

MANDATORY REFERRAL REPORT NO. 09-05
**Proposed County Acceptance of Donation of McQuay House and Land on Behalf of
Historic Landmarks Commission, and Subsequent Sale for Preservation**

PROJECT PROPOSAL AND LOCATION:

This is a proposal by Mecklenburg County to accept the donation of the historic McQuay House on .51 acres (parcel 065-042-11) and to immediately transfer the house and parcel to the Charlotte-Mecklenburg Historic Landmarks Commission (HLC). The subject parcel is located at 3200 Tuckaseegee Road in Charlotte.

The HLC is proposing to then purchase adjacent vacant parcels 065-042-04 (1.01 acre at 3215 Avalon Avenue) and 065-042-05 (.54 acre at 3140 Tuckaseegee Road). These parcels and the McQuay House are all owned by the same individual. Finally, the HLC intends to market the combined property for redevelopment as a means of preserving the structure and property.

Zoning of parcels 065-042-05 and 065-042-11 is R-8 Residential and of parcel 065-042-04 is R-22MF (Residential multi-family), according to the Charlotte Zoning Ordinance. The Tuckaseegee Road corridor in the vicinity is a mixture of commercial, residential, and institutional uses, while the character of the area to the north is multi-family residential.

The HLC proposes to preserve the McQuay House by seeking a viable adaptive reuse for the historic house (while using deed covenants preventing its demolition in perpetuity) and to marketing the property for sensitive new infill construction of residential structures on adjacent parcels proposed for acquisition. The transaction will also likely include development restrictions with the resale that will limit type, size and location of infill.

PROJECT JUSTIFICATION:

The HLC has determined the McQuay House possesses special significance in terms of Charlotte-Mecklenburg's history as it relates to its architecture and/or cultural importance, basing its judgment on the following considerations:

The McQuay House, originally the home of Robert E. McQuay, was built by his brother, John B. McQuay, in 1882. The domicile served as a farmhouse on a 13 acre parcel of land, and exists as a physical reminder of the rural landscape of Mecklenburg County in the late nineteenth and early twentieth centuries.

The McQuay House features Folk Victorian architectural elements, which were inspired by the Queen Anne Style and popular during the 1880s. The wraparound porch, added in the early 1920s, represents the free classical style, which was a common decorative detailing subtype among Queen Anne homes. The property's existing outbuildings include a gabled, wood garage, and a dilapidated chicken house foundation.

The McQuay House, located approximately two miles from center city Charlotte, is now surrounded by development on all sides. Despite the home's altered surroundings, the McQuay House still retains the physical integrity of a rural domicile.

The HLC contends that the physical and architectural description demonstrates that the McQuay House meets the criterion of integrity of design, setting, workmanship, materials, feeling and/or association.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES

The HLC was created in July 1973 by joint action of the Charlotte City Council and the Mecklenburg County Board of Commissioners. The commission derives all of its powers from state enabling legislation, outlined in North Carolina General Statutes 157A. The fundamental purpose of the commission is to recommend the designation of properties (real and personal) for historic landmark designation and to secure the preservation of same through exercising design review and through buying and selling endangered historic landmarks.

The HLC protects properties in four fundamental ways. First, it recommends the designation of individually significant properties as historic landmarks. The HLC will be sensitive and respectful of an owner's desire regarding recommendations for processing an owner's property, but after deliberate consideration, will recommend the processing of properties for historic designation if it deems that the property is worthy of consideration for designation in accordance with the prevailing guidelines. Second, it buys and sells endangered historic landmarks through its Revolving Fund and places preservation covenants in the deeds when the properties are resold. Third, it administers design review over intended material alterations of historic landmarks. Fourth, it educates the general public about the significance of historic landmarks.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

According to the 1993 *Central District Plan*, single family residential development up to 8 units per acre is prescribed for the Tuckaseegee Road parcels, while single family residential development up to four units per acre is prescribed for the parcel fronting on Avalon Avenue. The proposed development scheme is consistent with those prescribed uses.

PROJECT IMPACT:

The transfer of this property to the HLC will allow the preservation and adaptive reuse of this home.

The economic incentives provided by Local Historic Registry listing will assist a private investor in restoration of the property in accordance with the design guidelines instituted by the HLC. Deed covenants will assure the preservation of the property in perpetuity. The historic house, although dilapidated, retains the essential elements of its architectural integrity. Its preservation will enhance the neighborhood, and will help to provide stability to this section of the Enderly Park community. The preservation of this important house and its context will also make the general public more aware of the historic significance of the site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Redevelopment of this property will serve as catalyst for the revitalization of this area, similar to the residential redevelopment occurring in the Wilmore and Belmont areas, and other areas of Mecklenburg County containing properties of historical significance.

The renovation of the house and infill of new appropriate residential structures could provide additional low to moderate income housing opportunities as well. Any infill construction on any of the three parcels will be reviewed and approved in advance by the Charlotte-Mecklenburg Historic Landmarks Commission to ensure their compatibility with the historic character of the McQuay House.

ESTIMATED PROJECT COMPLETION DATE:

Funding for this project is available through the Historic Landmarks Commission Revolving Fund. Upon completion of the transfer (and prior to marketing), the HLC will begin stabilization efforts to reduce or eliminate any further deterioration of the property and to facilitate its adaptive reuse.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their March 4, 2009 meeting and there were no joint use comments offered.

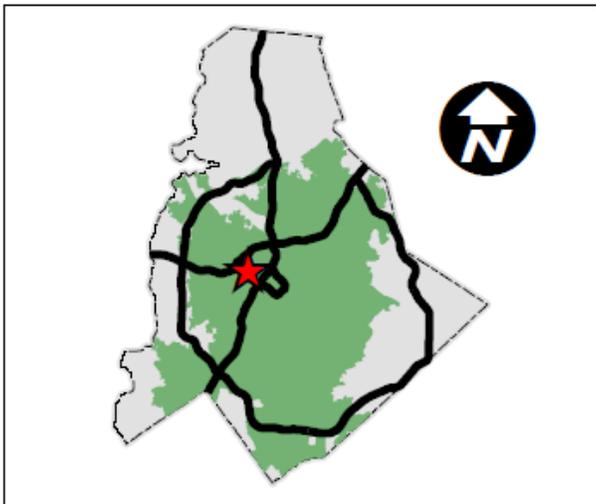
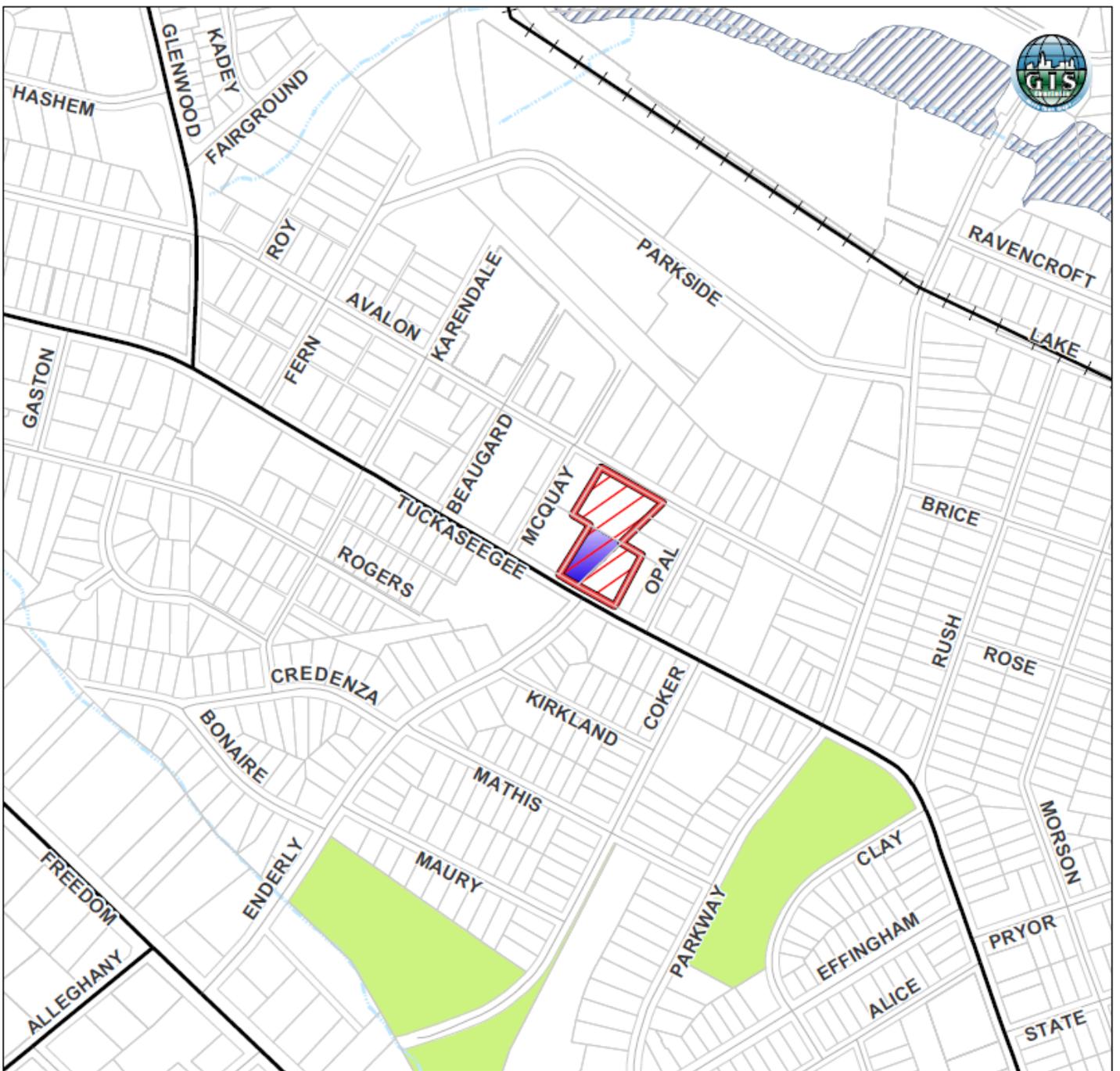
PLANNING STAFF RECOMMENDATION:

This proposed donation to the HLC and the purchase of the associated two parcels is consistent with the mission of the Landmarks Commission's Revolving Fund Program and with the policy outlines in the Central District Plan.

Planning Staff recommends that the acceptance of this donation and the associated purchase of the two adjoining lots be approved.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 17, 2009 meeting, the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 09-05

County Real Estate

-  Mandatory Referral
-  Park Property
-  County Property
-  Local Historic Landmark









