

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
December 12, 2016  
Location: 2100 Randolph Road, Charlotte, N. C.  
Time: 6:00 p.m. – 7:30 p.m.**

**Present:**

**Ms. Joy E. Bunch/ Mayor  
Mr. Nathan Clark/County  
Mr. Larken Egleston/City/HLC Secretary/Survey Com. Chair  
Mr. Joe Elliott/City/ HLC Treasurer  
Ms. Laura Hoover/County  
Mr. Mark H. Miller/County  
Mr. Len Norman/City, HLC Chair  
Mr. Jeffrey Parsons/ Mayor  
Mr. Kenneth Pursley/ County, Design Review Com. Chair  
Mr. Jonathan Schulz, City (first meeting)  
Mr. John Shurley/ County, HLC Vice-Chair/Projects Com. Chair  
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. Sandy Carnegie (by telephone)**

**Absent:**

**Ms. Penny Higdon/ County**

**Visitors:**

**Kay Peninger, Charlotte Museum of History  
Jim Voeleke, Parks Cramer  
Steve Teets, Parks Cramer  
Luke Volkmar, 2nd Ward Gymnasium  
James Williams, Park and Recreation**

## **1. Consideration of Minutes**

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

## **2. Chair's Report: Mr. Len Norman**

Mr. Norman welcomed everyone to the meeting.

Mr. Norman thanked Mr. Elliott for hosting the Holiday Party for members of the Historic Landmarks Commission.

Mr. Norman welcomed Mr. Jonathan Schulz to his first meeting as a member of the Historic Landmarks Commission. Members and staff introduced themselves.

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

Dr. Morrill reported the following information:

- 1. Edward Rozzel House. 11647 Old Rozzelles Ferry Road, Charlotte, N.C. Staff did visit the Rozzel Farm with officials of Mecklenburg County Park and Recreation. They believe that the only possible use for the site is as a neighborhood park. They will let us know if they wish to discuss that possibility further. Staff might well have to revert to the course of placing the property on the market.**
- 2. Delburg Cotton Mill House. 303 Delburg St., Davidson, N.C. The upfit of the house has been completed. The Commission has received an offer to purchase the house. This will be considered as part of the Projects Committee Report.**
- 3. Torrence-Lytle School. 302 Holbrooks Road, Huntersville, N.C. Staff continues to meet and negotiate with prospective buyers of the property. The environment cleanup of the building should begin in the very near future.**
- 4. General Motors New Style Bus 1074. Staff continues to negotiate with CATS about a service and storage arrangement. Staff is working with Ron Tober to locate parts for the original air conditioning system. Lakewood Trolley will be submitting a proposal for its acquisition of the bus.**
- 5. Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C. Brian Jenest is working with the Commission on conducting community workshops in Matthews to consider development options for the property. A meeting was held on October 20th with citizens of Matthews. The next step will be to make a presentation to the Matthews Town Board.**

**6. The James C. Dowd House. 2216 Monument Avenue, Charlotte, N.C. Staff has met with County Park and Recreation officials to discuss possible methods for best assuring the long-term preservation of the property. Negotiations continue.**

**7. William Grier House. Douglas International Airport owns this house. Staff has met with Airport officials and will consider preservation strategies if the property is deemed eligible for listing in the National Register of Historic Places. 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 and to seek a tenant.**

**9. There has been no contact from the County about the need for changes to the State Enabling Legislation to allow the Commission to meet in closed session when discussing the sale of property. Staff awaits developments.**

**10. Siloam Rosenwald School, John Adams Road, Charlotte, N.C. Staff is working with the Charlotte Museum of History to develop a preservation strategy for the property.**

**Kay Peninger, president of the Charlotte Museum of History, stated that she had met with Mr. Phipps of the Charlotte City Council and continues to work on the project.**

**11. Streetcar 85. The Streetcar was moved on March 9th 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. Staff has contacted the Museum about the status of the streetcar. Staff anticipates that the Museum will need the generator and the cart in the Spring of 2017. Staff has been notified that Charlotte Trolley will be disbanding. This means that the ownership of Streetcar Number One will revert to the Historic Landmarks Commission.**

**12. Consideration of the Prospective Purchase of the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C. The property is being offered for sale. The owner has not approached the Commission since the June meeting.**

**Mr. Miller excused himself from the room during the discussion of the Morgan School.**

**13. Morgan School. Staff and the HLC Chair did meet with CMS officials to discuss the issue. The Commission has submitted its offer to purchase the property. CMS believes that the City of Charlotte might submit an offer and has advised the HLC to await developments. CMS understands that any buyer will have to obtain a Certificate of Appropriateness. Several parties have contacted staff about their interest in the property.**

**14. Consideration of the Prospective Purchase of the Charles Barnhardt House, 2733 County Club Lane, Charlotte, N.C. The Projects Committee will have a**

recommendation on this issue later in the meeting. Staff has contacted the individual who has many of the items that were removed from the house and grounds. Staff will be inspecting the items later this month and will advise the Commission about what is available.

15. Atherton Cotton Mill House, 2005 Cleveland Avenue, Charlotte. The property is under contract, and the owner has applied for a Certificate of Appropriateness to demolish the building. This will be considered by the Historic Landmarks Commission at its meeting in January 2017. A Certificate of Appropriateness for demolition cannot be denied unless the property is judged to be of State-wide significance. The City of Charlotte could acquire the property through eminent domain. The Historic Landmarks Commission may delay the effective date of a Certificate of Appropriateness for demolition for up to 365 days from the date of issuance.

16. Staff has met with the owner of the Red Front Department Store (erected 1902) at 1125 Belmont Avenue in Charlotte, N.C. The property is on the study list of prospective historic landmarks. The owner supports historic landmark designation. Staff will be working on a Survey and Research Report.

17. House at 331 East Boulevard. Staff has received notice from the Charlotte Historic Districts Commission that the owner of the house at 331 East Boulevard in Dilworth will be filing for a Certificate of Appropriateness to demolish the building. Staff will contact the realtor. The Historic Landmarks Commission can purchase a structure in a local historic district.

Ms. Dominick stated that she had enjoyed her service as a consultant and staff member of the Historic Landmarks Commission. Members of the Commission and the Commission's staff thanked Ms. Dominick for her loyal service and said that she would be greatly missed.

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

Mr. Pursley suggested that the members of the Commission review the design plans for projects before the meeting .

a. Consideration of an Application for a Certificate of Appropriateness for the Robert Davidson House or Holly Bend, 3701 Neck Road, Charlotte N.C.

Staff explained that the applicant is seeking approval for modifications to the house, to the kitchen , and construction of a connector structure between the house and the kitchen, and construction of a new kitchen and restroom building on the grounds. The Committee gave conceptual approval for the plan at an earlier meeting.

The Commission discussed the plans as presented.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS IN ACCORDANCE WITH THE PLAN AS PRESENTED FOR HOLLY BEND OR THE ROBERT DAVIDSON HOUSE HISTORIC LANDMARK, 3701 NECK ROAD, HUNTERSVILLE, NORTH CAROLINA, WITH THE FOLLOWING STIPULATIONS: 1) THAT A NOTE BE PLACED ON THE PLANS STATING THAT AN EXSITING WALKWAY EXTENDS TO THE FRONT STEPS OF THE HOUSE, 2) THAT THE NEW SIDEWALK EXTENDING FROM THE REAR YARD TO THE FRONT OF THE HOUSE HAVE A RECTANGULAR TERMINUS, 3) THAT THE APPLICANT PROVIDE MORE DETAILED DRAWINGS OF THE COLUMNS ON THE FRONT PORCH OF THE HOUSE AND PROVIDE PHOTOGRAPHS OF THE COLUMNS ON OTHER HOUSES THAT WERE USED FOR REFERENCE, 4) THAT THE APPLICANT PROVIDE PLANS SHOWING THE LOCATION AND APPEARANCE OF THE HVAC UNITS, AND 5) THAT THE HLC AND THE COUNTY STAFF JOINTLY AGREE ON THE USE OF THE COLORS USED FOR PAINT ON THE EXTERIORS OF ALL BUILDINGS ON THE SITE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Consideration of an Application for a Certificate of Appropriateness for the Parks Cramer Company Building Historic Landmark, 2000 South Boulevard, Charlotte, N.C.**

**Staff explained that the applicant is seeking approval for the design of a new in-fill building which is partially located on the historic landmark. The Committee gave conceptual approval for the design at an earlier meeting.**

**The Commission discussed the plan.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS IN ACCORDANCE WITH THE PLANS AS PRESENTED FOR THE PARKS CRAMER COMPANY BUILDING HISTORIC LANDMARK, 2000 SOUTH BOULEVARD, CHARLOTTE, NORTH CAROLINA, WITH THE FOLLOWING STIPULATION: 1) THAT THE HISTORIC LANDMARKS COMMISSION MUST APPROVE THE DESIGN OF THE WINDOWS, WHICH MUST BE TRUE OR SIMULATED DIVIDED LIGHT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**c. Consideration of an Application for a Certificate of Appropriateness for the Second Ward High School Gymnasium, 710 E. Martin Luther King Jr. Boulevard, Charlotte, N.C.**

**Staff explained that the applicant is seeking approval for the renovation of the Second Ward High School Gymnasium, which shall include new windows and exterior doors, a new interior partition to create a gallery space adjacent to the current basketball court, the removal of the wall currently blocking the stage, installation of HVAC and the addition of a bathroom wing at the rear of the building. Staff stated that it judged that the proposed plan did satisfy the Secretary of Interior's Standards.**

Staff discussed the plan.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS IN ACCORDANCE WITH THE PLANS AS PRESENTED FOR THE SECOND WARD HIGH SCHOOL GYMNASIUM, 710 EAST MARTIN LUTHER KING BOULEVARD, CHARLOTTE, NORTH CAROLINA, WITH THE FOLLOWING STIPULATION: 1) THAT THE APPLICANT PROVIDE PLANS SHOWING THE APPEARANCE AND LOCATION OF HVAC UNITS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **5. Survey Committee Report -- Larken Egleston**

Mr. Larken reported that the Survey Committee did not meet. Meetings of the Survey Committee will be scheduled as needed.

Mr. Gray presented an assessment of the log houses that had been considered by the Commission at the November meeting. He showed photographs of both houses and stated that he believed that the owners of both houses should be contacted about the prospect of the houses being designated as historic landmarks. The locations of the houses: 2107 Mandarin, 4115 Hiddenbrook.

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE OWNER OF THE OAKHURST LOG HOUSE NO. 1, 2107 MANDARIN, CHARLOTTE, N.C. AND THE OWNER OF THE OAKHURST LOG HOUSE NO. 2, 4115 HIDDENBROOK, CHARLOTTE, N.C., BE CONTACTED TO DETERMINE THEIR INTEREST IN HAVING THEIR PROPERTIES DESIGNATED AS HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **6. Treasurer's Report: Joe Elliott**

Mr. Elliott and Staff presented and reviewed the Treasurer's Report. Members questioned the accuracy of certain items. Dr. Morrill said that he would investigate this matter.

## **7. Projects Committee Report -- John Shurley**

a. Consideration of the Prospective Sale of the Delburg Cotton Mill House, 303 Delburg Street, Davidson, N.C.

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ACCEPT THE OFFER PRESENTED BY MR. ERIK LEVINSON FOR THE PURCHASE OF THE DELBURG COTTON MILL**

**HOUSE, 303 DELBURG STREET, DAVIDSON, N.C., AS FOLLOWS: SALES PRICE; \$135,000, 45-DAY DUE DILIGENCE PERIOD, CLOSING NOT CONTINGENT ON FINANCING, \$20K TO BE PLACED IN ESCROW IMMEDIATELY WITH KELLER WILLIAMS PENDING CLOSING, \$500 DILIGENCE FEE TO THE COMMISSION, AND CLOSING AT THE BEGINNING OF FEBRUARY. THE COMMISSION APPROVED THE MOTION WITH MS. HOOVER ABSTAINING IN THE VOTE.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGGLESTON THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO CONSIDER MATTERS ASSOCIATED WITH THE PROPOSED ACQUISITION OF REAL ESTATE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Note: In closed session the Historic Landmarks Commission voted to submit an offer to purchase the Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte, N.C.**

**8. Old Business: There was no old Business.**

**9. New Business: There was no new Business.**

**The Meeting adjourned at 7:30 p.m.**

#### **Charlotte-Mecklenburg Historic Landmarks Commission ADA Statement**

**The Charlotte-Mecklenburg Historic Landmarks Commission will comply with the Americans With Disabilities Act (ADA) which prohibits discrimination on the basis of disability. The Charlotte-Mecklenburg Historic Landmarks Commission will make reasonable accommodations in all programs to enable participation by an individual with a disability who meets essential eligibility requirements. Charlotte-Mecklenburg Historic Landmarks Commission programs will be available in the most integrated setting for each individual. If any accommodations are necessary for participation in any program, meeting, or service, participants are encouraged to notify us at (704) 376-9115 or by email, [mary.dominick@mecklenburgcountync.gov](mailto:mary.dominick@mecklenburgcountync.gov) or at 2100 Randolph Rd, Charlotte, NC 28207 at least one week prior to commencement.**