

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION**

May 9, 2016

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/ HLC Treasurer

Mr. David Erdman/Mayor

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

Ms. Sy'Donia Williams/City (First Meeting)

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

Mr. Sandy Carnegie, Present by Telephone

Visitors:

Mr. Neal Kanipe, Charlotte Fire Station No. 4

Mr. Donald Love, Jr. Charlotte Fire Station No. 4

Ms. Hali Eplin, Charlotte Fire Station No. 4

Mr. Mike Weller, Back Creek A.R.P. Church

Mr. Jeff Hutcheson, Back Creek A.R.P. Church

Mr. Bruce Miller, Charlotte Coliseum

Mr. Jonathan Blain, Charlotte Coliseum

Mr. George Hile, Charlotte Coliseum

Mr. Jay Levell, Highland Park Manufacturing Plant No. 1

Ms. Susan Mayer, Midwood Elementary School & Biddleville Cemetery

Mr. Mark Hahn, Mecklenburg County

Absent:

Ms. Laura Hoover/County
Ms. Paula Lester/County, HLC Chair
Mr. Mark H. Miller/County

1. Consideration of Minutes

MS. WALKER PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE MINUTES FOR THE APRIL 9, 2016, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION APPROVED THE MOTION WITH MR. NORMAN ABSTAINING IN THE VOTE.

MR. ELLIOTT PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE MINUTES FOR THE APRIL 9, 2016, CLOSED SESSION MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION APPROVED THE MOTION WITH MR. NORMAN ABSTAINING IN THE VOTE.

2. Chair's Report: Mr. John Shurley

Mr. Shurley welcomed everyone to the meeting.

Mr. Shurley welcomed Ms. Williams to her first meeting as a member of the Commission.

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

Mr. Shurley 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.

Mr. Shurley 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 is scheduled to present an offer to the Commission by May 15th. Staff and the prospective buyer have met with members of the Planning Staff to determine what zoning changes will be necessary. The Federal Government is preparing the documentation necessary to allow the HLC to purchase the property adjoining the Rozzel House.

2) Delburg Cotton Mill House. 303 Delburg St., Davidson, N.C. The Assets and Facilities Management Department is preparing the documents for putting the project out to bid.

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 prospective buyer has contacted Staff and has stated that an offer to purchase and contract will be forthcoming. Then negotiations will begin.

4) General Motors New Style Bus 1074. Clarke Power Co. has completed the mechanical restoration of the bus. It is now in the CATS garage and will be used in the May Bus "Rodeo." Thereafter, the bus will be driven to Mooresville for the installation of air conditioning.

5) Outen Pottery, 403 Jefferson St., Matthews, N.C. Improvements to the property continue. Peter Wasmer has been the Project Manager of 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 Town of Matthews and the Assets and Facilities Management Department are assembling the materials necessary for moving ahead with the study of future development of the property. The Historic Landmarks Commission will be the client and will be heavily involved in the project.

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.

10) Walter's Barbershop, 114 Main Street, Huntersville, N.C. Staff is processing the property for historic landmark designation. A public hearing has occurred. The Town is prepared to vote before the Commission closes on the property.

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.

12) Atherton Cotton Mill House. 2005 Cleveland Ave., Charlotte, N.C. The Commission is performing due diligence on the property. The Commission must vote in June concerning whether it intends to close on the property. The text amendment to the zoning ordinance approving the construction of historic features of a historic landmark has been approved.

13) Staff will await the presentation of the County Manager's Budget recommendation to determine whether replenishment money for the HLC's revolving fund is included.

4. Presentation of Award to the HLC from the Boy Scouts of Charlotte.

A representative of the Charlotte Boy Scouts presented an award to the Commission for its assistance in developing a neighborhood walking tour.

5. Design Review Committee -- Mr. Ken Pursley

a. Application for a Certificate of Appropriateness for the Charlotte Coliseum, 2700 East Independence Boulevard, Charlotte, N.C.

Staff described the proposed alterations to the Charlotte Coliseum.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ISSUE THE CERTIFICATE OF APPROPRIATENESS FOR THE RENOVATIONS AND REPAIRS AS PROPOSED FOR THE CHARLOTTE COLISEUM, 2700 EAST INDEPENDENCE BOULEVARD, CHARLOTTE, N.C., AND APPROVE CONCEPTUALLY THE DESIGN OF

THE STORAGE BUILDING, BUT THAT THE APPLICANT BRING TO THE DESIGN REVIEW COMMITTEE AT A SUBSEQUENT MEETING DETAILED PLANS FOR THE ROOF-PLAZA.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN TO SUBSTITUTE THE PREVIOUS MOTION WITH A MOTION RECOMMENDING THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR RENOVATIONS AND REPAIRS AS PROPOSED AT THE MAY 9TH HLC MEETING FOR THE CHARLOTTE COLISEUM, 2700 EAST INDEPENDENCE BOULEVARD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR EGLESTON PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE SUBSITUTE MOTION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Application for a Certificate of Appropriateness for Charlotte Fire Station Number 4, 427 West Fifth Street, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR CHARLOTTE FIRE STATION NUMBER FOUR, 427 WEST FIFTH STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

a. Prospective Study List Properties.

Staff stated that there are no legal consequences for placing a property on the Study List. Placing a property on the Study List indicates that the property has a reasonable chance to satisfy the statutory requirements for historic landmark designation.

1) Highland Park Manufacturing Company Plant Number One, 340 East 16th Street, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION PLACE THE HIGHLAND PARK MANUFACTURING COMPANY PLANT NUMBER ONE, 340 EAST 16TH

STREET, CHARLOTTE, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Back Creek A. R. P. Church, 1821 Back Creek Church Road, Charlotte, N.C.

Representatives of the Church stated the church's opposition to having the property placed on the Study List. They stated that the members of the Church have voted to demolish the building because it is not economically feasible to preserve it.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION PLACE THE BACK CREEK A.R.P. PRESBYTERIAN CHURCH, 1821 BACK CREEK CHURCH ROAD, CHARLOTTE, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION VOTED AGAINST THE MOTION WITH MR. ERDMAN VOTING IN THE AFFIRMATIVE.

b. Consideration of Survey and Research Reports.

1) Midwood Elementary School, 1817 Central Avenue, Charlotte, N.C.

Staff supported allowing the owner to have time to examine the consequences of designation.

Mr. Egleston explained that contrary to previous statements, there is no provision that the property will revert to the City if the owner sells the property.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND THAT THE CHARLOTTE CITY COUNCIL DESIGNATE THE MIDWOOD ELEMENTARY SCHOOL, 1817 CENTRAL AVENUE, CHARLOTTE, N.C. A HISTORIC LANDMARK BUT THAT THE HISTORIC LANDMARKS COMMISSION DELAY THE VOTE ON ITS RECOMMENDATION UNTIL THE JUNE 2016 MEETING OF THE HISTORIC LANDMARKS COMMISSION, SO THAT THE OWNER OF THE PROPERTY, CHARLOTTE-MECKLENBURG SCHOOLS, CAN HAVE TIME TO CONSIDER THE ISSUE FULLY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Erdman stated that he wanted Staff to emphasize to the owner the historic significance of the Midwood Elementary School.

2) Biddleville Cemetery, Cemetery and French Streets Intersection, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT IT DESIGNATE THE BIDDLEVILLE CEMETERY, CEMETERY AND FRENCH STREETS INTERSECTION, CHARLOTTE, N.C., A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

3) The Dilworth Airport Bungalow, 2144 Park Road, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION DELAY CONSIDERATION OF ITS RECOMMENDATION REGARDING THE DILWORTH AIRPLANE BUNGALOW, 2144 PARK ROAD, CHARLOTTE, N.C., UNTIL STAFF DETERMINES THAT THE SURVEY AND RESEARCH REPORT ON THE SUBJECT PROPERTY IS IN A SUITABLE FORM. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Projects Committee Report -- Mr. Len Norman

Mr. Norman stated that the Commission was under contract to purchase the Walters Barbershop, 114 South Main Street, Huntersville, N.C., and had performed the necessary due diligence.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE COMMISSION CONVENE IN CLOSED SESSION FOR PURPOSES OF CONSIDERING THE PURCHASE OF REAL ESTATE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. CLARK PRESENTED A MOTON SECONDED BY MR. EGGLESTON THAT THE COMMISSION RECONVENE IN OPEN SESSION.

Note: In Executive Session the Commission voted to submit an offer to purchase the Walters Barbershop, 114 S. Main St., Huntersville, 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 is nominating the following slate of officers:

Chair: Len Norman
Vice Chair: John Shurley
Secretary: Larken Egleston
Treasurer: Joe Elliott

Election of officers will occur at the June HLC Meeting. Additional nominations will be permitted at that time.

10. Old Business.

Mr. Egleston reported that Central Piedmont Community College has expressed its support for giving some recognition to the memory of the Double Door Inn, which will be demolished.

11. New Business.

There was no new business.

The Commission adjourned at 7:30 pm.