

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

April 14, 2014

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

Time: 6:00 p.m. – 8:00 p.m.

Present:

Mr. Frank Bragg/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. Louis Asbury/County

Mr. Joseph Elliott/City

Mr. Mark Miller/County

Visitors:

Wallace Pruitt, Trolleys

J'Tanya Adams, Trolleys

Charles Grier, Star St. Matthews Lodge

Miller Jordan, Trolleys

Jim Lockman, Trolleys

Walter Wells, Trolleys

Robert Bischoff, Trolleys

Herb Coleman, Louise Mill

Phil Chubb, Trolleys

Conrad James Hunter, Prosperity Presbyterian Church

Paige M. Wagoner, Visitor

Tim Eaton, Arthur Smith Studio

Charles Smith, Arthur Smith Studio

Clay Smith, Arthur Smith Studio

Lindsay Daniel, Chairman Blake House

Watson Burts, Sherwood Ave. House

Jane Burts, Sherwood Ave. House

AGENDA

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR THE MARCH 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 has met with members of the Board of County Commissioners and with the County Manager to discuss the need for replenishment money for the HLC's revolving fund. The County Manager will present her recommended budget in May.

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. The Manual will come before the Commission for action at its May meeting.

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.

Dr. Weis explained the status of the two trolleys, Numbers #1 and #85, owned by Charlotte Trolley, Inc., focusing upon the role of the Commission in determining whether either or both of the trolleys will be loaned to Belmont, N.C. He announced that this issue will come before the Design Review Committee of the Commission at its April 30th meeting and that the Committee will formulate a recommendation to be presented to the Historic Landmarks Commission at its May meeting. Representatives of Charlotte Trolley addressed the Commission on this issue, as did residents of West Charlotte neighborhoods.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE AGENDA BE AMENDED TO PRESENT AGENDA ITEMS TO THE COMMISSION IN THE FOLLOWING ORDER: DIRECTOR'S REPORT INFORMATION ITEMS, SURVEY COMMITTEE REPORT, DIRECTOR'S REPORT ACTION ITEMS, DESIGN REVIEW COMMITTEE REPORT, PROJECTS COMMITTEE REPORT, TREASURER'S REPORT, NOMINATING COMMITTEE REPORT, OLD BUSINESS, NEW BUSINESS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following:

B. Information Items.

1) Grier-Rea House, 6701 Providence Road, Charlotte, N.C. Staff has visited the site with officials of the County Park and Recreation Department. The County has declined to assume responsibility for the house. Dr. Morrill extended thanks to Mr. Ken Pursley for visiting the house and for preparing sketches of how it might best be used as a residence. Mr. Eric Gamble is serving as the HLC's realtor for the property. Staff will be contacting the City about possible use.

2) Piedmont & Northern Thrift Depot, 8030 Old Mt. Holly Road, Charlotte, N.C. Staff is still awaiting an update from the North Carolina Department of Transportation Rail Division about possible HLC involvement in the project.

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

The closing on the property has occurred.

4) White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Mr. Eric Gamble continues to explore marketing possibilities for the property. An interested party has been identified. Staff is also exploring the possibility of the property becoming a County Park. Mr. Jim Garges, head of the County Park and Recreation Department, will be visiting the property on April 17th.

5) 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) Becoming Historic Landmarks Commission For Cornelius. Cornelius has decided to have the Commission serve as its Historic Landmarks Commission. Details about amending the inter-local agreement are underway..

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 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 on March 10th. Discussions continue.

10) Dr. George E. Davis House, 301 Campus Street in Charlotte, N.C. The official dedication ceremony did occur on April 11th, 2014.

11) Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. The property is being marketed by Ms. 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 Mr. 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. The appraisal and physical inspection of the property are being performed. After Staff receives the results, the owner will be contacted about donation.

15) Replenishment Money For HLC Revolving Fund. Staff and Dr. Weiss met with the County Manager to discuss the need for replenishment money for the HLC's revolving fund.

16) Project Signs. The Commission does have signs which can be placed on HLC projects.

4. Survey Committee Report: Jill Walker

1) Survey and Research Reports.

a. Survey and Research Report for the Phillips House and Morris Barn, 131 West Charles St., Charlotte, N.C.: Mr. Stewart Gray

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE PHILLIPS HOUSE AND BARN, 131 WEST CHARLES ST. MATTHEWS, N.C., INCLUDING THE ENTIRE EXTERIOR OF THE HOUSE AND THE ENTIRE EXTERIOR OF THE BARN, THE ENTIRE INTERIOR OF THE HOUSE AND THE ENTIRE INTERIOR OF THE BARN, AND ALL OF THE LAND INCLUDED WITHIN THE TAX PARCEL, BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Consideration Of Placement Of Properties On The Commission Study List Of Prospective Historic Landmarks.

a. Prosperity Church Cemetery, 5533 Prosperity Church Road, Charlotte, N.C.

Staff stated that in its opinion the cemetery does not meet the statutory standards of special significance.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE PROSPERITY CHURCH CEMETERY, 5533 PROSPERITY CHURCH ROAD, CHARLOTTE, N.C., NOT BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. House at 1501 The Plaza, 1501 The Plaza, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HOUSE AT 1501 THE PLAZA , CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Caldwell-Berry Estate, 17231 McIlwaine Road, Huntersville, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE CALDWELL-BERRY ESTATE, 17231 McILWAINE ROAD, HUNTERSVILLE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. Derita School Gymnasium, 6115 Rumble Road, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE DERITA SCHOOL GYMNASIUM, 6115 RUMPLE ROAD, CHARLOTTE, N.C.,

BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

e. Star Saint Matthews Lodge 566, 124 Morris Road, Matthews, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE STAR SAINT MATTHEWS LODGE 566, 124 MORRIS ROAD, MATTHEWS, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

f. Washington Heights House, 2215 Sanders Avenue, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE WASHINGTON HEIGHTS HOUSE, 2215 SANDERS AVENUE, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

g. Belmont Shotgun House, 1405 Kennan Street, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE BELMONT SHOTGUN HOUSE, 1405 KENNAN STREET, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

h. House at 2143 Sherwood Avenue, 2143 Sherwood Avenue, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HOUSE AT 2143 SHERWOOD AVENUE, CHARLOTTE, N.C. BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3) Consideration Of Funding Of Survey And Research Reports.

a. Arthur Smith Studios, 5457 Monroe Road, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE COMMISSION FUND A SURVEY AND RESEARCH REPORT ON THE ARTHUR SMITH STUDIOS, 5457 MONROE ROAD, CHARLOTTE, N.C., WHEN FUNDS BECOME AVAILABLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Pineville Mill Managers' Houses, 306 and 402 Dover Street, Pineville, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE COMMISSION FUND SURVEY AND RESEARCH REPORTS ON THE MILL MANAGERS' HOUSES, 304 AND 402 DOVER STREET, PINEVILLE, N.C., WHEN FUNDS BECOME AVAILABLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. Walker left the meeting at this point, 7:25 p.m.

5. Design Review Committee Report: John Shurley

1) Chairman Blake House, 127 S. Main Street, Davidson, N.C.

The applicant proposes to construct a swimming pool, make additions to a non-original outbuilding, and introduce landscape features into the rear yard. Staff judges that the proposed changes do meet the Secretary of the Interior's Guidelines and therefore recommends approval.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE CHAIRMAN BLAKE HOUSE, 127 S. MAIN ST., DAVIDSON, N.C., BE APPROVED AS DESCRIBED IN THE APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Louise Cotton Mill, 1101 Hawthorne Lane, Charlotte, N.C.

The applicant proposes to convert the mill into apartments. The State Historic Preservation Office has reviewed the project and is recommending approval by the National Park Service.

THE DESIGN REVIEW PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE LOUSE COTTON MILL, 1101 HAWTHORNE LANE, CHARLOTTE, N.C., BE APPROVED AS DESCRIBED IN THE APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3) Thrift P&N Depot, 8030 Old Mt. Holly Road, Charlotte, N.C.

The applicant, the North Carolina Department of Transportation, proposes to relocate the Thrift Depot to a nearby tract of land and stabilize the building. The State Historic Preservation Office has reviewed the project and is recommending approval by the National Park Service.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT A CERTIFICATE OF APPROPRIATENESS FOR THE THRIFT P&N DEPOT, 8030 OLD MT. HOLLY ROAD, CHARLOTTE, N.C., BE APPROVED AS DESCRIBED IN THE APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Action Items In Director's Report: Dr. Dan Morrill

1) Memorandum Of Agreement Among The Federal Highway Administration, The North Carolina Department Of Transportation, The North Carolina Historic Preservation Officer For Thrift Depot Relocation And Stabilization Project. The Thrift Depot is a contributing element in the Piedmont and Northern Railroad Linear Historic District, which has been determined to be eligible for listing in the National Register of Historic Places. Consequently, because Federal funds will be used to relocate and stabilize the depot, the project is subject to Section 106 Review or environmental review. This review has determined that the move of the station would have an Adverse Impact upon the historic significance of the depot. Hence, the North Carolina Department of Transportation must seek to mitigate that Adverse Impact and spell out the terms of that mitigation in a Memorandum of Agreement (MOA). The Historic Landmarks Commission has been given the opportunity to comment on the MOA. Staff has reviewed the document and recommends that the HLC sign the document affirming that the Federal Highway Administration has taken into account the effects of the Undertaking on the Thrift Depot.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE CONSULTING DIRECTOR BE AUTHORIZED TO SIGN ON BEHALF OF THE HISTORIC LANDMARKS COMMISSION THE MEMORANDUM OF AGREEMENT FOR THE THRIFT DEPOT RELOCATION PROJECT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill explained that the additional action items in the Director's Report, the prospective purchase of the Phillips House and Morris Barn, 131 West Charles St., Matthews, N.C., the prospective purchase of the Mill Managers' Houses at 306 and 402 Dover St., Pineville, N.C., and the payment arrangements for the deed of trust on the Dr. George E. Davis House, 301 Campus St., Charlotte, N.C., would have to be considered in Executive Session.

MR. ROGERS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Executive Session the Historic Landmarks Commission approved procedures for moving ahead with the prospective purchase of the Phillips House and Morris Barn in Matthews and the Mill Managers' Houses in Pineville. It also approved procedures for processing payments for the Deed of Trust on the Dr. George E. Davis House.

7. Projects Committee Report: Paula Lester

Ms. Lester announced that the Projects Committee did not meet. Notice will be given when the need arises for a Projects Committee meeting.

8. Treasurer's Report: Paula Lester

Ms. Lester distributed and reviewed the monthly financial report of the HLC's Revolving Fund.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE TREASURER'S REPORT BE ACCEPTED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

9. Nominating Committee Report: Ken Pursley

Mr. Pursley stated that the Committee would present a recommended slate of officers at the May meeting of the Commission. Individuals have expressed a willingness to serve in all positions but the Vice Chair position.

10. Old Business:

a. Julius Chambers House, 3208 Dawnshire Ave., Charlotte, N.C.

DR. WEIS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE HLC ATTORNEY PATRICIA NYSTROM TO PROCEED WITH THE COMPLETION OF A RIGHT OF FIRST REFUSAL FOR THE COMMISSION TO PURCHASE THE DR. JULIUS CHAMBERS HOUSE, 3208 DAWNSHIRE AVE., CHARLOTTE, N.C., AND TO BEGIN PROCESSING THE DR. JULIUS CHAMBERS HOUSE, 3208 DAWNSHIRE AVE., FOR HISTORIC LANDMARK DESIGNATION AND FUNDING A SURVEY AND RESEARCH REPORT ON THE DR. JULIUS CHAMBERS HOUSE WHEN MONIES BECOME AVAILABLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Shurley stated that he has concerns about owners threatening lawsuits if they do not agree with rulings of the Historic Landmarks Commission concerning Certificates of Appropriateness. Dr. Morrill explained that hereafter ordinances will be more precisely

written to enumerate the interior portions of historic landmarks that are subject to design review.

11. New Business:

Dr. Weis reiterated the complexity of the issues surrounding the disposition of the trolleys.

The meeting adjourned at 8:00 p.m.