

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
November 13, 2017
Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:00 p.m. – 7:14 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. 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:

Mr. Mark H. Miller/County/Projects Committee Chair

Visitors:

**Abby Brant, VanLandingham Estate
Josh Brant, VanLandingham Estate
John Howard, Charlotte Historic Districts Commission
Charles Kinsey, VanLandingham Estate
Cecil Krimminger, VanLandingham Estate
Billy Maddalon, VanLandingham Estate
Michael Massette, Walnut Street Project/Wadsworth House
Adrian Robles, VanLandingham Estate
Cassandra Stone, VanLandingham Estate
Vania Zwickey, VanLandingham Estate**

1. Consideration of Minutes

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE MINUTES FOR THE OCTOBER 9, 2017, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGAN THAT THE CLOSED SESSION 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

a. Training for New Commission Members

Mr. Norman stated that training for new Commissioners would take place in either late January or early February 2018. Dr. Morrill asked the Commissioners to let HLC Staff know if there are any suggestions regarding this training.

b. Updates to HLC Policy

Mr. Gray has updated the HLC policy manual. The current version is available on the HLC website.

c. Committee Meetings Attendance

Mr. Norman asked the Commissioners to check their attendance and to make Ms. Stuart aware of any issues. It was noted that attendance had been low at recent committee meetings and that advisory members may be cut from their respective committees if attendance remains sparse.

d. HLC Holiday Party

Mr. Norman reminded the Commissioners that the HLC Holiday party will be held on December 13th at 6:30 p.m.

3. Director's Report: Dr. Dan Morrill

Dr. Morrill reported the following information:

Action Items.

1. The Town Board of Cornelius has voted to request that the Commission prepare a Survey and Research Report on the prospective designation of the Agricultural Building at the Cornelius High School for historic landmark designation. Staff believes that the building is worthy of historic landmark designation and therefore recommends that the property be placed on the Study List of Historic Landmarks. Staff will bring the issue of preparing a Survey and Research Report before the Survey Committee at its January 2018

Meeting.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE AGRICULTURAL BUILDING AT THE CORNELIUS HIGH SCHOOL, 21126 CATAWBA AVENUE, CORNELIUS, N.C., BE PLACED ON THE HISTORIC LANDMARKS COMMISSION'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Information Items.

- 1. Work has begun on the Phillips House in Matthews. The plans have been approved by the Historic Landmarks Commission. It is important to underscore the fact that preservation covenants have been placed on the property to assure that it is preserved in perpetuity.**
- 2. The Town of Matthews is seeking to develop a preservation plan for the William Henry Freeman House at 121 Ames Street. The Town has funds to pay for Survey and Research Reports, and I am under contract to develop a report on the Freeman House. When completed, it will be submitted to the Town of Matthews.**
- 3. I worked with Mark Price of the *Charlotte Observer* to have articles published on the HLC's acquisition of the Barnhardt House and its processing of the Wilmore School as a historic landmark.**
- 4. The Wadsworth House in Wesley Heights is being marketed for sale. Mark Miller and I met with Tim Mills, the realtor for the owner. Staff will be keeping a close eye on developments.**
- 5. Mark Miller and I met with the owner of the Van Landingham Estate. The Commission will be working cooperatively with the owner over the next few months to develop a preservation plan for the property.**
- 6. Dr. Morrill reported that meetings have occurred with County officials and the prospective buyer of the James C. Dowd House and Former Charlotte Fire Station Number 10. The prospective buyer will be determining the cost of renovating and adapting the two buildings and will present these figures to the Historic Landmarks Commission, most likely in the next month.**
- 7. The Edward Rozzel Farm is under contract for sale. The closing is scheduled for early December. Events are moving forward as expected.**
- 8. The Commission is no longer under contract to a prospective buyer of the Torrence Lytle School. The Projects Committee will have a recommendation on future strategies regarding the property.**
- 9. Videographer Bruce Bowers and I will spend November 14th conducting three**

interviews for the HLC's approved video on the impact of the Revolving Fund. We will be interviewing: Ronald Carter, President of Johnson C. Smith University; Abigail Jennings, realtor; and Lee Myers, former Mayor of Matthews.

10. Bobby Drakeford has approached the Commission about the HLC participating in a development on Walnut Avenue that will involve the preservation of two structures. The Projects Committee has asked Mr. Drakeford to present the cost of the HLC's participation. That information is expected to be available in early 2018.

4. Preservation Planner's Report: Mr. Stewart Gray

Mr. Gray reported the following information:

a. Attendance Policy Update

Effective Immediately: Mecklenburg County's attendance policy requires HLC Commissioners to attend 65% of all regular Commission meetings from the time one's term begins until the end of that calendar year and each subsequent calendar year thereafter. The inclusion of special and assigned subcommittee meetings is no longer applicable. HLC Commissioners must be present for 50% of a meeting in order to be counted present at that meeting.

Effective January 1, 2018: members cannot miss three consecutive regular Commission meetings.

The City of Charlotte's attendance policy remains the same as last year. The City Council's attendance policy requires HLC Commissioners to attend 65% of all regular Historic Landmarks Commission meetings, special meetings, and assigned subcommittee meetings from the time one's term begins until the end of that calendar year and each subsequent calendar year thereafter; and you may not miss three consecutive regular meetings of this board. HLC Commissioners must be present for 50% of a meeting in order to be counted present at that meeting.

Please note: There are no excused absences for sickness, business, or personal matters of any kind.

b. HLC Staff is maintaining the website calendar. If you have questions concerning the times and dates for Commission and Committee meetings, you may refer to the calendar.

c. HLC Staff would also like feedback regarding the usability of the website. If you have any recommendations, please let Staff know.

5. Design Review Committee Report: Mr. Joe Elliott

a. COA application for the demolition of the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.

The applicant has proposed to demolish the main house and carriage house on the property.

Dr. Morrill reminded the Historic Landmarks Commission that it cannot deny a COA application for demolition, but can delay the effective date of the demolition for up to 365 days.

Billy Maddalon, owner of the VanLandingham Estate, explained his plan to file for rezoning to execute the development plan, without the swimming pool, that has already been approved by the Historic Landmarks Commission.

Mr. Norman asked for public comment and again emphasized that the COA application for demolition cannot be denied.

Josh Brant spoke briefly and requested the Commission delay the COA for demolition for 365 days to provide time to seek alternative preservation options for the property.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE COA APPLICATION FOR DEMOLITION OF THE VANLANDINGHAM ESTATE BE DELAYED FOR 365 DAYS. THE COMMISSION APPROVED THE MOTION WITH MR. EGLESTON ABSTAINING.

6. Survey Committee Report: Mr. Jeff Parsons

Mr. Parsons noted that a quorum was not present for the Survey Committee's November meeting, and therefore, each item would require a motion with a second for approval or disapproval.

a. Consideration of the Survey and Research Report on the Wilmore Elementary School, 428 West Boulevard, Charlotte, N.C.

The Survey Committee reached a consensus that the Historic Landmarks Commission should process the Wilmore Elementary School, 428 West Boulevard, Charlotte, N.C., for historic landmark designation and that such designation should include the interior of the building, the exterior of the building, and the entire tax parcel upon which the Wilmore Elementary School is located.

MS. HIGDON PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE WILMORE ELEMENTARY SCHOOL BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION AND THAT SUCH DESIGNATION SHOULD INCLUDE THE INTERIOR OF THE BUILDING, THE EXTERIOR OF THE BUILDING, AND THE ENTIRE TAX PARCEL UPON WHICH THE WILMORE ELEMENTARY SCHOOL IS LOCATED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Consideration of the Survey and Research Report on Highland Park Mill #1, 340 East

16th Street, Charlotte, N.C.

The Survey Committee reached a consensus that the Historic Landmarks Commission should process the Highland Park Mill #1, 340 East 16th Street, Charlotte, N.C., for historic landmark designation and that such designation should include the interior of the building, the exterior of the building, and the entire tax parcel upon which the Highland Park Mill #1 is located.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HIGHLAND PARK MILL #1 BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION AND THAT SUCH DESIGNATION SHOULD INCLUDE THE INTERIOR OF THE BUILDING, THE EXTERIOR OF THE BUILDING, AND THE ENTIRE TAX PARCEL UPON WHICH THE HIGHLAND PARK MILL #1 IS LOCATED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. The Town of Matthews is seeking to preserve the house at 201 South Ames Street, Matthews, N.C. The house is owned by Matthews Presbyterian Church, which intends to demolish the house unless it is relocated. The Town will pay for the preparation of a Survey and Research Report to demonstrate that the house has special significance.

Ms. Althouse suggested putting the Town of Matthews in touch with Preservation North Carolina.

The Survey Committee reached a consensus that the Historic Landmarks Commission should authorize the Town of Matthews to prepare a Survey and Research Report on the Ames Street House, 201 South Ames Street, Matthews, N.C., for presentation to the Historic Landmarks Commission at its December meeting.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE TOWN OF MATTHEWS BE AUTHORIZED TO PREPARE A SURVEY AND RESEARCH REPORT ON THE AMES STREET HOUSE FOR PRESENTATION TO THE HISTORIC LANDMARKS COMMISSION AT ITS DECEMBER MEETING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. Recommend that the HLC fund the preparation of a Survey and Research Report on the Caldwell Berry Farm, 7231 McIlwaine Road, Huntersville, N.C.

The Survey Committee reached a consensus that the Historic Landmarks Commission fund a Survey and Research Report on the Caldwell Berry Farm upon the Staff's receipt of a report of acceptable progress of the owner's renovation of the property.

MR. EGAN PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE HISTORIC LANDMARKS COMMISSION FUND A SURVEY AND RESEARCH REPORT ON THE CALDWELL BERRY FARM UPON THE STAFF'S RECEIPT OF A REPORT OF ACCEPTABLE PROGRESS OF THE OWNER'S RENOVATION OF THE PROPERTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

e. Recommend that the HLC fund the preparation of a Survey and Research Report on Charlotte Fire Station Number Eight, 1201 The Plaza, Charlotte, N.C.

The Survey Committee reached a consensus that the Historic Landmarks Commission should authorize the HLC Consulting Director to prepare a Survey and Research Report on Fire Station Number Eight, 1201 The Plaza, Charlotte, N.C., for presentation at the HLC's January meeting.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. EGAN THAT DR. MORRILL BE AUTHORIZED TO PREPARE A SURVEY AND RESEARCH REPORT ON FIRE STATION NUMBER EIGHT FOR A FEE OF \$2000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

f. Consideration of placement of the Dr. Bonnie E. Cone House, 9234 Sandburg Avenue, Charlotte, N.C., on the Study List of Prospective Historic Landmarks and funding of the preparation of a Survey and Research Report on the Dr. Bonnie E. Cone House.

The Survey Committee reached a consensus that the Historic Landmarks Commission should authorize Bill Jeffers to prepare a Survey and Research Report on the Dr. Bonnie E. Cone House, 9234 Sandburg Avenue, Charlotte, N.C.

MR. SCHULZ PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE DR. BONNIE E. CONE HOUSE BE PLACED ON THE HISTORIC LANDMARKS COMMISSION'S STUDY LIST AND THAT BILL JEFFERS BE AUTHORIZED TO PREPARE A SURVEY AND RESEARCH REPORT ON THE DR. BONNIE E. CONE HOUSE FOR A FEE OF \$1800. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

g. Consideration of placement of the William Peeps House, 831 East Worthington Avenue, Charlotte, N.C., on the Study List of Prospective Historic Landmarks.

The Survey Committee reached a consensus that the Historic Landmarks Commission should place the William H. Peeps House, 831 East Worthington Avenue, Charlotte, N.C., on the Historic Landmarks Commission's Study List.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE WILLIAM PEEPS HOUSE BE PLACED ON THE HISTORIC LANDMARKS COMMISSION'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

h. Consideration of placement of the Harkey House, 2601 Selwyn Avenue, Charlotte, N.C., on the Study List of Prospective Historic Landmarks.

The Survey Committee reached a consensus that the Historic Landmarks Commission should place the Harkey House, 2601 Selwyn Avenue, Charlotte, N.C., on the Historic

Landmarks Commission's Study List.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HARKEY HOUSE BE PLACED ON THE HISTORIC LANDMARKS COMMISSION'S STUDY LIST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Egan left the meeting at 7:00 p.m.

7. Treasurer's Report: Mr. Nathan Clark

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

8. Projects Committee Report: Mr. Mark Miller

Mr. Parsons presented the Projects Committee Report in Mr. Miller's absence.

a. Restoration Plan For The Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte, N.C.

Mr. Wasmer detailed the maintenance progress on the Charles E. Barnhardt House and stated he would report further as the work continues.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ESTABLISH AN AD HOC COMMITTEE, COMPOSED OF TOM EGAN, LAURA HOOVER, AND GARRETT NELSON, TO INTERACT WITH PETER WASMER, PROJECT MANAGER OF THE CHARLES E. BARNHARDT HOUSE, REGARDING ITEMS IN THE APPROVED SCHEDULE OF IMPROVEMENTS AND AUTHORIZE THE AD HOC COMMITTEE TO APPROVE EXPENDITURES WITHIN THE PARAMETERS OF THE ESTABLISHED BUDGET. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Status Report On The Edward M. Rozzel Farm, 11601 Old Rozzelles Ferry Road, Charlotte, N.C.

Mr. Norman distributed the prospective buyers' financial statement to the Commission for discussion.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ACCEPT THE FINANCIAL STATEMENT PROVIDED BY THE PROSPECTIVE BUYERS AS ADEQUATE PROOF THAT THE PROSPECTIVE BUYERS HAVE THE FINANCIAL CAPACITY TO PURCHASE THE EDWARD M. ROZZEL FARM PROPERTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Status Report On 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 ENTER INTO A SIX MONTH CONTRACT WITH MICHAEL SULLIVAN OF THE NICHOLS COMPANY UNDER THE ARRANGEMENTS SET FORTH IN MR. SULLIVAN'S LETTER TO MR. MARK MILLER, DATED OCTOBER 31, 2017, TO MARKET THE TORRENCE LYTLE SCHOOL FOR SALE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

9. Presentation of Plaque of Appreciation to Larken Egleston

Mr. Norman presented a commemorative plaque to Larken Egleston and wished him success as Mr. Egleston transitions to a position on the Charlotte City Council. Mr. Norman also noted that the Nominating Committee would need to meet and nominate a new Vice Chair, effective January 2018.

10. Old Business:

There was no old business.

11. New Business:

Mr. Elliott suggested providing maps of the City of Charlotte that would detail how the city has changed throughout the years and placing these maps on the Historic Landmarks Commission's website. Ms. Althouse stated that the Charlotte-Mecklenburg Library already has such maps and that Staff could link this information to the HLC website.

The meeting adjourned at 7:14 p.m.