

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
May 13, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 8:32 p.m.**

Draft Minutes

Present:

**Mr. Akadius Berry/County (by telephone)
Mr. Thomas Egan/County/HLC Chair
Ms. Penny Higdon/County/HLC Secretary
Ms. Laura Hoover/County
Mr. William Hughes/City (by telephone)
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. 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:

**Ms. Diane Althouse/County
Mr. Nathan Clark/County/HLC Treasurer
Mr. Peter Wasmer, Project Manager, Mecklenburg County
Mr. Edwin Wilson/City**

Visitors:

None

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE APRIL 8, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE CLOSED SESSION MINUTES FOR THE APRIL 8, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Egan stated that in order to reduce the amount of time Sandy Carnegie, HLC attorney, will be at the meeting, the agenda will be altered to consider closed session items first.

2. Executive Committee Report: Tom Egan

a. Remarks of the Consulting Director

Dr. Morrill spoke to the Commission and stated his support in the search for a new director of the Historic Landmarks Commission. Dr. Morrill stated his desire to remain part of the HLC Staff for the upcoming fiscal year to assist with a productive and effective transition. Dr. Morrill noted that the HLC has been, and will continue to be, a respected institution. The Commissioners expressed their gratitude to Dr. Morrill for his hard work throughout the years.

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

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

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. SCHULZ 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.

Note: Mr. Nelson left the meeting at 7:44 p.m.

3. Projects Committee Report: Len Norman

a. Discussion of Policy Governing Virtual Meetings of the HLC and its Constituent Bodies and Policy Governing Use of Email for Making Official Decisions

Mr. Carnegie explained the proposed meeting policies. Mr. Carnegie stated that he had received questions from Leslie Johnson, Assistant County Manager, regarding the appropriateness of using email to distribute sensitive information.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT AMEND THE BY-LAWS OF THE HLC IN THE HLC POLICY MANUAL AS PRESENTED SUBJECT TO THE FOLLOWING CHANGES: 1) UNDER SECTION IV. MEETINGS G(A) THAT “CHAIR AND VICE CHAIR” BE REPLACED BY “COMMITTEE CHAIR,” AND 2) UNDER SECTION IV. MEETINGS G(B) THAT “CHAIR AND VICE-CHAIR” BE CHANGED TO “CHAIR OR VICE-CHAIR,” AND 3) UNDER 13. GUIDELINES FOR PROJECTS AND REAL ESTATE ACQUISITIONS THAT “THE HLC SHALL HAVE THE ABILITY TO APPOINT THE EXECUTIVE COMMITTEE” BE CHANGED TO “THE HLC SHALL DELEGATE TO THE EXECUTIVE COMMITTEE” AND THAT THIS SECTION BE MOVED TO III. COMMITTEES UNDER ITEM D. EXECUTIVE COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: Mr. Carnegie left the meeting at 7:50 p.m.

b. Discussion of Impact of Option to Purchase Process.

Dr. Morrill reviewed the steps for options to purchase which he received from Leslie Johnson, Assistant County Manager. Dr. Morrill stated that the sale of the Pecan Avenue Duplex is an example of how options to purchase can work effectively. Mr. Egan stated that the Board of County Commissioners, in his opinion, remains unsure of how the process for options to purchase works. Mr. Parsons stated that options to purchase are powerful tools and commended Dr. Morrill on bringing the Commission's attention to this process.

4. Chair's Report: Tom Egan

Mr. Egan announced that this meeting would be his last meeting and that Mr. Parsons, as Vice Chair, would serve in his absence until a new Chair is elected. Mr. Egan thanked his fellow Commissioners for their service. Mr. Parsons presented a commemorative plaque to Mr. Egan and thanked him for his diligent work in his years on the Commission.

5. Director's Report: Dan Morrill

Dr. Morrill reported the following:

a. 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.

b. 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.

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

The VanLandingham Estate has been sold. Staff has met with the owner to review conceptually the plan for the development of the property. The plan will be submitted to the HLC for review by the Design Review Committee.

d. Steele Creek Presbyterian Church, 7401 Steele Creek Road, Charlotte, N.C.

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.

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

Earnest money has been deposited, and due diligence is underway.

f. Louise Cotton Mill House, 1104 Pamlico Street, Charlotte, N.C.

Earnest money has been deposited, and due diligence is underway.

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

Dr. Morrill stated that work on the house continues.

6. Senior Preservation Planner's Report: Stewart Gray

a. Public Hearing for Historic Landmark Designation for the B.A. Sustare House, 110 West Matthews Street, Matthews, N.C.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE B.A. SUSTARE HOUSE, 110 WEST MATTHEWS STREET, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No members of the public appeared for the public hearing.

MS. HIGDON PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION REAFFIRM ITS RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF THE TOWN OF MATTHEWS THAT THE B.A. SUSTARE HOUSE (THE EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL UPON WHICH THE HOUSE SITS) AT 110 WEST MATTHEWS STREET, MATTHEWS, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Design Review Committee Report: Garrett Nelson

Note: Mr. Gray presented the Design Review Committee Report in Mr. Nelson's absence.

a. First National Bank Building, 110 and 112 South Tryon Street, Charlotte, N.C.

Mr. Gray reviewed the proposed plans for the First National Bank Building. Mr. Gray stated that the applicant was proposing to install additional windows into the first floor elevation.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE PROPOSED WINDOW DESIGNS FOR THE FIRST STORY LEFT AND MIDDLE WINDOWS ON THE NORTH ELEVATION AS SHOWN ON THE PRESENTED PLAN FOR THE FIRST NATIONAL BANK BUILDING, 110 AND 112 SOUTH TRYON STREET, CHARLOTTE, N.C., BE IDENTICAL IN DESIGN TO THE EXISTING WINDOWS ON THE NORTH ELEVATION WITH THE EXCEPTION OF THE SINGLE HORIZONTAL DIVIDER AND THAT THE THIRD RIGHT WINDOW BE SHORTER IN ORDER TO AVOID THE SEATING AREA IN POLK PLACE PARK AND THAT STAFF AND THE DESIGN REVIEW CHAIR WILL APPROVE THE CHANGES BEFORE A CERTIFICATE OF APPROPRIATENESS IS ISSUED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. George Stephens House, 821 Harvard Place, Charlotte, N.C.

Mr. Gray reviewed the proposed plans for the rear of the property. Mr. Parsons asked about the historical significance of the house and Mr. Gray stated that George Stephens was the architect for Myers Park.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE PROPOSED DECK ADDITION FOR THE GEORGE STEPHENS HOUSE, 821 HARVARD PLACE, CHARLOTTE, N.C., SHOULD STEP-BACK FROM THE SIDE ELEVATION AND THAT THE PERGOLA SHOULD NOT PROJECT PAST THE SIDE ELEVATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8. Survey Committee Report: Jeff Parsons

Mr. Parsons stated that the Survey Committee did not have a quorum at its meeting and would present business through consensus instead.

a. Consideration of Funding a Survey and Research Report for the Ashford House, 241 Hoskins Avenue Drive, Charlotte, N.C.

Dr. Morrill briefly reviewed the history of the house and Mr. Gray stated that this house was identified through a survey of African American resources that was produced many years ago.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE HISTORIC LANDMARKS COMMISSION FUND A SURVEY AND RESEARCH REPORT FOR THE ASHFORD HOUSE, 241 HOSKINS AVENUE DRIVE, 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.

b. Consideration of Survey and Research Report for the Nevin School, 3523 Nevin Road, Charlotte, N.C.

Mr. Gray reviewed the Survey and Research Report for this property and stated that the Nevins community has since been incorporated into the city of Charlotte. Mr. Gray stated that this property is the most important and most prominent artifact of the Nevins community.

MR. EGAN PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT IT PROCESS THE NEVIN SCHOOL (INCLUDING THE EXTERIORS OF THE 1923 SCHOOL BUILDING AND THE 1949 AUDITORIUM, AS WELL AS THE TAX PARCELS UPON WHICH THE BUILDINGS SIT), 3523 NEVIN ROAD, CHARLOTTE, N.C., FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Consideration of Survey and Research Report for the Martin-Worth-Henderson House, 310 Concord Road, Davidson, N.C.

Mr. Gray stated that the Survey and Research Report for this property was produced many years ago and has recently been updated. Ms. Hoover asked why the house has not already been designated considering that it has been on the Study List of Prospective Historic Landmarks since 2006. Mr. Gray stated that the current owner is supportive of historic landmark designation.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE TOWN OF DAVIDSON THAT IT PROCESS THE MARTIN-WORTH-HENDERSON HOUSE (INCLUDING THE INTERIOR AND EXTERIOR OF THE BUILDING, AS WELL AS THE ENTIRE TAX PARCEL UPON WHICH IT SITS), 310 CONCORD ROAD, DAVIDSON, N.C., FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. Consideration of Survey and Research Report for the Bonnie E. Cone House, 9234 Sandburg Avenue, Charlotte, N.C.

Dr. Morrill reviewed the background of Bonnie Cone and stated that this house was designed by architect Murray Whisnant. Mr. Gray stated that the house has good integrity.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT IT PROCESS THE BONNIE E. CONE HOUSE (INCLUDING THE EXTERIOR OF THE BUILDING AS WELL AS THE ENTIRE TAX PARCEL UPON WHICH IT SITS), 9234 SANDBURG AVENUE, CHARLOTTE, N.C., FOR

HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

9. Treasurer's Report: Nathan Clark

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

10. Nominating Committee Report: Laura Hoover

Ms. Hoover stated that the Commission will vote on officers at its June meeting. Dr. Morrill stated that nominations from the floor would also be accepted. 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.

11. Old Business

Ms. Higdon stated that she attended an event at the Antioch Missionary Baptist Church, celebrating the cemetery's designation as a historic landmark. Ms. Higdon stated that the event was well-attended.

12. New Business

There was no new business.

The meeting adjourned at 8:32 p.m.