

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
October 8, 2018  
Location: 2100 Randolph Road, Charlotte, N.C.  
Time: 6:01 p.m. – 8:45 p.m.**

**Draft Minutes**

**Present:**

**Ms. Diane Althouse/County  
Mr. Akadius Berry/County  
Mr. Nathan Clark/County/HLC Treasurer  
Mr. Thomas Egan/County/HLC Chair  
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. Jeffrey Parsons/Mayor/HLC Vice Chair/Survey Committee Chair  
Mr. Jonathan Schulz/City  
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**

**Absent:**

**Mr. Peter Wasmer, Project Manager, Mecklenburg County**

**Visitors:**

**Rachel Cameron, Edgewood Farm  
Lisa Rudisill**

**1. Consideration of Minutes**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE SEPTEMBER 10, 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 SEPTEMBER 10, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **2. Chair's Report: Tom Egan**

### **a. HLC Holiday Party – Thursday, December 6**

**Mr. Egan welcomed the Commissioners and visitors. Mr. Egan announced that the HLC Holiday Party would be held on Thursday, December 6. Mr. Egan also noted that the November meeting date of the HLC has been changed to Monday, November 5, due to the observance of Veterans Day on Monday, November 12.**

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

### **a. Explanation of Importance of Survey and Research Reports**

**Dr. Morrill stated that Survey and Research Reports provide the foundation for the HLC's work. Dr. Morrill also detailed the importance of the HLC's website and social media accounts as educational tools.**

### **b. HLC/PNC Event at Ingleside: Diane Althouse**

**Ms. Althouse provided details on the joint Historic Landmarks Commission and Preservation North Carolina fundraising event at Ingleside, which will be held on December 2.**

**Dr. Morrill reported the following:**

#### **a. Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.**

**The Board of County Commissioners did not approve the Option to Purchase the Excelsior Club which the Historic Landmarks Commission had negotiated with the owner. The Certificate of Appropriateness for the demolition of the Excelsior Club will become effective in June 2019.**

#### **b. Pecan Avenue Duplex, 1437 Pecan Avenue, Charlotte, N.C.**

**The property is being marketed by Edwin Wilson, Jr. The option to purchase is in place. Staff will be assisting with the marketing of the property. Several agents and prospective buyers have visited the property. This issue will be further discussed under a regular agenda item.**

#### **c. Former Mt. Carmel Baptist Church, 412 Campus Street, Charlotte, N.C.**

**Johnson C. Smith University is conducting a study of prospective uses of the building. Decisions regarding the future of the property will not occur until that study is completed. Staff did meet with University officials to discuss the situation, and dialogue will continue.**

#### **d. Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.**

**Staff has contacted Laurel Street Developers to examine potential uses of the property. That study is underway.**

#### **e. Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.**

**Staff has met with the Huntersville Planning Director and the Huntersville Town Manager**

to discuss the possibility of amending the Huntersville zoning ordinance to provide greater latitude for uses of historic landmarks. HLC Staff is pursuing a deliberate process to determine the best strategy to assure the long-term preservation of the property. Preservation North Carolina and the HLC will co-host a PNC fundraising event at Ingleside on December 2nd. The Projects Committee will have a recommendation about the hiring of a consultant to assist with preparing a design workshop at Ingleside later this year.

**f. Wallace Log House, 9425 Robinson Church Road, Charlotte, N.C.**

City Council will vote this month on the prospective designation of the Wallace House as a historic landmark. The Projects Committee will present a recommendation regarding conducting an environmental assessment of the refuse pit at the Wallace property.

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

The architectural shingle roof is installed. The Projects Committee will present a recommendation regarding spending funds to make additional improvements to the property.

**h. 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 has distributed a Request for Qualifications to potential buyers of the two properties. The HLC will have representatives on the Committee that reviews submissions.

**i. McConnell House, 4009 Beatties Ford Road, Charlotte, N.C.**

Martin Marietta, the owner, is considering whether it will allow the McConnell House to be preserved at its current location.

**j. Morgan School, 510 S. Torrence Street, Charlotte, N.C.**

Staff continues to discuss the future disposition of the property.

**k. Antioch Baptist Church Cemetery, 3712 Monroe Road, Charlotte, N.C. Dr. Reginald Hawkins House, 1703 Madison Avenue, Charlotte, N.C. Wallace House, 9425 Robinson Church Road, Charlotte, N.C. Hennigan Place, 3503 Tilley Morris Road, Charlotte, N.C.** City Council is scheduled to vote on the historic landmark designation of these properties this month.

**l. VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.**

The owner of the VanLandingham Estate holds Certificates of Appropriateness that legally will allow him to demolish the VanLandingham Estate in November. HLC Staff is investigating the status of the property.

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

**a. CLG Training – Rescheduled for Friday, October 26 at Blandwood Mansion in Greensboro, N.C.**

**Mr. Gray reported that the Certified Local Government Training, originally scheduled for September 27, has been rescheduled for October 26. Several Commissioners expressed interest in attending the training.**

**b. Public Hearing – Dr. Reginald Hawkins House, 1703 Madison Avenue, Charlotte, N.C.**

**Mr. Gray stated that the HLC had voted at its September meeting to continue the public hearing for the Hawkins House to this meeting. Mr. Gray reported that the house would soon be under new ownership and advised the Commission to continue the public hearing.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION CONTINUE THE PUBLIC HEARING ON THE HISTORIC LANDMARK DESIGNATION OF THE REGINALD ARMISTICE HAWKINS HOUSE, 1703 MADISON AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**5. Design Review Committee Report: Garrett Nelson**

**Mr. Nelson reported that the Design Review Committee had met since the September meeting of the HLC. Mr. Nelson stated that the Committee had reviewed a COA application for the Parks Hutchison School, but that the Committee advised the applicant that the proposal would need to be revised before it would be brought to the full Commission.**

**a. COA Application for Edgewood Plantation, 11132 Eastfield Road, Charlotte, N.C.**

**Mr. Gray reported that the applicant is proposing a development plan for the property that would preserve the property as an active farm. Additions to the property would include a gravel parking area and an approximately 5,000 square foot open pavilion.**

**Rachel Cameron, the prospective owner of the property, answered questions from the Commission.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE CONCEPTUAL APPROVAL FOR THE CONSTRUCTION OF AN APPROXIMATELY 5,000 SQUARE FOOT PAVILION WITH SUPPORTING PARKING FOR THE EDGEWOOD PLANTATION, 11132 EASTFIELD ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Request for a Revision to the Approved Plan for the Delburg Mill House, 303 Delburg Street, Davidson, N.C.**

**Mr. Gray reported that the applicant is requesting a revision to the approved porch railing design. Mr. Gray stated that the Design Review Committee did not find the proposed porch**

railing design appropriate under the Secretary of the Interior's Guidelines and, therefore, does not recommend approval of the plans.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT NOT APPROVE THE REVISED PLANS FOR THE PORCH RAILING DESIGN FOR THE DELBURG MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**6. Survey Committee Report: Jeff Parsons**

**a. Identifying Historic Resources That Can Be Used for Affordable Housing**

Mr. Parsons stated that he was exploring ways that the Commission could adaptively reuse historic properties to provide affordable housing in Charlotte-Mecklenburg. Mr. Parsons stated that the Survey Committee will work on identifying such historic properties. Dr. Morrill suggested also looking at contributing buildings in historic districts.

**b. Charles R. McLaughlin House, 501 W. John Street, Matthews, N.C.**

Dr. Morrill reviewed the Survey and Research Report for the McLaughlin House. Dr. Morrill reported that this property was brought to the Commission's attention by the Matthews Historical Foundation. Dr. Morrill stated that the owner does not want the rear of the land included as part of the historic landmark, and that Staff would work with the owner to define specific boundaries. The motion passed by the Survey Committee was presented for informational purposes.

**THE SURVEY COMMITTEE PASSED A MOTION TO DIRECT THE HLC STAFF TO MEET WITH THE OWNER OF THE CHARLES R. MCLAUGHLIN HOUSE, 501 W. JOHN STREET, MATTHEWS, N.C., TO DEFINE THE BOUNDARIES OF THE PROSPECTIVE HISTORIC LANDMARK, AND TO REPORT THE RESULTS OF THE DISCUSSION TO THE COMMITTEE AT ITS NEXT MEETING.**

**c. North Charlotte Baptist Church, 3117 Whiting Avenue, Charlotte, N.C.**

Dr. Morrill reported that the HLC's Policy Manual authorizes the Survey Committee to place properties on the Study List of Prospective Historic Landmarks. Mr. Gray explained the current rezoning for the property. The motion passed by the Survey Committee was presented for informational purposes.

**THE SURVEY COMMITTEE PASSED A MOTION THAT THE NORTH CHARLOTTE BAPTIST CHURCH, 3117 WHITING AVENUE, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS.**

**d. Barnum A. Sustare House, 110 W. Matthews Street, Matthews, N.C.**

**Dr. Morrill reviewed the Survey and Research Report for the Sustare House and explained the property's special historical significance. Dr. Morrill reported that the owner does not want the interior of the house included the proposed landmark. State law requires owner consent for interior designation.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE BARNUM A. SUSTARE HOUSE (INCLUDING THE EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL UPON WHICH THE SUSTARE HOUSE IS LOCATED), 110 W. MATTHEWS STREET, MATTHEWS, N.C., FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**e. Butler House, 240 Sylvania Avenue, Charlotte, N.C.**

**Mr. Gray explained the development pressure in the area near the Butler House. Mr. Gray also reported on the integrity of the house and stated that the house is a good candidate for historic landmark designation.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT FUND A SURVEY AND RESEARCH REPORT FOR THE BUTLER HOUSE, 240 SYLVANIA AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**7. Treasurer's Report: Nathan Clark**

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

**8. Projects Committee Report: Len Norman**

**a. Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.**

**Mr. Norman stated that it has been difficult to find a long-term owner of the property. Dr. Morrill detailed the need for a deliberate process to find an appropriate use for this property. Dr. Morrill stated that the current zoning is transitional, which is restrictive. Staff is pursuing a text amendment to the Huntersville zoning ordinance that will permit a wider range of uses.**

**Staff stated that it recommends that the HLC approve funds to prepare a National Register of Historic Places Nomination Form for Ingleside. Mr. Gray stated that being listed in the National Register may help with the sale of the property Dr. Morrill stated that the area where Ingleside is located is under developmental pressure and that the property needs to be protected from State and Federal initiatives.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE EXPENDITURE OF \$5,000 FOR THE PREPARATION OF A NATIONAL REGISTER NOMINATION FORM FOR INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT ENTER INTO A CONTRACT WITH JENNIFER COOTS FOR A FEE NOT TO EXCEED \$4,250 TO ORGANIZE AND SUPERVISE A STAKEHOLDERS MEETING AT INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C., TO EXAMINE POTENTIAL USES FOR THE PROPERTY, WITH THE STIPULATION THAT SHE DELIVER TO THE COMMISSION A REPORT DESCRIBING AND ILLUSTRATING THE RESULTS OF THE MEETING AND HER FINDINGS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.**

**Dr. Morrill distributed an updated budget for the Barnhardt House, and Mr. Norman detailed mold and odor issues.**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE PETER WASMER, PROJECT MANAGER, TO OBTAIN PROPOSALS FOR PERFORMING THE FOLLOWING TASKS AT THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C.: MOLD REMEDIATION, ODOR REMOVAL, ASBESTOS ABATEMENT, REMOVAL OF THE UNDERGROUND STORAGE TANK, ELECTRICAL CONNECTION, TAP FEES, LANDSCAPING, AND PAINTING OF THE EXTERIOR, AND THAT MR. WASMER REPORT THE FINDINGS OF HIS INVESTIGATION BACK TO THE PROJECTS COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE PETER WASMER, PROJECT MANAGER, TO OBTAIN AN APPRAISAL FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**The Commission reached a consensus that an appraisal would be unnecessary if the Commission did not have to seek additional funding from the Board of County Commissioners for the project.**

**c. Wallace House, 9425 Robinson Church Road, Charlotte, N.C.**

**Mr. Carnegie reviewed the potential legal issues surrounding the refuse pit on the property and answered questions from the Commission.**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE PETER WASMER, PROJECT MANAGER, TO OBTAIN AN ENVIRONMENTAL ASSESSMENT LIMITED TO THE REFUSE PIT FOR THE WALLACE HOUSE, 9425 ROBINSON CHURCH ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**d. Proposed UNCC Student Internship**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT JOIN WITH LAKEWOOD TROLLEY IN ADMINISTERING A UNCC STUDENT INTERNSHIP TO CONSIDER HOW BEST TO INITIATE VINTAGE TROLLEY OPERATIONS ON THE STEWART CREEK GREENWAY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**e. Pecan Avenue Duplex, 1437 Pecan Avenue, Charlotte, N.C.**

**Mr. Wilson, realtor for the Pecan Avenue Duplex, stated that there has been interest in the property, but recommended that the sales price be reduced to entice more potential buyers.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE SALES PRICE FOR THE PECAN AVENUE DUPLEX, 1437-39 PECAN AVENUE, CHARLOTTE, N.C., BE REDUCED BY \$10,000, EFFECTIVE OCTOBER 15, 2018. THE COMMISSION APPROVED THE MOTION WITH MS. ALTHOUSE ABSTAINING.**

**f. Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C., and Proposed Increase of Work Time for HLC Administrative Assistant.**

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

**MR. NORMAN 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 efforts to preserve the Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C. It also discussed the prospect of increased work hours for the HLC Administrative Assistant.**

**9. Old Business**



**There was no old business.**

**10. New Business**

**There was no new business.**

**The meeting adjourned at 8:45 p.m.**