

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
December 17, 2018
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 8:54 p.m.**

Minutes

Present:

**Ms. Diane Althouse/County
Mr. Akadius Berry/County
Mr. Nathan Clark/County/HLC Treasurer
Ms. Penny Higdon/County/HLC Secretary
Ms. Laura Hoover/County
Mr. William Hughes/City
Mr. Garrett Nelson/Mayor/Design Review Committee Chair
Mr. Len Norman/City/Projects Committee Chair
Mr. Jonathan Schulz/City
Mr. Jeffrey Parsons/Mayor/HLC Vice Chair/Survey Committee Chair
Mr. Edwin Wilson/City
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. Thomas Egan/County/HLC Chair

Visitors:

**Greg Bean, Hamilton Jones House
Kim Belk, Hamilton Jones House
Nichelle Bonaparte, Excelsior Club
TaLaya Brown, Excelsior Club
Don Duffy, Kilgo House
Kerrick Faulkner, Excelsior Club
Toni Finch, Rosedale Plantation
Adria Focht, Charlotte Museum of History
Paul Freeman, American Legion Memorial Stadium
Mark Hahn, Mecklenburg County AFM
John Hasouras, American Legion Memorial Stadium
Kelly Jaworski, American Legion Memorial Stadium
Sean Langley, Excelsior Club
James G. Lockhart, Excelsior Club
Bert Lynn, Mecklenburg County AFM**

**Joanne McKinney, JPA
Mary Newsom, Charlotte Museum of History
Ken Pursley, Hamilton Jones House
Winston Robinson, Excelsior Club
Mark Stephens, Shaw House
Drena Williams, Excelsior Club**

Note: Mr. Parsons served as Chair for the meeting in Mr. Egan's absence.

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE MINUTES FOR THE NOVEMBER 5, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. CLARK PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE CLOSED SESSION MINUTES FOR THE NOVEMBER 5, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeff Parsons (Vice Chair)

Mr. Parsons welcomed everyone to the meeting.

3. Presentation of Historic Preservation Activities of Charlotte Museum of History: Adria Focht and Mary Newsom

Mr. Norman introduced Adria Focht, President and CEO of Charlotte Museum of History, and Mary Newsom, Chair of the Charlotte Museum of History's Board of Trustees. Ms. Focht reported that the museum has merged with Historic Charlotte and is offering to assist the Historic Landmarks Commission with preservation advocacy and with publicizing preservation events. Ms. Newsom thanked the Commission for its work in preserving Charlotte's built environment. Ms. Newsom noted the City of Charlotte's 2040 Comprehensive Plan and encouraged those present to continue to advocate for preservation. Mr. Norman spoke briefly on the success of the museum's "Mad About Modern" tour.

4. Director's Report: Dan Morrill

Dr. Morrill reported the following:

a. Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Tyson and Regina Bates, prospective buyers of the property, plan to bring an offer to the table in the near future. Staff has asked them to submit a business plan for their intent to establish a school in the buildings.

A party has also expressed interest in acquiring the former Cafeteria Building. Dr. Morrill stated that Mr. Gray visited the property earlier in the day with the potential buyers of the Cafeteria Building.

Staff believes that it would be prudent to demolish the two 1950's wing buildings at the Torrence Lytle School. Staff will be developing costs estimates and the potential impact upon the original school building of doing this. This information will be presented to the Projects Committee and the Design Review Committee early next year.

b. Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.

HLC Staff continues to pursue a deliberate process to determine the best strategy to assure the long-term preservation of the property. The PNC/HLC event on December 2nd and the Charrette/Workshop on December 4th were both successful. Dr. Morrill thanked Ms. Althouse for her work with the PNC event. He also made note of Mr. Gray's excellent oversight of both events.

It is the intent of Staff to seek an amendment to the Huntersville zoning ordinance that will allow greater latitude for adaptive reuses of designated historic landmarks. Toward this end, Staff will be gathering information on successful adaptive reuse projects elsewhere in preparation for a presentation to the Town of Huntersville. Dr. Morrill plans to have Stewart Gray take a lead position in the preparation of this presentation.

Dr. Morrill stated that he has had discussions with a serious buyer and will continue discussions. Mr. Wasmer reported that repairing the roof is currently the biggest project at the property.

c. Patterson Grocery Store, 2515 Booker Avenue, Charlotte, N.C.

Staff has contacted the owner of the Patterson Grocery Store to obtain an update on the status of the property. The owner has not yet responded. Staff will continue to endeavor to make contact. Mr. Parsons stated that the Survey Committee at its January meeting will consider placing the property on the Study List of Prospective Historic Landmarks.

d. Edgewood Farm, 11132 Eastfield Road, Charlotte, N.C.

The prospective buyer of the Edgewood Farm has requested that the HLC assist with the preservation of the property. It is currently for sale for \$1.45 million. Staff, as directed by the Projects Chairman and the HLC Chairman, has responded that at this time, the HLC's involvement with the Edgewood Farm property will be confined to design review of material alterations. Mr. Norman stated that Mr. Egan was investigating ways the Commission might provide assistance.

e. Former Fire Station Number Ten, 2136 Remount Road, Charlotte, N.C., and the James C. Dowd House, 2216 Monument Avenue, Charlotte, N.C.

Mecklenburg County will be evaluating proposals submitted by respondents to the Request For Qualifications. The HLC will have representatives on the Committee that reviews submissions.

f. McConnell House, 4009 Beatties Ford Road, Charlotte, N.C.

Martin Marietta has stated that the McConnell House must be moved. The Projects Committee has appointed William Hughes and Edwin Wilson to an ad-hoc committee to work with Staff to determine the cost of moving the house.

Dr. Morrill noted that a prospect had recently contacted him and is investigating moving the house.

g. VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.

The prospective buyer of the VanLandingham Estate continues to perform due diligence.

5. Senior Preservation Planner's Report: Stewart Gray

a. Certified Local Government Training — January 25, 2019

Mr. Gray thanked the Commissioners who attended the CLG training in Greensboro in October. Mr. Gray announced the details for the CLG training in January and stated that two Commissioners must attend a training session in order for the Historic Landmarks Commission to maintain its CLG status.

6. Design Review Committee Report: Garrett Nelson

Mr. Nelson thanked the Design Review Committee members for their diligent work.

a. COA Application for the American Legion Memorial Stadium, 1300 Block of Charlottetowne Avenue, Charlotte, N.C.

Mr. Gray reviewed the revised plans submitted to the Design Review Committee. Mr. Gray also reviewed the motion that was passed by the Committee. Mr. Gray stated that the plans call for a significant restructuring of the stadium to be functional. Representatives from the County spoke to plans for the stadium and answered questions from the Commission.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLAN FOR THE AMERICAN LEGION MEMORIAL STADIUM, 1300 BLOCK OF CHARLOTTETOWNE AVENUE, CHARLOTTE, N.C., AS PRESENTED WITH THE FOLLOWING CONDITIONS: 1) ARTIFICIAL STONE WILL NOT BE ALLOWED ON THE FIELD-LEVEL WALL; 2) THE FIELD-LEVEL WALL WILL BE CONSTRUCTED IN A CURVILINEAR FASHION; 3) FINAL DESIGN FOR ALL ARCHITECTURAL ELEMENTS WILL BE PRESENTED FOR REVIEW BY THE

DESIGN REVIEW COMMITTEE; 4) THE TICKET BOOTH ROOFS WILL REPLICATE THE ORIGINAL DESIGNS.

After reviewing the original motion, Mr. Gray recommended that the Commission amend the motion to include the stipulation that the field-level wall be constructed in stone.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION AMEND THE MOTION FOR THE AMERICAN LEGION MEMORIAL STADIUM, 1300 BLOCK OF CHARLOTTETOWNE AVENUE, CHARLOTTE, N.C., TO STIPULATE THAT THE ENTIRE FIELD-LEVEL WALL BE BUILT OF STONE. THE COMMISSION UNANIMOUSLY APPROVED THE AMENDMENT.

THE COMMISSION UNANIMOUSLY APPROVED THE SECONDED MOTION AS AMENDED.

b. COA Application for the Hamilton Jones House, 201 Cherokee Road, Charlotte, N.C.

Mr. Gray reviewed the plans and stated that the applicant is proposing to construct a new pool pavilion and expand an existing rear porch.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLAN AS PRESENTED FOR THE HAMILTON JONES HOUSE, 201 CHEROKEE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. COA Application for Rosedale, 3427 N. Tryon Street, Charlotte, N.C.

Mr. Gray stated that the applicant is proposing to construct a new pavilion on the property. Mr. Gray reviewed the site plan and stated that Staff is satisfied that the proposed pavilion site is appropriate. Mr. Gray introduced the architect, Toni Finch, who answered questions from the Commission.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLAN AS PRESENTED FOR ROSEDALE, 3427 N. TRYON STREET, CHARLOTTE, N.C., WITH THE CONDITION THAT EITHER METAL ROOFING OR ASPHALT SHINGLES WOULD BE ALLOWED AND THAT THE EXISTING LANDSCAPE BUFFER BETWEEN THE HOUSE AND THE PROPOSED PAVILION BE RETAINED, AND THAT THE CHOICE OF BRICK FOR THE FIREPLACE AND COLORS FOR THE ROOF AND THE PAVILION FRAME BE REVIEWED AND APPROVED BY HLC STAFF AND DESIGN REVIEW CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. COA Application for the Bishop John C. Kilgo House, 2100 The Plaza, Charlotte, N.C.

Mr. Gray reviewed the proposed plans. Mr. Gray stated that Staff and the Design Review Committee found the changes appropriate.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLAN AS PRESENTED FOR THE BISHOP JOHN C. KILGO HOUSE, 2100 THE PLAZA, CHARLOTTE, N.C., WITH THE CONDITION THAT A SIX FOOT VEGETATED BUFFER BE MAINTAINED ALONG BELVEDERE AVENUE, AND THAT THE CHOICE OF BRICK FOR THE PERIMETER WALL BE REVIEWED AND APPROVED BY HLC STAFF AND DESIGN REVIEW CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

e. COA Application for the Demolition of the Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.

Mr. Gray stated that the Commission cannot deny a COA for demolition. Dr. Morrill reviewed a letter from the Plaza Midwood Neighborhood Association, supporting a one-year delay of the COA for demolition. Mr. Berry questioned the owner's thoughts on a one-year delay, and Dr. Morrill stated that the owner is aware of the decision.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT DELAY THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION FOR THE VICTOR SHAW HOUSE, 2400 MECKLENBURG AVENUE, CHARLOTTE, N.C., FOR 365 DAYS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Survey Committee Report: Jeff Parsons

a. Prospective Historic Landmarks in the Louise Mill Village: Dan Morrill

b. Consideration of Preparation of Survey and Research Report on Louise Mill Mill Houses: Jeff Parsons

Dr. Morrill reported that the Survey Committee is researching houses in the Louise Mill Village that are either owner-occupied or those which the owner is interested in selling to the Commission. Dr. Morrill stated that letters will be sent to the owners of these houses to determine whether they are interested in historic designation of their properties. Mr. Parsons stated that a Survey and Research Report will need to be completed so that houses in the Louise Mill Village can be processed for historic landmark designation.

Dr. Morrill stated that he would develop an historical essay explaining the special significance of houses in the Louise Mill Village and that architectural descriptions would be prepared for all properties that are processed for historic landmark designation.

MR. CLARK PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION FUND A SURVEY AND RESEARCH REPORT ON THE LOUISE MILL VILLAGE, CHARLOTTE, N.C., AND ARCHITECTURAL DESCRIPTIONS FOR THOSE HOUSES THEREIN THAT ARE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8. Treasurer's Report: Nathan Clark

Mr. Clark reviewed the November 2018 Treasurer's Report of the Historic Preservation Revolving Fund.

9. Projects Committee Report: Len Norman

Mr. Norman stated that before the Commission convened in Closed Session, members of the public would be allowed to speak.

a. Recommended Checklist for Future Real Estate Transactions

Mr. Norman reviewed the property purchase due diligence checklist prepared by Sandy Carnegie.

b. Charles E. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.

Dr. Morrill stated that Mr. Wasmer has worked diligently on repairs to the house caused by recent storms. Mr. Wasmer stated that mold remediation and other repairs are still ongoing. Dr. Morrill stated that Mr. Gray and Mr. Wasmer have met with prospective buyers of the property and are cautiously optimistic.

Mr. Norman stated that the following properties would be discussed in Closed Session: Pecan Avenue Duplex, 1437 Pecan Avenue, Charlotte, N.C.; Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.; Former Mt. Carmel Baptist Church, 412 Campus Street, Charlotte, N.C.; Wallace House, 9425 Robinson Church Road, Charlotte, N.C.; Streetcar 85; Louise Cotton Mill Houses, Charlotte, N.C.

Members of the public spoke on the cultural importance of the Excelsior Club and stated that they support conducting a feasibility study as a thoughtful way to preserve the property. There was also support expressed for the preservation of the Former Mt. Carmel Baptist Church.

MS. HIGDON PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS REAL ESTATE ISSUES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HUGHES PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Closed Session, the Historic Landmarks Commission discussed the status of the following properties: Pecan Avenue Duplex, 1437 Pecan Avenue, Charlotte, N.C.; Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.; Former Mt. Carmel Baptist Church, 412 Campus Street, Charlotte, N.C.; Wallace House, 9425 Robinson Church Road, Charlotte, N.C.; Streetcar 85; Louise Cotton Mill Houses, Charlotte, N.C.

10. Old Business

There was no old business.

11. New Business

There was no new business.

The meeting adjourned at 8:54 p.m.