

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

January 13, 2014

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

Time: 6:00 p.m. – 7:45 p.m.

Present:

Mr. Frank Bragg/City

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

Ms. Patricia Nystrom, HLC Attorney

Ms. Mary Dominick, HLC Admin. Assistant

Absent:

Mr. Louis Asbury/County

Mr. David Gieser/County

Visitors:

Mr. Keith Thompson, Grier Rea House

Mr. John Stipp, Former Younts General Store

Mr. Rick Jasinski, James Blakeney Property

Ms. Delores Hodgins, James Blakeney Property

Mr. Andrew Hill, James Blakeney Property

Ms. Judy Lentoski, James Blakeney Property

Mr. Mark Sergent, James Blakeney Property

Mr. Matt Benson, McNinch House

Ms. Abigail Jennings, S. W. Davis House

Mr. Allen Brooks, S. W. Davis House

AGENDA

1. Consideration of Minutes

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

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE EXECUTIVE SESSION MINUTES FOR THE DECEMBER 9, 2013 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 reported that attendance data begins again January 1, 2014. All Commissioners met attendance requirements for 2013.

Dr. Weis stated that without objection he was amending the agenda to place consideration of the action items in the Director's Report after the Design Review Committee Report. There was no objection.

3. Director's Report Information items: Dr. Dan Morrill

Dr. Morrill reported the following HLC information items.

A. Presentation in Cornelius. Staff will be making a presentation to the Cornelius Town Board on Monday, February 3rd, to explain how the Commission might assist Cornelius in advancing its historic preservation initiatives.

B. Certified Local Government Workshop. At least one staff person and two Commissioners must annually attend a preservation workshop. The Commission in cooperation with the State Historic Preservation Office will hold a regional preservation workshop on April 24th in Cornelius, N.C.

C. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Staff has mailed 115 Requests For Proposals to prospective developers of the property. Proposals must be submitted by February 20th. Staff anticipates that the Projects Committee will rank the submittals and bring a recommendation to the Historic Landmarks Commission at its meeting on April 14th.

D. Vintage Trolley Task Force. Charlotte Trolley withdrew its request to meet with the Vintage Trolley Committee. Staff will proceed with calling for a stakeholders meeting in February.

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

F. Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. Staff is working on completing the listing agreement with Ms. Gina Harris.

G. Former Blankenship Oil and Feed Store, 330 Main St. Pineville, N.C. 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.

H. Outen Pottery, 430 Jefferson St., Matthews, N.C. At its retreat in February 2014 the Town of Matthews will consider its attitude toward the prospect of attempting to purchase the property for restoration.

I. Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C. Staff has heard from one of the owners that the property is being appraised. The HLC will be kept informed.

J. Thrift Piedmont and Northern Railroad Station 8020 Old Mt. Holly Rd., Charlotte, N.C. The North Carolina Department of Transportation will begin relocation and restoration of the station in April 2014.

4. Design Review Committee Report: John Shurley

Mr. Shurley reported that the Design Review Committee did not meet in December and that therefore no recommendations were being presented from the Design Review Committee.

a. Consideration of an Application for a Certificate of Appropriateness for a Material Alteration of the S. W. Davis House, 9132 Bob Beatty Road,, Charlotte, N.C.

The applicant proposes to make interior changes and exterior changes to the S. W. Davis House to convert it from a residence to a school. The interior changes involve new partition walls. Exterior changes involve a new accessible ramp, a new second story fire escape, a new rear door, and enclosing an existing screen porch with siding. The applicant proposes to add parking along the S. W. Davis House driveway and alter the exiting driveway leading to the barn.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. WALKER TO APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS AS DESCRIBED IN THE APPLICATION FOR THE S. W. DAVIS HOUSE, 9132 BOB BEATTY ROAD, CHARLOTTE, N. C., WITH THE UNDERSTANDING THAT THE PROPOSED NEW BUILDING SHOWN ON THE PLAN IS NOT INCLUDED IN THIS CERTIFICATE OF APPROPRIATENESS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Consideration of an Application for a Certificate of Appropriateness for a Material Alteration of the McNinch House, 2401 Sharon Lane, Charlotte, N.C.

The applicant proposes to make alterations to the interior and exterior of the house. Interior alterations involve removal of an interior wall and powder room on the first story and the addition of interior partition walls and plumbing fixtures on the second story. Exterior alterations involve removal of non-original double doors on the rear of the house, conversion of original window opening into a doorway on the second story, addition of a second story above the existing rear one-story wing, the addition of a side gabled wing to the east side of the original house, and the enclosure of a rear porch to create interior space.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. PURSLEY TO APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR THE McNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N. C., AS DESCRIBED IN THE APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Consideration of an Application for a Certificate of Appropriateness for a Material Alteration of the James A. Blakeney Farm, Blakeney-Heath Road, Charlotte, N.C.

The applicant proposes to develop approximately 11 acres for single family housing. The applicant received conceptual approval at the December 9, 2013, meeting of the HLC for the subdivision of the property into single family lots. At this meeting the applicant is submitting a proposed landscape plan showing a 110 foot buffer along Blakeney Heath Road, a stormwater management facility, a meandering sidewalk, a tree planting schedule, and tree planting locations that would enhance the buffer and form a visual screen of the new development.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY TO APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR THE PORTION OF LAND ASSOCIATED WITH THE JAMES A. BLAKENEY FARM, BLAKENEY-HEATH ROAD, CHARLOTTE, N. C., AS DESCRIBED IN THE APPLICATION WITH THE EXCEPTION OF THE TREE SELECTIONS, AND THAT THE COMMISSION ALLOW STAFF WORKING WITH THE DESIGN REVIEW CHAIR TO MAKE FINAL APPROVAL OF THE TREE VARIETIES. THE COMMISSION APPROVED THE MOTION WITH MR. PURSLEY CASTING A VOTE IN OPPOSITION.

5. Director's Report Action Items: Dr. Dan Morrill

Dr. Morrill stated that three action items must be considered in executive session.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. MILLER 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 Historic Landmarks Commission rejected the offer to purchase the Grier-Rea House, 6701 Providence Road, Charlotte, N.C. It countered the offer to purchase the Former Younts General Store, 316 Main St., Pineville, N.C. It submitted an offer to purchase the Dr. Julius Chambers House, 3208 Dawnshire Avenue, Charlotte, N.C.

1. Proposed New Doors For Grier-Rea House, 6701 Providence Road, Charlotte, N.C.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE COMMISSION APPROVE THE EXPENDITURE OF \$2350 WITH A \$400 CONTINGENCY FOR THE PLACEMENT OF CUSTOM STORM DOORS AT THE FRONT ENTRANCE OF THE GRIER-REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Proposed Removal of Historic Landmark Designation For Portion of the James A. Blakeney Farm, Blakeney-Heath Road, Charlotte, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THE REMOVAL OF HISTORIC LANDMARK DESIGNATION FOR THAT PORTION OF TAX PARCEL NUMBER 229-08-334 ASSOCIATED WITH THE JAMES A. BLAKENEY FARM, BLAKENEY-HEATH ROAD, CHARLOTTE, N. C., LOCATED ABOVE THE CURRENT 660 FOOT TOPO LINE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Paula Lester

Ms. Lester reported that the Projects Committee did not meet.

7. Survey Committee Report: Jill Walker

Ms. Walker reported that the Survey Committee did not meet.

8. Treasurer's Report: Paula Lester

The Treasurer's Report was distributed.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE COMMISSION ACCEPT THE TREASURER'S REPORT AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

9. Old Business.

There was no old business.

10. New Business.

There was no new business.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE MONTHLY MEETING ADJOURN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 7:45 p.m.