

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
August 12, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:03 p.m. – 8:48 p.m.**

Draft Minutes

Present:

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

**Frank Bragg, McAuley Road
Allen Brooks, Ingleside
Matt Ewers, Barnhardt House
Julie Ferrari, Johnston Mill
Meredith Gaddy, Optimist Hall
Jacob Horr, Johnston Mill
Abigail Jennings, Ingleside
Matt Lemere, Johnston Mill
Randolph Lewis, Ingleside
Juan Powell, Johnston Mill
Scott Stevens, Former Standard Oil Company Service Station**

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE MINUTES FOR THE JUNE 10, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HUGHES PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE CLOSED SESSION MINUTES FOR THE JUNE 10, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeff Parsons

Mr. Parsons welcomed the Commissioners and visitors to the meeting and thanked them for attending. Mr. Parsons noted that it was Mr. Clarke's first meeting and asked Mr. Clarke to introduce himself. Mr. Parsons stated that in an effort to reduce paper usage, the Commissioners are encouraged to bring a laptop or tablet and follow the agenda online.

3. Director's Report: Dan Morrill

Dr. Morrill reported the following:

a. Endorsement of Scenic Byway Designation of the McAuley Road Historic Landmark

Dr. Morrill stated that the landowners on McAuley Road in Huntersville are applying to become a designated scenic byway and have requested an endorsement from the Historic Landmarks Commission. Frank Bragg spoke to the Commission and noted that since the road is already designated as a historic landmark, becoming a scenic byway would provide another level of protection from development.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION OFFICIALLY ENDORSE THE SCENIC BYWAY DESIGNATION FOR MCAULEY ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

State Statute requires that all Survey and Research Reports be submitted to the North Carolina 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. The Commission was receptive to inviting Ms. Stimpson to a meeting and directed Dr. Morrill to reach out to Ms. Stimpson.

Mr. Schulz asked to clarify whether comments from the North Carolina State Historic Preservation Office were binding. Dr. Morrill stated that the comments were advisory.

c. 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. Dr. Morrill stated that he believes that until the new Director is hired, the Commission should focus on completing existing projects and not undertaking new projects. Depending upon HLC action tonight, the Commission might only have two properties within its purview — Torrence Lytle and Wallace Property.

The HLC might want to be less active in securing fee simple interest in properties. Activities that might be considered are securing options to purchase historic properties, including structures in local historic districts. The Commission might also want to approach owners of historic landmarks about establishing preservation easements on their property. As you know, historic landmark designation alone does not assure the preservation of the historic landmark.

d. 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.

e. Bland Street Shotgun Houses

Dr. Morrill 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 stated that an adaptive reuse for the houses should be explored.

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

On Friday, representatives of several agencies involved in historic preservation met with Darius Anderson, the prospective buyer of the Excelsior Club. Mr. Anderson reported that he plans to close on the property in the near future. He also explained that restoring the building because of its deteriorating condition is unrealistic. Mr. Anderson stated that he would seek to develop the property in a way that respects the heritage of the Excelsior Club. He will be returning to Charlotte and wants the group to visit the building and to react to concepts for developing the property as an adaptive reuse.

g. The County Commission voted last week to approve the sale of the James C. Dowd House and Former Charlotte Fire Station No. 10. This is an important preservation victory, especially because Former Charlotte Fire Station No. 10 was scheduled for demolition by the County. The HLC should anticipate receiving some money for its Revolving Fund from this sale.

h. Preserve Mecklenburg. Preserve Mecklenburg continues to work on preservation strategies for Edgewood Farm and the Shaw House Property. Preserve Mecklenburg welcomes on-going cooperation with the HLC.

4. Senior Preservation Planner's Report: Stewart Gray

a. Attendance Policy

Mr. Gray reviewed the attendance policy and requirements. Mr. Gray stated that the attendance is maintained on the calendar year. Mr. Gray also reviewed telephonic requirements for City and Mayor appointees.

b. Certified Local Government Training – Friday, August 23, 2019 at the Haywood County Historic Courthouse, 215 North Main Street, Waynesville, N.C.

Mr. Gray stated that he, Ms. Althouse, and Mr. Wilson would be attending the Certified Local Government training on August 23. Mr. Parsons suggested offering a training session on the weekend so those who are not available during the week may attend.

5. Design Review Committee Report: Garrett Nelson

Mr. Nelson requested that the Design Review Committee Report be discussed before the Projects and Executive Committee Reports out of consideration of the visitors present.

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

Mr. Gray stated that he and Mr. Nelson had reviewed the revised plans for Ingleside and found them appropriate.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE REVISED PLANS AS PRESENTED FOR INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Johnston Mill, 3315 North Davidson Street, Charlotte, N.C.

Mr. Gray stated that the applicant has indicated that the poor condition of the Machine Storage Building at the Johnston Mill has put the whole project in jeopardy. Mr. Gray stated that the applicant has requested that a Certificate of Appropriateness for Demolition be issued, with or without a delay. Mr. Gray stated that the standard response to the demolition of a contributing building is to delay the demolition for 365 days. Mr. Gray

noted that the applicant is pursuing historic tax credits and that the State Historic Preservation Office has not indicated whether the demolition of the Machine Storage Building will affect the tax credits. Mr. Clark stated that he is concerned that holding up the project over the demolition of the Machine Storage Building may lead to the loss of the entire Johnston Mill.

Juan Powell, representative of the applicant, stated that his group met with the North Carolina State Historic Preservation Office after the Design Review Committee meeting and communicated the condition of the Machine Storage Building. Mr. Powell maintained that the Machine Storage Building is not salvageable. Jacob Horr and Matt Lemere, representatives of the NoDa Neighborhood and Business Association, stated their support of the demolition of the Machine Storage Building.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE HISTORIC LANDMARKS COMMISSION DELAY THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE MACHINE STORAGE BUILDING AT THE JOHNSTON MILL, 3315 NORTH DAVIDSON STREET, CHARLOTTE, N.C., FOR 365 DAYS FROM THE DATE OF ISSUANCE, WITH THE CONDITION THAT IF THE STATE HISTORIC PRESERVATION OFFICE APPROVES THE DEMOLITION OF THE MACHINE STORAGE BUILDING, THE HISTORIC LANDMARKS COMMISSION WILL REDUCE THE DELAY OF THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Highland Park Mill #1, 340 E. 16th Street, Charlotte, N.C.

Note: Ms. Hoover recused herself from the discussion of this issue.

Mr. Gray reviewed the proposal to paint letters on the smokestack located at Highland Park Mill #1. Mr. Gray stated that the North Carolina State Historic Preservation Office has found painting the brick to be appropriate. Meredith Gaddy, representative of the applicant, stated that the chemical process to remove the paint would not damage the brick on the smokestack.

MR. CLARK PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE SIGN PLAN AS PRESENTED FOR THE SMOKESTACK LOCATED AT HIGHLAND PARK MILL #1, 340 E. 16TH STREET, CHARLOTTE, N.C., WITH THE STIPULATION THAT IF THE PAINT WERE TO BE REMOVED, IT WOULD BE REMOVED BY THE PRESENTED CHEMICAL AND LIGHT PRESSURE WASHING REMOVAL PROCESS. THE COMMISSION APPROVED THE MOTION WITH MR. BERRY VOTING IN OPPOSITION.

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

Mr. Gray briefly reviewed the proposed plans and site plan. Mr. Gray stated that the applicant reviewed the criteria from the consensus from the Design Review Committee and responded that the parking on the property is already the minimum number of spaces required by zoning. Mr. Gray stated that he and Mr. Nelson reviewed the site plan and found it appropriate. Mr. Gray stated that he and Mr. Nelson are comfortable approving the site plan but architectural features of the buildings must be brought to the Design Review Committee for consideration.

MR. WILSON PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE PRESENTED PRELIMINARY SITE PLANS FOR THE VANLANDINGHAM ESTATE, 2010 THE PLAZA, CHARLOTTE, N.C., WITH THE STIPULATION THAT ARCHITECTURAL PLANS OF THE BUILDINGS ON THE DESIGN OF THE FEATURES OF THE SITE WILL BE BROUGHT TO THE DESIGN REVIEW COMMITTEE FOR APPROVAL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Gray stated that plans for the Barnhardt House were not presented to the Design Review Committee. Mr. Gray stated that the prospective owner must have conceptual approval of the plans in order to move forward with purchasing the property. Mr. Gray presented the proposed plans and stated that he and Mr. Nelson have found the interior changes to the house to be appropriate but finalized, detailed plans still need to be presented. Matt Ewers, the prospective owner, spoke to the Commission and stated that portions of the house must be renovated in order to be viable as a residence.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE HISTORIC LANDMARKS COMMISSION CONCEPTUALLY APPROVE THE FOLLOWING AT THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C., WITH THE STIPULATION THAT FINAL ARCHITECTURAL DETAILS WILL BE PRESENTED TO THE DESIGN REVIEW COMMITTEE FOR APPROVAL: A TALL ADDITION ON THE REAR OF THE HOUSE OF THE GENERAL DIMENSIONS SHOWN ON THE PRESENTED PLANS, A SWIMMING POOL BE ALLOWED TO BE CONSTRUCTED ON THE REAR TERRACE, THE CONCEPTUAL INTERIOR ALTERATIONS AS SHOWN ON THE PRESENTED PLANS, AND THE REPLACEMENT OF THE GLASS BLOCK WINDOW AT THE STAIRWELL WITH A CLEAR-GLASS WINDOW OF THE SAME DESIGN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Edwin Wilson

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

Scott Stevens, realtor for the Former Standard Oil Company Service Station, spoke to the Commission and stated the owners' desire to save the property.

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

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

7. Executive Committee Report: Jeff Parsons

Note: The Executive Committee presented its report in Closed Session.

8. Survey Committee Report: Len Norman

Mr. Norman announced that the Survey Committee will meet on August 21.

9. Education Committee Report: Laura Hoover

Ms. Hoover announced that the Education Committee will meet on August 20.

10. Transition Committee Report: Diane Althouse

Ms. Althouse stated that the job posting for the Executive Director position has been advertised. Ms. Althouse briefly reviewed the job posting and the interview process.

11. Treasurer's Report: Diane Althouse

Ms. Althouse reviewed the July 2019 Treasurer's Report of the Historic Preservation Revolving Fund. Mr. Parsons stated that starting in September, the Operational Budget Report will also be provided to the Commission.

12. Old Business

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

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

Mr. Clark stated that an article on the Stafford Slave Cabin has been featured in *The Charlotte Observer*.

Ms. Althouse reminded the Commission that the Charlotte Museum of History will be holding its preservation awards ceremony on August 22. Mr. Gray stated that the Huntersville Jail has been nominated for an award and the Historic Landmarks Commission may be recognized if the Huntersville Jail wins.

13. New Business

Mr. Wilson stated that he has been approached by the owners of a mill house located near Highland Park Mill No. 1. Mr. Wilson stated that the owners are interested in learning more about the process of a property being designated as a historic landmark.

The meeting adjourned at 8:48 p.m.