

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

September 9, 2013

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

Time: 6:00 p.m. – 7:05 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. 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

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, Project Manager

Absent:

Mr. Mark Miller/County

Dr. Lynn Weis/City, HLC Chair

Visitors:

Ms. Annette Randall, Galloway House

Mr. Payton Coins, Galloway House

Mr. Bill Jeffers, Wearn House

Ms. Nicole Sodoma, Brem House

Mr. Rob Pressley, Galloway House

Ms. Mary Schively

Ms. Susan Ward, Galloway House

AGENDA

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE MINUTES FOR THE AUGUST 12, 2013 MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Mr. John Shurley

Mr. Shurley welcomed everyone to the meeting.

Mr. Shurley stated that an attendance sheet for Commissioners had been distributed to each Commissioner's seat.

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following:

1) Grier-Rea House. Mr. Robert Bugg, the prospective buyer, has submitted a request to terminate his contract to purchase the Grier-Rea House. This matter will be discussed in executive session later in the meeting.

2) Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. The State Board of Education has ruled not to issue a charter to the prospective buyer of the property. The Projects Committee will meet at 8:30 a.m. on October 9th to discuss how the Commission should proceed.

MR. ASBURY PRESENTED A MOTION SECONDED BY ROGERS THAT THE MATTER OF ISSUING A REQUEST FOR PROPOSALS TO PROSPECTIVE BUYERS OF THE TORRENCE LYTLE SCHOOL BE REFERRED TO THE PROJECTS COMMITTEE FOR CONSIDERATION AT ITS OCTOBER 9, 2013, MEETING. THE COMMISSION APPROVED THE MOTION WITH MR. SHURLEY RECUSING HIMSELF FROM THE VOTE.

3) Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. Work on the restoration of the house continues. Mr. Turner reported on the progress to date.

4) White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Mr. Eric Gamble, realtor, is actively marketing the property. The small rental house has been vacated. T. R. Lawing has advised that the house be boarded up because repairs would not be justified in relation to the anticipated rental income. Staff has boarded up the house. The main plantation house continues to be rented.

5) Funderburk-Plaxco House, 316 East Matthews St., Matthews, N.C. The Matthews Town Board will vote on a recommendation from its zoning board on September 9th. If the rezoning is approved, the buyer intends to close on the property in the next few days.

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. Staff will be contacting the realtor who successfully sold the McAuley House.

7) Former Younts General Store, 316 Main St., Pineville, N.C. The Town of Pineville is submitting a grant to the Arts and Science Council to develop a business plan for the Civic and Cultural Arts Center of Pineville, the tenants of the building. The Commission will be involved only in an advisory capacity. The listing with the current realtor was extended for one year. The lease on the building will expire this month.

8) Former Blankenship Oil and Feed Store, 330 Main St. Pineville. The tenant continues to pay the rent. The building is being marketed. The listing with the current realtor was extended for one year. The lease on the building will expire this month.

9) Outen Pottery, 430 Jefferson St., Matthews - Arts and Science Council Grant. Staff has edited the final report and will be meeting in the near future with officials of the Town of Matthews to consider how to proceed.

10) Siloam Rosenwald School. The owner has agreed in concept to donate the building and allow it to be moved. Preliminary discussions continue with UNCC officials about the possibility of moving the school building to the campus.

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 will occur on October 15th. The Commission will hold its public hearing on October 14th.

12) Scheduled Actions By Charlotte City Council

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

Charlotte City Council will vote on September 16th on the prospective designation of the property as a historic landmark.

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

Charlotte City Council will vote on September 16th on a resolution to schedule a public hearing on the prospective designation of the property as a historic landmark.

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

Charlotte City Council will vote on September 16th on a resolution to schedule a public hearing on the prospective designation of the property as a historic landmark.

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

Charlotte City Council will vote on September 16th on a resolution to schedule a public hearing on the prospective designation of the property as a historic landmark.

13) G. G. Galloway House, 602 E. Morehead St., Charlotte, N.C. The ad-hoc Committee for the Galloway House will meet at 10 a.m., September 18, 2013, at the Galloway House. .

14) Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C. Staff has advised County Park and Recreation about the situation. Discussions might ensue regarding possible County acquisition of the property.

15) Reid-Bain House, 135 W. John St., Matthews, N.C., Charlotte, N.C. The Town of Matthews has voted to allow the house to be demolished.

16) Town Preservation Mr. Len Norman will join Staff in presenting an assessment of the status of historic preservation in Mecklenburg County's towns. The presentation will occur on September 24th. A video will be included.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY TO CONSIDER THE FOLLOWING ISSUES IN EXECUTIVE SESSION AFTER THE PRESENTATION OF THE TREASURER'S REPORT: 1) THE TERMINATION OF THE CONTRACT WITH BUGG INVESTMENTS, LLC, TO PURCHASE THE GRIER-REA HOUSE, 2) THE RENEWAL OF THE LEASES ON THE FORMER BLANKENSHIP OIL AND FEED STORE, 330 MAIN ST. IN PINEVILLE, N.C. AND THE FORMER YOUNTS GENERAL STORE, 316 MAIN ST. IN PINEVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4. Design Review Committee Report: Mr. John Shurley

a. Certificate of Appropriateness Application for the Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE RICHARD WEARN HOUSE, 4928 TUCKASEEGEE RD., CHARLOTTE, N.C., BE APPROVED AS SUBMITTED WITH THE STIPULATION THAT THE EFFECTIVE DATE OF SUCH CERTIFICATE OF APPROPRIATENESS BE DELAYED 365 DAYS FROM THE DATE OF APPROVAL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Certificate of Appropriateness Application for the G. G. Galloway House, 602 E. Morehead St., Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE G. G. GALLOWAY HOUSE, 602 E. MOREHEAD ST., CHARLOTTE, N.C., BE APPROVED AS SUBMITTED WITH THE STIPULATION THAT THE EFFECTIVE DATE OF SUCH CERTIFICATE OF APPROPRIATENESS BE DELAYED 365 DAYS FROM THE DATE OF APPROVAL. THE COMMISSION APPROVED THE VOTE WITH MR. ASBURY ABSTAINING FROM THE VOTE.

c. Certificate of Appropriateness Application for Charlotte Fire Station Number Five, 224 Wesley Heights Way, Charlotte, N.C.

The applicant proposes to construct a two-story equipment chase on the rear of the building.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR CHARLOTTE FIRE STATION NUMBER FIVE, 224 WESLEY HEIGHTS WAY, CHARLOTTE, N.C., BE APPROVED AS SUBMITTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report: Ms. Paula Lester

Ms. Lester reported that the Projects Committee will meet on October 9, 2013, at 8:30 a.m., at the Historic Landmarks Commission Office.

6. Survey Committee Report: Ms. Jill Walker

Ms. Walker reported that the Survey Committee will meet on September 18, 2013, at 8:30 a.m., at the Historic Landmarks Commission Office.

7. Treasurer's Report: Ms. Paula Lester, HLC Treasurer

Ms. Lester distributed and reviewed the Finance Reports submitted by Mr. Turner.

At this point Mr. Erdman asked Mr. Sodoma to speak to the Commission. Mr. Sodoma explained that a celebration of the 100th anniversary of the Walter Brem House will occur on November 7, 2013, and that invitations would be forthcoming. Dr. Morrill commended these efforts.

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

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

Note: In executive session the Commission agreed to terms for renewing the leases on the former Blankenship Oil and Feed Store at 330 Main St. in Pineville, N.C. and on the former Younts General Store, 316 Main St. in Pineville, N.C. The Commission also approved termination of the contract with Bugg Investments, LLC to purchase the Grier-Rea House, 6701 Providence Rd., Charlotte, N.C.

8. Old Business: There was no old business.

9. New Business: Ms. Lester suggested that a holiday gathering for the HLC could be scheduled at the Reid House in Matthews. The Commissioners responded favorably to this suggestion. Ms. Lester will check on dates that are available at the house in December.

The meeting adjourned at 7:05 p.m.