

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

March 10, 2014

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

Time: 6:00 p.m. – 7:10 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

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, HLC Project Manager

Ms. Patricia Nystrom, HLC Attorney

Absent:

Mr. Mark Miller/County

Visitors:

Ms. Abigail Jennings, S. W. Davis House

Allen Brooks, S. W. Davis House

Kelly Strickland, George Stephens House

Loy Thompson, George Stephens House

Scott Betzold, George Stephens House

Hunter Edwards, George Stephens House

Sally Belk Gambrell, George Stephens House

AGENDA

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE MINUTES FOR THE FEBRUARY 10, 2014, 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 had been distributed to each Commissioner's seat.

Dr. Weis stated that he did meet with the Board of Charlotte Trolley to discuss options for the future of Historic Charlotte. Charlotte Trolley continues to consider what path it will follow.

Dr. Weis stated that he has scheduled meetings with members of the Board of County Commissioners to discuss the need for replenishment money for the HLC's revolving fund.

Dr. Weis distributed a draft copy of the Table of Contents for the HLC's updated Manual. He asked each Commissioner to review it and provide suggestions.

Dr. Weis noted that three members of the Commission (Weis, Asbury, and Bragg) will be rotating off the HLC this July. He requested that Commissioners consider individuals who might be interested in serving on the HLC.

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following:

A. Action Items.

1) Grier-Rea House, 6701 Providence Road, Charlotte, N.C. Keith Thompson, realtor for the Grier-Rea House, does not wish to enter into a three-month listing extension. His listing is scheduled to end this month. *Staff recommends that a three-month listing agreement be placed with Eric Gamble of HM Properties.*

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION ENTER INTO A 3-MONTH LISTING OF THE GRIER-REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C., WITH ERIC GAMBLE OF HM PROPERTIES COMMENCING ON APRIL 1, 2014. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Phillips House and Barn, 131 W. Charles St., Matthews, N.C. An Attorney for the owner of the property has contacted the HLC. The owner wants the house saved and wants the Commission to consider purchasing the property. The owner is willing to sell the property to the Commission at a discounted price. *Staff would like authorization to move ahead with an appraisal and inspection of the property.*

MS. LESTER PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION OBTAIN AN APPRAISAL AND A PHYSICAL INSPECTION OF THE PHILLIPS HOUSE AND BARN, 131 W.

CHARLES STREET, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3) Richard Wearn House, 4928 Tuckaseegee Road, Charlotte, N.C.

Staff spoke today with Mr. Gary Smith, owner of the Richard Wearn House. He restated his willingness to donate the house to the Historic Landmarks Commission. A Certificate of Appropriateness for the demolition of the house was issued on September 9, 2013. The Commission approved a 365-day delay. The owner would like for the Commission to obtain an appraisal of the house and four residential lots. *Staff would like authorization to move ahead with an appraisal and inspection of the property.*

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION OBTAIN AN APPRAISAL AND A PHYSICAL INSPECTION OF THE RICHARD WEARN HOUSE, 4928 TUCKASEEGEE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Information Items.

1) Grier-Rea House, 6701 Providence Road, Charlotte, N.C. Furniture has been moved from White Oak Plantation to the front room of the house. The storm doors have been installed on the front of the house. Staff will be arranging for a security system to be placed in the house. Officials of the County Park and Recreation Department will be visiting the house in the near future to discuss how it might be used for a public purpose. Staff is arranging for the realtor to take updated photographs of the house.

2) Piedmont & Northern Thrift Depot, 8030 Old Mt. Holly Road, Charlotte, N.C. The North Carolina Department of Transportation Rail Division is moving ahead with acquiring the property to which the station will be moved. It is also completing plans for moving the station. However, contrary to earlier communications from the rail division, there is not sufficient money to restore the station. Staff anticipates that it will be receiving a proposal from NCDOT concerning HLC involvement in restoring the station and in being responsible for

leasing the station to a user. Staff will advise the Commission when the details of this proposal become available.

3) Former Younts General Store, 316 Main St., Pineville, N.C.

Staff has notified the tenant that he must vacate the building by March 31st. Closing on the property did occur on March 10th.

4) White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Eric Gamble continues to explore marketing possibilities for the property. Staff will meet with Mr. Gamble this week to obtain an update.

5) Appraisal On Dr. Julius Chambers House, 3208 Dawnshire Ave., Charlotte, N.C.

The Commission is continuing to explore securing a first right of refusal to purchase the property. The owner is not ready to sell at this time. The house is on the HLC's Study List of prospective historic landmarks.

6) Possible Becoming Historic Landmarks Commission For Cornelius. Cornelius is continuing to consider its possible relationship with the Historic Landmarks Commission.

7) 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.

8) Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Staff did not receive proposals which are ready to be reviewed by the Projects Committee. Consequently, the process has been put on hold. Staff has identified possible users and will be meeting with them to tour the property.

9) Vintage Trolley Task Force. The Vintage Trolley Task Force did meet, and it was a productive meeting. The Task Force will meet again on March 19th.

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

essentially finished. The dedication ceremony is scheduled for April 11, 2014.

11) Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. The property is being marketed by Gina Harris.

12) Former Blankenship Oil and Feed Store, 330 Main St. Pineville, N.C. The tenant continues to occupy the building, which is being marketed by John Stipp. The lease to the tenant is on a month-to-month basis.

13) Outen Pottery, 430 Jefferson St., Matthews, N.C. The Town of Matthews continues to consider how it might be involved in the preservation of the property.

14) Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C. Staff has contacted the owner about the status of the property.

4. Design Review Committee Report: Mr. John Shurley

1) Certificate of Appropriateness Application for the George Stephens House, 821 Harvard Place, Charlotte, N.C.

The applicant proposes to construct a two-story outbuilding on the property which will serve as a garage and a workspace. Staff reviewed the application and responded to questions.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE GEORGE STEPHENS HOUSE, 821 HARVARD PLACE, CHARLOTTE, N.C., AS DESCRIBED IN THE APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Certificate of Appropriateness Application for the S. W. Davis House, 9132 Bob Beatty Road, Charlotte, N.C.

The applicant proposes to add a fire escape to the north elevation of the building, to make alterations to the extant garage, specifically adding two bathrooms and an exterior door.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE AN AMENDMENT TO CERTIFICATE OF APPROPRIATENESS 30-47 FOR THE S. W. DAVIS HOUSE, 9132 BOB BEATTY ROAD, CHARLOTTE, N.C., TO ALLOW THE ADDITION OF A FIRE ESCAPE TO THE NORTH ELEVATION OF THE HOUSE AND TO ADD TWO BATHROOMS AND AN EXTERIOR DOOR TO THE EXTANT KITCHEN AS DESCRIBED IN THE APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray explained that code officials had notified the applicant that a sprinkler system would be required for the S. W. Davis House. The Design Review did not have an opportunity to review the design of the sprinkler system because the applicant received notification after the meeting of the Design Review Committee. Mr. Gray stated that staff judges that the sprinkler system does meet the Secretary of the Interior's Standards.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION APPROVE AN AMENDMENT TO CERTIFICATE OF APPROPRIATENESS 30-47 FOR THE S. W. DAVIS HOUSE, 9132 BOB BEATTY ROAD, CHARLOTTE, N.C., TO ALLOW THE ADDITION OF A SPRINKLER SYSTEM. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Public Hearing On The Prospective Designation Of The Huntersville Town Jail, 301 Huntersville-Concord Road, Huntersville, N.C., As A Historic Landmark.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO HEAR COMMENTS FROM THE PUBLIC REGARDING THE PROSPECTIVE DESIGNATION OF THE HUNTERSVILLE TOWN JAIL, 301 HUNTERSVILLE-CONCORD ROAD, HUNTERSVILLE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No comments were forthcoming.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION CLOSE A PUBLIC HEARING TO HEAR COMMENTS FROM THE PUBLIC REGARDING THE PROSPECTIVE DESIGNATION OF THE HUNTERSVILLE TOWN JAIL, 301 HUNTERSVILLE-CONCORD ROAD, HUNTERSVILLE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Ms. Paula Lester

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

7. Survey Committee Report: Ms. Jill Walker

Ms. Walker reported that the Survey Committee will meet on April 2, 2014, at 8:30 a.m., at the Historic Landmarks Commission Office.

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

Ms. Lester distributed and reviewed the Finance Reports submitted by Mr. Turner. Mr. Shurley noted that corrections needed to be made in the Financial Report. Mr. Turner said that a corrected report would be distributed to the Commissioners.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. ERDMAN TO ACCEPT THE TREASURER'S REPORT AS CORRECTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

9. Old Business: There was no old business.

10. New Business:

Mr. Pursley, Chair of the Nominating Committee, stated that Commissioners interested in serving as an officer should contact him.

Ms. Walker suggested that the HLC should consider developing signage to increase public awareness of its positive impact on the community. Staff will present recommendations at the April meeting of the HLC.

The meeting adjourned at 7:10 p.m.