

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
May 14, 2018
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 8:37 p.m.**

Draft Minutes

Present:

**Ms. Diane Althouse/County
Mr. Thomas Egan/County/HLC Vice Chair
Mr. Joe Elliott/City/Design Review Committee Chair
Ms. Penny Higdon/County
Mr. William Hughes/City
Mr. Garrett Nelson/Mayor
Mr. Len Norman/City/HLC Chair
Mr. Jeffrey Parsons/Mayor/HLC Secretary/Survey Committee Chair
Mr. Sandy Carnegie, HLC Attorney (by telephone)
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. Nathan Clark/County/HLC Treasurer
Ms. Laura Hoover/County
Mr. Jonathan Schulz/City**

Visitors:

**Lesley Carroll
Eric Gamble, HM Properties
Mariel Hamer
Brian Jenest**

1. Consideration of Minutes

MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. EGAN THAT THE MINUTES FOR THE APRIL 9, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report – Len Norman

Mr. Norman welcomed the Commissioners and visitors. Mr. Norman stated that each

Commissioner has been given a commemorative coin from the City of Charlotte in appreciation for his or her service. Mr. Norman explained that the discussion of the changes to the HLC Policy Manual would be moved to the end of the meeting. Mr. Norman asked the Commissioners to check their attendance and to make Ms. Stuart aware of any issues.

3. Director's Report – Dan Morrill

Dr. Morrill reported the following:

- a. Dowd House and former Charlotte Fire Station No. 10.** The County has not yet determined how it will proceed with its plans to preserve the James C. Dowd House and Former Charlotte Fire Station Number Ten. There have been no significant developments since the HLC's April Meeting. Staff has requested a meeting with County officials to discuss the future possibilities for Former Charlotte Fire Station No. 10.
- b. The Jerry and Tena Wallace House.** Staff has received its appraisal of the property. The Due Diligence process will continue. A Survey and Research Report on the property will be presented later in this meeting.
- c. Wadsworth House.** Staff has received its appraisal on the property. Mark Miller is pursuing purchase of the property. The Projects Committee will present a recommendation on this property later in the meeting.
- d. Wilmore School.** City Council will vote on the designation of the property at its meeting on May 21st.
- e. Charles E. Barnhardt House.** Restoration Work continues on the Charles E. Barnhardt House. The property is being actively marketed. Special thanks for the work of the Project Management Committee. The Projects Committee will present recommendations concerning this property later in the meeting.
- f. Torrence Lytle School.** The Commission has approved a contract with a prospective buyer of the Torrence Lytle School. The Projects Committee will report later in this meeting on the current status of the contract.
- g. Charlotte Streetcar 85.** The Projects Committee will update the Commission on the status of the Lease of Streetcar 85 to Lakewood Trolley and the termination of the lease with the North Carolina Transportation Museum.
- h. Delburg Mill House.** The Davidson Zoning Board of Adjustment approved a zoning variance that allows the owner to move ahead with the approved material alterations to the Delburg Mill House.
- i. Ingleside.** Staff has worked to ascertain the status of the property and has had on-going contact with the owner. The Projects Committee will have a recommendation concerning

this property later in the meeting.

j. Impending Demolition of the McConnell House, 4009 Beatties Ford Road, Charlotte, N.C.

The owner of the McConnell House, a designated historic landmark, has filed for a Certificate of Appropriateness to demolish the house. The house is being severely impacted by a major widening of Beatties Ford Road.

The Design Review Committee will consider the Certificate of Appropriateness at its May meeting. Staff will recommend that the effective date of the Certificate of Appropriateness be delayed for 365 days from the date of issuance. Preservation North Carolina has visited the house. The owner has reportedly expressed a willingness to donate the house to anyone who will relocate it. Preservation North Carolina will keep HLC Staff advised about possible preservation solutions.

k. Mt. Carmel Baptist Church. Mt. Carmel Baptist Church at 412 Campus Street, Charlotte, has been cited by the Charlotte Code Enforcement Agency for numerous building violations. Sometimes these violations can result in an order for the demolition of the building. The building is owned by JCSU.

l. Huntersville Jail. Stewart Gray has worked with the Town of Huntersville in developing preservation strategies for the Huntersville Jail, a designated historic landmark. The Historic Landmarks Commission provides on-going professional advice to the communities it serves.

m. Reconnaissance Survey of Mid-Century Modern Architecture in Charlotte. The Commission has \$10,000 of unencumbered funds in its Consultant Services Account for FY 2018. This money must be encumbered by early June. Staff recommends that this money be used to hire a consultant to initiate an update of a reconnaissance survey of portions of Charlotte that contain concentrations of mid-century modern architecture. The purpose would be to develop a contextual understanding of potential historic landmarks.

MR. PARSONS PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE EXPENDITURE OF UP TO \$10,000 FROM CONSULTANT FEE MONEY TO PAY FOR AN UPDATE OF THE RECONNAISSANCE SURVEY OF MID-CENTURY MODERN COMMERCIAL BUILDINGS IN CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4. Preservation Planner's Report – Stewart Gray

Mr. Gray had no report.

5. Design Review Committee Report – Joe Elliott

Mr. Elliott reported that the Design Review Committee had not met since the last HLC meeting.

a. FYI Presentation on Proposed Changes to the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.

Brian Jenest, land designer for proposed infill development at the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C., described the proposed plans for new construction. Mr. Elliott, Design Review Chair, reported that the Design Review Committee had thoroughly reviewed the previous plans for infill development. Mr. Gray, Senior Preservation Planner, stated that Mr. Jenest's report was for purposes of information only and that the final development plans would be submitted as a Certificate of Appropriateness application.

b. COA Application for Charles E. Barnhardt House, 3217 Maymount Place, Charlotte, N.C.

Mr. Gray and Mr. Wasmer, HLC Project Manager, presented examples of an architectural shingle roof, which Staff recommends for placement atop the Barnhardt House. Mr. Egan, HLC Vice Chair, stated that he would support the placement of an architectural shingle roof on the Barnhardt House solely because of budgetary considerations.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE PLACEMENT OF AN ARCHITECTURAL SHINGLE ROOF ATOP THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMOUNT PLACE, CHARLOTTE, N.C., IF A BUYER DOES NOT COME FORWARD BEFORE THE REPLACEMENT OF THE EXISTING TARP BECOMES NECESSARY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Survey Committee Report – Jeff Parsons

a. Consideration of Survey and Research Report on the E. L. Baxter Davidson Historic Markers

Dr. Morrill reviewed the Survey and Research Report, which documents the special significance of the subject property.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE E.L. BAXTER DAVIDSON HISTORIC MARKERS FOR HISTORIC LANDMARK DESIGNATION, INCLUDING: 1) THE WILLIAMS MEMORIAL PRESBYTERIAN CHURCH MARKERS, 2) THE MAJOR JOHN DAVIDSON DIRECTIONAL MARKER, 3) THE RURAL HILL FAMILY CEMETERY, 4) THE COWAN'S FORD-DAVIDSON COLLEGE DIRECTIONAL MARKER, AND 5) THE GENERAL WILLIAM LEE DAVIDSON MARKER. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Consideration of Survey and Research Report on the Albert Wallace Log House, 9425 Robinson Church Road, Charlotte, N.C.

Dr. Morrill and Mr. Gray reviewed the Survey and Research Report, which documents the special significance of the subject property.

MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE HISTORIC LANDMARKS COMMISSION PROCESS THE ALBERT WALLACE LOG HOUSE, 9425 ROBINSON CHURCH ROAD, CHARLOTTE, N.C., FOR DESIGNATION AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Consideration of Placement of the B.C. Deal House (1908), 107 N. Main Street, Davidson, N.C., on the Study List of Prospective Historic Landmarks

Dr. Morrill stated that Staff believes that the B.C. Deal House, 107 N. Main Street, Davidson, N.C., has the requisite special significance to be placed on the Study List of Prospective Historic Landmarks.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PLACE THE B.C. DEAL HOUSE (1908), 107 N. MAIN STREET, DAVIDSON, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. Consideration of Placement of the Lockwood Bungalow, 240 Sylvania Avenue, Charlotte, N.C., on the Study List of Prospective Historic Landmarks

Mr. Gray stated that Staff believes that the Lockwood Bungalow, 240 Sylvania Avenue, Charlotte, N.C., has the requisite special significance to be placed on the Study List of Prospective Historic Landmarks.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PLACE THE LOCKWOOD BUNGALOW, 240 SYLVANIA AVENUE, CHARLOTTE, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

e. Request for Removal of Historic Landmark Designation of a Portion of the Hennigan Place, 3503 Tilley Morris Road, Charlotte, N.C.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT BEFORE ANY DECISION REGARDING THIS MATTER IS MADE THAT THE OWNER BE REQUIRED TO DO THE FOLLOWING: SECURE LEGAL SERVICES TO PREPARE THE LANGUAGE OF THE PROPOSED DEED COVENANTS, INCLUDING THE COVENANT FOR THE HISTORIC HOUSE, AND HAVE THE HLC ATTORNEY REVIEW THE LANGUAGE AND REPORT TO THE SURVEY COMMITTEE.

The Commissioners discussed the proposed motion at length and determined that there are outstanding issues that must be clarified before final action on this matter is taken.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE VOTE ON THE RECOMMENDATION BY THE PROJECTS COMMITTEE CONCERNING THE HENNIGAN PLACE, 3503 TILLEY MORRIS ROAD, CHARLOTTE, N.C., BE DEFERRED UNTIL THE JUNE 11TH MEETING OF THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Treasurer's Report – Nathan Clark

Dr. Morrill reviewed the April 2018 Treasurer's Report of the Historic Preservation Revolving Fund.

8. Projects Committee Report – Len Norman (Interim)

a. Termination of the Lease with the North Carolina Transportation Museum.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE DRAFT TERMINATION AGREEMENT OF STREETCAR 85 WITH THE N.C. TRANSPORTATION MUSEUM, AND THAT THE HISTORIC LANDMARKS COMMISSION GIVE THE HLC DIRECTOR AND THE HLC PROJECTS COMMITTEE CHAIR THE AUTHORITY TO NEGOTIATE AND APPROVE THE FINAL LANGUAGE OF THE TERMINATION AGREEMENT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Consideration of Revised Sales Contract for Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE REVISED CONTRACT FOR THE SALE OF THE TORRENCE LYTLE SCHOOL, AND THAT THE HISTORIC LANDMARKS COMMISSION GIVE THE HLC DIRECTOR AND THE HLC PROJECTS COMMITTEE CHAIR THE AUTHORITY TO NEGOTIATE THE FINAL LANGUAGE OF THE SALES CONTRACT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE CLOSED SESSION MINUTES FOR THE APRIL 9, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Consideration of the Purchase of the Wadsworth House, 400 South Summit Avenue, Charlotte, N.C., and Consideration of the Purchase of the Dr. William Davidson and Mary Johnston Davidson House (Ingleside), 7225 Bud Henderson Road, Huntersville, N.C.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS THE PROSPECTIVE PURCHASE OF THE WADSWORTH HOUSE, 400 SOUTH SUMMIT AVENUE, CHARLOTTE, N.C., AND PROSPECTIVE PURCHASE OF THE DR. WILLIAM DAVIDSON AND MARY JOHNSTON DAVIDSON HOUSE (INGLESIDE), 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGAN THAT THE COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Closed Session, the Commission considered the prospective purchase of the Wadsworth House, 400 South Summit Avenue, Charlotte, N.C., and the Dr. William Davidson and Mary Johnson Davidson House (Ingleside), 7225 Bud Henderson Road, Huntersville, N.C.

d. Update on the Charles E. Barnhardt House, 3217 Maymount Place, Charlotte, N.C.

Eric Gamble, HLC Realtor, stated that the level of interest in the Barnhardt House suggests that the asking price for the Barnhardt House should be reduced to \$1,295,000.

MR. EGAN PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE REDUCTION OF THE ASKING PRICE FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMOUNT PLACE, CHARLOTTE, N.C., TO \$1,295,000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

9. HLC Training Session

The Commission viewed the training video prepared by Dr. Morrill and asked questions about its content.

10. Nominating Committee Report – Laura Hoover

Penny Higdon presented the slate of officers recommended by the Nominating Committee. They are: Chair – Tom Egan; Vice Chair – Jeff Parsons; Treasurer – Nathan Clark; Secretary – Penny Higdon. Dr. Morrill reported that the vote would occur at the June 11th meeting of the Historic Landmarks Commission and that nominations from the floor would be accepted.

11. Consideration of Changes to the HLC Policy Manual

Mr. Norman reviewed the proposed changes in the HLC Policy Manual and stated that the vote on the proposed changes would occur at the June 11th meeting of the Historic Landmarks Commission.

12. Old Business

Dr. Morrill and Mr. Gray suggested that additional due diligence time is needed for the real estate closing on the Albert Wallace House, 9425 Robinson Church Road, Charlotte, N.C.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGAN THAT THE DUE DILIGENCE PERIOD FOR THE ALBERT WALLACE HOUSE BE EXTENDED UNTIL OCTOBER 26, 2018. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

13. New Business

Dr. Morrill reported that the owner of the Excelsior Club met with him, Mr. Norman, and Mr. Hughes and stated that she intends to file an application for a Certificate of Appropriateness to demolish the Excelsior Club. Dr. Morrill stated that he will be working with the County to devise possible preservation strategies for the property.

The meeting adjourned at 8:37 p.m.