

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

May 12, 2014

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

Time: 6:00 p.m. – 7:40 p.m.

Present:

Mr. Louis Asbury/County

Mr. Frank Bragg/City

Mr. Joseph Elliott/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

Mr. Bryan Turner, HLC Projects Manager

Ms. Patricia Nystrom, HLC Attorney

Ms. Mary Dominick, HLC Admin. Assistant

Absent:

None

Visitors:

Mr. Lucas Ross

Ms. Lucas Ross

Mr. Greg Pappanastos, Savona Mill

Mr. Matt Kearns, James Blakeney Property

Mr. Russ Siwaconi, James Blakeney Property

Ms. J'Tanya Adams, Stewart Creek Trolley

Mr. Jim Lockman, Charlotte Trolley

Mr. Larken Egleston

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR THE APRIL14, 2014, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE EXECUTIVE SESSION MINUTES FOR THE APRIL14, 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 has been distributed at each Commissioner's seat. The data can also be found on the HLC's website (cmhpf.org).

Dr. Weis stated that he, Mr. Bragg, and Mr. Asbury would be rotating off the Commission on June 30th. He encouraged Commissioners to encourage interested people to apply for the positions. He reminded everyone that the HLC does not hold meetings in July.

Dr. Weis asked Mr. Pursley, Chair of the Nominating Committee, to present the Committee's recommended slate of HLC officers for the 2014-2015 term. Mr. Pursley reported the recommended slate of officers: Mr. John Shurley (Chair), Mr. David Gieser (Vice Chair), Ms. Paula Lester (Treasurer) and Ms. Jill Walker (Secretary). The election of officers will occur at the June HLC meeting. Nominations from the floor are allowed at that time with permission of the one nominated.

a. Agreement Regarding Disposition of Vintage Streetcars.

Charlotte Trolley proposes to move Streetcar No. 1 to Belmont, N.C. for storage and operation with a binding reversion clause. Streetcar 85 would only be operational in Mecklenburg County. The issue before the Historic Landmarks Commission is to approve or disapprove this arrangement in principle with details to come before the Design Review Committee for formulation of a recommendation at the June meeting of the HLC.

Dr. Weis presented the recommendation being made by the HLC members of the Vintage Trolley Task Force, now known as the Ad Hoc Trolley Committee: Mr. Weis, Mr. Bragg, Mr. Rogers, Mr. Elliott, and Mr. Asbury.

The Commission discussed the various options available for trolley operations. Mr. Greg Pappanastos and Ms. J'Tanya Adams addressed the Commission about developments occurring in West Charlotte neighborhoods and at the Savona Mill. A consensus emerged among the Commissioners to support the Ad Hoc Committee's recommendation.

MS. LESTER PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE AD HOC TROLLEY COMMITTEE BE AUTHORIZED TO ENTER INTO NEGOTIATIONS WITH CHARLOTTE TROLLEY, INC. THAT AUTHORIZES: A) TROLLEY

NUMBER ONE, THE FORMER GREEK CAR, TO BE OPERATED IN BELMONT BY CHARLOTTE TROLLEY, B) STREETCAR NUMBER 85, AN ORIGINAL CHARLOTTE CAR, TO BE RETURNED TO THE OWNERSHIP OF THE CHARLOTTE MECKLENBURG HISTORIC LANDMARKS COMMISSION FOR OPERATION IN CHARLOTTE, AND C) ALL PARTIES TO WORK TOGETHER TO RESOLVE ALL ISSUES WITH THE CHARLOTTE AREA TRANSIT SYSTEM REGARDING TRANSFER OF STREETCAR 85, PARTS, ETC., ALONG WITH OPERATIONAL DETAILS REGARDING TROLLEY NUMBER ONE. IT IS FURTHER UNDERSTOOD THAT FINAL DETAILS OF THE ABOVE ARRANGEMENTS WILL BE BROUGHT TO THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION AT ITS JUNE 9, 2014, MEETING. THE COMMISSION APPROVED THE MOTION WITH MR. BRAGG RECUSING HIMSELF FROM THE VOTE.

b. Securing The Services Of UNCC Intern to Assist West Side Streetcar Initiative.

Mr. Lucas Ross, a UNCC intern, would work with the Commission to assist the advancement of the initiative to establish a vintage trolley on the Stewart Creek Greenway in West Charlotte. Mr. Ross explained his background. He would work a minimum of 145 hours for the Commission. The specifics of the financial arrangements must be considered in executive session.

c. Approval of HLC Policy Guidelines Manual.

Dr. Weis stated that a draft of the HLC Policy Guidelines Manual was distributed at the March meeting of the HLC. He asked for amendments or corrections. Mr. Erdman suggested several changes in style and noted some typographical errors. Staff stated the corrections would be made.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION POLICY GUIDELINES MANUAL BE APPROVED AS CORRECTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following HLC information.

a. **Mill Managers Houses.** The Pineville Town Board meets on May 13, 2014, to consider the Commission's proposal for the preservation

of the Mill Managers Houses at 306 and 402 Dover Street, Pineville, N.C. If the Town Board agrees to enter into the agreement, Ms. Nystrom and the Pineville Town Attorney will formulate the final wording of the agreement to present to the Commission at its June meeting.

b. 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.

c. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. Mr. Eric Gamble continues to market the property.

d. 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. Mr. Jim Garges of County Park and Recreation visited the property but determined that it is not suitable as a park.

e. 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.

f.. Becoming Historic Landmarks Commission For Cornelius. Cornelius will vote on June 2, 2014, on whether to approve the Commission's becoming the Historic Landmarks Commission for Cornelius.

g. Certified Local Government Workshop. The Workshop was held in Cornelius on April 24th, was well attended, and was well received. Thanks to Mr. Rogers, Ms. Walker, Ms. Lester, and Mr. Gieser for attending. A video on the architecture of Charlotte College was presented to explain the nature of mid-20th century modern architecture.

h. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Staff has identified possible users and will be meeting with them to tour the property.

i. Vintage Trolley Task Force.

Discussions continue regarding the possible reactivation of Vintage Trolley service.

j. Davidson Cotton Mill Houses. Delburg St., Davidson, N.C. The Town of Davidson has asked the Commission to enter into discussions as to how the Town and the Commission might work together to save remnants of the Davidson Cotton Mill Mill Village. Staff has visited the site and will ask a realtor to determine what parts of the mill village could be acquired.

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

l. Former Blankenship Oil and Feed Store, 330 Main St. Pineville, N.C. The tenant continues to occupy the building, which is being marketed by Ms. John Stipp. The lease to the tenant is on a month-to-month basis.

m. Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C. The appraisal and physical inspection of the property are being performed. Staff has contacted the owner. He states that he wants to obtain his own appraisal.

n. County Budget. The County Manager will release her recommended budget on May 29th. That could contain replenishment money for the HLC's revolving fund.

o. A Final Draft of the HLC Manual has been completed.

Dr. Morrill presented the following **ACTION ITEM:**

a. Prospective Removal Of Historic Landmark Designation For a Portion of the James A. Blakeney House, 9215 Blakeney-Heath Road, Charlotte, N.C.

The owner of the property has received a Certificate of Appropriateness for the development of a portion of the property. The approved plan includes a historic buffer along Blakeney Heath Road. Staff believes that the property, excluding the buffer, should be de-designated. Staff requests a motion approving an amendment to the ordinance to de-designate the property as a historic landmark except for the historic buffer along Blakeney Heath Road.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE ORDINANCE FOR THE JAMES A. BLAKENEY HOUSE BE AMENDED TO EXCLUDE AND DE-DESIGNATE 7.829 ACRES OF LAND IN TAX PARCEL NUMBER 22922212, WHICH IS THE LAND IN THE SAID TAX PARCEL THAT IS CURRENTLY DESIGNATED AND IS NOT PART OF THE PROPOSED COMMON OPEN SPACE OR PROPOSED HISTORIC BUFFER APPROVED IN CERTIFICATE OF APPROPRIATENESS 13-45. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4. Design Review Committee Report: John Shurley

Mr. Shurley reported that that the Design Review Committee did not meet in April. The Design Review Committee will meet on May 28th at 8:00 a.m. in the HLC office at 2100 Randolph Road, Charlotte, N.C.

5. Projects Committee Report: Paula Lester

Ms. Lester reported that the Projects Committee had several items that must be considered in executive session. Also, financial arrangements for Mr. Lucas Ross must be considered in executive session.

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

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

NOTE: In Executive Session the Commission: 1) agreed to terms and a price to offer for the Outen Pottery Property, 430 Jefferson Street, Matthews, N.C., 2) agreed to terms and a price to offer for the Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C., 3) agreed to terms regarding the Richard Wearn House, 4928 Tuckaseegee Road, Charlotte, N.C., and 4) agreed to terms and financial arrangements for Mr. Lucas Ross, a UNCC intern who will work with the Commission during Summer 2014.

.6. Survey Committee Report: Jill Walker

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

7. 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.

8. Old Business.

There was no old business.

9. New Business.

Dr. Morrill explained that the remaining portion of the Outen Pottery Property would have to be designated as part of the historic landmark to enable the Commission to acquire it.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. LESTER THAT THE COMMISSION RECOMMEND TO THE MATTHEWS TOWN BOARD THAT THE ORDINANCE DESIGNATING THE OUTEN POTTERY PROPERTY, 430 JEFFERSON STREET, MATTHEWS, N.C., BE AMENDED TO INCLUDE TAX PARCEL NUMBER 22702319. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 7:40 p.m.