

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
November 4, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 8:17 p.m.**

Minutes

Present:

**Ms. Diane Althouse/County/HLC Treasurer
Mr. Robert Barfield/County
Mr. Akadius Berry/County
Mr. Nathan Clark/County/HLC Vice Chair
Ms. Laura Hoover/County
Mr. William Hughes/City
Mr. Len Norman/City/Survey Committee Chair
Mr. Jeffrey Parsons/Mayor/HLC Chair
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
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

Absent:

**Mr. Brian Clarke/County
Mr. Garrett Nelson/Mayor/Design Review Committee Chair
Mr. Jonathan Schulz/City**

Visitors:

None

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE MINUTES FOR THE OCTOBER 14, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. BARFIELD PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE CLOSED SESSION MINUTES FOR THE OCTOBER 14, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeffrey Parsons

Mr. Parsons welcomed everyone to the meeting.

Mr. Parsons announced that Mr. Jack Thomson had accepted the position as Director of the Historic Landmarks Commission and that Mr. Thomson would assume the office on December 10, 2019. Mr. Parsons read the press release that the County will issue about the change of the Directorship.

Dr. Morrill expressed his enthusiastic support for Jack Thomson as Director and stated that he would assist Mr. Thomson during his period of transition.

3. Director's Report: Dan Morrill

Dr. Morrill reported the following:

a. John Douglas House. 7601 Christie Lane, Charlotte, N.C.

The owner has signed the HLC's option to purchase the John Douglas House subject to approval by the Board of County Commissioners. Peter Wasmer and Dr. Morrill will be acquiring the materials necessary to submit a Request For Board Action to the BOCC. Dr. Morrill has initiated talks with Charlotte Douglas International Airport about possible purchase of the property.

b. Meeting with SHPO Staff.

Dr. Morrill reminded the HLC that members of the SHPO Staff will be meeting with the Commission on December 9th. Consequently, the HLC meeting will start one hour earlier than usual. Dr. Morrill asked Stewart Gray to describe recent interactions with the SHPO with respect to expectations concerning comment letters on prospective historic landmarks.

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

Dr. Morrill reported that he has had several conversations with the Staff of the National Trust For Historic Preservation. The National Trust is interested in paying for a conditions assessment of the building, which would be shared with a prospective buyer and with the HLC. The owner has stated her willingness to have the building inspected. Discussions continue.

d. Design Review of Excelsior Club. 921 Beatties Ford Road, Charlotte, N.C.

Sandy Carnegie, HLC Attorney, has determined that the HLC will have design review powers over the historic landmark portion of the Excelsior Club Property even if the building is destroyed.

Mr. Wilson raised the issue of photographic documentation of the exterior of the Excelsior Club. Mr. Parsons said he would raise this issue with the National Trust For Historic Preservation.

e. Social Media Outreach.

Dr. Morrill stated that he believes that the HLC would benefit from becoming more active on social media. This could be part of a more vigorous community outreach program.

f. Strategic Planning.

Dr. Morrill stated that he believes the arrival of the new Director will offer opportunities for strategic planning. Among the matters which might be considered are selling the Ratcliffe Otterbourg House at 2100 Randolph Road and merging with the Charlotte Historic Districts Commission.

g. Mayes House. 435 E. Morehead Street, Charlotte, N.C.

Dr. Morrill reported that he would be visiting the Mayes House on November 13th to discuss preservation strategies with the owner.

h. Dr. Morrill summarized the responsibilities of the Historic Landmarks Commission and enumerated its powers.

- 1) Historic Landmarks must have special historical and cultural significance and physical integrity.**
- 2) The Historic Landmarks Commission can only purchase the fee simple or any lesser included interest in a historic landmark or a contributing property in a local historic district.**
- 3) Designating a property as a historic landmark does not in and of itself assure the preservation of the property.**
- 4) Preservation Easements and Deed Covenants can guarantee preservation of the property.**
- 5) Securing Options to Purchase greatly increase the impact of the HLC's Revolving Fund.**

i. Dr. Morrill thanked all Commissioners, past and present, for the opportunity to serve as Consulting Director of the Historic Landmarks Commission.

j. Operational Budget Report

Available Balances:

Object Code: 5308 -- \$15,000

Object Code: 5309 -- \$44,000

Object Code: 5404 -- \$37,049.73

4. Treasurer's Report: Diane Althouse

Ms. Althouse reviewed the monthly financial report prepared by the Asset and Facility Management Department of Mecklenburg County. Ms. Althouse explained that the report more correctly reflects the terms of outstanding debt than in past reports.

Mr. Norman stated that he and Mr. Wasmer are working on the Project worksheet.

5. Senior Preservation Planner's Report: Stewart Gray

Mr. Gray stated that the Commission needs to consider providing ADA accessibility to the HLC Office.

Mr. Parsons asked Laura Hoover to work with Mr. Gray on this issue.

a. HLC Holiday Party

Mr. Gray stated that Len Norman will be hosting the HLC Holiday Party at his home on December 11, 2019, beginning at 6:00 p.m. Mr. Norman said that he would provide food.

b. Public Hearing for Consideration of Historic Landmark Designation for the Martin-Worth-Henderson House, 310 Concord Road, Davidson, N.C.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. NORMAN TO OPEN THE PUBLIC HEARING TO HEAR COMMENTS FROM THE PUBLIC REGARDING THE PROSPECTIVE DESIGNATION OF THE MARTIN-WORTH-HENDERSON HOUSE, 310 CONCORD ROAD, DAVIDSON, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

No speakers appeared to address the issue.

Mr. Gray reviewed the S&R Report on the property and addressed how he took into account the comments from the SHPO.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HOOVER TO CLOSE THE PUBLIC HEARING TO HEAR COMMENTS FROM THE PUBLIC REGARDING THE PROSPECTIVE DESIGNATION OF THE MARTIN-WORTH-HENDERSON HOUSE, 310 CONCORD ROAD, DAVIDSON, N.C., AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. NORMAN PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE COMMISSION REAFFIRM ITS RECOMMENDATION THAT THE MARTIN-WORTH-HENDERSON HOUSE BE PROCESSED FOR HISTORIC LANDMARKS DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Design Review Committee Report: Laura Hoover

Ms. Hoover stated that the Committee reviewed four applications for Certificates of Appropriateness at its October meeting.

a. Certificate of Appropriateness Application for the Charles E. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.

Mr. Gray and Ms. Hoover reviewed the details of the plans.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLANS AS SUBMITTED FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT

PLACE, CHARLOTTE, N.C. TO INCLUDE THE STIPULATION THAT THE HEIGHT OF THE CHIMNEY ON THE REAR ADDITION BE LOWERED TO FOUR FEET OR TO WHATEVER MINIMUM HEIGHT IS ALLOWED BY THE BUILDING CODE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Certificate of Appropriateness Application for Edgewood Farm, 11132 Eastfield Road, Charlotte, N.C.

Mr. Gray reviewed the details of the plans.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE CONCEPTUALLY THE SITE PLAN AS PRESENTED FOR THE DEVELOPMENT OF EDGEWOOD FARM, 11132 EASTFIELD ROAD, CHARLOTTE, N.C., AND AS SUBMITTED WITH THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS, WITH THE STIPULATION THAT THE ROAD BORDERING THE SOUTHERN EDGE OF THE LAND SET ASIDE FOR THE HISTORIC PLANTATION HOUSE AND THE HISTORIC LOG HOUSE NOT BE ALLOWED TO BE MOVED FARTHER NORTHWARD AT ANY TIME IN THE FUTURE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Certificate of Appropriateness Application for the Delburg Mill House, 303 Delburg Street, Davidson, N.C.

Mr. Gray reviewed the details of the plans.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT NOT APPROVE THE PLANS SUBMITTED FOR THE MATERIAL ALTERATION OF THE DELBURG MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Barfield explained that a major consideration in recommending approval of the plans was the reversibility of the changes.

d. Certificate of Appropriateness Application for the Davidson Cotton Mill, 209 Delburg Street, Davidson, N.C.

Mr. Gray reviewed the details of the plans.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT NOT APPROVE THE PLANS SUBMITTED FOR THE MATERIAL ALTERATION OF THE DAVIDSON COTTON MILL, 209 DELBURG STREET, DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

8. Survey Committee Report: Len Norman

Mr. Norman announced that the Survey Committee will meet at 6:00 p.m. on November 13th. The owner of the Simmons House on Hermitage Court has stated that he would be willing to accept a preservation easement on the property. There was a general feeling that the placement of easements on properties should be encouraged.

There was discussion about the Former McCrorey YMCA on South Caldwell St. in Second Ward. There was a feeling that an effort should be made to secure the preservation of portions of the property. Dr. Morrill stated that he would maintain discussions with the owner.

There was a discussion of the role of the Commission in public relations. Dr. Morrill noted that the Commission must operate within the context of the County.

There was discussion of how to advance the preservation of the two shotgun houses behind the Former Little Rock A.M.E. Zion Church.

8. Projects Committee Report: Edwin Wilson

Mr. Wilson announced that the Projects Committee will meet at 6:00 p.m. on November 12th.

Mr. Hughes asked about the status of the Former Wesley Heights Methodist Church. Dr. Morrill explained that the owner was not willing to accept an offer to purchase which was offered by the HLC.

9. Old Business

There was no old business.

10. New Business

There was no new business.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE HISTORIC LANDMARKS COMMISSION ADJOURN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 8:17 p.m.