE COHEN-FUMERO HOUSE, 1154 CEDARWOOD LANE, 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. BRAGG THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING REGARDING THE PROSPECTIVE DESIGNATION OF THE COHEN-FUMERO HOUSE, 1154 CEDARWOOD LANE, CHARLOTTE, N.C. AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Design Review Committee Report: Mr. John Shurley

Mr. Shurley reported that the Design Review Committee did not meet in September. He said that the Committee will meet October 30, 2013, at 8:00 a.m. at the HLC office.

7. Projects Committee Report: Ms. Paula Lester

Ms. Lester reported that the Projects Committee met on October 9, 2013, and had seconded motions to present to the Commission for its consideration.

a. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ADVERTISE IN ACCORDANCE WITH COUNTY POLICY THE HLC'S APPROVED REQUEST FOR PROPOSALS TO PROSPECTIVE BUYERS OF THE TORRENCE LYTTLE SCHOOL, 302 HOLBROOKS RD., HUNTERSVILLE, N.C., AND THAT THE CHAIR OF THE HISTORIC LANDMARKS COMMISSION APPOINT AN AD-HOC COMMITTEE TO CONSIDER ALL PROPOSALS RECEIVED AND TO FORMULATE RECOMMENDATIONS TO THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION APPROVED THE MOTION WITH MR. SHURLEY RECUSING HIMSELF FROM THE VOTE AND DISCUSSION.

The members of the ad-hoc Committee will be Dr. Weis, Mr. Asbury, Mr. Bragg and Mr. Gieser.

b. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HISTORIC LANDMARKS COMMISSION FUND THE FOLLOWING ACTIONS AT THE GRIER-REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N. C., IN HOPES OF INCREASING THE MARKETABILITY OF THE PROPERTY: 1) ERECT A WHITE WOODEN FENCE AT THE ENTRANCE DRIVEWAY AND FOR A SHORT DISTANCE ON BOTH SIDES OF THE DRIVEWAY, 2) CREATE TWO SMALL FLOWER BEDS ON THE PROPERTY, 3) REPAINT AND REPAIR THE HOUSE WHERE NECESSARY, 4) REMOVE DEAD VEGETATION AND CLEANUP YARD, ESPECIALLY WOODED AREA, 5) PLACE NEW GRAVEL ON GRAVEL PORTION OF THE DRIVEWAY, AND 6) STAGE AND PAINT FRONT PARLOR.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ASBURY TO AMEND THE SECONDED MOTION TO INCLUDE WITHIN THE ACTIONS ENUMERATED IN THE SECONDED MOTION THE PLACEMENT OF NIGHT LIGHTING AT THE FRONT OF THE HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY TO APPROVE THE ORIGINAL MOTION AS AMENDED. THE COMMISSION UNANIMOUSLY APPROVED THE ORIGINAL MOTION AS AMENDED.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HISTORIC LANDMARKS COMMISSION FUND, IF NECESSARY, THE FOLLOWING ACTION AT THE GRIER-REA HOUSE IN HOPES OF INCREASING THE MARKETABILITY OF THE PROPERTY: THE PLACEMENT OF A LARGE SIGN ON SITE ADVERTISING THE PROPERTY AS A SPECIAL HISTORIC PROPERTY WITH A MAP OF THE PROPERTY AND ILLUSTRATION OF THE HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Edward M. Rozzell House, 11647 Rozzelles Ferry Rd., Charlotte, N. C.
Ms. Lester said the property would be considered in Executive Session.

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

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

Note: In Executive Session the Commission set the asking price for the sale of the Grier-Rea House, 6701 Providence Road, Charlotte, N.C. and set the asking price for the sale of the Edward M. Rozzell House, 11647 Old Rozzells Ferry Road, Charlotte, N.C.

8. Treasurer's Report: Paula Lester, HLC Treasurer

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

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

9. Old Business.

There was no old business.

10. New Business.

a. Savona Cotton Mill, Turner Avenue, Charlotte N.C.

Dr. Morrill explained that the owner of the Savona Mill has requested that the Commission fund a Survey and Research Report on the property. Dr. Morrill stated that he had reviewed HLC's policy on such requests and has determined that the Commission has only funded Survey and Research Reports when a municipality has so requested or when the owner demonstrates an inability to pay for the report. The Commission noted that it fully supported efforts to restore the mill but believed it should follow precedent regarding this request.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE COMMISSION, IN ACCORDANCE WITH HLC POLICY, NOT FUND A SURVEY AND RESEARCH REPORT ON THE SAVONA MILL. THE COMMISSION APPROVED

THE MOTION WITH MR. GIESER RECUSING HIMSELF FROM THE DISCUSSION AND VOTE.

b. Phillips's Barn and House, West Charles St., Matthews, N.C.

Dr. Morrill reported that the Town of Matthews has requested that the Historic Landmarks Commission co-fund (\$1250 each) a Survey and Research Report on the subject property. Staff stated that it regards the house, and especially the barn, as structures of special historic significance in Matthews and Mecklenburg County. Ms. Lester also spoke to the importance of the property, Dr. Morrill and Ms. Lester stated that they believed the owner would not favor historic landmark designation for the property.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE EXPENDITURE OF \$1250 AS ITS CONTRIBUTION TO THE PREPARATION OF A SURVEY AND RESEARCH REPORT ON THE PHILLIPS'S HOUSE AND BARN ON WEST CHARLES ST., MATTHEWS, N.C. THE COMMISSION APPROVED THE MOTION WITH MR. BRAGG VOTING IN THE NEGATIVE.

The Commission adjourned at 7:25p.m.