

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
January 8, 2018
Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:01 p.m. – 7:20 p.m.**

Draft Minutes

Present:

**Ms. Diane Althouse/County
Mr. Nathan Clark/County/HLC Treasurer (by telephone)
Mr. Thomas Egan/County
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 (by telephone)
Mr. Jonathan Schulz/City
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. Sandy Carnegie, HLC Attorney

Visitors:

**Jane Coghill, Myers Park Streetcar Waiting Station
Fey Grayson, 201 South Ames Street
Phillip Hobbs, Myers Park Streetcar Waiting Station
Pamela May, Myers Park Streetcar Waiting Station
Luke Maybry, 201 South Ames Street**

1. Consideration of Minutes

MR. ELLIOTT PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE MINUTES FOR THE DECEMBER 11, 2017, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report — Len Norman

Mr. Norman asked the Commissioners to check their attendance and to make Ms. Stuart aware of any issues. Mr. Norman also thanked Mark Miller for hosting the HLC Holiday Party in December. Mr. Norman stated that the Commission would meet to discuss strategic planning for the upcoming year. He asked the Commissioners if they preferred to have that discussion during a regular HLC meeting or at a special meeting. The Commissioners stated that they would prefer that the discussion occur during a regular meeting. Mr. Norman stated that he would meet with the HLC Staff to prepare a format for the discussion, which will occur at the February meeting.

3. Survey Committee Report — Jeff Parsons

In deference to the wishes of the representatives of Matthews Presbyterian Church, Mr. Norman moved first to consider the Survey Committee report.

Consideration of the Survey and Research Report on the William and Nell Freeman House, 201 South Ames Street, Matthews, N.C.

Dr. Morrill stated that Staff believes that the subject property meets the statutory requirements for special significance. Dr. Morrill then reviewed Section 8 of the Survey and Research Report, which sets forth the justifications for special significance.

Dr. Morrill thanked Ms. Grayson for her understanding and kindness in allowing him to tour and photograph the property. Dr. Morrill reported that Matthews Presbyterian Church asserts that the only viable preservation strategy for the Ames House and the Ames Barn is to move the structures to another location. Dr. Morrill also explained that the Town of Matthews will be the lead agency in determining how the house and its associated barn can be preserved.

Members of the Commission questioned what would be the essential impact of recommending the property for Historic Landmark Designation. Dr. Morrill explained that the essential consequence would be to initiate more active consideration of how the property might be preserved.

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE MATTHEWS BOARD OF COMMISSIONERS THAT THE AMES HOUSE PROPERTY (INCLUDING THE EXTERIOR OF THE HOUSE, THE INTERIOR OF THE HOUSE, THE EXTERIOR OF THE BARN, AND THE INTERIOR OF THE BARN, AS WELL AS THE ENTIRE TAX PARCEL) AT 201 SOUTH AMES STREET, MATTHEWS, N.C., BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4. HLC 2017 Annual Report — Dan Morrill

Dr. Morrill presented a report on the accomplishments of the Historic Landmarks

Commission during 2017 in its three principal areas of activity: Real Estate Projects; Survey; and Design Review.

5. Director's Report — Dan Morrill

Dr. Morrill reported the following:

- 1. Charles E. Barnhardt House.** Peter Wasmer is gathering the necessary quotes to prepare the Purchase Orders to commence rehabilitation of the property. He is also coordinating a cleanup of the interior of the house by volunteers from Preservation North Carolina. Eric Gamble, HLC realtor, will be placing the property for sale. Staff will be producing promotional videos to assist with marketing.
- 2. Parkwood A.R.P. Church.** Staff has been in touch with the new owners of the property about the prospect of historic landmark designation, which the Commission has already voted to recommend. *The Commission no longer needs to entertain the prospect of purchasing property.*
- 3. Morgan School.** There have been no new developments regarding the status of the property. The Charlotte Mecklenburg School System is still awaiting a decision about the City's interest in purchasing the property.
- 4. Rozzel Farm.** The Commission is under contract to sell the property. The closing shall occur on or before January 12, 2018. The Projects Committee agreed to delay the closing because of complications arising because of complexities of determining the boundaries of the property.
- 5. Torrence Lytle School.** The property is currently being marketed for sale. Staff will be working with Michael Sullivan, Realtor, to assist with making the public aware of the property.
- 6. Purchase of Fixtures at Barnhardt House.** In January 2017, an ad hoc committee of the Commission inspected elements that had been removed from the house by the Cramer family. It was determined that the Commission should limit its purchase to those fixtures that had been attached to the house. *Staff recommends that it approve the purchase of these items, as they contribute to the historic integrity of the property.*

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION PURCHASE THE FOLLOWING ITEMS THAT WERE ATTACHED TO THE CHARLES E. BARNHARDT HOUSE: ENTRANCE LIGHTS - \$2500; COPPER LANTERN - \$2300; CORNER COPPER LIGHT - \$1450. THESE ITEMS PLUS \$453.13 IN TAX EQUAL \$6703.13. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Bruce Bowers continues to work on editing the video which explains the impact of the revolving fund on preserving historic landmarks in Charlotte-Mecklenburg. Staff will provide assistance as needed.

8. The issue of the County's conveying the Former Charlotte Fire Station 10 and the James C. Dowd House is still in process. Staff has been meeting with a prospective buyer concerning design review issues.

9. Mr. Norman and Dr. Morrill met with Roy Johnson of the North Carolina Transportation Museum, who is overseeing the work needed to place Streetcar 85 into active service. The aim is to complete the process in the first half of 2018.

10. Mr. Norman and Dr. Morrill met with City Council members Gregory Phipps and Larken Egleston and with staff and board members of the Charlotte Museum of History to discuss strategies for preserving the Siloam School.

11. The Drakeford Company has filed for rezoning of the property on Walnut Avenue on which it intends to build townhouses. If the rezoning is successful, the Drakeford Company might approach the Commission about the prospect that the HLC will purchase the historic structures on the property.

12. Staff has met with the Cornelius staff to discuss how the HLC can assist in advancing historic preservation in the town. Staff has arranged for meetings with Matthews, Davidson, and Huntersville. Staff is also seeking meetings with Charlotte and Pineville.

6. Design Review Committee Report — Joe Elliott

a. COA Application for Myers Park Streetcar Waiting Station, located at the intersection of East 4th Street and Queens Road, Charlotte, N.C.

The applicant proposes to remove approximately 5' of the curving stone wall that attaches to the shelter, and rebuild or move the existing stone pier to the terminus of the shortened wall.

Staff reported that the project conflicts with the Secretary of the Interior's Standards 2 and 5. The Commission could approve the application, deny it, approve it with conditions, or defer or table the issue. We must give them a decision within 180 days of the application, which was around December 10th. They can appeal to the zoning board of adjustments.

Here is the law:

(e) An appeal may be taken to the Board of Adjustment from the commission's action in granting or denying any certificate, which appeals (i) may be taken by any aggrieved party, (ii) shall be taken within times prescribed by the preservation commission by general rule, and (iii) shall be in the nature of certiorari. Any appeal from the Board of Adjustment's decision in any such case shall be heard by the superior court of the county in which the municipality is located.

MR. MILLER PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION TABLE ITS DECISION ON THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR MATERIAL ALTERATIONS TO THE MYERS PARK STREETCAR WAITING STATION ON THE SOUTHEASTERN QUADRANT OF THE INTERSECTION OF 4TH STREET AND QUEENS ROAD, CHARLOTTE, N.C., AND REFER THE ISSUE TO THE DESIGN REVIEW COMMITTEE AND NOTIFY THE APPLICANT THAT THE COMMISSION JUDGES THAT THE PROPOSED PLAN DOES NOT MEET THE REQUIREMENTS OF THE DESIGN GUIDELINES APPROVED BY THE COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Roof Repairs to the Charles E. Barnhardt House

Peter Wasmer, Project Manager, reported that the Barnhardt House Ad Hoc Committee had made the following decisions regarding roof replacement at the Charles E. Barnhardt House. The first step will be to place gray-colored tarpaulins on the roof. Next, a request for board action will be presented to the Board of County Commissioners asking for additional money to place a clay tile roof on the building. Also, Eric Gamble, Realtor, will begin marketing the property in hopes that a prospective buyer will be willing to pay for the replacement of the roof.

7. Treasurer's Report — Nathan Clark

Because of the recent "ransomware" incident, the County cannot produce a financial report. It will be distributed by email when available.

8. Projects Committee Report — Mark Miller

Dr. Morrill stated that he would inform the Committee if a need arose to meet before the February meeting of the HLC.

9. Old Business

Ms. Hoover reported that the Nominating Committee was presenting Tom Egan as the

nominee for Vice Chairman of the Historic Landmarks Commission. Mr. Norman asked if there were additional nominations from the floor. There was none.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT TOM EGAN BE ELECTED VICE CHAIR OF THE HISTORIC LANDMARKS COMMISSION FOR THE TERM ENDING ON JUNE 30, 2018. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

10. New Business

The meeting adjourned at 7:20 p.m.