

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
November 14, 2016  
Location: 2100 Randolph Road, Charlotte, N. C.  
Time: 6:00 p.m. – 8:15 p.m.**

**Present:**

**Ms. Joy E. Bunch/ Mayor  
Mr. Larken Egleston/City/HLC Secretary/Survey Com. Chair  
Mr. Joe Elliott/City/ HLC Treasurer  
Ms. Laura Hoover/County  
Ms. Penny Higdon/ 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. 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. Peter Wasmer, County AFM Department  
Mr. Sandy Carnegie (by telephone)**

**Absent:**

**Mr. Nathan Clark/County**

**Visitors:**

**Kay Peninger, Charlotte Museum of History  
Lyle Darnall, Parks Cramer  
Jim Voeleke, Parks Cramer  
Steve Teets, Parks Cramer  
Tyson Bates, Torrence Lytle School  
Regina Bates, Torrence Lytle School  
Bryan Padgette, Hemby House  
Susan Irvin, Sherrill-Robbins House  
Jerry Hollis, Star St. Matthews Lodge  
LaTrice McRae, Star St. Matthews Lodge  
Ted Alexander, Charles Barnhardt House**

**Nathan Parker, Star St. Matthews Lodge**

## **1. Consideration of Minutes**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE OCTOBER 10, 2016, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE CLOSED SESSION MINUTES FOR THE OCTOBER 10, 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 stated that the Charlotte City Council will appoint an HLC Commissioner on November 28, 2016.**

## **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. Brian Jenest of Cole-Jenest-Stone is attempting to interest developers in the property. Staff is working on a marketing package for the sale of the property. Staff has also arranged to meet with County Park and Recreation officials to consider a joint project on the property.**

**2. Delburg Cotton Mill House. 303 Delburg St., Davidson, N.C. Peter Wasmer is working with a contractor, who will begin repairs to the house. Eric Gamble of HM Properties will be the realtor for the property.**

**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 by mid-December.**

**4. General Motors New Style Bus 1074. Staff is negotiating with CATS about a service and storage arrangement. Staff has secured an estimate for the installation of air conditioning for the bus. The Projects Committee will be making a recommendation later in the meeting.**

**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. The first meeting occurred on October 20th and the second will occur on November 17th. Staff produced introductory materials for the initial meeting.

6. **The James C. Dowd House.** 2216 Mounument 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 perservation 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. **Walters Barbershop,** 112-114 Main Street, Huntersville, N.C. The closing has occurred, and the check has been deposited in the Revolving Fund Account. Dr. Morrill reported that the Revolving Fund now has \$4,411,490.31 of unencumbered funds.

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.

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.

13. **Morgan School.** Staff did attend a meeting of the Planning Committee of the Planning Commission on October 13th to hear the Committee's advice about the prospective sale of the Morgan School. The Committee expressed the opinion that the school should not be sold. CMS remains open to the receipt of offers on the property. The Projects Committee will have a recommendation about this matter later in the meeting.

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 property later in the meeting.

**15. Staff has received a letter from the owner of the Siloam Rosenwald School. Negotiations are underway about possible preservation solutions. Kay Peninger stated that the Charlotte Museum of History is willing to assist with this project.**

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

**a. Conceptual review for the addition of a new building on a portion of the property included in the designation of the Parks-Cramer Company Building, 2000 South Boulevard, Charlotte, N.C.**

**Mr. Pursley and Staff explained the proposed changes to the Parks-Cramer Company Building Historic Landmark.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE CONCEPTUALLY THE DEVELOPMENT PLAN AS PRESENTED FOR THE PARKS CRAMER COMPANY BUILDING HISTORIC LANDMARK, 2000 SOUTH BOULEVARD, CHARLOTTE, NORTH CAROLINA. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Consideration of an Application for a Certificate of Appropriateness for proposed renovations to the interior of a Suite in the John B. Ross Mill, 1000 NC Music Factory Boulevard, Charlotte.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLAN AS PRESENTED FOR MATERIAL ALTERATIONS TO THE JOHN B. ROSS MILL, 1000 NORTH CAROLINA MUSIC FACTORY BOULEVARD, CHARLOTTE, NORTH CAROLINA. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE WILLIAM J. EDWARDS HOUSE, 1928 EAST 9TH STREET, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION SECONDED TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE TORRENCE-HEMBY HOUSE, 821 MALLOW PLACE, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE STAR ST. MATTHEWS LODGE NO. 566, 124 MORRIS ROAD, MATTHEWS, N.C., BE RECOMMENDED FOR DESIGNATION AS A HISTORIC LANDMARK BY THE MATTHEWS TOWN BOARD. SUCH DESIGNATION SHALL INCLUDE THE EXTERIOR OF THE BUILDING AND THE ENTIRE TAX PARCEL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE SHERRILL-ROBBINS HOUSE, 19726 ZION AVENUE, CORNELIUS, N.C., BE RECOMMENDED FOR DESIGNATION AS A HISTORIC LANDMARK BY THE CORNELIUS TOWN BOARD. SUCH DESIGNATION SHALL INCLUDE THE EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND THAT UPON THE COMPLETION OF THE FOLLOWING ITEMS: 1) AN UPDATE OF THE EXISTING RESEARCH REPORT ON THE SUGAW CREEK PRESBYTERIAN CEMETERIES IN ACCORDANCE WITH CURRENT HLC STANDARDS, 2) THE ENUMERATION OF CHANGES WHICH HAVE OCCURRED TO THE CEMETERIES SINCE THE COMPLETION OF THE AFORESAID REPORT, AND 3) THE TAKING OF PHOTOGRAPHS OF EXISTING CONDITIONS OF THE CEMETERIES, THE HISTORIC LANDMARKS COMMISSION PROCESS THE SUGAW CREEK CEMETERIES IN CHARLOTTE, N.C. FOR DESIGNATION AS HISTORIC LANDMARKS BY THE CHARLOTTE CITY COUNCIL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION SECONDED TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE OAKHURST LOG HOUSE NO. 1, 2107 MANDARIN, CHARLOTTE, N.C., AND THE OAKHURST LOG HOUSE NO. 2, 4115 HIDDENBROOK, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**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.**

**Members of the Commission stated that they would like to have more information about the integrity of the setting of the two houses.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE MOTION BE TABLED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE OWNERS OF THE FOLLOWING PROPERTIES IN THE BELMONT NEIGHBORHOOD, CHARLOTTE, N. C., BE CONTACTED TO DETERMINE THEIR INTEREST IN HAVING THEIR PROPERTIES DESIGNATED AS HISTORIC LANDMARKS: 1) BARBERSHOP, 1720 PEGRAM STREET, 2) FAT BACK QUEEN, 1113 PEGRAM STREET, 3) CITY BARN, 932 SEIGLE AVENUE, 4) FARRAR STORE, 1035 SEIGLE AVENUE, AND 5) WALKER STORE, 1125 BELMONT AVENUE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION THE MOTION.**

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE FOLLOWING PROPERTIES IN THE BELMONT NEIGHBORHOOD, CHARLOTTE, N. C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS: 1) BARBERSHOP, 1720 PEGRAM STREET, 2) FAT BACK QUEEN, 1113 PEGRAM STREET, 3) CITY BARN, 932 SEIGLE AVENUE, 4) FARRAR STORE, 1035 HARRIL STREET, AND 5) WALKER STORE, 1125 BELMONT AVENUE. THE COMMISSION APPROVED THE MOTION THE MOTION WITH MR. PARSONS VOTING IN OPPOSITION.**

Mr. Parsons explained that he voted in opposition because of his concern about the consistency of procedure.

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

Mr. Elliott and Staff presented and reviewed the Treasurer's Report.

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

a. GM New Look Bus. The Projects Committee reached a consensus that efforts should continue to locate parts for the original air conditioning system for the bus. The North Carolina Transportation Museum has stated its interest in having the bus located there.

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGLESTON 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. Miller was not present for any discussion or voting regarding the Morgan School.

**MR. EGLESTON 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 Morgan School, 501 S. Torrence St., Charlotte, N.C. and 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 8:15 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 or at 2100 Randolph Rd, Charlotte, NC 28207 at least one week prior to commencement.**