

Draft Minutes

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

March 9, 2015

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

Time: 6:00 p.m. – 7:30 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. 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. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Admin. Assistant

Ms. Patricia Nystrom, HLC Attorney

Absent:

Mr. Mike Rogers/City

Mr. Bryan Turner, HLC Projects Manager

Visitors:

Mr. Kurt Hogan, Highland Mill No. 3 (Heist Brewery)

Ms. Susan Mayer, Authur Smith Studio, Outen Pottery

Mr. Brian Clarke, Sloan Porter House

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE MINUTES FOR THE FEBRUARY 9, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE MINUTES FOR THE EXECUTIVE SESSION OF THE FEBRUARY 9, 2015, 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

Dr. Morrill reported the following items for information.

- 1. 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. The opening of bids for moving and restoring the building occurred in Raleigh on February 26th.
- 2. White Oak Plantation, 7729 Hood Road, Charlotte, N.C.** The prospective buyer of White Oak Plantation is performing due diligence. Some issues have arisen. These will be dealt with in Executive Session.
- 3. Preservation Strategy For Cornelius.** Staff is continuing to work with the Town of Cornelius in formulating a preservation strategy for the town. Staff will be making a presentation on March 16th to the Cornelius Town Board.
- 4. 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. Mr. Brian Hines, a developer, is performing due diligence to determine the feasibility of restoring the school for use by a charter school. Staff has met with officials of the Town of Huntersville to discuss how Huntersville might assist in preserving the facility. Mr. Norman and Dr. Morrill have met with officials of Pioneer Springs School, which is the potential occupant of the property. Mr. Norman will be making a report to the Commission later in this meeting. The Projects Committee will meet on April 8th to formulate a recommendation for presentation to the Commission at its April 13th meeting.
- 5. Builders Building, 312 W. Trade St., Charlotte, N.C.** Staff continues to await a decision from First Presbyterian Church about its plans for the property.
- 6. VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.** The Charlotte Historic Districts Commission has met

to consider prospective changes to the property. Staff did attend to observe the proceedings and to explain the actions of the HLC regarding this property.

7. Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. Staff has submitted the draft of a lease to a prospective tenant of the property. Under the lease the property would be used to grow agricultural crops. The prospective tenant informed Staff today that he has decided not to sign the lease.

8. Former Blankenship Oil and Feed Store, 330 Main St. Pineville, N.C. The Executive Committee has accepted an offer to purchase the property subject to HLC approval. This matter will be considered in Executive Session.

9. 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. There have been discussions about the condition of the barn.

10. Outen Pottery, 430 Jefferson St., Matthews, N.C. The Town of Board of Matthews has approved purchasing the property from the Commission, which will first purchase it from the owner. A complication has arisen because of a deed restriction on the property limiting the business use of the site. Ms. Nystrom and Ms. Lester and others are attempting to resolve the issue. Ms. Nystrom stated that these efforts might require an extension of the examination period.

MR. ERDMAN PRESENTED A MOTION, SECONDED BY MR. MILLER, THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE EXECUTIVE COMMITTEE TO EXTEND THE EXAMINATION PERIOD FOR THE HLC'S PROSPECTIVE PURCHASE OF THE R. F. OUTEN POTTERY, 430 JEFFERSON ST., MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

11. 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.

12. 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.

13. Atherton Cotton Mill House, 2005 Cleveland Ave., Charlotte, N.C. Mr. Eric Gamble continues to consider the economic feasibility of the adaptive reuse of the property. The Commission approved a 180 day delay on demolition.

4. Explanation of Possible HLC Participation In Restoration Of Torrence Lytle School: Len Norman

Dr. Morrill suggested that the agenda be amended to allow items 4 and 6 to be considered after item 5 so that all items to be considered in Executive Session could be discussed in a single session.

MR. EGLESTON PRESENTED A MOTION, SECONDED BY MR. GIESER, THAT THE HISTORIC LANDMARKS COMMISSION AMEND THE AGENDA TO PLACE CONSIDERATION OF ITEM 4 AND ITEM 6 AFTER CONSIDERATION OF ITEM 5. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Design Review Committee Report: Ken Pursley

A. Consideration of an Application for a Certificate of Appropriateness To Demolish The William Grier House, 8120 Robbie Circle, Charlotte, N.C.

Mr. Pursley explained that Charlotte Douglas International Airport has purchased the house and plans to demolish it. Staff explained that the only legal authority the Commission possesses is to delay the effective date of a Certificate of Appropriateness for Demolition for up to 365 days. Staff stated that it would visit the house and attempt to devise a

plan for the preservation of all or some significant portions of the house.

The following was treated as a motion with a second.

THE DESIGN REVIEW COMMITTEE RECOMMENDED THAT THE HISTORIC LANDMARKS COMMISSION DELAY THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE WILLIAM GRIER HOUSE, 8120 ROBBIE CIRCLE, CHARLOTTE, N.C., FOR THREE HUNDRED AND SIXTY-FIVE (365) DAYS FROM MARCH 9, 2015, SO THAT THE HLC STAFF CAN PURSUE PRESERVATION SOLUTIONS FOR THE WILLIAM GRIER HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Consideration of an Application for a Certificate of Appropriateness To Demolish The Hayes-Byrum House, 8116 Robbie Circle, Charlotte, N.C.

Mr. Pursley explained that Charlotte Douglas International Airport has purchased the house and plans to demolish it. Staff explained that the only legal authority the Commission possesses is to delay the effective date of a Certificate of Appropriateness for Demolition for up to 365 days. Staff stated that it would visit the house and attempt to devise a plan for the preservation of all or some significant portions of the house.

The following was treated as a motion with a second.

THE DESIGN REVIEW COMMITTEE RECOMMENDED THAT THE HISTORIC LANDMARKS COMMISSION DELAY THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE HAYES-BYRUM HOUSE, 8116 ROBBIE CIRCLE, CHARLOTTE, N.C., FOR THREE HUNDRED AND SIXTY-FIVE (365) DAYS FROM MARCH 9, 2015, SO THAT THE HLC STAFF CAN PURSUE PRESERVATION SOLUTIONS FOR THE HAYES-BYRUM HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Consideration of an Application for a Certificate of Appropriateness To Make Material Alterations To The Highland Manufacturing Company Plant No. 3, 2909 North Davidson Street, Charlotte, N.C.

Mr. Pursley explained that this item was being submitted under express review, meaning that the Design Review Committee has not reviewed this matter and does not have a recommendation.

Staff explained that the applicant intends to construct an exterior walk-in cooler and an exterior privacy fence. Staff believes that the proposed changes meet the Secretary of the Interior's Standards, which the Commission has adopted as its design review guidelines.

MR. GIESER PRESENTED A MOTION, SECONDED BY MR. NORMAN, THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE MATERIAL ALTERATION OF THE HIGHLAND MANUFACTURING PLANT NO. 3, 2909 NORTH DAVIDSON STREET, CHARLOTTE, N.C., IN ACCORDANCE WITH THE PLANS PRESENTED WITH THE APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Ms. Paula Lester

MS. LESTER PRESENTED A MOTION, SECONDED BY MS. WALKER, THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

NOTE: In Executive Session the Commission:

Received a report on the options the Commission might consider for its participation in the restoration of the Torrence Lytle School, 302 Holbrooks Road, Charlotte, N.C.

Reviewed the status of leasing the Edward M. Rozzel Property, 11607 Old Rozzelles Ferry Road, Charlotte, N.C.

Approved an offer to purchase the former Blankenship Oil and Feed Store, 330 Main Street, Pineville, N.C.

Authorized the Executive Committee of the Historic Landmarks Commission to consider credits for repairs to White Oak Plantation, 7729 Hood Road, Charlotte, N.C.

Received information about the status of the R. F. Outen Project, 430 Jefferson Street, Matthews, N.C.

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

6. Survey Committee Report: Ms. Jill Walker

A. Consideration of The Survey and Research Report on the Arthur Smith Studio, 5457 Monroe Road, Charlotte.

Staff explained that Section 8 of the Survey and Research Report contains the justification for the property having special significance.

Staff explained that the following item was being treated as a motion with a second.

THE SURVEY COMMITTEE RECOMMENDS TO THE HISTORIC LANDMARKS COMMISSION THAT THE ARTHUR SMITH STUDIO, 5457 MONROE ROAD, CHARLOTTE, N.C., INCLUDING THE ENTIRE EXTERIOR OF THE BUILDING AND THE LAND INCLUDED WITHIN THE TAX PARCEL, BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION APPROVED THE MOTION WITH MR. ELLIOTT VOTING IN OPPOSITION.

B. Study List Properties

1. Lawrence Orr House, 5025 Lawrence Orr Road, Charlotte, NC.

Descendants of Lawrence Orr spoke to the Commission about the contributions Lawrence Orr made to the advancement of the African American Community.

Staff briefly explained the purposes of the Study List. It is a list of properties that hold promise of having special significance.

The following item was treated as an item with a second.

THE SURVEY COMMITTEE RECOMMENDS TO THE HISTORIC LANDMARKS COMMISSION THAT THE LAWRENCE ORR HOUSE, 5025 LAWRENCE ORR ROAD, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Norman Atwater Cocke House, 816 Harvard Place, Charlotte, NC.

Staff briefly explained the purposes of the Study List. It is a list of properties that hold promise of having special significance.

The following item was treated as an item with a second.

THE SURVEY COMMITTEE RECOMMENDS TO THE HISTORIC LANDMARKS COMMISSION

THAT THE NORMAN ATWATER COCKE HOUSE, 816 HARVARD PLACE, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3. Sloan-Porter House, 10124 Walkers Ferry Road, Charlotte, NC.

Staff briefly explained the purposes of the Study List. It is a list of properties that hold promise of having special signif

The following item was treated as an item with a second.

THE SURVEY COMMITTEE RECOMMENDS TO THE HISTORIC LANDMARKS COMMISSION THAT THE SLOAN-PORTER HOUSE, 10124 WALKERS FERRY ROAD, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4. The House At 4929 Monroe Road, Charlotte, NC.

Staff briefly explained the purposes of the Study List. It is a list of properties that hold promise of having special significance.

The following item was treated as an item with a second.

THE SURVEY COMMITTEE RECOMMENDS TO THE HISTORIC LANDMARKS COMMISSION THAT THE HOUSE AT 4929 MONROE ROAD, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Consideration of Producing a Survey of Historic Resources in the Town of Huntersville, NC.

Staff explained that the Town of Huntersville has requested that the Commission perform a survey of historical resources in Huntersville and its Extra-Territorial Jurisdiction.

The following item was treated as an item with a second.

THE SURVEY COMMITTEE RECOMMENDS TO THE HISTORIC LANDMARKS COMMISSION THAT A SURVEY OF HISTORIC RESOURCES IN HUNTERSVILLE, N.C. AND ITS EXTRA-TERRITORIAL JURISDICTION BE PERFORMED WHEN TIME AND RESOURCES BECOME AVAILABLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

D. Consideration of Producing Survey and Research Report for the Star Saint Matthews Lodge 566, 124 Morris Road, Matthews, NC.

Staff explained the Lodge was placed on the Study List in April 2014. The owner is requesting that the Survey Committee recommend to the Charlotte-Mecklenburg Historic Landmarks Commission that it consider producing a Survey and Research Report for the property.

The following item was treated as an item with a second.

THE SURVEY COMMITTEE RECOMMENDS TO THE HISTORIC LANDMARKS COMMISSION THAT IT PREPARE A SURVEY AND RESEARCH REPORT ON THE STAR SAINT MATTHEWS LODGE, 124 MORRIS ROAD, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Treasurer's Report: Ms. Paula Lester

Ms. Lester distributed the financial report and explained the information.

8. Old Business

There was no old business.

9. New Business

Mr. Elliott congratulated Ms. Dominick on her recent marriage engagement to Mr. Tyler Rudisill.

Mr. Erdman stated that he attended Dr. Morrill's presentation of the history of the Eastover Neighborhood and found it to be most informative

The Commission adjourned at 7:30 p.m.