

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

April 13, 2015

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

Time: 6:00 p.m. – 7:50 p.m.

Present:

Mr. Nathan Clark/County

Mr. Larken Egleston/City

Mr. Joe Elliott/City

Mr. David Erdman/Mayor

Mr. David Gieser/County, HLC Vice-Chair

Ms. Paula Lester/County, HLC Treasurer, Projects Com. Chair

Mr. Mark H. Miller/County

Mr. Len Norman/City

Mr. Kenneth Pursley/County, Design Review Com. Chair

Mr. Mike Rogers/City

Mr. John Shurley/County, HLC Chair

Ms. Jill Walker/Mayor/HLC Secretary, Survey Com. Chair

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Admin. Assistant

Ms. Patricia Nystrom, HLC Attorney

Mr. Bryan Turner, HLC Projects Manager

Absent:

Nobody

Visitors:

Ms. Judy Smith, Atherton Cotton Mill House

Ms. Gina Mayes Harris, Rozzel Farm

Mr. Eric Gamble, White Oak Plantation & Atherton Cotton Mill House

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE MINUTES FOR THE MARCH 9, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR THE EXECUTIVE SESSION OF THE MARCH 9, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION WITH MR. ERDMAN AND MR. SHURLEY ABSTAINING.

2. Chairman's Report: Mr. John Shurley

Mr. Shurley welcomed everyone to the meeting.

Mr. Shurley stated that an attendance sheet for Commissioners can be found on the HLC's website (www.cmhpf.org).

Mr. Shurley announced that Ken Pursley will serve as Chair of the Nominating Committee, and Mr. Rogers and Mr. Elliott will serve on the Committee. A slate of nominees for HLC Officers will be presented to the Commission at the May HLC meeting. Elections will occur at the June HLC meeting. Any Commissioner interested in serving as an officer of the Commission should contact Mr. Pursley.

Mr. Shurley reminded the Commissioners that the HLC does not hold meetings in July.

Mr. Shurley reported that Mr. Rogers's term on the Historic Landmarks Commission will expire in July 2015. Mr. Rogers is not eligible for reappointment. Mr. Elliott, Mr. Gieser, and Mr. Miller will be eligible for reappointment when their terms expire in July 2015.

3. Director's Report: Dr. Dan L. Morrill

Dr. Morrill reported the following items for information.

1) Thrift Piedmont and Northern Depot. 8030 Old Mount Holly Road, Charlotte, N.C. The North Carolina Department of Transportation is moving ahead with purchasing the new site and moving the depot. Staff is still awaiting news as to how NCDOT wants the Commission to be involved in the project.

2) White Oak Plantation, 7729 Hood Road, Charlotte, N.C. The prospective buyer of White Oak Plantation is performing due diligence. Some issues have arisen. These will be dealt with in Executive Session.

3) Preservation Strategy For Cornelius. Staff is continuing to work with the Town of Cornelius in formulating a preservation strategy for the town. Staff did make a presentation on March 16th to the Cornelius Town Board. It was well received.

4) Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Discussions continue about how the Commission might be involved in a preservation strategy for the property. The Projects Committee will make a recommendation to be considered later in the meeting.

5) Builders Building, 312 W. Trade St., Charlotte, N.C. Staff continues to await a decision from First Presbyterian Church about its plans for the property.

6) VanLandingham Estate, 2010 The Plaza, Charlotte, N.C. Consideration of design review issues continue with respect to the property. A revised site plan will be considered by the Commission at an upcoming meeting.

7) Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. Offers for purchase have been submitted. This matter will be discussed at this meeting of the Commission.

Dr. Morrill explained that two offers for the Rozzel Farm had been received by the Historic Landmarks Commission. Both have been withdrawn. He introduced Ms. Gina Mayes Harris, realtor, who presented her request to be paid a commission for labors associated with attempting to sell the property. She stated that she had brought three able and willing buyers to the table. According to her, the actions of the Commission, especially the Projects Committee, had convinced her that the Commission was not motivated to sell the property. Members of the Commission queried Ms. Harris about the specifics of the events associated with marketing the property.

8) Phillips House and Barn, 301 West Charles St., Matthews, N.C. 8) The Historic Landmarks Commission has purchased the Phillips House and Barn. The current owner has a right of life tenancy. Staff has met with officials of Matthews to discuss the town's interest in how the property is treated. Staff will be visiting the barn to determine its physical condition.

9) Outen Pottery, 430 Jefferson St., Charlotte, N.C. The Town of Board of Matthews has approved purchasing the property from the Commission, which will first purchase it from the owner. A complication has arisen because of a deed restriction on the property limiting the business use of the site. Patricia Nystrom and Paula Lester and others are attempting to resolve the issue.

10) Charlotte Streetcar 85. Charlotte Streetcar 85 remains in a secure location. The Projects Committee will make a recommendation later in this meeting about placing the Streetcar on loan to the North Carolina Transportation Museum.

11) Charlotte General Motors New Style Bus. The Charlotte General Motors New Style Bus is currently in storage in the CATS Bus Garage on South Tryon St. The Projects Committee will make a recommendation later in this meeting about placing the Charlotte General Motors New

Look Bus on loan to the North Carolina Transportation Museum. The expenditure of funds to put the bus in operational condition will be considered later in the meeting.

12) Atherton Cotton Mill House, 2005 Cleveland Ave., Charlotte, N.C. The Projects Committee will present a recommendation, to be considered in executive session, that an appraisal be acquired on the property.

13) Query Spivey McGee Building, South College Street, Charlotte, N.C. The owners of the building have filed for a Certificate of Appropriateness to demolish the building.

14) Open Meetings Law. The open meetings law does not allow public bodies to go into executive session when selling property. This greatly complicates the operations of the HLC's revolving fund. Staff is working with Patricia Nystrom to investigate ways this problem might be resolved.

4. Design Review Committee Report: Ken Pursley

Mr. Pursley reported that there will be no Design Review Committee meeting in April.

5. Projects Committee Report: Ms. Paula Lester

MR. MILLER PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Executive Session the Commission decided to defer a decision regarding Ms. Mayes's request for the payment of a real estate commission until the standing of this request in terms of legal requirements had been determined and deferred any decisions regarding the sale of the Edward Rozzel Farm, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. The HLC attorney stated that executive session was necessary for consideration of the request for the payment of a real estate commission so that the HLC attorney could discuss legal obligations to pay the commission to the realtor.

In Executive Session the Commission also took the following action; 1) agreed to the final terms for selling White Oak Plantation, 2) presented a counteroffer to the request of the prospective buyer of the Blankenship Oil and Feed Store for a reduction in the sales price of the Blankenship Oil and Feed Store. The HLC attorney stated that the adjustment of the sales price of White Oak Plantation had to be in executive session because of the legal ramifications of purchase money financing. The HLC attorney stated that the adjustment of the sales price of the Blankenship Oil and Feed Store had to be in executive session in order to discuss the legal ramifications of the prospective buyer's proposal.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

A. Loan Of Streetcar 85.

Dr. Weis, Chair of the Trolley/Bus Subcommittee, reviewed the status of the Streetcar and underscored the fact that the Streetcar could return to Mecklenburg County if a vintage trolley line becomes operational.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION BEGIN THE PROCESS OF PREPARING THE NECESSARY DOCUMENTS TO PLACE STREETCAR 85 ON LOAN TO THE NORTH CAROLINA TRANSPORTATION MUSEUM IN SPENCER, N.C., WITH A REVERSION CLAUSE THAT STREETCAR 85 COULD BE RETURNED TO MECKLENBURG COUNTY IF A VINTAGE TROLLEY LINE BECOMES OPERATIONAL IN MECKLENBURG COUNTY, THAT THE NORTH CAROLINA TRANSPORTATION MUSEUM PROVIDE ITS STANDARD FORMS FOR EXECUTING LOANS TO THE MUSEUM, AND THAT FINAL ARRANGEMENTS BE APPROVED BY THE EXECUTIVE COMMITTEE OF THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Agreement With The Town Of Huntersville For Rehabilitation Of The Huntersville Town Jail.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ENTER INTO AN AGREEMENT WITH THE TOWN OF HUNTERSVILLE WHEREBY THE TOWN OF HUNTERSVILLE WILL CONVEY OWNERSHIP OF THE HISTORIC HUNTERSVILLE JAIL, 301 HUNTERSVILLE-CONCORD ROAD, HUNTERSVILLE, N.C., TO THE HISTORIC LANDMARKS COMMISSION, THE HISTORIC LANDMARKS COMMISSION WILL REHABILITATE THE HISTORIC HUNTERSVILLE JAIL AND THEN CONVEY OWNERSHIP BACK TO THE TOWN OF HUNTERSVILLE, THE TOWN OF HUNTERSVILLE WILL REIMBURSE THE HISTORIC LANDMARKS COMMISSION FOR ALL EXPENSES, AND THE EXECUTIVE COMMITTEE OF THE HISTORIC LANDMARKS COMMISSION WILL APPROVE THE FINAL CONTENT OF THIS AGREEMENT WITH THE TOWN OF HUNTERSVILLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Loan Of Charlotte General Motors New Look Bus.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION BEGIN THE PROCESS OF PREPARING THE NECESSARY DOCUMENTS TO PLACE THE CHARLOTTE GENERAL MOTORS NEW STYLE BUS ON LOAN TO THE NORTH CAROLINA TRANSPORTATION MUSEUM IN SPENCER, N.C., WITH A REVERSION CLAUSE THAT THE CHARLOTTE GENERAL MOTORS NEW STYLE BUS COULD BE RETURNED TO MECKLENBURG COUNTY IF A NEED FOR THE CHARLOTTE GENERAL MOTORS NEW STYLE BUS ARISES IN MECKLENBURG COUNTY, THAT THE NORTH CAROLINA TRANSPORTATION MUSEUM PROVIDE ITS STANDARD FORMS FOR EXECUTING LOANS TO THE MUSEUM, AND THAT FINAL ARRANGEMENTS BE APPROVED BY THE EXECUTIVE COMMITTEE OF THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

D. Upfit Of Charlotte General Motors New Style Bus.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ALLOCATE UP TO \$50,000 FROM THE HLC'S REVOLVING FUND TO COVER COSTS TO PUT THE CHARLOTTE GENERAL MOTORS NEW STYLE BUS OWNED BY THE HLC INTO OPERATION CONDITION, TO INVESTIGATE HOW MUCH FINANCIAL ASSISTANCE THE N. C. MUSEUM OF TRANSPORTATION CAN CONTRIBUTE TO THE WORK, AND TO AUTHORIZE THE EXECUTIVE COMMITTEE OF THE HLC TO APPROVE FINAL ARRANGEMENTS GOVERNING THE UPFIT OF THE CHARLOTTE GENERAL MOTORS NEW STYLE BUS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

E. Physical Assessment William Grier House. 8120 Robbie Circle, Charlotte, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION PAY \$750 TO HAVE DEAN RUDRICH, RESTORATION SPECIALIST, DETERMINE THE FEASIBILITY OF DISMANTLING THE WILLIAM GRIER HOUSE, 8120 ROBBIE CIRCLE, CHARLOTTE, N.C., FOR POSSIBLE RELOCATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

F. Appraisal Of The Atherton Cotton Mill House, 2005 Cleveland Ave., Charlotte, N.C.

Staff stated that the Commission has placed a six month delay on the demolition of the Atherton Cotton Mill House. The delay expires on August 8, 2015. The owner is interested in selling the property to the Commission. Staff recommends that an appraisal be obtained to determine the market value of the property and house for commercial use.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE HISTORIC LANDMARKS COMMISSION SECURE AN APPRAISAL FROM FITZHUGH STOUT AND ASSOCIATES TO DETERMINE THE MARKET VALUE OF THE ATHERTON COTTON MILL HOUSE, 2005 CLEVELAND AVENUE, AND PROPERTY FOR COMMERCIAL USE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

G. Rehabilitation Of The Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION SELECT OPTION NUMBER 2 (STABILIZE BUILDING A -- THE ORIGINAL SCHOOL C. 1937; DEMOLISH THE OTHER THREE BUILDINGS FOR \$758,000 - 16% OF THE HLC'S AVAILABLE REVOLVING FUNDS) IN THE PLAN DEVELOPED BY LEN NORMAN FOR THE REHABILITATION OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE PROJECTS COMMITTEE MOTION REGARDING THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. BE TABLED UNTIL THE MAY 11, 2015 MEETING OF THE HISTORIC

LANDMARKS COMMISSION. ALL MEMBERS VOTED IN FAVOR OF THE MOTION WITH MR. SHURLEY ABSTAINING.

6. Survey Committee Report: Ms. Jill Walker

Ms. Walker reported that the Survey Committee did not meet since the last HLC meeting.

7. Treasurer's Report: Ms. Paula Lester

Ms. Lester distributed the financial report and explained the information.

8. Old Business

Mr. Shurley commended Dr. Morrill for his work on attempting to market properties offered for sale by the Historic Landmarks Commission.

9. New Business

No new business was presented.

The Commission adjourned at 7:50 p.m.