

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
April 8, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:09 p.m. – 9:02 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. Jonathan Schulz/City (by telephone)
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:

None

Visitors:

**Leila Farsiani
Paul Gorenflo, First National Bank Building
Matt Hagler, Former Standard Oil Company Service Station
Scott Stevens, Former Standard Oil Company Service Station**

1. Consideration of Minutes

MS. HIGDON PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE MINUTES FOR THE MARCH 11, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE CLOSED SESSION MINUTES FOR THE MARCH 11, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Tom Egan

Mr. Egan welcomed everyone to the meeting.

3. Director's Report: Dan Morrill

Dr. Morrill reported the following:

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

Tyson and Regina Bates continue to work toward the acquisition of the Torrence Lytle School. The Projects Committee will report on the status of the property.

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

The prospective buyers of Ingleside continue to perform due diligence. Staff is confident that the property will sell. This is a major accomplishment for the Historic Landmarks Commission.

Dr. Morrill noted the success of this property and thanked the Commissioners and Staff who collaborated and worked diligently on events that showcased the property to the community and ultimately brought the property to the prospective buyer's attention.

Sandy Carnegie, HLC attorney, stated that closing on the property is scheduled for June 4, 2019.

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

The HLC has placed the Patterson Grocery Store on the Study List of Prospective Historic Landmarks. Staff continues to work to arrange a meeting with the owner to inspect the building and to determine the owner's attitude about the prospect of the building being processed for designation as a historic landmark.

d. 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 continues to discuss strategies for the preservation of the properties.

e. 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. *Staff believes that assertive action should be taken if the house is to be saved.*

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

The VanLandingham Estate has been sold. Staff will be meeting with the new owners to discuss plans for the future of the property. Staff anticipates that this will be a major design review issue during the upcoming year.

g. Mount Carmel Baptist Church, 412 Campus Street, Charlotte, N.C.

Johnson C. Smith University continues to consider preservation strategies.

h. Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.

Negotiations continue to consider preservation strategies for the property. The effective date of the Certificate of Appropriateness for Demolition is June 12, 2019.

Mr. Hughes suggested that the Commission be considerate in the language it uses when discussing historic landmarks with the public. He noted that the Excelsior Club was a significant landmark for the entire community.

i. Wallace House, 9425 Robinson Church Road, Charlotte, N.C.

The Due Diligence period for the HLC's prospective purchase of the property has been extended until May 1, 2019. Staff has met with the owners. They will be obtaining estimates for the environmental cleanup. More detail will be presented in closed session.

j. Edgewood Farm, 11124 Eastfield Road, Charlotte, N.C.

HLC Staff is working with the owner to determine possible preservation strategies for the property, which is currently for sale.

k. Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.

The owner is actively marketing the property for sale. The Projects Committee is considering preservation strategies for the property.

l. Standard Oil Company Service Station, 1010 North Tryon Street, Charlotte, N.C.

HLC Staff is working to complete the contract to purchase.

m. Steele Creek Presbyterian Church.

Charlotte International Airport is scheduled to close on the Steele Creek Presbyterian Church. The present sanctuary was built in 1889. Steele Creek Presbyterian Church is among the oldest Christian churches in Mecklenburg County. Dr. Morrill urged the

Commission to undertake an assessment of how it can assure the preservation of the property.

4. Senior Preservation Planner's Report: Stewart Gray

a. Report on Huntersville Town Jail

Mr. Gray presented photographs showing the restoration of the Huntersville Town Jail. Mr. Gray stated that the property was considered surplus property and was in danger of demolition before the Town of Huntersville restored it. Dr. Morrill stated that this property is a good example of why it is vital to have strong relationships with outlying towns in Mecklenburg County. Mr. Gray noted that Dr. Morrill has supported his involvement in restoring the jail to an adaptive reuse.

5. Design Review Committee Report: Garrett Nelson

Mr. Nelson stated that the Design Review Committee reviewed three applications for Certificates of Appropriateness at its March meeting.

a. Revisions to COA 17-59 for the Delburg Mill House, 303 Delburg Street, Davidson, N.C.

Mr. Nelson stated that the applicant has requested a revision to an approved Certificate of Appropriateness. Mr. Nelson reviewed the submitted plans and noted the proposed changes to the garage. Mr. Egan questioned whether this COA was proposing changes to the house or the garage, and Mr. Nelson clarified that the submitted plans were for the garage. Mr. Gray reviewed the seconded motion from the Design Review Committee.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE REVISED PLANS FOR THE DELBURG MILL HOUSE GARAGE, 303 DELBURG STREET, DAVIDSON, N.C., AS SUBMITTED WITH THE CONDITION THAT THE OVERHANG BRACKET BE REMOVED FROM THE PLAN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. COA Application for the Lambeth-Gossett House, 923 Granville Road, Charlotte, N.C.

Mr. Nelson stated that the applicant was proposing additions to the rear of the house. Mr. Nelson showed the Commission the existing front elevation and the existing rear conditions. Mr. Nelson stated that the applicants are proposing to enclose the rear deck with a retractable screen and to build a grill porch on the rear of the house. Mr. Gray reviewed the seconded motion from the Design Review Committee and noted that the design of the cabinet option for the outdoor grill would be submitted and approved by Staff in consultation with the Design Review Chair.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLANS FOR THE

LAMBETH-GOSSETT HOUSE, 923 GRANVILLE ROAD, CHARLOTTE, N.C., AS SUBMITTED WITH THE FOLLOWING STIPULATIONS: 1) THAT THE PROPOSED MASONRY BASE OF THE COOKING AREA SHOULD NOT BE APPROVED AND THAT A DESIGN FOR A CABINET OPTION FOR THE OUTDOOR GRILL WOULD BE SUBMITTED TO THE HISTORIC LANDMARKS COMMISSION; AND 2) THAT THE FINAL DESIGN OF THE PITCH OF THE HIPPED ROOF SKYLIGHT BE APPROVED BY HLC STAFF AND THE DESIGN REVIEW CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. COA Application for the First National Bank Building, 110 and 112 South Tryon Street, Charlotte, N.C.

Mr. Gray reviewed the submitted plans and noted that the windows shown on the side of the building by the Thomas Polk Park are not original. Mr. Egan questioned the process of conceptually approving designs. Mr. Nelson emphasized that the final design for the window openings would be resubmitted to the Design Review Committee. Mr. Gray reviewed the seconded motion from the Design Review Committee and noted that the motion should explicitly state that the glazed openings would be along the wall that abuts the Thomas Polk Park.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE GLAZED OPENINGS ALONG THE WALL FOR THE FIRST NATIONAL BANK BUILDING, 110 AND 112 SOUTH TRYON STREET, CHARLOTTE, N.C., WITH THE CONDITION THAT REFINED PLANS WILL BE RESUBMITTED TO THE COMMITTEE FOR FURTHER REVIEW. THE COMMISSION APPROVED THE MOTION WITH MR. EGAN VOTING IN OPPOSITION.

6. Survey Committee Report: Jeff Parsons

Mr. Parsons stated that the next scheduled meeting of the Survey Committee would be on April 17.

a. Consideration of the Survey and Research Report on the Louise Cotton Mill House, 1104 Pamlico Street, Charlotte, N.C.

Mr. Parsons stated that the Commission would be discussing the house at 1104 Pamlico Street later in the meeting and, therefore, it was necessary to review the Survey and Research Report.

Dr. Morrill reviewed the Survey and Research Report and noted the property's special significance as one of the last remaining mill houses in an area that has a high level of demolition. Dr. Morrill reminded the Commission that it can only purchase a property if it is a designated historic landmark.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT IT PROCESS THE LOUISE COTTON MILL HOUSE, 1104 PAMLICO STREET, CHARLOTTE, N.C., FOR PROSPECTIVE HISTORIC LANDMARK DESIGNATION, INCLUDING THE EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL UPON WHICH THE HOUSE SITS, CONTINGENT ON THE HISTORIC LANDMARKS COMMISSION PURCHASING THE PROPERTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Treasurer's Report: Nathan Clark

Mr. Clark reviewed the March 2019 Treasurer's Report of the Historic Preservation Revolving Fund. Mr. Clark noted that there was a revision to the encumbered funds for the Barnhardt House. Mr. Norman questioned the accuracy of the funds listed as available cash, and Mr. Wasmer stated he would investigate.

8. Projects Committee Report: Len Norman

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

Mr. Norman discussed the financial documents for the prospective buyers of the Torrence Lytle School. Mr. Norman presented the seconded motion from the Projects Committee.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT: 1) ACCEPT THE OFFER OUTLINED IN THE TERM SHEET AND AGREED TO BY REGINA AND TYSON BATES FOR THE PURCHASE OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., AND 2) ALLOW THE PROJECTS COMMITTEE TO NEGOTIATE AND APPROVE THE TERMS OF THE PURCHASE AND SALE AGREEMENT BASED ON THE TERM SHEET AND DELEGATE NEGOTIATION AND APPROVAL OF ANY SUBSEQUENT CHANGES TO THE TERMS OF THE PURCHASE AND SALE AGREEMENT TO THE HISTORIC LANDMARKS COMMISSION CHAIR AND THE PROJECTS COMMITTEE CHAIR.

After reviewing the updated documents, Mr. Norman presented a substitute motion.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE HISTORIC LANDMARKS COMMISSION: 1) ACCEPT THE OFFER OUTLINED IN THE TERM SHEET AND AGREED TO BY REGINA AND TYSON BATES FOR THE PURCHASE OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., AS DOCUMENTED IN THE OFFER TO PURCHASE AND CONTRACT AND ASSOCIATED DOCUMENTS, AND 2) ALLOW THE HISTORIC LANDMARKS COMMISSION CHAIR AND THE PROJECTS COMMITTEE CHAIR TO NEGOTIATE AND APPROVE SUBSEQUENT CHANGES TO THE TERMS OF THE PURCHASE AND SALE AGREEMENT AND ASSOCIATED DOCUMENTS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Schulz joined the meeting by telephone at 7:20 p.m.

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

Dr. Morrill stated that Eric Gamble, realtor, has expressed confidence that the Barnhardt House would receive more interest if the sales price were reduced.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE REDUCTION OF THE SALES PRICE FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C., TO \$950,000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. CLARK PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION. 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.

Ms. Higdon left the meeting at 8:49 p.m.

9. Old Business

There was no old business.

10. New Business

Mr. Hughes asked for an update on the study of the Beatties Ford Road Corridor. Mr. Parsons stated that this issue would be on the Agenda of the Survey Committee meeting on April 17th.

Mr. Wilson stated that the Historic Landmarks Commission could benefit from having a more active online presence, specifically on Instagram. Mr. Wilson stated his confidence that Ms. Hoover could effectively manage an Instagram account for the Commission. Mr. Egan stated that he would look into the social media policy for Mecklenburg County.

Mr. Wilson also stated that the Historic Landmarks Commission should be more accessible to the public. He stated that the Commission should explore having events where members of the public could meet Commissioners and learn more about the Commission's efforts to preserve historic properties in Charlotte-Mecklenburg.

The meeting adjourned at 9:02 p.m.