

MANDATORY REFERRAL REPORT NO. 97-11
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PURCHASE OF PROPERTY BY
HISTORIC LANDMARKS COMMISSION
APRIL 1997

PROJECT PROPOSAL AND LOCATION

The Historic Landmarks Commission proposes to purchase, restore, and sell (with restrictive covenants) the James A. Blakeney House and approximately 1.67 acres of land in South Mecklenburg. (See attached map.)

PROJECT JUSTIFICATION

The James A. Blakeney House and its barn, built in c. 1905-06, is one of the finest local examples of a turn of the century farmstead. The house and approximately 1.67 acres of land is currently for sale by order of the Mecklenburg County Courts. Although the house is a designated landmark, it is unlikely that the house will be saved unless the Historic Landmarks Commission purchases and restores the property.

PROJECT IMPACT

This project will save a valuable historic resource in the Southern portion of Mecklenburg County, an area experiencing extensive development.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

This project is part of the Historic Landmarks Commission's on-going historic preservation revolving fund program by which it purchases, renovates, and sells endangered historic elements of the built environment of Charlotte and Mecklenburg County. The effort to preserve this landmark is consistent with the South District Plan's recommendations for protection of historic properties. The plan also call for residential use on this property.

PROJECT COST

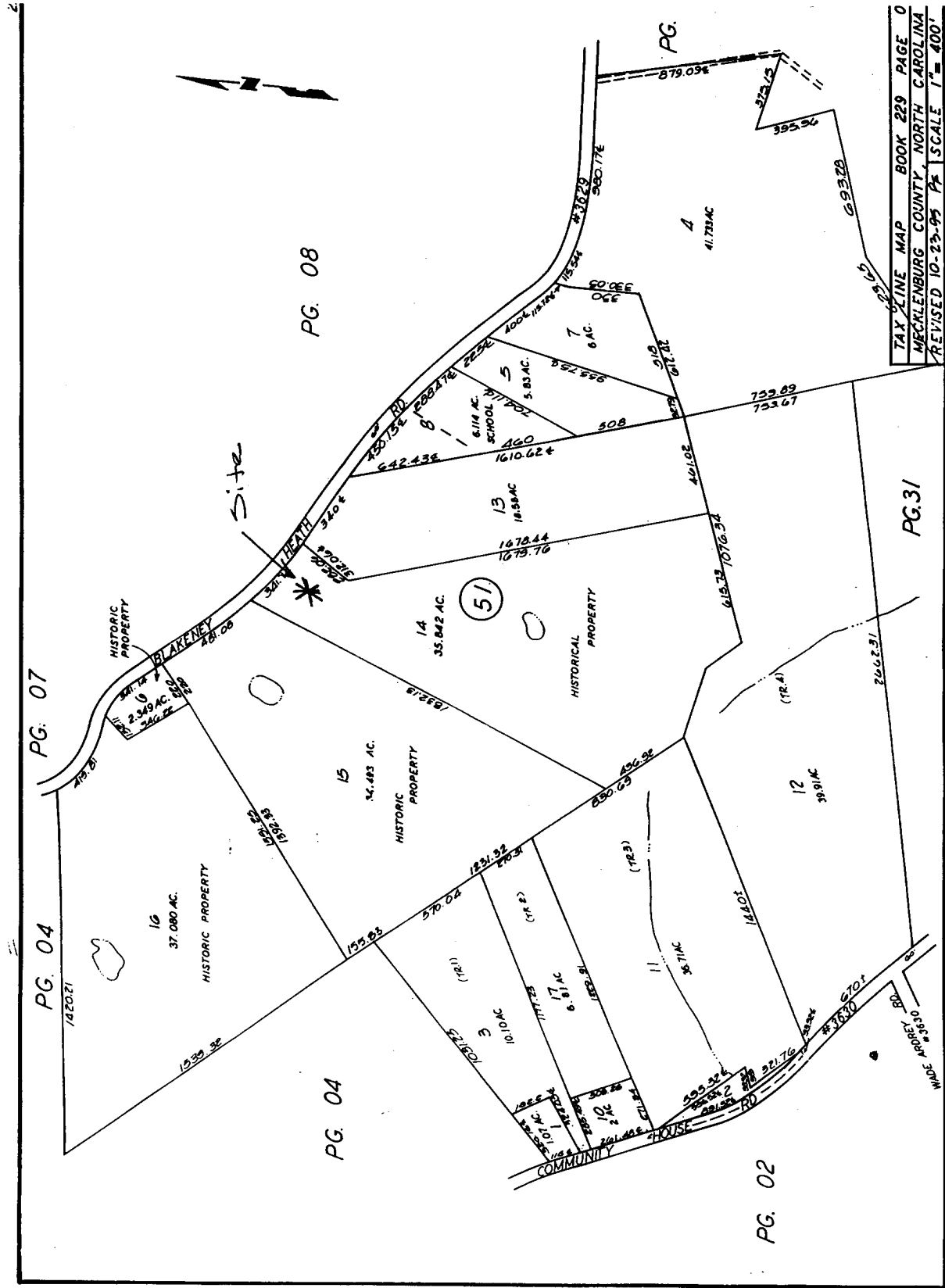
The cost of acquisition of this property is approximately \$210,000. Restoration is estimated to cost \$240,000, and there will be \$50,000 in additional fees for items such as architectural fees, insurance, legal fees, and landscaping.

STAFF RECOMMENDATION

Planning Commission staff supports acquisition of this property contingent on residential use of the property after the property is restored.

PLANNING COMMISSION RECOMMENDATION

The Planning Committee of the Planning Commission unanimously approved the staff recommendation.



— Mandatory Referral 97-11 —

**Preliminary/Estimated Budget For The
Acquisition and Restoration Of The
James A. Blakeney House
March 11, 1997**

1. Acquisition -- \$210,000
2. Restoration -- \$240,000
3. Appraisal -- \$2500
4. Architects Fees -- \$10,000
5. Project Management -- \$7,500
6. Insurance -- \$5000
7. Legal Fees -- \$4000
8. Exterminating -- \$2000
9. Surveying -- \$1300
10. Utilities -- \$1000
11. Miscellaneous -- \$1000
12. Inspections -- \$600
13. Signs -- \$100
14. Landscaping & Driveway -- \$15,000
- Total: \$500,000**



Historic Photograph of James A. Blakeney House