

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
February 12, 2018  
Location: 2100 Randolph Road, Charlotte, N.C.  
Time: 6:00 p.m. – 8:10 p.m.**

**Draft Minutes**

**Present:**

**Mr. Nathan Clark/County/HLC Treasurer  
Mr. Thomas Egan/County/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 (by telephone)  
Mr. Jonathan Schulz/City  
Mr. Sandy Carnegie, HLC Attorney (by telephone)  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Senior Preservation Planner**

**Absent:**

**Ms. Diane Althouse/County  
Ms. Elizabeth Stuart, HLC Administrative Assistant  
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

**Visitors:**

**J'Tanya Adams, Streetcar No. 85  
Mark S. Blair, Café Barcelona  
Frank Bragg, Streetcar No. 85  
Dan Fisher, NCDOT Rail Division  
Tom Fisher, General Observer  
Leigh Hickman, 1708 Park Road  
Robby Myers, Charlotte Fire Department  
Greg Pappanastos, Streetcar No. 85  
Lisa Rudisill, General Observer**

**1. Consideration of Minutes**

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE JANUARY 8, 2018, 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 stated that if any of the Commissioners are interested in being a HLC officer to contact Ms. Hoover, the Chair of the Nominating Committee. Mr. Norman also announced changes to the meeting agenda, including adding the Discussion of Potential Purchase of the Wadsworth House, and moving the consideration of the Survey and Research report on the Antioch Missionary Baptist Church Cemetery, 3712 Monroe Road, Charlotte, N.C., to the March meeting of the HLC.**

## **3. Director's Report — Dan Morrill**

**Dr. Morrill reported the following:**

### **A. Action Items.**

**1. In December 2016, the Commission voted to set a limit for the amount of money it would spend for a generator and associated equipment to provide power to Streetcar 85. A request for an increased amount of funding has been presented. *Staff recommends that this request be referred to the Projects Committee and that the Projects Committee be empowered to approve a final budget, subject to County approval.***

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE REQUEST FOR AN INCREASED AMOUNT OF FUNDING FOR A GENERATOR AND ASSOCIATED EQUIPMENT TO PROVIDE POWER TO STREETCAR 85 BE REFERRED TO THE PROJECTS COMMITTEE AND THAT THE PROJECTS COMMITTEE BE EMPOWERED TO APPROVE A FINAL BUDGET, SUBJECT TO COUNTY APPROVAL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

### **B. Information Items.**

**1. Charles E. Barnhardt House. The refurbishment of the house and grounds has begun. Peter Wasmer has been coordinating his management with the Barnhardt Ad Hoc Committee. I am most appreciative of the time and energy given to this project by Laura Hoover, Tom Egan, and Garrett Nelson. Eric Gamble, realtor, has also made important contributions to marketing strategy of the property.**

**2. Torrence Lytle School. Michael Sullivan, realtor, has been marketing the property and has shown it to many prospective buyers.**

**3. Project Management Discussions. HLC Staff and members of the Barnhardt Ad Hoc Committee and the Projects Committee have had discussions with County staff during the past month about alternatives that might be available for management of HLC**

projects. The County has asked the Commission to develop a list of prospective projects for 2018-19 to justify changes in the current project management system.

4. **Dowd House and Former Fire Station Ten.** The prospective buyer of the Dowd House and Fire Station Ten have submitted its offer to Mecklenburg County. The County is considering how best to proceed. HLC Staff anticipates that it will be involved in future discussions.

5. **American Legion Memorial Stadium.** The County is considering the replacement of the current facility with a new multi-purpose stadium. The HLC will be asked to participate in discussions, since the current stadium is a historic landmark.

6. **Meetings With Community Officials.** HLC Staff has met during the last month with officials in Matthews, Huntersville, Cornelius, and Davidson. Future meetings will occur with Charlotte and Pineville officials. The purpose of these meetings is to ascertain the preservation needs and challenges of each community.

7. **Edward Rozzel Farm.** The closing of the Rozzel Farm has occurred, and the new owners will be moving ahead with restoration of the historic structures on the property. An article about the property will be appearing in the *Charlotte Observer*.

8. **Status of Revolving Fund.** The Revolving Fund is at a crossroads. It continues to be a vital component of the HLC's program. The Commission has fewer current projects than it has had for many years. This circumstance provides the current members with a challenging opportunity.

#### 4. **Lakewood Trolley Status Report — Frank Bragg**

Frank Bragg, Greg Pappanastos, and Dan Fisher, representative of the Rail Division of North Carolina Department of Transportation, presented an update on the progress of Lakewood Trolley and requested that the Historic Landmarks Commission consider relocating Streetcar 85 to the Savona Mill site.

**MR. EGAN PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION REFER THE ISSUE OF HOW IT MIGHT BE INVOLVED IN THE FUTURE OF LAKEWOOD TROLLEY TO THE PROJECTS COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

#### 5. **Public Hearings**

a. **Charlotte Firefighting Apparatuses (500 Dalton Avenue and 620 West 28th Street, Charlotte, N.C.)**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO CONSIDER HISTORIC LANDMARK DESIGNATION OF THE CHARLOTTE**

**FIREFIGHTING APPARATUSES, 500 DALTON AVENUE AND 620 WEST 28<sup>TH</sup> STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Robby Myers, of the Charlotte Fire Department, spoke in favor of designating the firefighting equipment as historic landmarks.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HLC AFFIRM THE RECOMMENDATION FOR HISTORIC LANDMARK DESIGNATION OF THE CHARLOTTE FIREFIGHTING APPARATUSES, 500 DALTON AVENUE AND 620 WEST 28<sup>TH</sup> STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Highland Park Mill No. 1 (340 E. 16th Street, Charlotte, N.C.)**

**MR. EGAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO CONSIDER HISTORIC LANDMARK DESIGNATION OF THE HIGHLAND PARK MILL NO. 1, 340 E. 16<sup>TH</sup> STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**No member of the public spoke on the issue.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HLC AFFIRM THE RECOMMENDATION FOR HISTORIC LANDMARK DESIGNATION OF THE HIGHLAND PARK MILL NO. 1, 340 E. 16<sup>TH</sup> STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**c. Wilmore Elementary School (428 West Boulevard, Charlotte, N.C.)**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO CONSIDER HISTORIC LANDMARK DESIGNATION OF THE WILMORE ELEMENTARY SCHOOL, 428 WEST BOULEVARD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**No member of the public spoke on the issue.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HLC AFFIRM THE RECOMMENDATION FOR HISTORIC LANDMARK DESIGNATION OF THE WILMORE ELEMENTARY SCHOOL, 428 WEST BOULEVARD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**6. Design Review Committee Report — Joe Elliott**

**a. COA Application for Nebel Knitting Mill, 101 W. Worthington Avenue, Charlotte**

**The applicant proposes to convert a portion of the historic building for use as a restaurant.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE COA APPLICATION FOR NEBEL KNITTING MILL, 101 WEST WORTHINGTON AVENUE, CHARLOTTE, N.C., AS PRESENTED WITH THE STAFF RECOMMENDATION OF NOT APPROVING THE PROPOSED NEW ENTRANCE ON WEST WORTHINGTON AVENUE, AND THAT THE FINAL DETAILS OF THE PROPOSED NEW DOOR ON CAMDEN ROAD AND ANY ALTERATIONS TO THE FLOORPLAN BE APPROVED BY THE DESIGN REVIEW CHAIR AND HLC STAFF, AND THAT THE APPLICANT BE REQUIRED TO PROVIDE A RECORD PHOTOGRAPH TO THE HLC OF THE EXISTING CONDITION OF THE WINDOW THAT IS BEING REMOVED.**

**MR. EGAN MADE A SUBSTITUTE MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE REVISED PLANS AS SHOWN WITH THE CONDITION THAT THE PROPOSED NEW DOUBLE-HUNG WINDOWS NOT BE ALLOWED AND THAT THE FINAL DESIGN FOR THE PROPOSED NEW FRONT DOOR BE REVIEWED AND COULD BE APPROVED BY STAFF AND THE DESIGN REVIEW CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. COA Application for the Ranson House, 412 S. Old Statesville Road, Huntersville**

**The applicant proposes to demolish the milk house on the property.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE COA APPLICATION FOR DEMOLITION OF THE RANSON HOUSE MILK HOUSE BUILDING, 412 S. OLD STATESVILLE ROAD, HUNTERSVILLE, N.C., AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**c. Review of a proposed project at 1708 Park Road, Charlotte**

**1708 Park Road is protected by historic covenants that require the HLC to approve any material alterations to the property.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE PROJECT AT 1708 PARK ROAD, CHARLOTTE, N.C., AS PROPOSED WITH THE STIPULATION THAT THE EXISTING STAIRWAY DOOR BE KEPT IN PLACE, BUT THAT ALTERATIONS TO THE DOOR TO FIT THE ENLARGED OPENING BE ALLOWED, AND THAT AS MUCH OF THE BRICK AND TRIPLE WINDOW WALL AS POSSIBLE ON THE ORIGINAL REAR ELEVATION BE PRESERVED, AND THAT HLC STAFF AND THE DESIGN REVIEW CHAIR COULD APPROVE THE FINAL DESIGN OF THE NEW WALL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**7. Survey Committee Report — Jeff Parsons**

**a. Consideration of the Survey and Research Report on Fire Station Number Eight, 1201 The Plaza, Charlotte**

**Dr. Morrill briefly explained the special significance of the subject property.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION PROCESS CHARLOTTE FIRE STATION NUMBER EIGHT, 1201 THE PLAZA, CHARLOTTE, N.C., FOR PROSPECTIVE HISTORIC LANDMARK DESIGNATION, INCLUDING THE EXTERIOR OF CHARLOTTE FIRE STATION NUMBER EIGHT AND THE ENTIRE TAX PARCEL UPON WHICH THE FIRE STATION SITS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Consideration of the Survey and Research Report on the Dr. Reginald Hawkins House, 1703 Madison Avenue, Charlotte**

**Dr. Morrill briefly explained the special significance of the subject property.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION PROCESS THE DR. REGINALD HAWKINS HOUSE, 1703 MADISON AVENUE, CHARLOTTE, N.C., FOR PROSPECTIVE HISTORIC LANDMARK DESIGNATION, INCLUDING THE INTERIOR OF THE HOUSE, EXTERIOR OF THE HOUSE, AND THE ENTIRE TAX PARCEL UPON WHICH THE DR. REGINALD HAWKINS HOUSE SITS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**c. Consideration of placement of the Myers Park Shopping Center, 703 and 707 Providence Road, Charlotte, on the Study List of Prospective Historic Landmarks**

**Mr. Norman stated that the HLC Staff will approach the owners about the prospect of placing the Myers Park Shopping Center, 703 and 707 Providence Road, Charlotte, N.C., on the Study List of Prospective Historic Landmarks.**

**d. Consideration of placement of the Bernard and Sherry Richter House, 1030 Huntington Park Drive, Charlotte, on the Study List of Prospective Historic Landmarks**

**Mr. Norman stated that the HLC Staff will approach the owners about the prospect of placing the Bernard and Sherry Richter House, 1030 Huntington Park Drive, Charlotte, N.C., on the Study List of Prospective Historic Landmarks.**

**e. Consideration of placement of the Stedman Henry Shropshire House, 1424 Burtonwood Circle, Charlotte, on the Study List of Prospective Historic Landmarks**

**Dr. Morrill stated that the owner of the Shropshire House, 1424 Burtonwood Circle, Charlotte, N.C., supports historic landmark designation for the property.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION PLACE THE STEDMAN HENRY SHROPSHIRE HOUSE, 1424 BURTONWOOD CIRCLE, CHARLOTTE, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**f. Consideration of placement of the Historic Rock Markers erected by Edward Lee Baxter Davidson in North Mecklenburg County on the Study List of Prospective Historic Landmarks and authorization of the preparation of a Survey and Research report on the markers**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION PLACE THE HISTORIC ROCK MARKERS ERECTED BY EDWARD LEE BAXTER DAVIDSON IN NORTH MECKLENBURG COUNTY ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS, AND THAT A SURVEY AND RESEARCH REPORT FOR THE MARKERS PRODUCED BY EDWARD LEE BAXTER DAVIDSON, INCLUDING THE RURAL HILL MARKER, BE FUNDED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Mr. Norman distributed Dr. Morrill's proposal to perform the Survey and Research Report on the historic rock markers.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE PREPARATION OF THE SURVEY AND RESEARCH REPORT ON THE HISTORIC ROCK MARKERS BY DR. MORRILL FOR A FEE OF \$2750. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**8. Treasurer's Report — Nathan Clark**

**Mr. Clark reviewed the February 2018 Treasurer's Report of the Historic Preservation Revolving Fund. Mr. Egan noted that extra funds may be needed for repairs of the Barnhardt House.**

**9. Projects Committee Report — Mark Miller**

**a. Creation of Project Management Committee**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE BARNHARDT AD HOC COMMITTEE BECOME A PROJECT MANAGEMENT COMMITTEE, CONSISTING OF LAURA HOOVER, TOM EGAN, AND GARRETT NELSON, WHICH WILL COORDINATE ITS ACTIVITIES WITH MECKLENBURG COUNTY'S ASSET AND FACILITY MANAGEMENT DEPARTMENT TO ASSIST WITH FORTHCOMING PROJECTS THAT REQUIRE ADDITIONAL PROJECT MANAGEMENT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Discussion of Potential Purchase of the Wadsworth House**

**Dr. Morrill reported that he was contacted by telephone late Friday by a representative of the owner of the Wadsworth House about the prospect of HLC interest in purchasing the property.**

**MR. EGAN PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE PROJECTS COMMITTEE TO NEGOTIATE A CONTRACT TO PURCHASE THE WADSWORTH HOUSE CONTINGENT UPON THE ESTABLISHMENT OF A PURCHASE PRICE THAT ASSURES ECONOMIC VIABILITY OF THE PROJECT, CONTINGENT UPON THE RECEIPT OF ACCEPTABLE FINDINGS FROM THE DUE DILIGENCE PROCESS, CONTINGENT UPON APPROVAL BY THE HISTORIC LANDMARKS COMMISSION, AND CONTINGENT UPON RECOGNITION OF FUNDS BY THE BOARD OF COUNTY COMMISSIONERS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**10. HLC Strategic Planning Session — Len Norman and Dan Morrill**

**Mr. Norman reviewed the suggested strategic planning options for the Historic Landmarks Commission and received comments from the Commissioners.**

**11. Old Business**

**There was no old business.**

**12. New Business**



**Mr. Egan stated that he was interested in exploring ways the Historic Landmarks Commission could establish collaborative relationships with other preservation agencies in Mecklenburg County, such as the Charlotte Historic District Commission.**

**The meeting adjourned at 8:10 p.m.**