

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
April 10, 2017  
Location: 2100 Randolph Road, Charlotte, N. C.  
Time: 6:00 p.m. – 8:00 p.m.**

**Draft Minutes**

**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. Penny Higdon/County  
Ms. Laura Hoover/County  
Mr. Mark H. Miller/County  
Mr. Len Norman/City, HLC Chair  
Mr. Kenneth Pursley/County, Design Review Com. Chair  
Mr. Jonathan Schulz/City  
Mr. John Shurley/County, HLC Vice-Chair/Projects Com. Chair  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, Senior Preservation Planner  
Ms. Mary Lynn Morrill, HLC Recording Consultant  
Mr. Sandy Carnegie (by telephone)  
Mr. Peter Wasmer, Mecklenburg County AFM Department  
Ms. Elizabeth Stuart, Administrative Assistant**

**Absent:**

**Mr. Jeffrey Parsons/Mayor**

**Visitors:**

**Mr. Adam McGuire, Nebel Mill  
Mr. Reid Kracke, Nebel Mill  
Mr. Lee Holloway, Thrift Mill  
Mr. Greg Perry, Craig House**

## **1. Consideration of Minutes**

**Ms. Bunch noted that the minutes incorrectly stated that the next meeting of the Design Review Committee would occur in May, rather than its actual date in March. Dr. Morrill said that the correction would be made.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE MARCH 13, 2017, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS CORRECTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

Mr. Washam said the word "unanimously" was spelled incorrectly in the closed session minutes. Dr. Morrill said that the correction would be made.

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE MINUTES FOR THE MARCH 13, 2017, CLOSED SESSION MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS CORRECTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

Mr. Norman asked the Commissioners to check their attendance and to make Ms. Stuart aware of any issues.

Mr. Norman asked Ms. Stuart to explain her background. Ms. Stuart described her work experience.

Mr. Norman reminded the Commissioners that the Historic Landmarks Commission does not meet in July.

The terms of Commissioners Pursley(County) and Shurley(County) will end in July. They are not eligible for reappointment and will be greatly missed. Commissioners Clark(County), and Norman(City) are eligible to renew their three year terms.

Mr. Norman stated that the Nominating Committee, consisting of Ken Pursley, Larken Egleston, and Joe Elliott, will present a slate of HLC officers to the Commission in May and elections will occur at the June meeting of the HLC. Mr. Norman stated that any Commissioner interested in serving as an officer should contact Mr. Pursley.

Mr. Norman stated that Ms. Mary Lynn Caldwell Morrill has submitted a letter stating that she will not seek to renew her contract as Recording Consultant for the HLC. Ms. Morrill stated that she has enjoyed her 33-year years working for the HLC.

## **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. Mr. Brian Jenest of Cole Jenest & Stone is preparing a site plan for infill development. Upon its receipt, Staff will meet with Mr. Eric Gamble, who has a listing on the property, to prepare a marketing program for the property.

- 2. Delburg Cotton Mill House. 303 Delburg St., Davidson, N.C. The closing on the property will occur this month. The prospective buyer has requested that a tarp be placed on the roof of the house. The Commission agreed that since the closing is about to occur, the prospective buyer should assume the responsibility of safeguarding the property.**
- 3. Torrence-Lytle School. 302 Holbrooks Road, Huntersville, N.C. The environmental cleanup of the buildings is underway and should be completed by May. The prospective buyers of the property are continuing to perform due diligence. They have until mid-May to make a decision. Peter Wasmer is also showing the property to other prospective buyers.**
- 4. General Motors New Style Bus 1074. Staff is in contact with CATS to discuss arrangements for storing and servicing the bus.**
- 5. Phillips House and Morris Barn. 131 West Charles Street, Matthews, N.C. Mr. Peter Wasmer conducted a tour of the property for prospective buyers. Proposals from prospective buyers are due on April 21st. Staff will make initial evaluations of proposals for presentation to the Design Review Committee and the Projects Committee, meeting jointly.**
- 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 (NCDOT) 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 continues to work with the Charlotte Museum of History to develop a preservation strategy for the property. Staff is awaiting receipt of a budget to move the structure to the grounds of the Charlotte Museum of History.**
- 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. 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 near future.

12. **Consideration of the Prospective Purchase of the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.** Staff contacted the owner, who reported that the property is under contract. The prospective buyer reportedly plans to pursue infill development and will preserve the house. The prospective buyer has not contacted the Commission.

13. **Morgan School.** Staff has talked with Ms. Pamela Wideman of the City. The City has obtained an appraisal of the market value of the property. The City's involvement in preserving the building will largely rest upon the decision of the Cherry neighborhood as to whether it wants the building to continue as a school or be used for affordable housing.

14. **Consideration of the Prospective Purchase of the Charles Barnhardt House, 2733 County Club Lane, Charlotte, N.C.** The vote of City Council on historic landmark designation is scheduled for May 20th. The owner initially committed to record a plat by May 1st but is now uncertain. Consequently, the vote of City Council might have to be delayed. Mr. Sandy Prosser, HLC attorney, recommended that the due diligence period be extended.

**MR. MILLER PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE CLOSING ON THE PROPERTY OCCUR NO LATER THAN THIRTY DAYS AFTER THE RECEIPT OF A RECORDED PLAT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

The Commission agreed that Preservation North Carolina should negotiate directly with Mr. Caliguri, the owner of the Barnhardt House, about issues related to having volunteers clean the property.

15. Staff is considering how the acquisition of real estate options might be used as a preservation tool by the Commission, thereby increasing the number of properties preserved.

16. **Excelsior Club.** Staff should obtain an appraisal of the property by the May meeting of the HLC.

17. **Parkwood Avenue A.R.P. Church.** Staff has been investigating the history of the former Parkwood Avenue Associate Reformed Presbyterian Church, 1017 Parkwood Ave., Charlotte, N.C. The Commission will discuss the issue of the preservation of the building later in the meeting.

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

Mr. Pursley thanked Mr. Elliott and Ms. Hoover for conducting the March Design Review Committee.

Mr. Pursley announced that the next Design Review Committee will occur on April 26th.

**a. Consideration of an Application for a Certificate of Appropriateness for the Thrift Mill, 8400 Moores Chapel Road, Charlotte, N.C.**

**Mr. Lee Holloway, the owner of the Thrift Mill, explained his position and stated the he would welcome the assistance of the Historic Landmarks Commission in making the public aware of the impending demolition of portions of the Thrift Mill. Mr. Holloway stated that he had been unsuccessful in obtaining a tenant or a buyer for the Thrift Mill.**

**The Commission stated that it supported the HLC Staff's contacting the media about this issue.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE WITHOUT DELAY THE DEMOLITION OF ALL BUILDINGS AT THE THRIFT MILL, 8400 MOORES CHAPEL ROAD, CHARLOTTE, N.C., WITH THE EXCEPTION OF BUILDING SIX AND BUILDING ONE AS DEPICTED ON THE SITE PLAN AND DELAY THE DEMOLITION OF THE AFORESAID BUILDING SIX AND BUILDING ONE FOR 365 DAYS FROM THE ISSUANCE DATE OF THE CERTIFICATE OF APPROPRIATENESS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Consideration of an Application for a Certificate of Appropriateness for the Nebel Knitting Mill, 101 Worthington Avenue, Charlotte, N.C.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLANS AS PRESENTED FOR THE NEBEL KNITTING MILL, 101 WORTHINGTON AVENUE, CHARLOTTE, N.C., WITH THE FOLLOWING STIPULATION: 1) THAT THE PROPOSED KIOSK IN THE COURTYARD NOT BE INCLUDED IN THIS CERTIFICATE OF APPROPRIATENESS, AND 2) THAT THE PROPOSED TILE NOT BE ALLOWED.**

**Mr. Gray explained that the applicant had submitted a revised plan since the Design Review Committee met and approved the seconded motion. Staff contacted the members of the Design Review Committee by telephone to ascertain their reaction to the proposed revisions. All members of the Design Review Committee had approved the revisions. Therefore, Staff is recommending approval of a substitute motion.**

**MR. PURSLEY PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE REVISED PLANS AS PRESENTED FOR THE NEBEL KNITTING MILL, 101 WORTHINGTON AVENUE, CHARLOTTE, N.C., WITH THE FOLLOWING STIPULATION: 1) THAT THE PROPOSED KIOSK IN THE COURTYARD NOT BE INCLUDED IN THIS CERTIFICATE OF APPROPRIATENESS, AND 2) THAT THE PROPOSED TILE NOT BE ALLOWED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**c. Consideration of an Application for a Certificate of Appropriateness for the Craig House, 900 Ardsley Road, Charlotte, N.C.**

**Mr. Gray described the material alterations the applicant wishes to make to the property. The changes involve a rear yard patio with an enclosure.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLANS AS PRESENTED FOR THE CRAIG HOUSE, 900 ARDSLEY ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Members of the Commission expressed a desire to have more design review explanatory and illustrative material circulated to the Commission before and during the monthly meetings.**

#### **5. Survey Committee Report: Mr. Larken Egleston**

**Mr. Egleston stated that the Survey Committee will meet on May 25, 2017.**

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

**Mr. Elliott presented the Treasurer's Report.**

#### **7. Projects Committee Report: Mr. John Shurley**

**Mr. Shurley announced that the Projects Committee did not meet.**

#### **8. Executive Committee Report: Mr. Len Norman**

##### **a. Consideration of HLC Travel Policy**

**THE EXECUTIVE COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THE ADOPTION OF THE FOLLOWING TRAVEL POLICY FOR INCLUSION IN THE HLC MANUAL OF PRACTICE.**

**AMONG PROVISIONS FOR THE HLC TO MAINTAIN ITS CLG STATUS, HLC MEMBERS (CURRENT MINIMUM OF TWO) AND CONSULTANTS (CURRENT MINIMUM OF ONE) ARE REQUIRED TO ATTEND A PROFESSIONAL TRAINING CONFERENCE EACH YEAR. THE HLC WILL AUTHORIZE PAYMENT OF EXPENSES FOR MEMBERS AND CONSULTANTS ATTENDING THE TRAINING CONFERENCE IN ACCORDANCE WITH THE TRAVEL SECTION OF THE**

**MECKLENBURG COUNTY FINANCIAL POLICIES & PROCEDURES, AS REVISED AND AMENDED.**

Staff stated that the following substitute motion would address more appropriately the issue of supporting attendance of Commissioners at training meetings and would be workable within County administrative guidelines.

**MR. SHURLEY PRESENTED A SUBSTITUTE MOTION SECONDED BY MS. HOOVER THAT THE HLC WILL AUTHORIZE PAYMENT OF EXPENSES FOR MEMBERS ATTENDING TRAINING EVENTS IN ACCORDANCE WITH THE TRAVEL SECTION OF THE MECKLENBURG COUNTY FINANCIAL POLICIES & PROCEDURES, AS REVISED AND AMENDED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

The following section will be added to the HLC Manual of Practice:

**TRAVEL AND TRAINING EXPENSE POLICY**

Among provisions for the HLC to maintain its CLG status, HLC members (current minimum of two) are required to attend a professional training conference each year. The HLC will authorize payment of expenses for members attending the training conference in accordance with the Travel section of the Mecklenburg County Financial Policies & Procedures, as revised and amended.

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

**10. New Business:**

Mr. Egleston suggested that the Commission might want to consider participating in planning for a historic restaurant tour.

Mr. Elliott expressed concern about the status of the Commission's websites. Dr. Morrill stated that Staff would be establishing a WordPress site this summer.

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

**Note:** In closed session the Historic Landmarks Commission approved a motion to submit an offer to purchase the Parkwood Avenue Associate Reformed Presbyterian Church, 1017 Parkwood Avenue, Charlotte, N.C.

**The meeting adjourned at 8:00 p.m.**