

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
September 11, 2017  
Location: 2100 Randolph Road, Charlotte, N. C.  
Time: 6:00 p.m. – 7:25 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. 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**

**Absent:**

**Visitors:**

**Neal Broome, Charlotte Fire Station Number 10  
Reed Kracke, Query-Spivey-McGee  
Dan Richardson, Query-Spivey-McGee**

**1. Consideration of Minutes**

**MS. HIGDON PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE MINUTES FOR THE AUGUST 14, 2017, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION APPROVED THE MOTION WITH MS. HOOVER ABSTAINING.**

**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 provided updates on the Siloam School to the Commission.**

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

**THE EXECUTIVE COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE EXPENDITURE OF DISCRETIONARY FUNDS BE AS FOLLOWS: PREPARATION OF SURVEY AND RESEARCH REPORTS – \$20,000; TECHNICAL ASSISTANCE – \$5,000; EDUCATION – \$4,000; SURVEY OF HUNTERSVILLE AND ITS EXTRATERRITORIAL JURISDICTION – \$8,500 WITH THE PROVISION THAT STAFF SEEK APPROVAL OF THE TOWN OF HUNTERSVILLE TO PAY UP TO 50% OF PROJECT COSTS; RESERVE – \$2,500. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**Dr. Morrill reported the following:**

- 1. Preservation North Carolina will be holding its annual convention in Charlotte from September 27th through September 29th. This will be an opportunity to meet individuals from other preservation commissions across North Carolina. Please contact Elizabeth Stuart if you plan to attend any or all sessions.**
- 2. I was pleased to learn that Stewart Gray is among this year's recipients of the Gertrude Carraway Award of Merit from Preservation North Carolina. The Charlotte-Mecklenburg Historic Landmarks Commission was among the recipients in 1999. Stewart is a valuable member of the HLC Staff, and I appreciate his commitment to the Commission's success.**
- 3. Staff anticipates that the HLC will be closing on the Barnhardt House in the next month. This will be a major project and will present many challenges. Staff is operating under the assumption that the HLC intends to close on the property under the terms already negotiated. Please inform the staff now if the situation is otherwise. The Public Hearing with the Charlotte City Council to consider historic landmark designation of the property is scheduled for October.**
- 4. The Survey Committee will be making a recommendation regarding the prospective designation of Former Charlotte Fire Station Number Ten as a historic landmark. Staff will be coordinating the designation process with the County's consideration of the transfer of the Fire Station and the adjoining James C. Dowd House to the HLC.**
- 5. The Survey Committee will be making a recommendation regarding the HLC's funding of a Survey and Research Report on the lot on which a major shaft into the Rudisill Gold**

**Mine is located. I am requesting a motion authorizing me to prepare the Survey and Research Report for a fee of \$2000.**

**6. The prospective buyers of the Rozzel Farm have withdrawn their Letter Of Intent to purchase the property. Staff will be working with realtor Eric Gamble to market the property.**

**7. The prospective buyers of the Torrence Lytle School have until later this month to close on the property. If they do not close, Staff, unless informed otherwise, will work with the Projects Committee to place the property on the market.**

**8. Staff worked closely with the State Historic Preservation Office to determine how best to proceed in working to secure the listing of the Phillips House and the Morris Barn in the National Register of Historic Places. The SHPO staff suggested that listing the property individually in the National Register would most likely not succeed but that it might be part of an expanded Matthews National Register Historic District. Staff contacted the Town Board of Matthews and was informed that the Town has no interest in pursuing an expansion of the National Register Historic District in Matthews.**

**9. Bobby Drakeford continues to be interested in working with the HLC on a joint project in the Wesley Heights Historic District. He has told Staff that he should have a specific proposal to present in October or November.**

**10. Staff will be meeting on September 12th with the Mayor of Cornelius. The Town wants to discuss the prospect of a joint project to preserve the Cornelius Cotton Gin. The Town is also interested in discussing a preservation strategy for the Alexander Farm in Cornelius.**

**11. Staff will make a presentation on September 26th to the Town of Davidson. Staff will review past accomplishments and will discuss how it might assist the Town of Davidson in the future.**

**12. There has been no news with respect to the VanLandingham Estate. The owner will have an opportunity to apply for rezoning this fall. The developer who approached me earlier in the summer about possibly working with the HLC on a preservation solution has not contacted me since.**

**13. The Commission continues to have an offer on the table with respect to the Morgan School in the Cherry Neighborhood. Again, there are no new developments. I have had no response from the City or from Charlotte-Mecklenburg Schools.**

**14. The Commission continues to have an active offer to purchase the Parkwood Avenue A.R.P. Church. I have attempted to ascertain the current status of the property, but I understand that another party has purchased it. The processing of the church for historic landmark designation continues.**

**Mr. Egleston left the meeting at 6:40 p.m.**

## **5. Design Review Committee Report: Mr. Joe Elliott**

### **a. COA application for the demolition of the Query-Spivey-McGee Building, 600 S. College Street, Charlotte**

The applicant proposed to demolish the building, and install a plaque detailing the history of the building. Photo documentation of the exterior and interior of the building will also be provided by the owner.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE COA APPLICATION FOR DEMOLITION OF THE QUERY-SPIVEY-MCGEE BUILDING, 600 S. COLLEGE STREET, CHARLOTTE, N.C., BE APPROVED WITH THE CONTINGENCY THAT A PLAQUE DETAILING THE HISTORY OF THE BUILDING BE INSTALLED AND PHOTO DOCUMENTATION OF THE INTERIOR AND EXTERIOR OF THE BUILDING BE PROVIDED TO THE COMMISSION. THE COMMISSION DISAPPROVED THE MOTION WITH THE FOLLOWING VOTE: OPPOSE – ALTHOUSE, CLARK, EGAN, HIGDON, NELSON, PARSONS; FAVOR – ELLIOTT, HOOVER, MILLER, NORMAN, SCHULZ.**

The Commission discussed how a delay of demolition might assist in the preservation of the property and concluded that because the applicant had considered adaptive reuse options for the property during the previous six months prior to filing its application for demolition but was unable to find an economically viable adaptive reuse option, a delay would not be productive.

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE COA APPLICATION FOR DEMOLITION OF THE QUERY-SPIVEY-MCGEE BUILDING, 600 S. COLLEGE STREET, CHARLOTTE, N.C., BE APPROVED WITH THE CONTINGENCY THAT A PLAQUE DETAILING THE HISTORY OF THE BUILDING BE INSTALLED AND PHOTO DOCUMENTATION OF THE INTERIOR AND EXTERIOR OF THE BUILDING BE PROVIDED TO THE COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **6. Survey Committee Report: Mr. Jeff Parsons**

### **a. Presentation of the S&R Report on Former Charlotte Fire Station Number Ten, 2136 Remount Road, Charlotte**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION (HLC) THAT THE HLC RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT IT DESIGNATE THE FORMER CHARLOTTE FIRE STATION NUMBER 10, 2136 REMOUNT ROAD, CHARLOTTE, N.C., AS A HISTORIC LANDMARK. THE LANDMARK SHALL INCLUDE THE INTERIOR OF THE BUILDING, THE EXTERIOR OF THE BUILDING, AND THE**

**ENTIRE TAX PARCEL ASSOCIATED WITH THE SUBJECT PROPERTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Consideration of Future Areas of Concentration for Preparing Survey and Research Reports**

**Dr. Morrill explained that Staff would be developing recommendations for Survey and Research Reports to be funded by the HLC in this fiscal year, which ends June 30, 2018. Staff would welcome suggestions in writing from members of the Committee.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION (HLC) THAT THE HLC FUND A SURVEY AND RESEARCH REPORT ON THE RUDISIL GOLD MINE, 317 WEST SUMMIT AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. MILLER THAT DR. MORRILL BE AUTHORIZED TO PREPARE A SURVEY AND RESEARCH REPORT ON THE RUDISIL GOLD MINE, 317 WEST SUMMIT AVENUE, CHARLOTTE, N.C., FOR A FEE OF \$2000 UPON APPROVAL OF THE SURVEY AND RESEARCH REPORT BY THE CHAIR OF THE SURVEY COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**7. Treasurer's Report: Mr. Nathan Clark**

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

**8. Projects Committee Report: Mr. Mark Miller**

**Mr. Miller reported that the Projects Committee did not meet since the August meeting of the HLC.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS PERSONNEL MATTERS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE COMMISSION APPROVED A MOTION TO RECONVENE IN OPEN SESSION.**

**9. Old Business:**

**There was no old business.**

**10. New Business:**

**There was no new business.**

**The meeting adjourned at 7:25 p.m.**