

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
June 10, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:01 p.m. – 8:39 p.m.**

Minutes

Present:

**Ms. Diane Althouse/County
Mr. Nathan Clark/County/HLC Treasurer (by telephone)
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. Akadius Berry/County
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

Visitors:

**Eva Ellenburg, Charlotte Observer
Mariel Hamer, Nevin School**

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE MAY 13, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE CLOSED SESSION MINUTES FOR THE MAY 13, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeff Parsons Reporting as Vice Chair

Mr. Parsons asked the visitors to introduce themselves and thanked them for attending the meeting. Mr. Parsons stated that he is looking forward to the new fiscal year and anticipates a busy year for the Commission. Mr. Parsons thanked the Commissioners who have agreed to serve as Committee Chairs: Projects Committee Chair, Edwin Wilson; Survey Committee Chair, Len Norman; and Design Review Committee Chair, Garrett Nelson. Mr. Parsons stated that he would also be appointing members to two new Committees, which will commence on July 1. Mr. Parsons stated that Diane Althouse will serve as Chair of the new Transition Committee, which will focus on assisting Mecklenburg County's Human Resources department in its search for a new Director of the Historic Landmarks Commission. Mr. Parsons stated that Laura Hoover will serve as Chair of the new Education Committee, which will focus on outreach to communities throughout Mecklenburg County.

3. Director's Report: Dan Morrill

Dr. Morrill stated that at Mr. Parsons's request, the Director's Report will emphasize a few major developments rather than provide a broad overview of many topics.

Dr. Morrill reported the following:

a. Standards for Preparing Survey and Research Reports on Prospective Historic Landmarks

State Statute requires that all Survey and Research Reports be submitted to the State Historic Preservation Office for comment. Amber Stimpson is the individual responsible for producing letters of comment. Ms. Stimpson has recently circulated a checklist of items which Survey and Research Reports should contain. Staff recommends that Ms. Stimpson be invited to meet with the Historic Landmarks Commission to explain the purpose of the checklist.

b. Future Revolving Fund Activities

Currently, the Historic Landmarks Commission has six active real estate projects. They are: Ingleside, Torrence Lytle, Wallace Property, Barnhardt House, Louise Cotton Mill House, and Former Standard Oil Service Station. Staff believes that until the new Director is hired, the Commission should focus on completing existing projects and not undertaking new projects. Activities that might be considered are securing options to purchase, including structures in local historic districts.

c. Consequences of Historic Landmark Designation

The Commission might consider expanding the consequences of historic landmark designation to include retaining designation, consequently design review, after the principal structures on the landmark have been demolished. Another dimension of designation might be to pursue including in the ordinance the prohibition of demolition by neglect.

d. Bland Street Shotgun Houses

Dr. Morrill stated that he has learned that the City plans to build affordable housing on the site presently occupied by two Shotgun Houses that the Commission moved to the location in the 1980s. The Commission should consider alternative locations to which the Shotgun Houses might be moved.

Ms. Althouse asked who owned the Shotgun Houses and Dr. Morrill stated that he did not know but would find out.

e. Dowd House/Fire Station No. 10 Project

The completion of an agreement between the County and prospective buyers of the subject properties has been delayed. The Historic Camp Greene Neighborhood Association has expressed reservations about the terms of the project.

Each Commissioner stated that he/she had received a letter from the Historic Camp Greene Neighborhood Association. Mr. Wilson stated that he would appreciate direction from Staff on how to respond. Mr. Parsons requested that Staff formulate a response.

f. Preserve Mecklenburg Inc.

i. Excelsior Club Most Endangered List

Preserve Mecklenburg, a newly established private preservation group, was responsible for cooperating with the National Trust for Historic Preservation in publicizing the selection. The overall effort was most successful.

ii. Edgewood Plantation

Preserve Mecklenburg has identified a prospective buyer for Edgewood Plantation, a designated historic landmark. The buyers will present their site plan for approval by the Historic Landmarks Commission through the regular design review process.

iii. Victor Shaw House

This is to inform you that the owner of the Victor Shaw House preferred to enter into an option to purchase with Preserve Mecklenburg, because Preserve Mecklenburg is a non-governmental entity. The option to purchase is in place, and Preserve Mecklenburg will be seeking buyers for the property. Whatever site plan might be produced will be presented to the Historic Landmarks Commission for approval through the regular design review process.

4. Projects Committee Report: Len Norman

a. Update on Cohen-Fumero House, 1154 Cedarwood Lane, Charlotte, N.C.

Dr. Morrill stated that Preservation North Carolina holds an Option to Purchase on the property. Dr. Morrill stated that the house is a mid-century modernist house and that it has been on the market for several months. Mr. Wilson informed the Commission that the property was recently placed under contract. Dr. Morrill stated that the Commission will retain design review over the property.

b. Update on Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Mr. Norman reviewed the new proposal and Offer to Purchase and Contract from Tyson and Regina Bates, potential buyers of the property. Mr. Norman stated that the previous transaction with the Bateses was not finalized and that the Bateses have submitted a straightforward proposal. Mr. Norman stated that the Bateses have indicated that they are currently working on financing.

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE PRESENTED PROPOSAL AND OFFER TO PURCHASE AND CONTRACT SUBMITTED BY TYSON AND REGINA BATES FOR THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Update on Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.

Mr. Norman stated that the prospective buyer is scheduled to close on the property in August. Mr. Norman explained that the prospective buyer has expressed a desire to have a Certificate of Appropriateness issued before closing on the property.

d. Update on the Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.

Mr. Parsons stated that he has recently been notified of continuing interest in the status of the Excelsior Club.

e. Siloam School

Mr. Norman stated that he and Dr. Morrill attended a meeting at the Charlotte Museum of History regarding the Siloam School. Mr. Norman stated that the Siloam School Committee is likely to receive a grant from the County to help with relocation expenses. Mr. Norman stated that the Siloam School will be relocated to land in front of the Charlotte Museum of History along Shamrock Drive.

Note: Dr. Morrill and Mr. Gray left the meeting at this point.

MS. HOOVER PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: Dr. Morrill and Mr. Gray returned to the meeting at this point.

5. Senior Preservation Planner's Report: Stewart Gray

a. Public Hearing for Historic Landmark Designation for the Derita Gymnasium, 6115 Rumble Road, Charlotte, N.C.

MS. HIGDON PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE DERITA GYMNASIUM, 6115 RUMPLE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray stated that the purpose of a public hearing is to give the public an opportunity to speak regarding historic landmark designation. Mr. Gray previewed the letter and comments received from the State Historic Preservation Office. Mr. Gray stated that Staff maintains that the Survey and Research Report does show special significance.

No members of the public appeared for the public hearing.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. HIGDON PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION REAFFIRM ITS RECOMMENDATION TO THE CHARLOTTE CITY COUNCIL THAT THE DERITA GYMNASIUM (THE EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL UPON WHICH THE HOUSE SITS) AT 6115 RUMPLE ROAD, CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Public Hearing for Historic Landmark Designation for the Former Louise Cotton Mill House, 1104 Pamlico Street, Charlotte, N.C.

Ms. Althouse proposed postponing the public hearing on the Former Louise Cotton Mill until further discussions regarding fire damage to the house could be held with the property owner. Mr. Gray stated that if the public hearing is postponed that the designation of the property would be delayed until October.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. WILSON THAT THE PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE

HISTORIC LANDMARK DESIGNATION OF THE FORMER LOUISE COTTON MILL HOUSE, 1104 PAMLICO STREET, CHARLOTTE, N.C., BE POSTPONED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray suggested pulling the resolutions for both the Derita Gymnasium and the Former Louise Cotton Mill House. Dr. Morrill stated that he had no reason to believe that the Derita Gymnasium is threatened. The Commission reached a consensus to pull the resolutions for the Derita Gymnasium and the Former Louise Cotton Mill House.

6. Design Review Committee Report: Garrett Nelson

a. American Legion Memorial Stadium, 310 N. Kings Drive, Charlotte, N.C.

Mr. Nelson stated that the Design Review Committee met in May and would also meet in June.

Dr. Morrill briefly reviewed the history of the American Legion Memorial Stadium. Dr. Morrill stated his desire that tasteful exhibits be placed at the Stadium, showing its history. Mr. Gray reviewed the proposed plans and seconded motion. Mr. Parsons commended the Design Review Committee for the thoughtfulness it put into reviewing plans for the Stadium.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR THE AMERICAN LEGION MEMORIAL STADIUM, 310 N. KINGS DRIVE, CHARLOTTE, N.C., WITH THE FOLLOWING STIPULATIONS: 1) FURTHER DISCUSSIONS WILL BE HELD BETWEEN THE APPLICANT AND THE HISTORIC LANDMARKS COMMISSION TO DETERMINE THE APPROPRIATE HISTORICAL INTERPRETATION OF THE PROPERTY, 2) THAT THE APPLICANT CONSIDER USING THE CENTER ARCHES OF THE TICKET BOOTH BUILDINGS FOR HISTORICAL INTERPRETATION OF THE PROPERTY, AND 3) THAT THE TWO PROPOSED DESIGN OPTIONS FOR THE PROPOSED NEW BUILDINGS ARE APPROPRIATE AND THE APPLICANT HAS THE DISCRETION TO USE EITHER OPTION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Violet W. Currie House, 525 N. Main Street, Davidson, N.C.

Mr. Gray stated that since the Design Review Committee, the applicant has submitted revised plans. Mr. Gray reviewed the revised plans and the seconded motion.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PROPOSED PLAN FOR THE VIOLET W. CURRIE HOUSE, 525 N. MAIN STREET, DAVIDSON, N.C., WITH THE FOLLOWING STIPULATIONS: 1) THAT THE HEIGHT OF THE PROPOSED CROSS-GABLED WING BE REDUCED, 2) THAT THE AREA OF THE

PROPOSED COURTYARD BE REDUCED, 3) THAT THE PROPOSED COURTYARD WALL BE NO CLOSER THAN TWELVE FEET TO THE EXISTING TREE LOCATED TO THE SOUTH OF THE HOUSE AND SHOWN ON THE PLANS, AND 4) THAT THE FRONT PORCH DESIGN AND DIMENSIONS BE PRESERVED.

The motion was not acted on.

MR. SCHULZ PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE PLAN BE APPROVED AS SHOWN WITH THE CONDITIONS: 1) THAT THE PROPOSED COURTYARD WALL BE NO CLOSER THAN TWELVE FEET TO THE EXISTING TREE LOCATED TO THE SOUTH OF THE HOUSE AND SHOWN ON THE PLANS, AND 2) THAT THE REPLACEMENT BRICK FOUNDATION AND CHIMNEY MATCH THE ORIGINAL DESIGN IN APPEARANCE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: Mr. Nelson left the meeting at 8:09 p.m.

7. Survey Committee Report: Jeff Parsons

a. Stafford Slave Cabin, Charlotte, N.C.

Mr. Gray stated that this property was identified through the African American Rural Resources Survey that was completed in 2003. Mr. Gray stated that the current owner is supportive of landmark designation. Mr. Gray stated that the building is deteriorating and is threatened with partial or full collapse of building.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT FUND A SURVEY AND RESEARCH REPORT ON THE STAFFORD SLAVE CABIN, CHARLOTTE, N.C., AND THAT THIS FUNDING BE DELAYED UNTIL AFTER THE START OF THE NEXT FISCAL YEAR, WHICH BEGINS JULY 1, 2019. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill stated that there might be a need to develop a policy governing the use of Staff time for properties that are not historic landmarks. Mr. Parsons stated that it is appropriate for Staff to spend time on designated landmarks, but that there is currently not a policy for lending Staff time for properties that are not yet landmarks.

b. Charlotte Modernist Survey

Mr. Gray briefly reviewed the Modernist Survey. Mr. Gray reviewed the map of surveyed areas and stated that this was not a comprehensive survey. Ms. Althouse stated that the Charlotte Museum of History may be interested in displaying the survey as part of its Mad About Modern exhibit.

Mr. Hughes asked about the status of the survey on the Beatties Ford Road Corridor and Dr. Morrill stated that it would be discussed in the next fiscal year.

8. Treasurer's Report: Nathan Clark

In Mr. Clark's absence, Dr. Morrill reviewed the May 2019 Treasurer's Report of the Historic Preservation Revolving Fund.

9. Nominating Committee Report/Election of Officers: Laura Hoover

Ms. Hoover opened the floor for nominations. Ms. Hoover presented the slate of officers recommended by the Nominating Committee: Chair – Jeff Parsons; Vice Chair – Nathan Clark; Secretary – William Hughes; Treasurer – Diane Althouse.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE HISTORIC LANDMARKS COMMISSION CLOSE NOMINATIONS AND ELECT THE SLATE OF NOMINATED OFFICERS (JEFF PARSONS – CHAIR; NATHAN CLARK – VICE CHAIR; WILLIAM HUGHES – SECRETARY; DIANE ALTHOUSE – TREASURER). THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

10. Old Business

There was no old business.

11. New Business

Mr. Parsons noted that this was Ms. Higdon's last meeting as a member of the Historic Landmarks Commission. Mr. Parsons presented a commemorative plaque to Ms. Higdon and thanked her for her diligent work in her years on the Commission.

Mr. Norman stated that Eric Gamble, realtor, has reported that there is a party interested in the Barnhardt House.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE THE PROJECTS COMMITTEE TO APPROVE ENTERING INTO A SALES CONTRACT FOR THE BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C., FOR A PRICE AND WITH TERMS TO BE DETERMINED BY THE COMMITTEE, AND AUTHORIZE THE PROJECTS COMMITTEE TO DELEGATE NEGOTIATION AND APPROVAL OF FINAL TERMS OF SALES CONTRACT TO THE PROJECT CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Parsons appointed members to the Transition and Education Committees. Mr. Parsons stated that the Transition Committee will consist of the following members: Diane Althouse as Chair, Jonathan Schulz, William Hughes, and Nathan Clark. Mr. Parsons stated that the Education Committee will consist of the following members: Laura Hoover as Chair, Edwin Wilson, Garrett Nelson, Len Norman, and Akadius Berry. Mr. Parsons

stated that he would serve as an ex officio member of the Transition and Education Committees.

Ms. Althouse reminded the Commission that the Charlotte Museum of History will be holding its preservation awards ceremony in August. Ms. Althouse stated that the Museum is still accepting nominations and seeking sponsorships.

Mr. Hughes announced that Mr. Berry was absent from the meeting due to the impending birth of his child. The Commission extended congratulations to Mr. Berry and his wife.

The meeting adjourned at 8:39 p.m.