

Draft Minutes

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

January 12, 2015

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

Time: 6:00 p.m. – 8:00 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

Mr. Bryan Turner, HLC Projects Manager

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Admin. Assistant

Absent:

Ms. Patricia Nystrom, HLC Attorney

Visitors:

Ms. Abigail Jennings, S. W. Davis House

Mr. Allen Brooks, S. W. Davis House

Mr. Cecil Krimminger, VanLandingham Estate

Ms. Julie Muir, VanLandingham Estate

Mr. Eric Gamble, White Oak

Mr. Kevin Devanney

Ms. Laura Mock, S. W. Davis House

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR THE DECEMBER 8, 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).

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

A. Information Items.

Dr. Morrill reported the following items for information.

1. 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 appraisals on the houses. Staff will keep the Commission advised, but it seems that this project is not going to occur.

2. 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 news as to how NCDOT wants the Commission to be involved in the project.

3. Grier-Rea House, 6701 Providence Road, Charlotte, N.C. The historic marker for the Grier-Rea

House has been installed.

4. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. Mr. Eric Gamble of HM Properties and Staff met with a prospective buyer. The HLC is awaiting information concerning their level of commitment. Other potential buyers have visited the property.

5. Preservation Strategy For Cornelius. Staff is receiving inquiries about the prospect of historic landmark designation for properties in Cornelius.

6. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Discussions continue about how the Commission might be involved in a preservation strategy for the property. Discussions are ongoing.

7. Builders Building, 312 W. Trade St., Charlotte, N.C. Staff did meet with the Properties Committee of First Presbyterian Church to discuss how elements of the building could be saved. Staff is awaiting a response from the Church.

8. VanLandingham Estate, 2010 The Plaza, Charlotte, N.C. Staff will attend a meeting of the Charlotte Historic Districts Commission when that body discusses the proposed alterations to the property. The meeting is scheduled for February 11, 2015.

9. Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. The property is being marketed by Ms. Gina Harris. Staff is also considering a range of opportunities for the property.

10. Former Blankenship Oil and Feed Store, 330 Main St. Pineville, N.C. The property continues to be marketed by Mr. John Stipp, realtor.

11. Phillips House and Barn, 301 West Charles St., Matthews, N.C. The Historic Landmarks Commission has purchased the Phillips House and Barn. The current owner has a right of life tenancy. Staff has met with officials of Matthews to discuss the town's interest in how the property is treated.

12. Outen Pottery, 430 Jefferson St., Charlotte, N.C. The Town of Board of Matthews is continuing to consider whether it will acquire the property as part of a preservation strategy.

13. Charlotte Streetcar 85. Charlotte Streetcar 85 remains in a secure location. Options for its use will be explored by the Trolley/Bus subcommittee in the upcoming weeks.

14. Charlotte General Motors New Style Bus. The Charlotte General Motors New Style Bus is currently in storage in the CATS Bus Garage on South Tryon St. The Trolley/Bus subcommittee will be considering possible uses for the bus.

15. Certified Local Government Workshop. Two Commissioners and one staff person are required to attend annually a preservation workshop, so the Commission can retain its status as a Certified Local Government. A workshop is scheduled for Greensboro on February 18, 2015. Stewart Gray will be attending. Staff encourages Commissioners to attend.

Mr. Shurley announced that executive session items would be considered after the Design Review Committee Report.

Mr. Shurley stated that Ms. Lester is attending a meeting this evening of the Matthews Town Board because of business directly associated with that of the Historic Landmarks Commission. Therefore,

in his judgment, Ms. Lester should be counted present at the HLC meeting.

MR. ERDMAN PRESENTED A MOTION, SECONDED BY MR. ROGERS, THAT MS. LESTER SHOULD BE COUNTED AS PRESENT AT THE JANUARY MEETING OF THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Shurley stated that several action items in the Director's Report must be considered in executive session and would follow the Design Review Report on the Agenda.

B. Action Items in Director's Report Considered In Open Session.

1. Consideration of the Commission recommending or not recommending the listing of the Outen Pottery, 430 Jefferson Street, Matthews, N.C. in the National Register of Historic Places.

Dr. Morrill explained that the Commission, a Certified Local Government, has the opportunity to comment on the prospective listing of Mecklenburg County properties in the National Register of Historic Places.

MR. NORMAN PRESENTED A MOTION, SECONDED BY MR. GIESER, THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND THAT THE OUTEN POTTERY, 430 JEFFERSON STREET, MATTHEWS, N.C., BE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Consideration of a Motion requesting that Mecklenburg County assume ownership of the Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Dr. Morrill stated that at its October meeting the Commission tabled a motion for 90 days requesting that Mecklenburg County assume ownership of the Torrence Lytle School. Staff requests that the motion be tabled for an additional 90 days to allow on-going talks with various parties to consider preservation strategies for the property.

MR. ROGERS PRESENTED A MOTION, SECONDED BY MR. NORMAN, THAT THE HISTORIC LANDMARKS COMMISSION TABLE FOR 90 DAYS THE MOTION REQUESTING THAT MECKLENBURG COUNTY ASSUME OWNERSHIP OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMISSION APPROVED THE MOTION WITH MR. SHURLEY RECUSING HIMSELF FROM THE VOTE.

4. Design Review Committee Report: Ken Pursley

A. Consideration of an Application for Certificate of Appropriateness for the S. W. Davis House, Bob Beatty Road, Charlotte, N.C. The applicant is proposing to replace an existing, recently constructed metal building, and to replace the building with a new school building and to construct a separate frame pavilion building.

Mr. Pursley and Mr. Gray explained the changes that the owner wishes to make to the interior of the house and reviewed the plans.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE CONCEPTUALLY THE PROPOSED NEW SCHOOL BUILDING ON THE SITE OF THE S. W. DAVIS HOUSE, BOB BEATTY ROAD, CHARLOTTE, N. C., WITH THE PROVISIO THAT STAFF WORK WITH THE APPLICANT, IN CONJUNCTION WITH THE CHAIR OF THE DESIGN REVIEW COMMITTEE, TO DEVELOP A

DESIGN FOR THE PROPOSED SCHOOL BUILDING THAT HAS LESS ARCHITECTURAL COMPLEXITY SO THAT THE BUILDING COMPETES LESS WITH THE VISUAL IMPACT OF THE S. W. DAVIS HOUSE.

Mr. Gray explained that a revised plan for the buildings, including a separate pavilion building, had been developed by the applicant and reviewed by staff.

MR. PURSLEY PRESENTED A SUBSTITUTE MOTION, SECONDED BY MR. GIESER, THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE MATERIAL ALTERATIONS OF THE S.W. DAVIS HOUSE PROPERTY AS SPECIFIED IN THE PLANS SUBMITTED WITH THE CERTIFICATE OF APPROPRIATENESS APPLICATION AND SUBSEQUENTLY REVISED BY THE APPLICANT IN CONSULTATION WITH THE HLC STAFF AND THE CHAIR OF THE DESIGN REVIEW COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

NOTE: In Executive Session the Commission:

Approved the purchase, renovation , and expansion of the former Delburg Mill Worker's House, 303 Delburg Street, Davidson, N.C.

Approved a counter offer to the offer to purchase the former Blankenship Oil and Feed Store, 330 Main Street, Pineville, N.C. but delayed its conveyance until the HLC attorney has had an opportunity to review it.

Approved a counter offer to the offer to purchase White Oak Plantation, 7729 Hood Road, Charlotte, N.C.

Approved the terms of a Contract for Consulting Services with Ms. Susan V. Meyer.

Approved the terms of a listing agreement with Ms. Eric Gamble as the HLC's realtor for White Oak.

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

Mr. Shurley stated that the Commission would now consider the remainder of the action items in the Director's Report.

5. Public Hearing On The Prospect Of The Former Delburg Mill Worker's House, 303 Delburg Street, Davidson, N.C., being designated as a historic landmark.

MR. ROGERS PRESENTED A MOTION, SECONDED BY MR. PURSLEY, THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROSPECT THAT THE FORMER DELBURG MILL WORKER'S HOUSE, 303 DELBURG STREET, DAVIDSON, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill told the Commissioners that the State Dept. of Archives and History commented that the property would better qualify for historic designation if it were part of a historic district. Staff believes that the house has special historic significance due to its location and rarity.

MR. GIESER PRESENTED A MOTION, SECONDED BY MR. NORMAN, THAT THE HISTORIC LANDMARKS COMMISSION CLOSE A PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROSPECT THAT THE FORMER DELBURG MILL WORKER'S HOUSE, 303 DELBURG STREET, DAVIDSON, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Ms. Paula Lester

Dr. Morrill stated that the Projects Committee has not met since the last meeting.

7. Survey Committee Report: Ms. Jill Walker

Ms. Walker reported that the Survey Committee will meet on February 19, 2015, at 8:30 a.m. at the HLC office.

8. Treasurer's Report: Ms. Paula Lester

Mr. Turner distributed the financial report and explained the information.

9. Old Business

There was no old business.

10. New Business

Ms. Walker asked how the Commission could assist with the reinstatement of the State Income Tax Credits for the rehabilitation of historic properties. Dr. Morrill stated that he would investigate the matter.

Dr. Morrill stated that he had made the Commissioners aware of the likelihood that the owner of the AI House at 2005 Cleveland Ave., Charlotte, N.C., would be applying for a Certificate of Appropriateness the building. The consensus of the Commission was that it did not want to pursue purchase of the pro

The Commission adjourned at 8:00 p.m.