

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
June 12, 2017
Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:00 p.m. – 7:32 p.m.**

Draft Minutes

Present:

**Ms. Joy E. Bunch/Mayor
Mr. Nathan Clark/County
Mr. Larken Egleston/City/HLC Secretary/Survey Com. Chair (by telephone)
Mr. Joe Elliott/City/HLC Treasurer
Ms. Laura Hoover/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, 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:

**Ms. Penny Higdon/County
Mr. Jonathan Schulz/City**

Visitors:

**Josh Brant, Kilgo House
Don Duffy, Kilgo House
Tyson Bates, Torrence-Lytle**

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE MINUTES FOR THE MAY 8, 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 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 election of the HLC Officers and announcement of Committee Chairs would occur later in the meeting.

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

1. Edward Rozzel House. 11647 Old Rozzelles Ferry Road, Charlotte, N.C. Brian Jenest of Cole Jenest & Stone has developed plans for infill development as recommended by the Historic Landmarks Commission. These are presently being shown to developers. There is interest in the property.

2. Torrence Lytle School. 302 Holbrooks Road, Huntersville, N.C. The environmental cleanup of the buildings has been completed. Negotiations with the prospective buyer continue. Another prospective buyer has submitted a Letter of Intent.

3. General Motors New Style Bus 1074. Staff is in contact with CATS to discuss arrangements for storing and servicing the bus.

4. Phillips House and Morris Barn. 131 West Charles Street, Matthews, N.C. The closing on the property has occurred, and the check has been deposited. The owners will be submitting an Application for a Certificate of Appropriateness.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. Consideration of the Prospective Purchase of the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C. Staff met with the owner and Brian Jenest to discuss preservation strategies for the property. The property is no longer under contract. Brian Jenest will be contacting parties associated with the infill development that was rejected by City Council in 2015 to see if it might be revived without including a swimming pool. Staff will keep the Commission advised.

12. Morgan School. Staff has talked with 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. Staff has been unsuccessful in obtaining further updates.

13. Consideration of the Prospective Purchase of the Charles Barnhardt House, 2733 Country Club Lane, Charlotte, N.C. The owner has advised Staff that the recording of the plat has been delayed until mid-summer. The vote of City Council on historic landmark designation will not occur until September. Staff will begin preparing marketing materials for the house.

14. Staff continues to anticipate using real estate options as a preservation tool.

15. Excelsior Club. 921 Beatties Ford Road, Charlotte, N.C. Staff met with the owner to discuss preservation strategies for the property. The owner stated that she plans to maintain ownership and preserve the property. No further action is anticipated.

16. American Legion Memorial Stadium. Staff and Ken Pursley met with designers of the proposed Major League Soccer Stadium and discussed how the new stadium would honor the history of the site. More discussions will occur if the project becomes a reality.

17. Staff has been contacted about the Commission's interest in possibly purchasing the church building at 3201 Tuckaseegee Road. Discussions continue.

Dr. Morrill thanked Joy Bunch, Ken Pursley, and John Shurley for their many contributions to the success of the Historic Landmarks Commission.

Dr. Morrill noted that Mary Lynn Morrill was ending her service as Recording Consultant of the Historic Landmarks Commission, a position she has held with great distinction for 33 years. Dr. Morrill said that without Mary Lynn Morrill's unswerving dedication and untiring efforts the Historic Landmarks Commission would not have attained the level of success that it enjoys today.

4. Design Review Committee Report: Mr. Ken Pursley

a) Consideration of an Application for Certificate of Appropriateness 17-27 for material alterations to the Jennie Alexander Duplex, 1801-1803 East 8th St, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS AS PRESENTED FOR MATERIAL ALTERATIONS OF JENNIE ALEXANDER DUPLEX, 1801-1803 EAST 8TH ST, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b) Consideration of an Application for Certificate of Appropriateness 17-28 for material alterations to the Bishop John C. Kilgo House, 2100 The Plaza, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS AS PRESENTED FOR MATERIAL ALTERATIONS OF BISHOP JOHN C. KILGO HOUSE, 2100 THE PLAZA, CHARLOTTE N.C. THE COMMISSION APPROVED THE MOTION WITH MS. BUNCH VOTING IN OPPOSITION.

c) Consideration of a revision to Certificate of Appropriateness 17-11 for material alterations to the Nebel Knitting Mill, 101 West Worthington Ave, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE A REVISION OF A CERTIFICATE OF APPROPRIATENESS 17- 11 AS PRESENTED FOR THE NEBEL KNITTING MILL, 101 WEST WORTHINGTON AVE, CHARLOTTE, N.C. THE COMMISSION APPROVED THE MOTION WITH MR. EGGLESTON ABSTAINING FROM THE VOTE.

5. Survey Committee Report: Mr. Larken Egleston

a) Public Hearing for the potential designation of the Red Front Department Store, 1125 Belmont Avenue in Charlotte.

Dr. Morrill explained that state statutes require that the Historic Landmarks Commission hold a public hearing to allow the public to express their opinions about the prospective designation of all historic landmarks.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE COMMENTS FROM THE PUBLIC REGARDING THE PROSPECTIVE DESIGNATION OF THE RED FRONT DEPARTMENT STORE, 1125 BELMONT AVENUE, CHARLOTTE, N.C. AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No member of the public appeared to speak.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING ON THE PROSPECTIVE DESIGNATION OF THE RED FRONT DEPARTMENT STORE, 1125 BELMONT AVENUE, CHARLOTTE, N.C., AS A HISTORIC LANDMARK AND TO AFFIRM ITS RECOMMENDATION THAT THE RED FRONT DEPARTMENT STORE, 1125 BELMONT AVENUE, CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b) Reginald Hawkins House. 1703 Madison Avenue, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT RECOMMEND TO THE CHARLOTTE CITY COUNCIL, ONCE AN ACCEPTABLE SURVEY AND RESEARCH REPORT IS COMPLETED, THE DESIGNATION OF THE REGINALD HAWKINS HOUSE (INTERIOR OF THE HOUSE, EXTERIOR OF THE HOUSE, AND THE ENTIRE TAX PARCEL) AT 1703 MADISON AVENUE, CHARLOTTE N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c) Cornelius Historic Properties. 19528 Meridian Street, Cornelius, N.C. 19721 South Ferry Street, Cornelius, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PLACE THE PROPERTIES AT THE FOLLOWING ADDRESSES ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS: 19528 MERIDIAN STREET, CORNELIUS, N.C.; 19721 SOUTH FERRY STREET, CORNELIUS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d) Charlotte Fire Department Historic Equipment.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT

FUND A SURVEY AND RESEARCH REPORT ON THREE PIECES OF HISTORIC FIRE FIGHTING EQUIPMENT OWNED BY THE CHARLOTTE FIRE DEPARTMENT, INCLUDING AN 1866 HAND PUMPER, A 1902 STEAM PUMPER, AND A 1920S FIRE ENGINE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

e) Gold District Historic Buildings. 317 West Summit Avenue, 308 Palmer Street, and 217, 301, and 305 Dunbar Street, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PLACE THE FOLLOWING PROPERTIES ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS: RUDISILL MINE AT 317 WEST SUMMIT AVENUE, ELECTRICAL APPARATUS BUILDING AT 308 WEST PALMER STREET, THE WILMORE SCHOOL ON WEST BOULEVARD, AND THE HOUSES AT 217, 301, AND 305 DUNBAR STREET, ALL IN CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

f) Green Book Survey.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ALLOCATE UP TO \$1000 TO CONDUCT A RECONNAISSANCE SURVEY OF THE PROPERTIES (EXTANT AND EXTINCT) IN MECKLENBURG COUNTY LISTED IN THE "GREEN BOOK." THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Mr. John Shurley

a) Discussion of the status of the sale of the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Mr. Norman requested that Tyson Bates, representing the prospective buyer of the property, explain the current status of examining the feasibility of acquiring the property. Mr. Norman explained that the Commission continues to spend money on the property, which will affect the purchase price. Mr. Bates stated that he continues to be optimistic about acquiring the property and is working with his lender to assure financing.

b) Consideration of expenditures for roof repair at the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT SPEND NO MONEY AT PRESENT FOR ROOF REPAIR AT THE TORRENCE-LYTLER SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMISSION

APPROVED THE MOTION WITH MR. NORMAN AND MR. PURSLEY VOTING IN OPPOSITION.

c) Negotiations for sale of the Richard Rozzel Farm, 11647 Old Rozzelles Ferry Road, Charlotte, N.C.

Dr. Morrill stated that Brian Jenest of Cole Jenest & Stone is showing prospective buyers development plans for the property and anticipates that offers might be forthcoming. Because the Historic Landmarks Commission does not meet in July, Staff is recommending that the Projects Committee be authorized to negotiate final terms for the sale.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE THE PROJECTS COMMITTEE TO NEGOTIATE FINAL TERMS OF THE SALE OF THE ROZZEL FARM, 11647 OLD ROZZELLES FERRY ROAD, CHARLOTTE, N.C., IF ACCEPTABLE OFFERS ARE PRESENTED BEFORE THE AUGUST MEETING OF THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Treasurer's Report: Mr. Joe Elliott

Mr. Elliott distributed and presented the June 2017 Treasurer's Report.

8. Nominating Committee Report: Mr. Ken Pursley

a) Election of Officers

Mr. Pursley presented the following slate of officers for the Commission's vote - Chair: Mr. Norman; Vice Chair: Mr. Egleston; Secretary: Mr. Parsons; Treasurer: Mr. Clark. Mr. Pursley stated that nominations could be made from the floor.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION DISPENSE WITH A SECRET BALLOT AND CAST A UNANIMOUS VOTE FOR THE SLATE AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Norman reported that the following individuals would serve as chairs of committees - Design Review Committee: Mr. Elliott; Nominating Committee: Ms. Hoover; Survey Committee: Mr. Parsons; Projects Committee: Mr. Miller.

b) Presentation of Plaques and Certificates

Mr. Norman presented a certificate of appreciation to Joy Bunch and thanked her for her contributions to the success of the Historic Landmarks Commission.

Mr. Norman presented a certificate of appreciation and a commemorative plaque to Ken Pursley and expressed the Commission's profound gratitude for his contributions over six years of service to the Historic Landmarks Commission.

Mr. Norman presented a certificate of appreciation and a commemorative plaque to John Shurley. Mr. Norman noted that in addition to his many other contributions to the success of the Commission, Mr. Shurley had served as HLC Chairman.

Mr. Norman and Mr. Pursley expressed their appreciation to Stewart Gray for his exemplary service to the Commission.

9. Old Business:

There was no old business.

10. New Business:

There was no new business.

The meeting adjourned at 7:32 p.m.