

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
February 8, 2016
Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:00 p.m. – 7:40 p.m.**

Minutes

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. 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
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
Ms. Jennifer Errington, Attorney
Mr. Prosser Carnegie (Sandy), HLC Attorney**

Absent:

Mr Mark H. Miller/County

Visitors:

**Mr. Jim Montgomery, Beaver Dam
Mr. Robert Horsley, Parks Cramer
Ms. Susan Irvin, Beaver Dam
Mr. Matt Crosins, Parks Cramer
Mr. Lyle Darnall, Parks Cramer
Mr. David Thompson, Parks Cramer
Mr. Jeff Parsons**

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE MINUTES FOR THE JANUARY 11, 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 MINUTES FOR THE JANUARY 11, 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 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.

Ms. Lester stated that Prosser Carnegie requested that the agenda be amended to consider first those agenda items which require his presence at the meeting.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. WRIGHT THAT THE MEETING AGENDA BE AMENDED TO CONSIDER ITEM 7A IMMEDIATELY FOLLOWING THE DIRECTOR'S REPORT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Dr. Morrill reported the following information:

1) Richard Rozzel House, 11647 Old Rozzels Ferry Road, Charlotte, N.C. The prospective buyer of the Richard Rozzel House has withdrawn the offer to purchase. Staff has contacted individuals who were interested in farming the property. Staff will also develop other preservation solutions.

2) Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C. The prospective buyer of the Delburg Cotton Mill House did not accept the counteroffer presented by the Commission and declined to continue negotiations. Staff will move ahead

with restoring the house.

3) Torrence-Lytle School. 302 Holbrooks Road, Huntersville, N.C. The Commission voted to delay moving forward with approved improvements of the buildings it owns until the March meeting of the HLC. The Town of Huntersville has passed a resolution asking the Commission to move ahead with the approved rehabilitation of the property. The Town of Huntersville will not participate financially. Another prospective buyer has contacted staff. Staff will report on the situation at the March HLC Meeting.

4) General Motors New Style Bus 1074. Clarke Power Co. has obtained a new refurbished engine for the bus and is moving forward with installation. The next step will be to drive the bus to Mooresville where a new air conditioning system will be installed. Staff is scheduling meetings with the Charlotte Area Transit System to discuss a possible cooperative arrangement with CATS. Staff will also be discussing insurance for the bus and on-going maintenance.

5) Outen Pottery, 403 Jefferson St., Matthews, N.C. Improvements to the property are underway. Also, at its December meeting the HLC approved taking action to render the deed covenants on the property null and void. 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 Commission owns the property. The current occupant died last month. Staff will be developing preservation strategies for presentation to the Commission.

7) William Grier House. Douglas International Airport owns this house. Staff will be actively pursuing meetings with Airport officials to develop a preservation strategy for the property.

8) Former Mt. Carmel Baptist Church. Campus St., Charlotte, N.C. Discussions continue on how the Commission might participate in the preservation of the Former Mt. Carmel Baptist Church, a designated historic landmark.

9) Thrift Piedmont and Northern Depot. The North Carolina Department of Transportation has moved the depot to land purchased by NCDOT. The State does not have the money needed to complete the restoration of the building and will be asking the Historic Landmarks Commission to finish the job. Details will be

provided when available.

10) Discussions are occurring regularly with County officials about project management. It is clear that the projects undertaken by the Historic Landmarks Commission will hereafter be reviewed more closely by the County, especially in terms of profit or loss.

11) The prospective buyers of the three lots owned by the HLC on Avalon Ave. behind the McQuay House have submitted a contract for purchasing the three lots. Closing is scheduled for March.

12) Commercial Building at 114 Main St., Huntersville, N.C. The owner of the building has accepted the Commission's offer, and the 120-day due diligence period has commenced.

Projects Committee Report: Mr. Norman

7A. Purchase Of Federal Property Contiguous To The Edward M. Rozzel Historic Landmark.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO CONSIDER THE PROSPECTIVE PURCHASE OF REAL ESTATE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION RE-CONVENE IN OPEN SESSION.

Special Note: In Executive Session the Commission approved action pursuant to the prospective purchase of Mecklenburg County Tax Parcel 03122258.

4. Public Hearings

Dr. Morrill reported that public hearings are a statutory component of the processing of properties for historic landmark designation.

A. Edward M. Rozzel Property, Old Rozzelles Ferry Road, Charlotte, N. C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECT THAT A PORTION OF THE EDWARD M.

ROZZEL HISTORIC FARM ON OLD ROZZELLES FERRY RD., CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Nobody spoke.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECT THAT A PORTION OF THE EDWARD M. ROZZEL HISTORIC FARM ON OLD ROZZELLES FERRY RD., CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Sloan-Porter House, 10124 Walkers Ferry Road, Charlotte, N. C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECT THAT THE SLOAN-PORTER HOUSE, 10124 WALKERS FERRY RD., CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Nobody spoke.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECT THAT THE SLOAN-PORTER HOUSE, 10124 WALKERS FERRY RD., CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

C. Beaver Dam, 19600 Davidson-Concord Road, Davidson, N. C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECT THAT BEAVER DAM, 19600 DAVIDSON-CONCORD ROAD, DAVIDSON, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Nobody spoke.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING TO RECEIVE

PUBLIC COMMENT ON THE PROSPECT THAT BEAVER DAM, 19600 DAVIDSON-CONCORD ROAD, DAVIDSON, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Design Review Committee Report: Ken Pursley

Applications For Certificates of Appropriateness.

A. Consideration of Application for the Parks-Cramer Company Building, 2000 South Boulevard, Charlotte, N.C.

The applicant is seeking a COA for modifications to the existing steel framed mezzanine to accommodate a future restaurant tenant.

Members of the Commission and representatives of the applicant engaged in a substantive discussion of the necessity of making the requested modifications to the building. Mr. Pursley, Chair of the Design Review Committee, stated that he had made a site visit to the property.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR MATERIAL ALTERATIONS TO THE PARKS CRAMER BUILDING, 2000 SOUTH BOULEVARD, CHARLOTTE, N.C., AS PRESENTED. THE COMMISSION APPROVED THE MOTION WITH MR. SHURLEY VOTING IN OPPOSITION.

6. Survey Committee Report: Jill Walker

Ms. Walker stated that the Survey Committee did not meet but is scheduled to meet in March.

Projects Committee Report: Mr. Norman

7B. Request For Replenish Money For the HLC Revolving Fund.

Mr. Norman explained that a quorum was not present at the Projects Committee meeting. Consequently, recommendations would be presented as a consensus of the members present at this meeting, not as seconded motions.

Mr. Norman presented a report documenting the performance of the Revolving Fund since 2000. The report described the impact obtaining replenishment money would have on the future operations of the Revolving Fund. Finally, Mr. Norman

presented illustrations of potential projects the Fund might undertake in the future.

Mr. Norman reported that the Projects Committee had reached a consensus to request that the Commission authorize Mr. Norman and the HLC Staff to enter into negotiations with the County to seek \$2 million of replenishment money for the HLC Revolving Fund.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. WRIGHT THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE MR. NORMAN AND THE HLC STAFF TO ENTER INTO NEGOTIATIONS WITH THE COUNTY TO SEEK \$2 MILLION DOLLARS OF REPLENISHMENT MONEY FOR THE HLC REVOLVING FUND. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8 Treasurer's Report: Mr. Elliott

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

9 Old Business

There was no old business

10 New Business

Mr. Egleston reported that the Charlotte-Mecklenburg Public Schools were reportedly considering selling the property on which the Former Midwood Elementary School is located. He expressed concern about the future fate of the building and requested that the Commission place the Former Midwood Elementary School on the Study List of Potential Historic Landmarks.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE FORMER MIDWOOD ELEMENTARY SCHOOL BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commission adjourned at 7:40 pm.