

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Survey Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N.C.  
May 31, 2018  
Time: 6:01 p.m. – 7:13 p.m.**

**Present:**

**Ms. Diane Althouse  
Mr. Nathan Clark, HLC Treasurer  
Mr. Tom Egan, HLC Vice Chair  
Ms. Penny Higdon  
Mr. William Hughes  
Mr. Len Norman (ex officio member)  
Mr. Jeff Parsons, HLC Secretary/Survey Committee Chair  
Mr. Jonathan Schulz  
Dr. Lynn Weis  
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**

**Absent:**

**Mr. Louis Asbury  
Dr. Thomas Hanchett  
Mr. Michael Rogers**

**Visitors:**

**Philip Hayes, Hennigan Place  
Susan Mayer, Huntersville Survey**

**1. Chair's Report: Jeffrey Parsons**

**Mr. Parsons welcomed everyone to the meeting and thanked the members for their service on the Committee. Mr. Parsons also stated the importance of having a quorum to be able to present motions.**

**2. Director's Report: Dan Morrill**

**Dr. Morrill spoke on the importance of the Survey Committee in recommending properties for both historic landmark designation and de-designation.**

**3. Senior Preservation Planner's Report: Stewart Gray**

Mr. Gray reiterated the importance of the Survey Committee's role in the designation process. Mr. Gray also emphasized that the final decision regarding the designation or de-designation of a property as a historic landmark lies with the local governing board that has zoning jurisdiction over the subject property.

#### **4. Hennigan Place, 3503 Tilley Morris Road, Charlotte, N.C.**

Staff stated that the property owner is requesting that a portion of the Hennigan Place have its historic landmark designation removed. Mr. Parsons explained that Sandy Carnegie, HLC Attorney, would provide the language to be included in the deeds for the property excluded from the historic landmark designation. Mr. Carnegie explained what de-designating a property as a historic landmark entails, and suggested that the Committee require that language be included that explicitly states that the historic house and outbuildings will be kept under the design control of the HLC and excluded from the design control of the Plaza End Trace HOA. Phil Hayes, the property owner, showed a presentation detailing plans for the property and answered questions from Committee members.

**DR. WEIS PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT RECOMMEND TO THE CHARLOTTE CITY COUNCIL THE REMOVAL OF THE HISTORIC LANDMARK DESIGNATION OF ALL PORTIONS EXCEPT LOT 1A, AS DEPICTED ON THE PRELIMINARY PLAT PLAN, OF THE HENNIGAN PLACE, 3503 TILLEY MORRIS ROAD, CHARLOTTE, N.C., SUBJECT TO THE FOLLOWING CONDITIONS: 1) THAT THE APPLICANT PLACE PRESERVATION COVENANTS ON THE ENTIRETY OF LOT 1A, WHICH INCLUDES THE HISTORIC HOUSE AND OUTBUILDINGS, GUARANTEEING THE PRESERVATION OF THE AFORESAID LOT AND IMPROVEMENTS IN PERPETUITY; 2) THAT SIGNIFICANT LANDSCAPE BUFFERS BE PLACED BETWEEN LOT 1A AND LOTS 2 AND 3, AND BETWEEN LOT 1A AND LOTS 1 AND 6 AS DEPICTED ON THE PRELIMINARY PLAT PLAN; 3) THAT DE-DESIGNATION NOT GO INTO EFFECT UNTIL DOCUMENTS ARE RECORDED, INCLUDING PRESERVATION COVENANTS ON LOT 1A; 4) THAT THE DRIVEWAY BE REDESIGNED TO MOVE THE WESTERN PORTION OF THE DRIVEWAY AWAY FROM THE NORTHWESTERN CORNER OF THE HISTORIC HOUSE AND MITIGATE THE DRIVEWAY'S VISUAL IMPACT ON LOT 1A, AS DEPICTED ON THE PRELIMINARY PLAT PLAN; 5) THAT LOT 1A NOT BE SUBJECT TO THE CONTROL OF THE HOA; AND 6) THAT CONDITIONS #2 AND #4 BE SUBJECT TO REVIEW AND APPROVAL BY THE DESIGN REVIEW CHAIR AND HLC STAFF. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**Dr. Weis left the meeting at 6:53 p.m.**

**Mr. Clark left the meeting at 7:00 p.m.**

#### **5. Huntersville Survey: Susan Mayer**

**Susan Mayer, HLC Consultant, reviewed her presentation of the Architectural Survey of Huntersville, N.C. Staff stated that once the survey is approved by the HLC, it will be provided to the Town of Huntersville to guide the town's preservation planning. Committee members asked questions and thanked Ms. Mayer for her hard work in preparing such a comprehensive survey.**

#### **6. Park Terrace Theater**

**Staff reported that Councilperson Egleston has contacted Staff concerning the potential for designation of the Park Terrace Theater. HLC Staff has communicated with Edens, the owner of the property. The property owner is requesting that the HLC delay any consideration of the property until Edens can finalize arrangements with their new tenant, AMC Movie Theaters. The Committee endorsed this course of action.**

#### **7. Update on Post World War II Survey**

**Staff reviewed plans for the Post World War II Survey and stated that Susan Mayer will consult on this project. Dr. Morrill announced the money to conduct the survey has been encumbered.**

#### **8. Old Business**

**There was no old business.**

#### **9. New Business**

**Mr. Egan discussed how the Historic Landmarks Commission and the Historic District Commission could work together to preserve historic landmarks. Dr. Morrill stated that he had on-going contact with the Charlotte Historic District Commission.**

**The Committee adjourned at 7:13 p.m.**