

Draft Minutes

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

May 11, 2015

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

Time: 6:00 p.m. – 8:40 p.m.

Present:

Mr. Nathan Clark/County

Mr. Larken Egleston/City

Mr. Joe Elliott/City

Mr. David Erdman/Mayor

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:

Mr. David Gieser/County, HLC Vice-Chair

Visitors:

Mr. Raymond Killian, Query-Spivey-McGee
Mr. Tom Egan, Philip Carey Building
Mr. Perrin Jarez, Philip Carey Building
Mr. Brian Bradley, Philip Carey Building
Mr. Pavlo Faria, Philip Carey Building
Mr. Andrew Anderson, Philip Carey Building
Mr. Michael Tierney, Philip Carey Building
Mr. Pender McElroy, Query-Spivey-McGee
Ms. Elizabeth McMillan, Query-Spivey-McGee
Mr. William E. Ash, Query-Spivey-McGee
Mr. Daniel Levine, Philip Carey Building
Mr. Marvin Bethune, County Attorney

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE MINUTES FOR THE APRIL 13, 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. EGGLESTON THAT THE MINUTES FOR THE CLOSED SESSION OF THE APRIL 13, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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 the Nominating Committee (Ken Pursley, Chair, Mike Rogers, Joe Elliott) will report later in the meeting.

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.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO CONSULT WITH MECKLENBURG COUNTY ATTORNEY MARVIN BETHUNE CONCERNING LEGAL ADVICE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: In closed session Mecklenburg County Marvin Bethune explained the Open Meetings Law and the Public Records Law of the State of North Carolina.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. MILLER THAT STAFF RESEARCH THE RANGE OF SPECIAL LEGISLATION POTENTIALLY AVAILABLE TO ADDRESS THE EXISTING DIFFICULTIES ASSOCIATED WITH THE SALE OF PROPERTY BY THE HISTORIC LANDMARKS COMMISSION AND FORMULATE A RECOMMENDATION TO THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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 has been asked to assist with photographing the project. This is a major preservation victory. Dr. Morrill stated that he would investigate the possibility of securing time lapse photography of the move.

2) White Oak Plantation, 7729 Hood Road, Charlotte, N.C. The prospective buyer of White Oak Plantation is performing due diligence. The closing is scheduled for May 11th, today. Staff has moved the personal property in the house to another property. The buyer has made an offer to purchase the lawn tractor that is on the site. The price is \$2000. Staff recommends that the HLC sell the tractor for this price..

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION SELL THE LAWN TRACTOR AT WHITE OAK PLANTATION TO THE BUYER OF WHITE OAK PLANTATION FOR \$2000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3) Preservation Strategy For Cornelius. Staff is continuing to work with the Town of Cornelius in formulating a preservation strategy for the town. Staff has met with the Mayor and the Town Manager to discuss how the Commission might assist with efforts to preserve the Cornelius Cotton Gin. The Town secured the passage of a bond package to build an arts center, and the Town is most interested in exploring how the Cotton Gin can be incorporated into the

project. As an initial step, Staff will have Susan Mayer prepare a Survey and Research Report on the property. Her fee will be \$2500.

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 this 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. The Charlotte Historic Districts Commission will review plans on May 13th. The HLC Design Review Committee will review the revised plan on May 27th.

7) Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. Staff has been meeting with Bobbie Mabe, a prospective lessee of the property. Staff hopes to bring a proposal to the Commission at its June 8th meeting.

8) Former Blankenship Oil and Feed Store, 330 Main St. Pineville, N.C. The sale of the former Blankenship Oil and Feed Store has occurred.

9) Phillips House and Barn, 301 West Charles St., Matthews, N.C. 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.

10) 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. The due diligence period is scheduled to end on May 13th. The owner has agreed to an extension of the due diligence period to June 30, 2015. Staff has talked with the holder of the deed covenant, and the holder is willing to consider amendments to the covenant.

11) Charlotte Streetcar 85.

Charlotte Streetcar 85 remains in a secure location. Discussions have begun with the North Carolina Transportation Museum about locating the Streetcar there. Efforts continue to secure funding for developing a vintage trolley line in West Charlotte.

12) 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. Discussions have begun with the North Carolina Transportation Museum about locating the Bus there.

13) Atherton Cotton Mill House, 2005 Cleveland Ave., Charlotte, N.C.

Staff is securing an appraisal on the property as directed by the Commission. Fitzhugh Stout has given an estimate of the value of the property.

14) 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. Staff has received a commitment from the owner to document the property and to work with the Commission to mount a display of the building's history. Because the building retains minimal historic features, Staff recommends that the demolition only be delayed until Staff receives documentary photographs and approves the design and placement of historical displays.

15) East Boulevard Duplex

The Charlotte Historic Districts Commission has issued a Certificate of Appropriateness for the demolition of a structure on East Boulevard with a one-year delay. Preservation North Carolina has contacted Staff about how the Historic Landmarks Commission might assist with its preservation. Those discussions continue.

16) Grier Rea House, 6701 Providence Road, Charlotte, N.C.

Stewart Gray and Dan Morrill visited the Grier-Rea House to review the changes that have been made to the structure. The owners have fulfilled their responsibilities as set forth in the Certificate of Appropriateness issued for the property.

17) Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C.

Staff is working with David Murdock and Bryan Turner to complete the scope of services for the architect. Stewart Gray estimates that construction should begin in late summer.

18) Huntersville Jail. Huntersville, N.C.

Staff is meeting with Town officials to finalize the terms of the agreement between the HLC and the Town. Remedial roof repair will occur in the near future.

19) William Grier House. 8120 Robbie Circle, Charlotte, N.C.

Consultant Dean Ruedrick will be inspecting the property on May 28th to assess the feasibility of disassembling the structure.

4. Public Hearing for National Register Nomination Of The Speas Vinegar Company Building, 2921 N. Tryon St., Charlotte, N.C.

As a Certified Local Government, the Historic Landmarks Commission has the opportunity to comment upon prospective listings of Mecklenburg County properties in the National Register of Historic Places.

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE LISTING OF THE SPEAS VINEGAR COMPANY BUILDING, 2921 N. TRYON ST., CHARLOTTE, N.C. IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN ABSTAINING.

Mr. Shurley asked if anyone from the public wished to address the Commission.

Nobody responded.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION INFORM THE STATE HISTORIC PRESERVATION OFFICE THAT THE COMMISSION JUDGES THAT THE SPEAS VINEGAR COMPANY BUILDING, 2921 N. TRYON ST., CHARLOTTE, N.C., MEETS THE CRITERIA FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN ABSTAINING.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS CLOSE A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE LISTING OF THE SPEAS VINEGAR COMPANY BUILDING, 2921 N. TRYON ST., CHARLOTTE, N.C. IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN ABSTAINING.

5. Design Review Committee Report: Ken Pursley

Mr. Pursley reported that two items were coming before the Commission without having been considered by the Design Review Committee.

A. Application for a Certificate Of Appropriateness for the Demolition of the Query-Spivey-McGee Building, 600 S. College Street, Charlotte, N.C.

Staff explained that the Commission must approve a Certificate Of Appropriateness Application for Demolition but can delay its effective date for up to 365 days. Staff stated that it had visited the building and had determined that the building, especially its interior, retains little historic integrity. Staff recommended that the effective date of the Application be delayed until such time as the owner provides documentary photographs of the building approved by the Historic Landmarks Commission Staff and the design and placement of exhibits of the history of the building approved by the Historic Landmarks Commission Staff.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE QUERY-SPIVEY-MCGEE BUILDING, 600 S. COLLEGE ST., CHARLOTTE, N.C., AND DELAY ITS EFFECTIVE DATE UNTIL SUCH DATE AS THE HISTORIC LANDMARKS COMMISSION STAFF SHALL HAVE APPROVED DOCUMENTARY PHOTOGRAPHS OF THE BUILDING SUBMITTED BY THE OWNER AND THE HISTORIC LANDMARKS COMMISSION STAFF SHALL HAVE APPROVED THE PLACEMENT AND CONTENT OF HISTORIC EXHIBITS OF THE BUILDING SUBMITTED BY THE OWNER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Application for a Certificate of Appropriateness for Material Alterations of the Philip Carey Building, 301 E. Seventh St., Charlotte, N.C.

Mr. Pursley and Staff explained that this application had been submitted under provisions of express review, meaning that it had not come before the Design Review Committee.

Staff and the applicant explained and described the intended alterations to the building. Members of the Historic Landmarks Commission asked questions, and a general consensus emerged that the Design Review Committee should be given an opportunity to discuss the issue and formulate a recommendation for presentation to the Historic Landmarks Commission at its June 8th meeting. Staff affirmed that the Commission had a history of working cooperatively with applicants to develop solutions that satisfy the Secretary of the Interior's Standards for Rehabilitation, which the Commission uses as its design review guidelines. Staff explained that requests for removal of historic landmark designation should be made to the Historic Landmarks Commission.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION REFER THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR MATERIAL ALTERATIONS OF THE PHILIP CAREY BUILDING, 301 E. SEVENTH ST., CHARLOTTE, N.C., TO THE DESIGN REVIEW COMMITTEE AND THAT THE DESIGN REVIEW COMMITTEE FORMULATE A RECOMMENDATION FOR PRESENTATION TO THE HISTORIC LANDMARKS COMMISSION AT ITS JUNE 8, 2015, MEETING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Ms. Paula Lester

A. Consideration of Tabled Motion Regarding Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.

At its April 13th meeting, the Commission tabled a motion presented by the Projects Committee until the May 11th meeting of the Commission.

Mr. Norman reviewed the options the Commission had considered at the April 13th meeting. He stated that he had consulted with Staff and had determined that the Commission should consider removing asbestos from all buildings at the Torrence Lytle School, stabilizing Building A

(the original 1937 Building). and listing the buildings for sale to determine whether the market would then respond.

MR. NORMAN PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE EXPENDITURE OF FUNDS TO REMOVE ASBESTOS FROM THE FOUR BUILDINGS IT OWNS AT THE TORRENCE LYTTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., STABILIZE BUILDING A, AND THEN OFFER THE BUILDINGS FOR SALE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Update on Status of Outen Pottery, 430 Jefferson St., Matthews, N.C.

Staff explained that it was continuing to work on resolving issues surrounding legal restrictions on the use of the property. Staff has talked with the owner of the adjoining property and is hopeful that meaningful negotiations will begin in the near future.

Ms. Lester underscored the historic and cultural significance of the R. F. Outen Pottery and expressed her commitment to the Commission.'s making every effort to secure its preservation.

Ms. Nystrom confirmed that the HLC's examination period of the site ends on May 13th. She stated that the owner of the property would support an extension of the examination period to June 30th.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION'S EXAMINATION PERIOD FOR THE R. F. OUTEN POTTERY, 403 JEFFERSON ST., MATTHEWS, N.C., BE EXTENDED TO JUNE 30, 2015. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Survey Committee Report: Jill Walter

Ms. Walker stated that the Survey Committee had not met since the April 13th meeting. Notice will be given when the next meeting is scheduled.

8. Treasurer's Report: Paula Lester

Ms. Lester distributed the Treasurer's Report and explained its contents.

9. Nominating Committee Report: Ken Pursley

Mr. Pursley presented a recommended slate of officers and announced that elections will occur at the June 8th meeting. Nominations from the floor will also be accepted at the June 8th meeting.

Recommended Slate Of Officers:

Paula Lester: Chair

John Shurley: Vice Chair

Jill Walker: Secretary

Joe Elliott: Treasurer

Design Review Committee Chair: Ken Pursley

Projects Committee Chair: Len Norman

Survey Committee Chair: Jill Walker (Larken Egleston 2016-2017)

10. Old Business

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO CONSULT WITH HLC ATTORNEY PATRICIA NYSTROM CONCERNING LEGAL ADVICE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In closed session HLC Attorney Patricia Nystrom explained the legal issues affecting the Commission's obligations to pay real estate commissions for the Edward M. Rozzel Property, 11647 Old Rozzelles Ferry Road, Charlotte, N.C.

11. New Business

Mr. Erdman distributed a photograph of a building in San Francisco that incorporates an historic facade and stated that such projects should be considered for center city Charlotte.

The Commission adjourned at 8:40 p.m.