

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
August 14, 2017
Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:00 p.m. – 7:52 p.m.**

Draft Minutes

Present:

**Ms. Diane Althouse/County
Mr. Nathan Clark/County/HLC Treasurer
Mr. Thomas Egan/County
Mr. Larken Egleston/City/HLC Vice Chair
Mr. Joe Elliott/City/Design Review Committee Chair
Ms. Penny Higdon/County
Mr. Mark H. Miller/County/Projects Committee Chair
Mr. Garrett Nelson/Mayor
Mr. Len Norman/City/HLC Chair
Mr. Jeffrey Parsons/Mayor/HLC Secretary/Survey Committee Chair
Mr. Jonathan Schulz/City
Mr. Sandy Carnegie (by telephone), HLC Attorney
Dr. Dan L. Morrill, HLC Consulting Director
Mr. Stewart Gray, HLC Senior Preservation Planner
Ms. Elizabeth Stuart, HLC Administrative Assistant
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

Absent:

Ms. Laura Hoover/County

Visitors:

**Michael Montgomery, Johnston Building
Eric Levinson, Delburg Mill House
David Strange, Delburg Mill House
Jon Hannan, Charlotte Fire Department
Neal Broome, Dowd House
Joy Greer, Phillips House
Sebastian Feculak, Preservation Matthews**

1. Consideration of Minutes

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. CLARK THAT
THE MINUTES FOR THE JUNE 12, 2017, MEETING OF THE HISTORIC**

LANDMARKS COMMISSION BE APPROVED. 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 also welcomed the new Commissioners: Ms. Althouse, Mr. Egan, and Mr. Nelson

Consideration of the Survey and Research Report for the Historic Fire Equipment: The William Jeffers & Company Hand-Powered Pumper, The American Fire Company "Metropolitan" Steam-Powered Pumper, and The American LaFrance & Foamite Company Fire Truck

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT IT DESIGNATE AN 1866 HAND PUMPER, A 1902 STEAM PUMPER, AND A 1920S FIRE ENGINE AS HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE HLC CONVENE IN CLOSED EXECUTIVE SESSION TO RECEIVE ADVICE FROM SANDY CARNEGIE, HLC ATTORNEY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HLC RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Dr. Morrill reported the following:

1. Dowd House and Former Charlotte Fire Station Number 10.

Mecklenburg County owns the Dowd House at 2216 Monument Street and former Charlotte Fire Station Number 10 at 2136 Remount Road. The County is considering conveying these properties to a private party that will convert them to an economically sustainable adaptive reuse. Because the County cannot conduct private sales, it intends to transfer ownership of these properties to the Historic Landmarks Commission for resale to the private party. The Dowd House is a historic landmark. The Former Charlotte Fire

Station Number 10 is not. The Fire Station must be designated as a historic landmark in order for the Commission to acquire it. The County has stated that it wants the Historic Landmarks Commission to prepare a Survey and Research Report on the Former Charlotte Fire Station Number 10, which is the first step in the designation process.

Action Requested: Authorize the production of a Survey and Research Report on former Charlotte Fire Station Number 10, 2136 Remount Road, Charlotte, N.C. The Consulting Director would receive a fee of \$2000 for the preparation of the report. If approved, the report will be presented to the Historic Landmarks Commission at its September 11th meeting.

MR. MILLER PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE PREPARATION OF A SURVEY AND RESEARCH REPORT ON FORMER CHARLOTTE FIRE STATION NUMBER 10, 2136 REMOUNT ROAD, CHARLOTTE, N.C., AND THAT DR. MORRILL BE PAID \$2000 UPON COMPLETION OF A REPORT APPROVED BY THE CHAIR OF THE SURVEY COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill asked Peter Wasmer to discuss the necessity of cleaning the interior of former Charlotte Fire Station Number 10, 2136 Remount Road, Charlotte, N.C. in order to complete the Survey and Research Report on the property.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE EXPENDITURE OF FUNDS TO CLEAN THE INTERIOR OF FORMER CHARLOTTE FIRE STATION NUMBER 10, 2136 REMOUNT ROAD, CHARLOTTE, N.C., WITH THE CONTINGENCIES THAT DR. MORRILL EXPLORE FUNDING BY MECKLENBURG COUNTY AND THAT HE OBTAIN APPROVAL FROM THE PROJECTS COMMITTEE CHAIR FOR THE EXPENDITURE OF FUNDS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Ratification of Payment of Invoices for Survey and Research Reports on Parkwood Avenue A.R.P Church and on Charlotte Historic Fire Equipment.

In October 2003, the Historic Landmarks Commission took the following action: THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE CONSULTING DIRECTOR OF THE HISTORIC LANDMARKS COMMISSION BE AUTHORIZED TO SELECT PROFESSIONAL CONSULTANTS TO PREPARE SURVEY AND RESEARCH REPORTS FOR PROSPECTIVE HISTORIC LANDMARKS AND THAT THE CONSULTING DIRECTOR, WITH THE APPROVAL OF THE CHAIRMAN OF THE SURVEY COMMITTEE OR, IF THE CHAIRMAN OF THE SURVEY COMMITTEE IS UNAVAILABLE, THE VICE-CHAIRMAN OF THE SURVEY COMMITTEE, BE AUTHORIZED TO PREPARE SURVEY AND RESEARCH REPORTS ON PROSPECTIVE HISTORIC LANDMARKS, ALL WITH THE UNDERSTANDING THAT ANY SURVEY AND RESEARCH THAT COSTS MORE

THAN \$1,500 TO PREPARE FOR THE HISTORIC LANDMARKS COMMISSION IS TO BE BROUGHT BEFORE THE HISTORIC LANDMARKS COMMISSION FOR CONSIDERATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Consulting Director of the Commission received approval from the Chair of the Survey Committee to prepare the Survey and Research Reports on the Parkwood Avenue A.R.P. Church and the Charlotte Historic Fire Equipment.

Action Required: Authorize payment of \$3000 to the Consulting Director of the Historic Landmarks Commission (\$1500 for the Survey and Research Report on the Parkwood Avenue A.R.P. Church and \$1500 for the Survey and Research Report on the Charlotte Historic Fire Equipment) in keeping with action taken by the Historic Landmarks Commission in October 2003 to pay the Consulting Director \$1500 per Survey and Research Report when authorized by the Chair of the Survey Committee to prepare Survey and Research Reports.

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. EGAN THAT THE HISTORIC LANDMARKS COMMISSION PAY DR. MORRILL \$3000 FOR THE COMPLETION OF THE SURVEY AND RESEARCH REPORTS ON THE PARKWOOD AVENUE A.R.P. CHURCH AND CHARLOTTE HISTORIC FIRE EQUIPMENT IN ACCORDANCE WITH APPROVED HLC POLICY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

B. Information Items.

1. The duplex at 817-819 Walnut Avenue and the house at 821 Walnut Avenue. A developer has approached the Historic Landmarks Commission about participating in the purchase of structures located in the Wesley Heights Historic District. The Commission can purchase any contributing property in a local historic district. In concept, the project would involve the subdivision of the lots. The Commission would purchase the house and the duplex, and the developer would construct townhouses on the rear of the lots. The developer will present the specifics of the proposal.

2. Prospective Sale of the Edward Rozzel Farm at 11647 Old Rozzelles Ferry Road. The Historic Landmarks Commission has received a Letter of Intent from a prospective buyer of the Edward Rozzel Farm. The intent is to establish rental housing on the property that will have an affordable component. There will be an agricultural component to the project. Tenants will receive instruction on best farming practices. The Projects Committee has instructed the prospective buyers to enter into a 30-day study period, during which they will meet with planners to determine whether the property can be rezoned.

3. Strategic Planning. The Executive Committee will meet at 8:30 a.m. on August 24th to discuss strategic planning for the upcoming year. The Historic Landmarks Commission has discretionary money to spend during the next year. The approximate amount is \$41,000. The principal item for discussion at that meeting will be to consider how best to

allocate that money. Staff has suggested three major areas of potential need. They are: assistance with design review; conducting surveys of historic properties, including Survey and Research Reports; and public education, including videos, press releases, and internet posts. Staff would welcome suggestions from Commissioners.

4. VanLandingham Estate: 2010 The Plaza. A developer has approached the Historic Landmarks Commission about participating in an infill development at the VanLandingham Estate. The concept would be that the property would be subdivided. The Commission would purchase the house and an appropriate sized lot. The developer would construct infill townhouses on the remainder of the property. Staff asked the developer to provide specific numbers. No response to this request has yet been received.

5. The Morgan School: 500 South Torrence Street. The Charlotte Mecklenburg Schools have not yet acted on the offer submitted by the Historic Landmarks Commission for the purchase of the former Morgan School. The City continues to investigate the possibility of purchasing the property.

6. Parkwood Avenue A.R.P. Church: 1017 Parkwood Avenue. The owner has not responded to the Commission's offer to purchase the former Parkwood Avenue A.R.P. Church.

7. Torrence-Lytle School: 302 Holbrooks Road, Huntersville, N.C. The Commission remains under contract to a prospective buyer of the Torrence-Lytle School until mid-September.

8. Charles E. Barnhardt House: 2733 Country Club Lane. The Commission remains under contract to purchase the Barnhardt House. Staff has met with the owner. The owner hopes to have a plat recorded by September 1st. If so, a public hearing will be held in September with City Council on the designation of the property as a historic landmark, which will allow the Commission to close on the property.

9. Star St. Matthews Lodge: 124 Morris Road, Matthews, N.C. The public hearing for the prospective designation of the Star St. Matthews Lodge will be held with the Board of Commissioners of Matthews, N.C. in September.

4. Design Review Committee Report: Mr. Joe Elliott

a) Consideration of an Application for Certificate of Appropriateness 17-35 for material alterations to the Johnston Building, 212 S. Tryon Street, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A RECOMMENDATION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS AS PRESENTED FOR MATERIAL ALTERATIONS OF THE JOHNSTON BUILDING, 212 S. TRYON STREET, CHARLOTTE, N.C.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR MATERIAL ALTERATIONS OF THE JOHNSTON BUILDING, 212 S. TRYON STREET, CHARLOTTE, N.C. AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b) Consideration of an Application for Certificate of Appropriateness 17-37 for material alterations to the Phillips House and Morris Barn, 131 W. Charles Street, Matthews, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A RECOMMENDATION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS AS PRESENTED FOR MATERIAL ALTERATIONS OF THE PHILLIPS HOUSE AND MORRIS BARN, 131 W. CHARLES STREET, MATTHEWS, N.C.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR MATERIAL ALTERATIONS OF THE PHILLIPS HOUSE AND MORRIS BARN, 131 W. CHARLES STREET, MATTHEWS, N.C. AS PRESENTED, WITH THE OPTION FOR THE DESIGN REVIEW CHAIR TO MEET WITH THE APPLICANT FOR APPROVAL OF CHANGES TO THE REAR GABLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c) Consideration of an Application to Certificate of Appropriateness 17-26 for material alterations to the Delburg Mill House, 303 Delburg Street, Davidson, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A RECOMMENDATION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS AS PRESENTED FOR MATERIAL ALTERATIONS OF THE NEBEL KNITTING MILL, 303 DELBURG STREET, DAVIDSON, N.C.

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR MATERIAL ALTERATIONS OF THE DELBURG MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C. WITH THE HIGHER ROOFLINE AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Survey Committee Report: Mr. Jeff Parsons

Mr. Parsons stated that the Survey Committee is scheduled to meet Wednesday, September 6th.

6. Treasurer's Report: Mr. Nathan Clark

Mr. Clark distributed and presented the August 2017 Treasurer's Report.

7. Projects Committee Report: Mr. Mark Miller

Mr. Miller distributed a sheet describing all current projects and stated that he would continue this practice during the upcoming year.

8. Old Business:

There was no old business.

9. New Business:

Sebastian Feculak, a representative of Preservation Matthews, expressed his interest in acquiring the assistance of the Historic Landmarks Commission in advancing the cause of historic preservation in the Town of Matthews.

Ms. Althouse reported that Preservation North Carolina will be holding its annual convention in Charlotte on September 27-29, 2017. She stated that there would be training sessions offered, which would meet the requirements of the Certified Local Government Program.

The meeting adjourned at 7:52 p.m.