

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

June 9, 2014

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

Time: 6:00 p.m. – 7:25 p.m.

**Present:**

Mr. Louis Asbury/County

Mr. Frank Bragg/City

Mr. David Erdman/Mayor

Mr. David Gieser/County

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

Mr. Mark H. Miller

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

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

**Absent:**

Mr. Joseph Elliott/City

**Visitors:**

Mr. Lucas Ross, UNCC Intern

Mr. Victor Jones, American Legion Memorial Stadium

Mr. W. Lee Jones, American Legion Memorial Stadium

Mr. Jim McPhilliamy, American Legion Memorial Stadium

**1. Consideration of Minutes**

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE MINUTES FOR THE MAY 12, 2014, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE EXECUTIVE SESSION MINUTES FOR THE MAY 12, 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. He reminded everyone that the HLC does not hold meetings in July.

Dr. Weis stated that an attendance sheet for Commissioners can be found on the HLC's website ([cmhpf.org](http://cmhpf.org)).

Dr. Weis stated that this is the final meeting for him, Mr. Bragg, and Mr. Asbury.

Dr. Weis explained that consideration of how best to place vintage streetcars back into operation in Charlotte was still under consideration. He stated that he believed a trolley subcommittee of the Projects Committee of the HLC could contribute to this effort.

DR. WEIS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION CREATE A TROLLEY SUBCOMMITTEE OF THE PROJECTS COMMITTEE. THE MEMBERSHIP OF SAID SUBCOMMITTEE SHALL CONSIST OF ANY HLC COMMISSIONERS WISHING TO SERVE, INTERESTED PARTIES INVITED BY THE HLC, AND LYNN

WEIS ;LOUIS ASBURY, AND FRANK BRAGG. THE PURPOSE OF THE SUBCOMMITTEE SHALL BE TO PROMOTE AND FACILITATE THE REINTRODUCTION OF THE HISTORIC TROLLEYS FOR THEIR INTENDED USE AND TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION PLANS OF ACTION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Dr. Morrill reported the following HLC information.

**a. Mill Managers Houses, 306 and 402 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 restoration. Staff will keep the Commission advised.

**b. 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 how NCDOT wants the Commission to be involved in the project.

**c. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.** There has been increased interest in the property. Mr. Eric Gamble continues to market the property. Mr. Gamble's listing for the property expires on July 1st.

Staff has been discussing alternatives for the Historic Landmarks Commission to pursue with respect to the Grier-Rea House. The Commission has been involved with moving, restoring, and attempting to market the property for 12 years. The Commission sought to secure a rezoning for the property for office use, but the surrounding neighborhoods opposed the rezoning, and the City Council did not approve it. The Commission has been unable to find another governmental agency willing to assume responsibility for the property. A governmental use is permitted under existing zoning because the property has sufficient land and is on a major thoroughfare.

Staff believes that the Commission has three options:

1) renew the listing agreement with Eric Gamble. The current asking price is \$499,000.

2) upfit the three remaining bathrooms and place cabinets and appliances in the kitchen in preparation for renting the property as a

residence. Staff has secured an estimate from Lowe's to perform this upfit and for kitchen improvement. The estimate is \$6266. The HLC would have to approve these actions through the design review process.

3) do the upfit and kitchen improvements listed above and use the Grier-Rea House as an auxiliary facility of the Historic Landmarks Commission. It could be used for special meetings, seminars, workshops, and be made available to other historic and historic preservation agencies in Charlotte-Mecklenburg, including the UNCC graduate public history program.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION EXTEND THE REAL ESTATE LISTING FOR THE GRIER REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C., WITH ERIC GAMBLE OF HM PROPERTIES FOR THREE MONTHS BEGINNING ON JULY 1, 2014. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**d. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** Staff met with a prospective buyer of the property. He is most interested in using the property as an event venue. HLC Attorney Patricia Nystrom has met with him to discuss how this could occur with the residential-only deed restrictions in place. We have suggested that he submit a conditional offer on the property.

**e. Becoming Historic Landmarks Commission For Cornelius.** Cornelius has delayed its vote on whether to approve the Commission's becoming the Historic Landmarks Commission for Cornelius until June 16th. Staff will attend the meeting.

**f. 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.

**g. Vintage Trolley Task Force.** Discussions continue regarding the possible reactivation of Vintage Trolley service. Charlotte Trolley, Inc. did not submit an application for consideration by the Design Review Committee at its May meeting. Staff will advise the Commission when it receives a response by Charlotte Trolley to the Commission's approved action.

**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 will advise the Commission when updates become available.

**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.** The tenant continues to occupy the buildings. There have been expressions of interest.

**k. Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C.** The owner has agreed to the Commission's having a six month inspection period on the house. HLC Attorney Patricia Nystrom is working on the necessary documents.

**l. Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C.** The owner has accepted the Commission's offer to purchase. HLC Attorney Patricia Nystrom is working on the necessary documents. Staff will be processing the property for historic landmark designation.

**m. Outen Pottery, 430 Jefferson St., Matthews, N.C.** The Town of Matthews asked for an inspection period to allow it to determine the cost of stabilizing the property and performing environmental cleanup. Ms. Paula Lester and Staff are working to gather this information.

**n. County Manager's Recommended Budget.** The County Manager has recommended funding of a full-time position for Mr. Stewart Gray and \$1 million replenishment money for the HLC's revolving fund. Otherwise the budget remains the same. In accordance with their contracts, HLC consultants will get 2 percent raises.

#### **4. Public Hearing On The Prospective Historic Landmark Designation Of The Phillips House And Morris Barn, 131 West Charles St., Matthews, N.C.**

Dr. Morrill explained that the public must be given the opportunity to comment on all properties being processed for designation as historic landmarks.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. BRAGG THAT THE COMMISSION CONVENE IN EXECUTIVE

SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

There were no speakers.

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

## **5. Design Review Committee Report: John Shurley**

Mr. Shurley reported that the Design Review Committee did not meet in June. The Design Review Committee will meet on August 27, 2014, at 8:00 a.m. in the HLC office at 2100 Randolph Road, Charlotte, N.C.

### **A. Conceptual Approval For Material Alterations To American Legion Memorial Stadium, 310 N. Kings Dr., Charlotte, N.C.**

The Mecklenburg County Park and Recreation Department explained that it proposes to make alterations to the stadium to provide sufficient space to accommodate a larger playing field. Representatives of the applicant explained the reasons for the proposed alterations to on-grade seating and stated that the proposed changes would allow the stadium to be used for its intended recreational purpose. The Commission engaged in a substantive debate, some supporting the proposed changes and other stating their opposition because of the nature of the impact of the proposed changes upon the historic character of the stadium.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE CONCEPTUALLY THE PROPOSED PLAN AS DESCRIBED IN THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE AMERICAN LEGION MEMORIAL STADIUM, 310 N. KINGS DRIVE, CHARLOTTE, N.C., WITH THE STIPULATIONS THAT 1) THE APPLICANT ENTER INTO A MULTI-YEAR CONTRACT TO USE THE SITE FOR SOCCER, AND 2) THAT THE APPLICANT WORK WITH THE HLC STAFF IN DEVISING AND IMPLEMENTING A PLAN TO INTERPRET THE HISTORY OF AMERICAN LEGION MEMORIAL STADIUM, WHICH WILL MINIMALLY INCLUDE MOVING THE DOUGHBOY STATUE BEHIND THE ORIGINAL CITY HALL TO THE SITE AND PROMINENTLY DISPLAYING SAME. THE COMMISSION APPROVED THE MOTION

WITH THE FOLLOWING VOTE: FAVOR; ASBURY, BRAGG, GIESER, MILLER, ROGERS, SHURLEY, WALKER, WEIS. OPPOSE: ERDMAN, LESTER, PURSLEY.

**B. Consideration Of An Application For A Minor Works Certificate Of Appropriateness For An Interior Material Alteration Of Suite 240 Of The Charlotte Cotton Mills, 508 West Fifth St., Charlotte, N.C.**

Mr. Shurley explained that this application was being brought to the Commission for approval because the work was unintentionally performed before a Certificate of Appropriateness was issued. Mr. Shurley stated his support for the appropriateness of the material alterations.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A MINOR WORKS CERTIFICATE OF APPROPRIATENESS FOR THE RBA GROUP'S RENOVATION OF SUITE 240 OF THE CHARLOTTE COTTON MILLS, 508 WEST FIFTH STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**6. Projects Committee Report: Paula Lester**

Ms. Lester reported that the Projects Committee did not meet during the past month.

**7. Survey Committee Report: Jill Walker**

Ms. Walker reported that the Survey Committee did not meet during the past month.

**8. Treasurer's Report: Paula Lester**

Ms. Lester distributed the Finance Report and reviewed its contents.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE COMMISSION ACCEPT THE FINANCE REPORT AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**9. Election Of Officers: Ken Pursley, Nominating Committee Chair.**

Mr. Pursley reported that the Nominating Committee presents the following slate of officers for 2014-15.

Chair: John Shurley  
Vice-Chair: David Gieser  
Secretary: Jill Walker  
Treasurer: Paula Lester

Dr. Morrill stated that the regular procedures of the Commission require a secret, written ballot for elections.

MR. EDRDMAN PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE COMMISSION DISPENSE WITH ITS REGULAR PROCEDURES FOR VOTING AND CAST A UNANIMOUS BALLOT FOR THE SLATE OF OFFICERS AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**10. PRESENTATION OF PLAQUES:** John Shurley

Mr. Shurley presented plaques of appreciation to the three members of the Historic Landmarks Commission who were ending their years of service: Mr. Louis Asbury, Mr. Frank Bragg, Dr. Lynn Weis.

Dr. Morrill stated his deepest appreciation for the contributions each has made to the work of the Historic Landmarks Commission.

**11. Old Business.**

There was no old business.

**12. New Business.**

There was no new business.

The meeting adjourned at 7:25 p.m.