

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION**

**April 11, 2016**

**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/ HLC Treasurer**

**Mr. David Erdman/Mayor**

**Ms. Laura Hoover/County**

**Ms. Paula Lester/County, HLC Chair**

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

**Mr. John Shurley/County, HLC Vice-Chair**

**Mr. Cameron Wright/City**

**Dr. Dan L. Morrill, HLC Consulting Director**

**Mr. Stewart Gray, HLC Preservation Planner**

**Ms. Mary Dominick, HLC Administrative Assistant**

**Ms. Mary Lynn Morrill, HLC Recording Consultant**

**Mr. Peter Wasmer, HLC Projects Manager**

**Ms. Jennifer Errington, Attorney**

**Mr. Sandy Carnegie, Present by Telephone**

**Visitors:**

**Ms. Regina Bates, Torrence Lytle School**

**Mr. Tyson Bates Torrence Lytle School**

**Ms. Kay Peninger, Charlotte Museum of History**

**Mr. Graham Adams, Phillips House and Morris Barn**

**Mr. Peter Harakas, Highland Park Manufacturing Company Plant No. 3**

**Ms. Laura Smith, Carolina Theater**

**Mr. Richard Grubbs, Carolina Theater**

**Mr. Mark Hahn, Director, Assets and Facilities Management Department**

**Absent:**

**Mr. Mark H. Miller/County**

**Mr. Len Norman/City, HLC Projects Chair**  
**Ms. Jill Walker/Mayor/HLC Secretary, Survey Com. Chair**

### **1. Consideration of Minutes**

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE MINUTES FOR THE MARCH 14, 2016, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. EGGLESTON THAT THE MINUTES FOR THE MARCH 14, 2016, CLOSED SESSION MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

### **2. Chair's Report: Ms. Paula Lester**

**Ms. Lester welcomed everyone to the meeting.**

**Ms. Lester reported that the HLC terms of Mr. Erdman, Ms. Walker, and herself would expire July 2016.**

**Ms. Lester stated that Commissioners should keep a check on their attendance by reviewing the attendance sheet posted on the HLC's website. The new website address is [cmlandmarkscommission.org](http://cmlandmarkscommission.org).**

**Ms. Lester reminded the Commissioners that the Historic Landmarks Commission does not meet in July.**

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

**Dr. Morrill reported the following information:**

**1) Edward Rozzel House, 11647 Old Rozzels Ferry Road, Charlotte, N.C. A prospective buyer of the Edward Rozzel House has come forward. Staff and Len Norman are involved in negotiations. Staff is also maintaining contact with Ms. Bobbie Mabe, a prospective lessee of the property.**

**2) Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C. The Design Review Committee is recommending approval of plans for the restoration and**

expansion of the house. The Commission will consider this issue as a regular agenda item.

3) Torrence-Lytle School. 302 Holbrooks Road, Huntersville, N.C. Staff is moving forward with the approved environmental cleanup of all buildings owned by the HLC and with stabilizing the original school building. The Projects Committee is recommending entering into an agreement with a prospective buyer. The Commission will consider this issue as a regular agenda item.

4) General Motors New Style Bus 1074. Clarke Power Co. continues to work on restoration of the bus. The job will be completed by the end of this week. Staff is working on a draft of an agreement between the Commission and CATS regarding storage, maintenance, and use of the bus. The bus will initially be moved to the CATS garage for use in a Bus Rodeo in May. It will then be driven to Mooresville for the installation of air conditioning.

5) Outen Pottery, 403 Jefferson St., Matthews, N.C. Improvements to the property continue. Mr. Peter Wasmer is the Project Manager of the physical changes to the property. The Outen Pottery Task Force continues to meet, and Staff has developed a video explaining the significance of the site.

6) Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C. The Design Review Committee will be recommending funding of a joint study with the Town of Matthews of possible uses of the property. If approved, this study will contain information to be included in a Request For Proposals sent to prospective buyers of the property. The Commission will consider that issue as a regular agenda item.

7) William Grier House. Douglas International Airport owns this house. Staff has met with Airport officials and will consider preservation strategies. There have been no developments since the last meeting of the Historic Landmarks Commission.

8) Thrift Piedmont and Northern Depot. The North Carolina Department of Transportation has moved the depot to land purchased by NCDOT. The State continues to refurbish the building.

9) Discussions are occurring regularly with County officials about project management. Staff has worked with the Commission in developing a due

diligence matrix.

10) Walter's Barbershop, 114 Main Street, Huntersville, N.C. Staff is processing the property for historic landmark designation. A public hearing will occur during the regular agenda. Due diligence continues.

11) Streetcar 85. The Streetcar was moved on March 9, 2016, to the North Carolina Transportation Museum in Spencer, N.C. The Commission will be responsible for securing a generator and a cart to power the Streetcar.

12) Atherton Cotton Mill House. 2005 Cleveland Ave., Charlotte, N.C. The owner of the Atherton Cotton Mill House has contacted the Commission and wishes to reactivate the contract with the Historic Landmarks Commission. The Commission has voted to make an offer on the house subject to approval of a text amendment to the zoning ordinance that will allow the front porch to be reconstructed. A hearing on that subject occurred before the Charlotte City Council on March 21st. City Council will make a decision in April. Due diligence continues.

13) HLC Chair, Mr. Norman and Dr. Morrill met with the County Executive Budget Team to advocate \$2 million of replenishment money for the HLC Revolving Fund. The County Manager will present her recommended budget to the Board of County Commissioners in May. It is clear that the County leadership wants the Historic Landmarks Commission to pay special attention to the economic viability of Revolving Fund projects. Mr. Mark Hahn, Director of the Assets and Facilities Management Department of Mecklenburg County, affirmed that the Commission should continue to scrutinize the economic parameters of future projects.

14) McQuay House. In accordance with Commission policies, the Commission's Right of First Refusal to purchase the McQuay House on Tuckaseegee Road has been waived.

4. Public Hearing On The Prospective Designation of the Walters Barbershop, 112-114 South Main Street, Huntersville, N.C.

Dr. Morrill explained that State Statute N.C.G.S. 160A-400 requires that the public be given an opportunity to comment on the prospective designation of property as a historic landmark.

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. WRIGHT THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE**

**PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE WALTERS BARBERSHOP, 112-114 SOUTH MAIN STREET, HUNTERSVILLE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION CLOSE A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE WALTERS BARBERSHOP, 112-114 SOUTH MAIN STREET, HUNTERSVILLE, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**No coments were made.**

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION AFFIRM ITS RECOMMENDATION THAT THE WALTERS BARBERSHOP, 112-114 SOUTH MAIN STREET, HUNTERSVILLE, N.C., BE RECOMMENDED FOR HISTORIC LANDMARK DESIGNATION BY THE TOWN BOARD OF HUNTERSIVLLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**The Design Review Committee met on March 23, 2016.**

**a) Consideration of development planning for the Phillip's House, 131 W. Charles Street, Matthews, N.C.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT FUND UP TO 50% OF THE COST OF THE PROPOSAL PRESENTED BY THE ADAMS GROUP AND THAT THE ADAMS GROUP PRESENT TO THE DESIGN REVIEW COMMITTEE AT ITS NEXT MEETING EXAMPLES OF SUCCESSFUL PROJECTS THE ADAMS GROUP HAS CONDUCTED TO DATE.**

**Mr. Pursley stated that he had received information from Mr. Adams which adequately documents the firm's experience with performing similar services for other historic preservation projects. Mr. Pursley also stated that he believes the intended action by the Adams Group will assist the Commission in developing a Request For Proposals from prospective buyers. He also reported that the Town of Matthews has agreed to pay up to 25% of all costs.**

**Mr. Graham Adams described similar projects his company has performed, distributed descriptive materials, and responded to questions from the Commission.**

**MR. PURSLEY PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION FUND 75% OF THE COST OF THE STUDY PROPOSED BY THE ADAMS GROUP FOR THE PHILLIPS'S HOUSE AND MORRIS BARN, 131 WEST CHARLES STREET, MATTHEWS, NORTH CAROLINA. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b) Consideration of Applications for Certificates of Appropriateness**

**1) Carolina Theatre, 224 S. Tryon Street, Charlotte.**

**The applicant is presenting plans for the location of the Blade Sign and the Marquee for the Carolina Theater.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE COMMISSION ISSUE THE CERTIFICATE OF APPROPRIATENESS FOR THE CAROLINA THEATER, 224 N. TRYON ST. CHARLOTTE, N.C., AND APPROVE THE PLANS INCLUDED IN THE APPLICATION WITH THE UNDERSTANDING THAT THE MARQUEE SHALL EXTEND BETWEEN 8 FEET AND 9 FEET FROM THE WALL TO WHICH IT IS ATTACHED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**2) Oehler House, 14401 Huntersville-Concord Road, Huntersville.**

**Mecklenburg County Park and Recreation is seeking approval for the construction of a sewer line across the northern edge of the historic landmark.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE COMMISSION ISSUE THE CERTIFICATE OF APPROPRIATENESS FOR THE OEHLER HOUSE, 14401 HUNTERSVILLE-CONCORD RD., HUNTERSVILLE, N.C., AS PRESENTED, AND APPROVE THE PLANS INCLUDED IN THE APPLICATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**3) Delburg Mill House, 209 Delburg Street, Davidson, N. C.**

**Mr. Pursley explained that the Design Review Committee has reviewed the plans, which will form the basis of a bid procedure if approved by the Commission.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE COMMISSION ISSUE THE CERTIFICATE OF APPROPRIATENESS FOR THE DELBURG MILL HOUSE, 209 DELBURG ST., DAVIDSON, N.C., AS PRESENTED, AND APPROVE THE PLANS INCLUDED IN THE APPLICATION. THE COMMISSION APPROVED THE MOTION WITH MR. PURSLEY OPPOSING AND MR. ERDMAN ABSTAINING.**

**4) Consideration of conceptual development plans for Highland Mill Number 3, 2901 N. Davidson Street, Charlotte, N. C.**

**The applicant proposes to construct infill townhouses on the property, one set along North Brevard St. and another set extending westward from North Davidson St.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE COMMISSION APPROVE CONCEPTUALLY THE SUBMITTED PLANS FOR THE HIGHLAND PARK MILL NUMBER 3, 2901 NORTH DAVIDSON STREET, CHARLOTTE, N.C., WITH THE STIPULATION THE THE TOWNHOUSES ON THE NORTHERN EDGE OF THE PROPERTY BE SET BACK 33 FEET OR MORE FROM THE FRONT ELEVATION OF THE CLOSEST HIGHLAND MILL NUMBER 3 BUILDING FRONTING ON NORTH DAVIDSON STREET, OR APPROXIMATELY 92 FEET SIX INCHES FROM THE CURB ON NORTH DAVIDSON STREET.**

**HLC Attorney Prosser Carnegie recommended that the setback of the townhouses on the northern edge of the property should be measured from the edge of right-of-way of North Davidson Street.**

**MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. SHURLEY TO AMEND THE SECONDED MOTION REGARDING THE HIGHLAND PARK MANUFACTURING PLANT NUMBER 3, 2901 NORTH DAVIDSON STREET, CHARLOTTE, NC., TO STIPULATE THAT THE SETBACK FOR THE TOWNHOUSES ON THE NORTHERN EDGE OF THE PROPERTY SHALL MINIMALLY BE AT THE WESTERN TERMINUS OF A LINE EXTENDING FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY OF NORTH DAVIDSON STREET AND 33 FEET BACK FROM A STRAIGHT LINE EXTENDING NORTHWARD FROM THE CLOSEST HIGHLAND PARK MANUFACTURING PLANT NUMBER 3 BUILDING THAT RUNS PARALLEL WITH THE FRONT FACADE OF THE**

**CLOSEST HIGHLAND PARK MANUFACTURING COMPANY NUMBER 3 BUILDING AND THAT INTERSECTS AT A 90 DEGREE ANGLE WITH THE AFOREMENTIONED LINE RUNNING WESTWARD FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. WRIGHT TO APPROVE THE MOTION AS AMENDED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**6. Survey Committee Report -- Ms. Jill Walker**

**The Survey Committee will meet at 8:30 a.m., April 20, 2016, at the HLC Office.**

**7. Projects Committee Report -- Mr. Larken Egleston**

**a) Consideration of an offer from a prospective buyer of Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.**

**Staff reported that the HLC Attorney has advised that the agreement should be a contract.**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION, AFTER SECURING THE HLC'S ATTORNEY'S ADVICE, APPROVE A CONTRACT WITH MR. TYSON BATES AND MS. REGINA CHURCH-BATES WHEREBY MR. TYSON BATES AND MS. REGINA CHURCH-BATES MAY ACQUIRE THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N. C., FOR A PRICE EQUIVALENT TO ALL EXPENSES THE COMMISSION WILL HAVE INCURRED WITH RESPECT TO THE TORRENCE-LYTLE SCHOOL AT THE TIME OF CLOSING AND WITH THE FURTHER UNDERSTANDING THAT THE DUE DILIGENCE PERIOD MUST EXPIRE NO MORE THAN 120 DAYS AFTER THE SIGNING OF THE CONTRACT BY ALL PARTIES AND THAT THE BUYER MUST CLOSE WITHIN 60 DAYS THEREAFTER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b) Consideration of prospective purchase of real estate adjoining the Edward M. Rozzel House at 11647 Old Rozzelles Ferry Road, Charlotte, N.C.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE COMMISSION CONVENE IN CLOSED SESSION TO CONSIDER THE PROSPECTIVE**



**PURCHASE OF REAL ESTATE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE COMMISSION RECOVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Special Note: In closed session the Commission voted to submit an offer to purchase land adjoining the Edward M. Rozzel House, 11647 Old Rozzelles Ferry Road, Charlotte, N.C.**

**8. Treasurer's Report: Mr. Joe Elliott**

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

**9. Nominating Committee Report: Mr. Ken Pursley**

**Mr. Pursley reported that the Committee does have a slate of officers to present in May.**

**10. Old Business.**

**There was no old business.**

**11. New Business.**

**Mr. Pursley stated that some thought was being given to having the Executive Committee of the Historic Landmarks Commission assume the responsibilities of the Projects Committee and possibly the Survey Committee.**

**Mr. Elliott stated that the sidewalk feature for Atlantic Tile & Marble is not going to be destroyed and might be used in the Carolina Theater project.**

**The Commission adjourned at 7:55 pm.**