

Charlotte-Mecklenburg

**HISTORIC LANDMARKS COMMISSION**

September 8, 2014

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

Time: 6:00 p.m. – 7:55 p.m.

**Present:**

Mr. Nathan Clark/County

Mr. Larken Egleston/City

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

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. Patricia Nystrom, HLC Attorney

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Admin. Assistant

Mr. Bryan Turner, HLC Project Administrator

**Absent:**

None

**Visitors:**

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

Mr. Curt Walton, Carolina Theater

Mr. Matt Jennings, Carolina Theater

Mr. Jim Montgomery, Parks Cramer Building

Mr. Matt Crosland, Parks Cramer Building

Mr. Lyle Darnall, Parks Cramer Building

Mr. Scott Betzold, George Stephens House

Mr. Nate Wills, Trolley No. 1.

**1. Consideration of Minutes**

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE MINUTES FOR THE AUGUST 11, 2014, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

Mr. Shurley distributed the minutes of the Executive Session of the Historic Landmarks Commission meeting on August 11, 2014

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. EGGLESTON THAT THE EXECUTIVE SESSION MINUTES FOR THE AUGUST 11, 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.

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

Mr. Shurley announced that the Design Review Committee will not meet in September, because no applications for Certificates of Appropriateness have been received.

Ms. Lester reported that the Projects Committee will meet on Wednesday, September 24th at 6pm.

### **A. Discussion of Possible Relationship with Mecklenburg Preservation.**

Mr. Shurley asked Dr. Morrill to explain that a recently-formed non-profit organization, Mecklenburg Preservation, might assist the work of the Historic Landmarks Commission. Dr. Morrill noted that the HLC cannot assure tax deductibility for donations and can only acquire properties which have been designated as historic landmarks or which are contributing properties in a local historic district. Mecklenburg Preservation could do both. The issue before the Commission is whether, on a case-by-case basis, the Commission would be willing to provide a transfer fee when donated property is conveyed from Mecklenburg Preservation to the Commission. Pat Nystrom said that she thought this would be legally permissible but that Mr. Marvin Bethune, County Attorney, should be contacted. Dr. Morrill stated he would do so

**MS. LESTER PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE COMMISSION APPROVE THIS ARRANGEMENT IN CONCEPT AND DIRECT STAFF TO MEET WITH MECKLENBURG PRESERVATION TO DEVELOP A MORE COMPREHENSIVE DESCRIPTION OF THE TERMS OF A COOPERATIVE ARRANGEMENT BETWEEN THE COMMISSION AND MECKLENBURG PRESERVATION FOR CONSIDERATION BY THE COMMISSION AT A FUTURE MEETING OF THE HLC. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **3. Public Hearings**

### **A. Savona Mill, 528 South Turner Avenue, Charlotte, N.C.**

Dr. Morrill explained that the Savona Mill was be nominated for listing

in the National Register of Historic Places. The nomination process requires that the public be given an opportunity to comment upon whether the subject property meets the criteria for listing in the National Register of Historic Places.

**MR. ROGERS PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE COMMISSION OPEN A PUBLIC HEARING TO HEAR COMMENTS FROM THE PUBLIC REGARDING WHETHER THE SAVONA MILL, 528 TURNER AVENUE, CHARLOTTE, N.C., MEETS THE CRITERIA FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

Mr. Pappanastos, the owner of the Savona Mill, expressed his support for placing the Savona Mill in the National Register of Historic Places.

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE COMMISSION CLOSE A PUBLIC HEARING TO HEAR COMMENTS FROM THE PUBLIC REGARDING WHETHER THE SAVONA MILL, 528 TURNER AVENUE, CHARLOTTE, N.C., MEETS THE CRITERIA FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**B. The R. F. Outen Pottery, 430 Jefferson Street, Matthews, N.C.**

Dr. Morrill explained that the Commission has recommended that the amount of land included in the Outen Pottery Historic Landmark, 430 Jefferson St., Matthews, N.C. be expanded. This will allow the Commission to purchase the additional property for subsequent conveyance to the Town of Matthews. The designation process requires that the Commission hold a public hearing to receive public comment on the proposed historic landmark.

**MS. LESTER PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE COMMISSION OPEN A PUBLIC HEARING TO HEAR COMMENTS FROM THE PUBLIC REGARDING THE PROPOSED EXPANSION OF THE AMOUNT OF LAND INCLUDED IN THE OUTEN POTTERY HISTORIC LANDMARK, 430 JEFFERSON ST., MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

No comments were made.

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MS.**

**LESTER THAT THE COMMISSION CLOSE A PUBLIC HEARING TO HEAR COMMENTS FROM THE PUBLIC REGARDING THE PROPOSED EXPANSION OF THE AMOUNT OF LAND INCLUDED IN THE OUTEN POTTERY HISTORIC LANDMARK, 430 JEFFERSON ST., MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

Dr. Morrill reported that a letter has just been received at the HLC office from Mr. Allan Paul, assistant director of the Rail Division of the N. C. Dept. of Transportation, stating that his department plans to move the P & N Station on the old Mt. Holly Road, Charlotte, N. C., in February or March of 2015 to a new site across the road from the current location. The Department will pay for the move and the stabilization of the structure. Funding for restoration and management is unknown at this point.

Dr. Morrill also reported the following information items.

**a. 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.

**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. Staff has recently prepared photographs of the station for the NCDOT.

**c. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.** The Commission has received an offer to purchase the Grier-Rea House. The Commission will convene in executive session to consider the offer. Upon Commission approval, staff will move ahead with securing a historic highway marker and placing it on the Providence Rd. frontage of the property.

**d. 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. The realtor suggests a reduction in the sales price. Staff is attempting to secure a company to manage

the rental of the property. Damage was done to the spillway at the lake dam, probably resulting from beavers. Repairs have been made, and staff will continue to monitor the property.

**e. Preservation Strategy For Cornelius.** Staff will commence a comprehensive survey of Cornelius and identify potential historic landmarks. This task will be completed by the end of September. Staff will meet with officials of Cornelius and the Cornelius Preservation Committee in October to develop a preservation strategy for the town.

**f. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N. C.** Staff did meet with the Board of Directors of a charter school that will inform the Commission of its level of interest by the end of the year.

**g. Davidson Cotton Mill Houses, Delburg St., Davidson, N. C.** The Town has expressed its support for designation of the house. Negotiations continue with the owner about possible acquisition.

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

**i. Former Blankenship Oil and Feed Store, 330 Main St. Pineville, N.C.** The approved improvements to the building will be completed in the near future.

**j. Richard Wearn House, 4928 Tuckaseegee Rd., Charlotte, N.C.** The Commission has entered into a contract with the owner to purchase the house. The Commission has a four-month due diligence period during which the house will be offered for sale. The realtor is currently marketing the property for sale. The Commission will need to establish a sales price for the house.

**k. Phillips House and Barn, 301 West Charles St., Matthews, N.C.** The Board of County Commissioners has recognized the funds, and the closing should occur in the near future. Ms. Nystrom will discuss the details of the contract.

**l. Outen Pottery, 430 Jefferson St., Charlotte, N.C.** The Town Board of Matthews has approved pursuing potential purchase of the property. The Commission has entered into a contract with the owner to purchase the property with a four-month inspection period. The Commission will be conducting an environmental assessment of the property. The Town of Matthews wishes to ascertain the cost of environmental cleanup before it makes a final determination as to whether it wishes to purchase the property from the Historic

Landmarks Commission.

**m. Interlocal Agreement With Cornelius.** The City of Charlotte has approved amending the HLC's Interlocal Agreement to include Cornelius.

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

Mr. Pursley announced that the Design Review Committee met on August 27, 2014, and had the following actions items to report.

**A. Carolina Theatre, 230 N. Tryon Street, Charlotte, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION CONCEPTUALLY APPROVE THE PROPOSED RECONSTRUCTION OF ALL THE STORED ENTRANCE FACADES TO THE CAROLINA THEATER, 230 N. TRYON ST., CHARLOTTE, N.C., AND THE REHABILITATION OF THE AUDITORIUM PORTION OF THE CAROLINA THEATER AS DESCRIBED IN THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**B. George Stephens House, 821 Harvard Place, Charlotte, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE GEORGE STEPHENS HOUSE, 821 HARVARD PLACE, CHARLOTTE, N.C., STIPULATING THE USE OF OPTION B IN THE PLANS PREPARED BY THE APPLICANT, WHICH FEATURES SINGLE-LIGHT CASEMENT WINDOWS ON THE EXISTING FRONT PORCH ON THE RIGHT SIDE OF THE HOUSE AS ONE FACES THE HOUSE FROM THE STREET. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**C. Parks-Cramer Company Complex, 2000 South Boulevard, Charlotte, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE PARKS CRAMER COMPANY BUILDING, 2000 SOUTH BOULEVARD, CHARLOTTE, N.C., APPROVING THE PORTION OF

THE SUBMITTED PLAN WHICH INCLUDES THE REPLACEMENT OF THE EXISTING NON-ORIGINAL ENTRANCE DOORS AND TRANSOMS WITH WOODEN paneled doors and the RESTORATION OF AN ORIGINAL WINDOW OPENING THAT HAS BEEN CONVERTED INTO A DOORWAY, BUT DISAPPROVING THE PORTION OF THE SUBMITTED PLAN WHICH PROPOSES THE REMOVAL OF THE ORIGINAL PARTIAL HEIGHT INTERIOR WALLS, THE PROPOSED ALTERATIONS TO THE WESTERN MOST EXTERIOR WINDOWS ON THE SOUTH ELEVATION, AND THE REMOVAL OF THE ORIGINAL BLOCK FLOORING. IT WAS FURTHER STIPULATED THAT THE ORIGINAL BLOCK FLOORING MUST REMAIN INTACT AND THAT ANY CHANGES REGARDING THE EXISTING BLOCK FLOORING WHICH MIGHT OCCUR IN THE FUTURE MUST BE REVERSIBLE SO THAT THE ORIGINAL BLOCK FLOORING CAN BE RETURNED TO ITS ORIGINAL CONFIGURATION.

MR. PURSLEY PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. ERDMAN THAT THE HISTORIC LANDMARKS COMMISSION APPROVE FOR A CERTIFICATE OF APPROPRIATENESS CHANGES TO THE PARKS-CRAMER COMPANY COMPLEX AS SHOWN ON SUBMITTED PLANS BY McCLURE NICHOLSON AND MONTGOMERY, LABELED A1.1 AND A2.1 AND DATED 9-4-14; AND APPROVE CHANGES SHOWN ON SUBMITTED PLANS BY DAVID A. LEVY AND ASSOCIATES, WITH THE FOLLOWING CONDITIONS: 1) THAT THE EXISTING BLOCK FLOORING BE PRESERVED, 2) THAT THE EXTERIOR CHANGES TO THE TWO WINDOW BAYS ON THE SOUTH ELEVATION SHOWN ON PLANS BY DAVID A. LEVY AND ASSOCIATES NOT BE ALLOWED. THE COMMISSION APPROVED THE MOTION WITH MR. ELLIOTT VOTING IN OPPOSITION.

**D. Grier-Rea House, 6701 Providence Road, Charlotte, N.C.**

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE GRIER-REA HOUSE, 6701 PROVIDENCE ROAD, CHARLOTTE, N.C., ALLOWING THE ERECTION OF A HISTORIC HIGHWAY MARKER, MANUFACTURED BY SEWAH FOUNDRY, ON THE PROVIDENCE ROAD FRONTAGE OF THE GRIER-REA HOUSE. THE MARKER SHALL HAVE A BLACK BACKGROUND WITH SILVER LETTERING AND SHALL CONTAIN THE FOLLOWING WORDING: "GRIER-REA HOUSE. BUILT C. 1815 BY ISABELLA

**AND ISAAC GRIER, FIRST MINISTER OF SARDIS PRESBYTERIAN CHURCH. BOUGHT BY JOHN LANEY REA AND SARAH REA IN 1872. ORIGINAL LOCATION 1.8 MILES WEST. SPONSORED BY CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION.. ERECTED 2014." THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

Ms. Lester announced that the Projects Committee will meet at 6 p.m. on Wednesday, September 24, 2014

**A. Report of the Trolley Subcommittee: Dan Morrill**

**1) Ownership of Streetcar 85 and Operation of Trolley No. One.**

Dr. Morrill reported that HLC attorney Ms. Patricia Nystrom, as directed by the Commission at its August meeting, had prepared and circulated a summary of two documents, the first setting forth provisions whereby the Commission would obtain title to Streetcar 85 and the second explaining a proposed amendment to the memorandum of understanding between the Commission and Charlotte Trolley Inc. concerning the operation of Trolley No. One. Ms. Nystrom briefly reviewed the summary and stated that actions regarding these items would have to occur in HLC Executive Session. Jim Lockman, president of Charlotte Trolley, responded to questions from Commissioners.

Mr. Erdman stated that he would need to recuse himself from all discussions concerning Trolley No. 1.

**MR. ROGERS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN VOTING IN OPPOSITION.**

**MR. MILLER PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN REGULAR SESSION. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN VOTING IN OPPOSITION.**

**Note: In Executive Session the Commission approved**

**documents a) giving the Historic Landmarks Commission ownership of Streetcar 85 and b) amending Historic Landmarks Commission's Memorandum of Understanding with Charlotte Trolley, Inc. to allow Trolley No. One to operate in Belmont, N.C.**

**2) Consideration of Trolley Subcommittee's recommendation for storage arrangements for Streetcar 85.**

Dr. Morrill explained that the Trolley Subcommittee, under the auspices of the HLC's Projects Committee, had identified two potential storage locations for Streetcar 85. The first, warehouse space leased by Johnson C. Smith University on West Trade St., became problematic because of the availability of only a one-year lease. The other, at Mecklenburg County Jail North, would offer secure space for an undetermined number of years at no cost. Consequently, the Trolley Subcommittee was recommending Jail North as the storage site for Streetcar 85.

**MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE HISTORIC LANDMARKS COMMISSION MOVE STREETCAR 85 TO MECKLENBURG COUNTY JAIL NORTH, SPECTOR DRIVE, CHARLOTTE, N. C., AND PAY ALL EXPENSES ASSOCIATED WITH THE MOVE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**B. Actions Regarding The Grier-Rea House, 6701 Providence Road, Charlotte, N.C., and the Richard Wearn House, 4928 Tuckaseegee Road, Charlotte, N.C.: Dan Morrill**

Dr. Morrill explained that the Commission has received an offer to purchase the Grier-Rea House. The Commission must also set a sales price for the Richard Wearn House. Both items will have to be considered in executive session.

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

**MR. GIESER 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 Commission accepted the offer to purchase the Grier-Rea House, 6701 Providence Road, Charlotte, N.C. The Commission also established a sales price for the Richard Wearn House, 4928 Tuckaseegee Road, Charlotte, N.C.**

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

Ms. Walker stated that the Survey Committee will meet in November.

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

Ms.. Lester distributed the financial report and explained the information. Dr. Morrill noted that the \$1 million approved by the County in this year's budget is not contained in the reported balance..

**9. Old Business**

There was no old business.

**10. New Business**

Dr. Morrill stated that it would be most helpful if all Commissioners would respond to the request for ranking real estate projects that the Commission might undertake. This information would be useful to the Projects Committee during its deliberations.

Mr. Erdman distributed a flyer describing the program he will present entitled "Preserving Old Charlotte - In Pictures and Reality" to the Mecklenburg Historical Association on September 15, 2014, at Trinity Presbyterian Church, 3115 Providence Road, Charlotte, N. C. The dinner begins at 6:30 p.m. and the program at 7:15 p.m. He invited the HLC to attend.

The meeting adjourned at 7:55 p.m.