

Charlotte-Mecklenburg

HISTORIC LANDMARKS COMMISSION

October 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, HLC Treasurer

Mr. David Erdman/Mayor

Ms. Laura Hoover/County

Ms. Paula Lester/County, HLC Chair

Mr. Mark H. Miller/County

Mr. Len Norman/City, HLC Projects Chair.

Mr. Kenneth Pursley/County, Design Review Com. Chair

Mr. John Shurley/County, HLC Vice-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

Mr. Prosser Carnegie, HLC Attorney

Ms. Patricia Nystrom, HLC Attorney

Absent:

Mr. Cameron Wright/City

Visitors:

Peter Snow, Hennigan Place

Phillip Hayes, Hennigan Place

Diane Long, Hennigan Place

Harry Stathopoulos, Hennigan Place

Julia Stathopoulos, Hennigan Place

Louis Tochiki, Carnegie Library, JCSU

Eric Gamble, Atherton Cotton Mill House

1. Consideration of Minutes

MS.. WALKER PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE MINUTES FOR THE SEPTEMBER 14, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION APPROVED THE MOTION WITH MR. NORMAN ABSTAINING FROM THE VOTE.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE MINUTES FOR THE CLOSED SESSION OF THE SEPTEMBER 14, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION APPROVED THE MOTION WITH MR. NORMAN ABSTAINING FROM THE VOTE.

2. Chair's Report: Ms. Paula Lester

Ms. Lester stated that Commissioners should keep a check on their attendance by reviewing the attendance sheet posted on the HLC's website.

Ms. Lester thanked Ms. Nystrom for her excellent years of service to the HLC as HLC attorney.

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

A. Action Items.

1. Streetcar 85. The Commission voted at its September Meeting to table until its October Meeting a proposed resolution committing the Commission to terminate the placement of Streetcar 85 at the North Carolina Transportation Museum if Lakewood Trolley establishes a viable trolley line between South Cedar St. and the Savona Mill in Charlotte. Mr. Norman explained that the language of the proposed resolution has been edited and is presented for your consideration.

Proposed Resolution

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks, hereinafter "Commission," has sole ownership of Streetcar 85, hereinafter "Streetcar;" and

WHEREAS, Lakewood Trolley, a not-for-profit entity, is soliciting support to establish a streetcar line on the former Piedmont and Northern Railroad rail line between Cedar Street and Turner Avenue in Charlotte, N.C.; and

WHEREAS, the Commission supports the operation of the Streetcar on the former Piedmont and Northern Railroad rail line between Cedar Street and Turner Avenue in Charlotte, N.C.; and

WHEREAS, the Commission is currently negotiating with the North Carolina Transportation Museum, hereinafter "Museum", to establish a loan of the Streetcar to the Museum.

NOW IT BE RESOLVED BY THE COMMISSION THAT

The Commission shall include in the loan documents for any loan of the Streetcar to the Museum provisions to permit the Commission to retrieve the streetcar at such time as Lakewood Trolley demonstrates to the Commission that the streetcar line on the former Piedmont and Northern rail line in Charlotte, N.C. and all necessary support facilities are in place and ready for the streetcar to operate on the Line and that Lakewood Trolley has in place a sustainable plan to fund and operate the streetcar; and

The Commission will engage in negotiations with Lakewood Trolley seeking to establish a lease of Streetcar 85 to Lakewood Trolley for operations on the former Piedmont and Northern rail line between Cedar Street and Turner Avenue in Charlotte.

MR. EGGLESTON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE MOTION REGARDING A STREETCAR RESOLUTION BE TAKEN OFF THE TABLE AND CONSIDERED BY THE COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Egleston asked if approval of the resolution would affect the timing of negotiations with the North Carolina Transportation Museum. Dr. Morrill said that the Commission would still not make a decision about the placement of Streetcar 85 until the January 2016 meeting of the HLC.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE COMMISSION ADOPT THE STREETCAR RESOLUTION AS PRESENTED AT THIS MEETING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Addendum To HLC Procedure Manual. In keeping with a recommendation made by the Chair of the Design Review Committee at the September Meeting, Staff recommends that the HLC approve a motion adding the following language as an Addendum to the HLC Procedural Manual.

Commissioner concerns regarding possible unapproved alterations to designated historic landmarks shall be directed to the HLC Staff. HLC Staff will then investigate and report its findings to the HLC.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. EGGLESTON THAT THE ABOVE LANGUAGE BE INCLUDED AS AN ADDENDUM IN THE COMMISSION'S MANUAL OF PROCEDURES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

#### B. Information Items.

1. Introduction Of Prosser Carnegie (Sandy). Sandy Carnegie will be assuming the role as HLC attorney. Patricia Nystrom, who has served in this capacity with great distinction, is here to introduce Mr.

Carnegie. Ms. Nystrom introduced Mr. Carnegie, who reviewed his professional career as attorney and developer.

2. Rozzel House. 11647 Old Rozzelles Ferry Road, Charlotte, N.C. Staff is still awaiting a specific offer from a prospective buyer of the property.

3. Biddleville Cemetery, Cemetery Street, Charlotte, N.C. Susan Mayer is preparing a Survey and Research Report on the property. She anticipates completing the report in December.

4. Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C. Peter Wasmer of the Asset and Facilities Management Department of Mecklenburg County is Project Manager. A revised architectural plan will be presented to the Design Review Committee at its October meeting and to the HLC at its November meeting.

5. Main St. Commerical Building, Huntersville, N.C. The Asset and Facilities Management Department of Mecklenburg County will be conducting inspections of the building as an initial consideration of purchase.

6. Update on the Sherrill-Robbins House, 19726 Zion Ave., Cornelius, N.C. and the Bewell Robert Harviel, Sr. House, 19738 Zion Ave., Cornelius, N.C. There have been no developments since the September HLC Meeting.

7. 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 has been asked to assist with photographing the project. This is a major preservation victory. There is no update.

8. Preservation Strategy For Cornelius. Staff is continuing to work with the Town of Cornelius in formulating a preservation strategy for the town.

9. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. The County Commission has approved funds to proceed with environmental cleanup and stabilization of all buildings. Bryan Turner is the Project Manager. Staff has met with Huntersville officials about an agreement between the Town and the HLC. Staff will be working on details of the agreement for eventual presentation to the HLC.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE HISTORIC LANDMARKS COMMISSION POSTPONE UNTIL THE DECEMBER 2015 HLC MEETING THE EXPENDITURE OF MONEY TO STABILIZE AND CLEAN ENVIRONMENTALLY THE BUILDINGS OWNED BY THE COMMISSION AT THE TORRENCE LYTLER SCHOOL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

10. 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.

11. 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. Discussions have begun with the North Carolina Transportation Museum about locating the Bus there. The Lakewood Trolley organization has also expressed interest in using the bus in the revitalization of West Charlotte neighborhoods. The Board of County Commissioners has approved funds for repairing the bus. The County Procurement Department is working with Staff, and a refurbished motor has been ordered for the bus. Mary Dominick is coordinating this effort.

12. Huntersville Jail, Huntersville, N.C. Staff is waiting to learn whether the Town of Huntersville wants Staff to participate in a Task Force to consider possible future uses for the property.

13. William Grier House. 8120 Robbie Circle, Charlotte, N.C. Staff did meet with Airport officials to discuss preservation efforts. Discussions will continue.

14. Outen Pottery. 430 Jefferson Street, Matthews, N.C. Peter Wasmer, Project Manager, has visited the site and has made an assessment of initial necessary repairs, which include a new roof over the kiln. A gate has also been placed at the entrance to the site. The Outen Pottery Task Force did meet on September 21st to begin the discussion of a strategic plan for the property.

15. Carolina Theater, 224-232 North Tryon Street, Charlotte, N.C. Officials of the Foundation For The Carolinas met with HLC Staff to review proposed plans for the treatment of the two historic facades of the Carolina Theater. A presentation of the plans for the Carolina Theater will be made to the Design Review Committee at its meeting on October 28th. The Commission will consider the plans at its November meeting.

4. Design Review Committee Report: Ken Pursley

Applications For Certificate of Appropriateness.

A. Hoyle House, 11511 Smith Road, Cornelius, N.C.

The owner of the Hoyle House is seeking a Certificate of Appropriateness to allow the construction of an auxiliary structure, a garage, at the rear of the property.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS AS PRESENTED FOR THE HOYLE HOUSE, 11511 SMITH ROAD, CORNELIUS, N.C., AS PRESENTED WITH THE CONDITION THAT THE APPLICANT WORK WITH HLC STAFF TO IDENTIFY A SIMPLER, MORE AGRARIAN-TYPE SET OF DOORS FOR PLACEMENT ON THE GARAGE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Hennigan Place, 3503 Tilley Morris Road, Charlotte N.C.

The prospective buyer of Hennigan Place is seeking a Certificate of Appropriateness to allow the building of additional homes on the site, the relocation of the barn, and the construction of the infrastructure and landscape features associated with the proposed development.

The Commission discussed the issue at length, hearing from the prospective buyer and the owner of the property, plus neighbors. Discussions between the prospective buyer and neighbors of the property have produced modifications to the original site plan.

A consensus emerged that the best course of action was to follow the standard design review procedures and have the Design Review Committee review the revised plan in detail and bring recommendations to the Commission at its November meeting.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE CONCEPTUALLY IN-FILL DEVELOPMENT ON THE HENNIGAN PLACE PROPERTY, 3503 TILLEY MORRIS ROAD, CHARLOTTE, N.C., BUT THAT THE APPLICANT BE REQUIRED TO SUBMIT FOR APPROVAL OR DISAPPROVAL HIS FINAL, REFINED SITE PLAN TO THE DESIGN REVIEW COMMITTEE AT ITS MEETING ON OCTOBER 28, 2015. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Carnegie Library Building, Campus of Johnson C. Smith University, 100 Beatties Ford Road, Charlotte, N.C.

The owner of the Carnegie Library Building is proposing to install a wheelchair platform lift, and to renovate portions of the basement and first floor of the building.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS AS PRESENTED FOR THE CARNEGIE LIBRARY BUILDING, CAMPUS OF JOHNSON C. SMITH UNIVERSITY, 100 BEATTIES FORD ROAD, CHARLOTTE, N. C. AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.



5. Projects Committee Report: Len Norman

A. Prospective Purchase Of The Atherton Cotton Mill House, 2005 Cleveland Avenue, Charlotte, N.C.

Staff reported that the due diligence period for the Atherton Cotton Mill House expires on October 14th. Consequently, the Commission needs to determine how and under what conditions it might wish to proceed with the purchase and upfitting of the property.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS ISSUES ASSOCIATED WITH THE PROSPECTIVE PURCHASE OF REAL ESTATE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In closed session the Commission determined the conditions under which it would continue to pursue purchase of the Atherton Cotton Mill House, 2005 Cleveland Avenue, Charlotte, N.C.

6. Survey Committee Report: Jill Walker

The Survey Committee will meet October 21, 2015, at 8:30 a.m. at the HLC Office..

7. Treasurer's Report: Mr. Elliott

Mr. Elliott distributed the Treasurer's Report and explained its contents.

8. Old Business

There was no old business.

## 9. New Business

Ms. Lester presented a card signed by Commissioners and Staff to Ms. Nystrom. Ms. Lester also gave a flowering plant to Ms. Nystrom as a token of appreciation for her service to the HLC.

Mr. Norman graciously agreed that he and his wife would host the HLC Holiday Party in their home.

The Commission adjourned at 8:00 p.m.