

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
October 9, 2017
Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:00 p.m. – 8:04 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
Ms. Laura Hoover/County
Mr. Mark H. Miller/County/Projects Committee Chair
Mr. Garrett Nelson/Mayor
Mr. Len Norman/City/HLC 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**

Absent:

Mr. Jeffrey Parsons/Mayor/HLC Secretary/Survey Committee Chair

Visitors:

**Tyson Bates, Torrence Lytle
Eric Gamble, HM Properties
Jerry Hollis, Star St. Matthews
Nathan Parker, Star St. Matthews
Jay Rhodes, Mecklenburg County
Larry Welch, Rudisill Gold Mine
Tony Womble, Star St. Matthews**

1. Consideration of Minutes

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE MINUTES FOR THE SEPTEMBER 11, 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 stated that several Commissioners attended the Preservation North Carolina conference and found it productive.

3. Executive Committee Report: Mr. Len Norman

Dr. Morrill explained that a distinguishing feature of the Historic Landmarks Commission's work is its revolving fund. The proposed documentary would be a means to increase public awareness of that fact.

THE EXECUTIVE COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE EXPENDITURE OF UP TO \$4,000 FOR BOWERS MEDIA GROUP, INC. TO PRODUCE A VIDEO DOCUMENTARY ON THE ACCOMPLISHMENTS AND PROMISE OF THE HLC REVOLVING FUND, WHICH WILL BE NO LESS THAN FOUR MINUTES IN LENGTH, AND WITH THE UNDERSTANDING THAT THE HLC CONSULTING DIRECTOR WILL HAVE CREATIVE CONTROL AND THAT THE HLC EXECUTIVE COMMITTEE WILL HAVE TO APPROVE WHATEVER ADDITIONAL CHARGES MIGHT BE SUBMITTED FOR PAYMENT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

- 1. Charles Barnhardt House — Charlotte. The owner has informed the HLC Staff that the map and plat of the property will be filed this week. City Council will vote on the prospective designation on October 16th. Soon thereafter, the Commission will close on the property.**
- 2. Alexander Farm — Cornelius. The Commission continues to discuss preservation strategies with the Town of Cornelius.**
- 3. Torrence Lytle School — Huntersville. The prospective buyer has until October 11th to close on the property. The prospective buyer has requested an extension. After October 11, 2017, the Commission could place the property back on the market for sale.**
- 4. Former Fire Station Number 10 and the James C. Dowd House — Charlotte. The County has acquired an appraisal on the property. Stewart Gray is awaiting the completion of the environmental cleanup of the Fire Station, so he can complete the physical description of the property. Staff anticipates that the County will want to hold meetings to discuss preservation strategies.**
- 5. Edward M. Rozzel Farm — Charlotte. Eric Gamble, Realtor, has listed the house in MLS and is receiving many inquiries. An offer has been received. HLC will consider it under New Business.**

6. Star St. Matthews Lodge — Matthews. The public hearing of the Matthews Town Board on the prospective historic landmark designation of the property will occur on October 23rd.

7. Huntersville & Huntersville ETJ Survey — Huntersville. As directed by the Commission, Staff contacted the Town of Huntersville about the prospect of participating financially in the project. Huntersville declined. Staff consulted with HLC Chair and is moving ahead with the survey.

8. Pump Shaft Head of the Rudisill Gold Mine — Charlotte. Staff has received word that the owner of the property on which the Pump Shaft Head of the Rudisill Gold Mine is located objects to historic landmark designation of the property. Legally, owner consent is not required.

9. Congratulations to Larken Egleston for his election as the District One representative on the Charlotte City Council. Unfortunately, Larken will have to resign from the HLC in December. The Commission must name a new Vice Chair.

10. Walters's Barbershop — Huntersville. WBTV has requested that all HLC public documents, including emails, related to the purchase and sale of the Walters's Barbershop be submitted to WBTV. HLC attorney Sandy Carnegie has advised the HLC Staff to comply.

11. Work has begun on the adaptive reuse of Former Charlotte Fire Station #4 on West 5th Street. Here is another example of excellent adaptive reuse.

5. Public Hearing for Star St. Matthews Lodge, 124 Morris Road, Matthews, N.C.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO CONSIDER HISTORIC LANDMARK DESIGNATION OF THE STAR ST. MATTHEWS LODGE, 124 MORRIS ROAD, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Members of the Star St. Matthews Lodge appeared and expressed their continuing support for the designation of the Lodge as a historic landmark.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE HLC AFFIRM THE RECOMMENDATION FOR HISTORIC LANDMARK DESIGNATION OF THE STAR ST. MATTHEWS LODGE, 124 MORRIS ROAD, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING. THE

COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Design Review Committee Report: Mr. Joe Elliott

a. Consideration of an Application for Certificate of Appropriateness for material alterations to Hennigan Place, 3603 Tilley Morris Road, Matthews, N.C.

The applicant proposed to add an addition to the rear of the Hennigan Place. Changes to the interior of the house would be limited to converting the existing kitchen into a dining room, and the conversion of the keeping room into a bathroom and a laundry.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE COA APPLICATION AS PRESENTED FOR MATERIAL ALTERATIONS TO THE HENNIGAN PLACE, 3603 TILLEY MORRIS ROAD, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Consideration of an Application for Certificate of Appropriateness for material alterations to Rural Hill Plantation, 4431 Neck Road, Huntersville, N.C.

The applicant proposed to build a dog-trot log house on the property. A house was proposed at the same location in a master plan for the historic property in 2001, and the master plan was approved by the HLC. A log house was proposed for a nearby location in a 2011 master plan.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE COA APPLICATION AS PRESENTED FOR MATERIAL ALTERATIONS TO RURAL HILL PLANTATION, 4431 NECK ROAD, HUNTERSVILLE, N.C., WITH THE UNDERSTANDING THAT THE FINAL DESIGN WILL INCLUDE INTERPRETIVE SIGNAGE IDENTIFYING THE BUILDING AS A REPLICA BUILDING, AND THAT THE METAL ROOF FINISH AND THE DESIGN AND MATERIALS OF THE BRICK CHIMNEYS WILL BE REVIEWED AND APPROVED BY HLC STAFF IN COORDINATION WITH THE DESIGN REVIEW CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Survey Committee Report: Mr. Jeff Parsons

Mr. Norman presented the Survey Committee Report in Mr. Parsons's absence.

a. Presentation of the S&R Report on Rudisill Gold Mine, 317 West Summit Avenue, Charlotte, N.C.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION SUSPEND THE PROCESSING OF THE PUMP SHAFT HEAD OF THE RUDISILL GOLD MINE FOR PROSPECTIVE

HISTORIC LANDMARK DESIGNATION AND NOTIFY THE CHARLOTTE HISTORIC DISTRICTS COMMISSION OF THE SPECIAL HISTORICAL AND CULTURAL SIGNIFICANCE OF THE SUBJECT PROPERTY AND REQUEST THAT THE CHARLOTTE HISTORIC DISTRICTS COMMISSION NOTIFY THE HISTORIC LANDMARKS COMMISSION IF AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE MATERIAL ALTERATION OF THE SUBJECT PROPERTY HAS BEEN RECEIVED BY THE CHARLOTTE HISTORIC DISTRICTS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Authorization for Dr. Dan Morrill to Prepare a Survey and Research Report on the Wilmore School. In keeping with HLC approved arrangements, the HLC Consulting Director would receive a stipend of \$2000 for the preparation of the report.

Mr. Norman asked who would prepare the architectural description of the Wilmore School. Dr. Morrill stated that Susan Mayer, Preservation Consultant, will prepare the architectural description for a fee of \$1000.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT DR. MORRILL BE AUTHORIZED TO PREPARE A SURVEY AND RESEARCH REPORT ON THE WILMORE SCHOOL FOR A FEE OF \$2000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8. Treasurer's Report: Mr. Nathan Clark

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

9. Projects Committee Report: Mr. Mark Miller

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION LIST THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., IF THE OCTOBER 11TH CLOSING DATE IS NOT ACTED UPON. THE COMMISSION DISAPPROVED THE MOTION WITH MS. ALTHOUSE VOTING IN FAVOR.

Tyson Bates, representing the prospective buyer, stated that a lending institution had been identified and is expected to determine in the near future the level of its support for the project. While appreciative of Mr. Bates's ongoing interest in purchasing the Torrence Lytle School, the Commission explained that it is anxious to establish a definite alternative date for closing.

MR. MILLER PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE HISTORIC LANDMARKS COMMISSION NEGOTIATE A MONTH-TO-MONTH EXTENSION OF THE CONTRACT WITH THE PROSPECTIVE BUYER OF THE TORRENCE LYTLE SCHOOL AT A MONTHLY, NON-REFUNDABLE FEE OF \$5000 TO THE HLC, THAT THE \$5000 EARNEST MONEY ALREADY DEPOSITED BE SENT PROMPTLY TO THE HLC, THAT THE HLC BE ALLOWED TO MARKET

THE PROPERTY DURING THE EXTENSION OF THE CONTRACT, AND THAT THE HLC SHALL TERMINATE THE CONTRACT ON OCTOBER 11, 2017, IF NO EXTENSION IS SUCCESSFULLY NEGOTIATED.

MR. EGAN PRESENTED A MOTION TO AMEND THE PREVIOUS MOTION THAT THE MONTHLY FEE FOR ANY EXTENSION OF THE CONTRACT BE A NEGOTIATED AMOUNT BETWEEN MR. MARK MILLER AND MR. TYSON BATES.

THE HISTORIC LANDMARKS COMMISSION APPROVED THE MOTION AS AMENDED.

10. Old Business:

There was no old business.

11. New Business:

Eric Gamble, Realtor, reviewed the offers which the Commission has received for the Edward M. Rozzel Farm. Jennifer and Edwin Godsey have submitted the only official offer, the others being either Letters of Intent or emails. The Commission discussed the offers at length and decided that it would accept the offer from the Godseys contingent upon the review and approval of their financial information.

MR. MILLER PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION ACCEPT THE OFFER FROM JENNIFER AND EDWIN GODSEY FOR THE PURCHASE OF THE EDWARD M. ROZZEL FARM, 11647 ROZZELLES FERRY ROAD, CHARLOTTE, N.C., AS PRESENTED WITH THE CONTINGENCY THAT THE HISTORIC LANDMARKS COMMISSION'S PROJECTS COMMITTEE APPROVE THE BUYER'S STATEMENT OF FINANCIAL CAPACITY AND THAT THE PROSPECTIVE BUYER SIGN THE HLC'S STANDARD CONTRACT ADDENDA. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 8:04 p.m.