

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

August 11, 2014

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

Time: 6:00 p.m. – 7:20 p.m.

**Present:**

Mr. Nathan Clark/County (first meeting)

Mr. Larken Egleston/City (first meeting)

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 (first meeting)

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

Mr. Mike Rogers/City

Mr. John Shurley/County, HLC Chair

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Ms. Patricia Nystrom, HLC Attorney

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Admin. Assistant

Mr. Bryan Turner, HLC Project Administrator

**Absent:**

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

**Visitors:**

Mr. Jim Lockman, Streetcar 85 and Trolley No. 1.

**1. Consideration of Minutes**

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR THE JUNE 9, 2014, 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. He welcomed the new members of the Commission. They are: Mr. Nathan Clark, Mr. Larken Egleston, and Mr. Len Norman. Each Commissioner and staff person introduced themselves and explained his or her involvement with the Commission.

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

Mr. Shurley announced that the current members of HLC committees would continue to serve, including former Commissioners Dr. Lynn Weis, Mr. Louis Asbury, IV and Mr. Frank Bragg. Mr. Clark will serve on the Projects Committee. Mr. Egleston will serve on the Survey Committee. Mr. Norman will serve on the Projects Committee and the Survey Committee. All members of the Trolley subcommittee of the Projects Committee will serve on the Projects Committee.

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

Dr. Morrill explained that Paula Lester was representing the Historic Landmarks Commission at tonight's meeting of the Matthews Town Board, which would vote on whether to move forward with the prospective purchase of the Outen Pottery.

MR. ERDMAN PRESENTED A MOTION SECONDED BY

MR. GIESER THAT MS. LESTER BE COUNTED AS PRESENT AT THE AUGUST 11, 2014 MEETING OF THE HISTORIC LANDMARKS COMMISSION SINCE SHE IS REPRESENTING THE HISTORIC LANDMARKS COMMISSION AT THE AUGUST 11, 2014 MEETING OF THE MATTHEWS TOWN BOARD. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill presented the following action items which were submitted by Dr. Lynn Weis, Chair of the Ad Hoc Trolley Committee of the HLC. Dr. Morrill explained that at its meeting on May 12, 2014, the Commission authorized the HLC's Ad Hoc Trolley Committee to enter into negotiations with Charlotte Trolley, Inc. to allow Trolley No. 1 to operate in Belmont, N.C., to transfer ownership of Streetcar 85 to the Historic Landmarks Commission, and to resolve all issues with Charlotte Area Transit System regarding the transfer of Streetcar 85, to the HLC, parts, etc., along with operational details regarding Trolley No. 1.

**A. Conceptual Approval of Charlotte Trolley Inc.'s transfer of Trolley No. 1 to the Town of Belmont, N.C. pending final approval at the September 8th HLC Meeting.**

MR. GIESER PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE HISTORIC LANDMARKS COMMISSION CONCEPTUALLY APPROVE THE TRANSFER OF TROLLEY NO. 1 (THE ORIGINAL GREEK STREETCAR) BY CHARLOTTE TROLLEY, INC. TO THE TOWN OF BELMONT, N.C. PENDING FINAL APPROVAL BY THE HISTORIC LANDMARKS COMMISSION AT ITS MEETING ON SEPTEMBER 8, 2014. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**B. Direct Patricia Nystrom, HLC Attorney, to negotiate an amendment to the existing Memorandum of Understanding with Charlotte Trolley Inc. specifying a three-year transfer of Trolley No. 1 to the Town of Belmont, N.C. with a renewable reversion clause and other relevant security issues.**

MR. GIESER PRESENTED A MOTION SECONDED BY

MR. ROGERS THAT THE HISTORIC LANDMARKS COMMISSION DIRECT PATRICIA NYSTROM, HLC ATTORNEY, TO NEGOTIATE AN AMENDMENT TO THE EXISTING MEMORANDUM OF UNDERSTANDING BETWEEN THE HISTORIC LANDMARKS COMMISSION AND CHARLOTTE TROLLEY, INC. SUCH AMENDMENT SHALL SPECIFY A THREE-YEAR TRANSFER OF TROLLEY NO. 1 (THE ORIGINAL GREEK STREETCAR) TO THE TOWN OF BELMONT, N.C. WITH A RENEWABLE REVERSION CLAUSE AND OTHER RELEVANT SECURITY ISSUES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**C. Conceptually approve the HLC's acquisition of Streetcar No. 85 from Charlotte Trolley Inc./ Charlotte Area Transit System pending final approval at the September 8th HLC Meeting.**

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION CONCEPTUALLY APPROVE THE TRANSFER OF OWNERSHIP OF STREETCAR NO. 85 (AN ORIGINAL CHARLOTTE STREETCAR) BY CHARLOTTE TROLLEY, INC. TO THE HISTORIC LANDMARKS COMMISSION PENDING FINAL APPROVAL BY THE HISTORIC LANDMARKS COMMISSION AT ITS MEETING ON SEPTEMBER 8, 2014. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**D. Direct Patricia Nystrom, HLC Attorney, to work with the City of Charlotte to facilitate the transfer of Streetcar No. 85 from Charlotte Trolley Inc./ Charlotte Area Transit System to the HLC.**

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION DIRECT PATRICIA NYSTROM, HLC ATTORNEY, TO WORK WITH THE CITY OF CHARLOTTE TO FACILITATE THE TRANSFER OF OWNERSHIP OF STREETCAR NO. 85 (AN ORIGINAL CHARLOTTE STREETCAR) FROM CHARLOTTE TROLLEY, INC./CHARLOTTE AREA TRANSIT SYSTEM TO THE

HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**E. Approve the expenditure of up to \$3000 to erect a historic highway sign at the Grier-Rea House.**

Dr. Morrill stated that staff believes that emphasizing the historic significance of the Grier-Rea House might enhance its marketability. Staff is recommending that a historic highway marker be placed on the Providence Rd. front of the property pending the issuance of a Certificate of Appropriateness.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE EXPENDITURE OF UP TO \$3000 TO PURCHASE AND ERECT A HISTORIC HIGHWAY MARKER AT THE PROVIDENCE RD. FRONTAGE OF THE GRIER-REA HOUSE, 6701 PROVIDENCE RD., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**F. Approve the expenditure of up to \$2500 to place an awning on the front facade of the Blankenship Oil and Feed Store, 330 Main St., Pineville, N.C., and to construct door and threshold improvements to retard the penetration of water into the building.**

Dr. Morrill explained that rain enters through the doorway of the former Blankenship Oil and Feed Store, 330 Main St., Pineville, N.C., in a heavy rain.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE EXPENDITURE OF UP TO \$2500 TO PLACE AN AWNING ON THE FRONT FACADE OF THE FORMER BLANKENSHIP OIL AND FEED STORE, 330 MAIN ST., PINEVILLE, N.C., AND TO CONSTRUCT DOOR AND THRESHOLD IMPROVEMENTS ON THE BUILDING, ALL SUBJECT TO THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**G. Approve the expenditure of \$2000 as partial payment for the preparation of a National Register of Historic Places Nomination Form for the Outen Pottery. The Town of Matthews will pay the remaining \$2000.**

Dr. Morrill explained that the Town of Matthews proposes that it divide the cost of preparing a National Register of Historic Places Nomination Form for the Outen Pottery, 403 Jefferson St., Matthews, N.C. Such listing will further protect the property.

MR. ERDMAN PRESENTED A MOTION SECONDED BY PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE EXPENDITURE OF \$2000 TO PAY ONE-HALF OF THE COST OF PREPARING A NATIONAL REGISTER OF HISTORIC PLACES FORM FOR THE OUTEN POTTERY, 403 JEFFERSON ST., MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**H. Design Review Administrative Assistance. Staff Recommends that the HLC enter into a contract with a consultant to assist with the administration of design review. The specifics of the contract will be considered in executive session.**

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

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

**Note: In Executive Session the Commission approved the terms of securing the services of Susan Mayer as a consultant on a trial basis for three months to assist**

**with the administration of design review.**

Dr. Morrill reported the following HLC information items.

**a. Report On Trolleys.**

The HLC's Ad Hoc Trolley Committee (a sub committee of the HLC's Projects Committee) is seeking a location to which to transport Streetcar No. 85 for storage..

**b. Mill Managers Houses.** Dover Street, Pineville, N.C. The Town of Pineville is continuing to consider whether it wishes to convey the structures to the Historic Landmarks Commission for resale. The Town of Pineville is obtaining appraisal on the houses. Staff will keep the Commission advised.

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

**d. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.** Mr. Eric Gamble of HM Properties continues to market the property. The listing expires on October 31, 2014. There have been showings of the property. A brief history of the house has been prepared for presentation to prospective buyers. Staff believes that increasing public awareness of the historic significance of the house would enhance the marketability of the property. An action item in the Director's Report addresses this issue by recommending the placement of a historic highway marker at the property.

**e. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Eric Gamble of HM Properties continues to market the property. The listing expires on December 31st. A brief history of the house has been prepared for presentation to prospective buyers. There have been showings of the property.

**f.. Becoming Historic Landmarks Commission For Cornelius.** Staff will commence a comprehensive survey of Cornelius and will identify potential historic landmarks.

**g. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.** Staff has identified possible users and will be meeting with them to tour the property later this month. Staff also plans to meet with

Huntersville officials to discuss future plans for the property.

**h. Davidson Cotton Mill Houses.** Delburg St., Davidson, N.C. Staff has opened discussions with the owner of the house, who has expressed an interest in working with the Commission to preserve the house. Staff is also working with the Town of Davidson for purposes of determining the town's degree of interest in the preservation of the property.

**i. Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C.** The property is being marketed by Ms. Gina Harris..

**j. Former Blankenship Oil and Feed Store, 330 Main St. Pineville, N.C. D** The tenant continues to occupy the building. There have been expressions of interest. There is a problem with water entering under the front door of the building in a heavy rain. Staff believes that this issue should be addressed. An action item in the Director's Report addresses this issue.

**k. Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C.** The owner has agreed to terms of the 4 month free inspection period for the property. The contract will be signed in the near future. Staff will be selecting a realtor to market the property.

**l. Phillips House and Barn, 301 West Charles St., Matthews, N.C.** The closing on the property should occur in the near future. The present owner has a right of life tenancy.

**m. Outen Pottery, 430 Jefferson St., Charlotte, N.C.** The Town Board of Matthews is voting tonight on whether it will pursue purchase of the Outen Pottery in view of the stabilization cost estimates and the environmental assessment costs for the property. If the vote is affirmative, the Commission will enter into a contract with Mr. Frank Outen for a 4-month free due diligence examination of the property.

**n. Design Review Administrative Assistance.** The number of applications for Certificates of Appropriateness is increasing substantially. There is sufficient money in the HLC's operating budget to secure the services of a part-time consultant to assist in responding to the needs of the owners of historic landmarks for processing applications for certificates of appropriateness. This matter will be considered in executive session.

**o. Interlocal Agreement With Cornelius.** Mecklenburg County has approved amending the HLC's Interlocal Agreement to include Cornelius. The City of Charlotte should approve the same



amendment later this month.

**4. Design Review Committee Report: Mr. Ken Pursley**

Mr. Pursley announced that the Design Review Committee did not meet. The next meeting is scheduled for August 27th at 8 a.m. in the HLC Office at 2100 Randolph Road, Charlotte, N.C.

**5. Projects Committee Report: Ms. Paula Lester**

Ms. Lester announced that the Projects Committee did not meet. Notice will be given when the next meeting is scheduled.

**6. Survey Committee Report: Ms. Jill Walker**

The Survey Committee did not meet. Notice will be given when the next meeting is scheduled

**7. Treasurer's Report: Ms. Paula Lester**

Mr. Turner distributed the financial report and explained the information in the absence of Ms. Lester.

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE COMMISSION ACCEPT THE AUGUST 11, 2014 TREASURER'S REPORT AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**8. Old Business**

There was no old business.

**9. New Business**

There was no new business.

The meeting adjourned at 7:20 p.m.