

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
October 14, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 9:18 p.m.**

Draft Minutes

Present:

**Mr. Robert Barfield/County
Mr. Akadius Berry/County
Mr. Nathan Clark/County/HLC Vice Chair
Mr. Brian Clarke/County
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. 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:

**Ms. Diane Althouse/County/HLC Treasurer
Ms. Laura Hoover/County
Mr. Edwin Wilson/City/Projects Committee Chair**

Visitors:

**J'Tanya Adams, Former Wesley Heights United Methodist Church
Clarence D. Armbrister, Former Mount Carmel Baptist Church
Mac Crisco, Freeman House
Traci Crisco, Freeman House
Fey Grayson, Freeman House
Shannon Hughes, Former Wesley Heights United Methodist Church
Luke Maybry, Freeman House
Latrell P. McAllister, Former Mount Carmel Baptist Church
Mark Miller, Wadsworth House
Greg Petzke, Former Mount Carmel Baptist Church**

1. Consideration of Minutes

**MR. HUGHES PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE
MINUTES FOR THE SEPTEMBER 9, 2019, MEETING OF THE HISTORIC**

LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Barfield noted that his name was not included on the attendance for the Closed Session minutes for the September meeting. Ms. Stuart stated that she would make the correction.

MR. HUGHES PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE CLOSED SESSION MINUTES FOR THE SEPTEMBER 9, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS AMENDED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeff Parsons

Mr. Parsons welcomed the Commissioners to the meeting. Mr. Parsons noted that several visitors were in attendance and asked the visitors to introduce themselves and state what property they were representing.

3. Director's Report: Dan Morrill

Dr. Morrill reported the following:

a. By Statute the HLC does have an educational responsibility. The HLC might consider developing a Photo Exhibit on African American Historic Landmarks in Charlotte-Mecklenburg, perhaps in cooperation with the Charlotte Museum of History.

N.C.G.S 160A-400.8 A preservation commission established pursuant to this Part may, within the zoning jurisdiction of the municipality:

(6) Conduct an educational program with respect to historic properties and districts within its jurisdiction;

Mr. Carnegie stated that in the year 2021, a North Carolina Senate bill will become effective that will modify the section detailing the processing of Certificates of Appropriateness to make the language more precise.

b. Following is the language from State Enabling Legislation that describes the property acquisition and disposal powers of the Historic Landmarks Commission. It was this language that prompted Dr. Morrill to advise the HLC to establish the revolving fund in 1991. Dr. Morrill noted that many preservation commissions focus on the role of design review and that the Historic Landmarks Commission has done a great job of preserving properties with its revolving fund.

N.C.G.S. 160A-400.8 (3) Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks, to hold, manage, preserve, restore and improve the same, and to exchange or dispose of the property by public or private sale, lease or otherwise, subject to covenants or other legally binding restrictions which will secure appropriate rights of public access and promote the preservation of the property;

c. Continued Effectiveness of Options to Purchase

Dr. Morrill noted the success of the Option to Purchase for the Pecan Avenue Duplex, 1437 Pecan Avenue, Charlotte, N.C. Dr. Morrill stated that Options to Purchase may be effective in preserving the John Douglas House, 7601 Christie Lane, Charlotte, N.C., and Former Wesley Heights Methodist Church, 205 Grandin Road, Charlotte, N.C.

d. Dr. Morrill stated that the Shaw House property should close by December 1st. Preserve Mecklenburg proposes that the Historic Landmarks Commission hold and enforce preservation easements to prohibit destruction of the Victor Shaw House.

Mr. Carnegie stated his belief that the Historic Landmarks Commission should oversee historic properties in Mecklenburg County since the Commission has existing processes in place and is capable of such a task. Mr. Parsons commended Preserve Mecklenburg for pursuing a preservation strategy for the property when the owner of the Shaw House stated that he was not interested in working with the Historic Landmarks Commission.

e. Dr. Morrill stated that the Historic Landmarks Commission might consider initiating efforts to acquire preservation easements, including preservation facade easements, on historic landmarks and contributing properties in local historic districts. An excellent example is the historic landmark commercial buildings on the north side of Main Street in Pineville.

f. Dr. Morrill reminded the Historic Landmarks Commission that historic landmarks must have individual special significance and physical integrity:

N.C.G.S. 160A-400.5. No property shall be recommended for designation as a historic landmark unless it is deemed and found by the preservation commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

g. Dr. Morrill reminded the Historic Landmarks Commission that Amber Stimpson, Local Government Coordinator for the State Historic Preservation Office, would speak at the Commission's meeting on December 9th.

h. Dr. Morrill stated that the closing has occurred on the Wallace Property, 9425 Robinson Church Road, Charlotte, N.C. Dr. Morrill stated that he and Mr. Wasmer would be working on a preservation plan for the property.

i. Status of the Mayes House, 435 E. Morehead Street, Charlotte, N.C.

The owner is obtaining an appraisal and will want to begin discussions thereafter about entering into an option to purchase the property. Dr. Morrill stated his belief that the Historic Landmarks Commission will be able to place preservation covenants on this property.

j. Status of property at 311 East Boulevard, Charlotte, N.C.

Staff continues to attempt to contact the realtor of this property.

k. Status of the Shotgun Houses, 404 N. Alexander Street, Charlotte, N.C.

Staff will continue to negotiate with the City about the eventual disposition of the houses.

l. Operation Budget Report

Dr. Morrill reviewed the following budget items:

Object Code 5308 (Non Project Related Legal Fees): \$15,000 Available

Object Code 5309 (Due Diligence For Projects): \$44,000 Available

Object Code 5404 (Consultant Services): \$38,971.73 Available

6. Treasurer's Report: Diane Althouse

Dr. Morrill and Mr. Wasmer reviewed the October 2019 Treasurer's Report of the Historic Preservation Revolving Fund in Ms. Althouse's absence.

5. Transition Committee Report: Diane Althouse

Mr. Parsons presented the Transition Committee Report in Ms. Althouse's absence. Mr. Parsons stated that several of the Commissioners participated in interviews with potential candidates for the Director position and found the process to be engaging. Mr. Parsons stated that the County also held interviews with potential candidates and is in the final stages of selecting a new Director.

6. Senior Preservation Planner's Report: Stewart Gray

a. HLC Holiday Party Information

Mr. Gray stated that details of the holiday party are still being determined and that Ms. Stuart would inform the Commissioners once the date has been settled.

b. Update on Terms of Design Review Consultant

Mr. Gray requested that the time limit constraint be lifted from Mr. Pienkny's current contract with the Historic Landmarks Commission.

MR. BARFIELD PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE CONTRACT FOR STEFAN PIENKNY BE MODIFIED AS FOLLOWS: STEFAN PIENKNY WILL ASSIST WITH DESIGN REVIEW ADMINISTRATION FOR AN HOURLY FEE OF \$60 AND A CAP OF \$2400 THROUGH JUNE 30, 2020, AFTER WHICH MR. PIENKNY'S AGREEMENT WILL BE REASSESSED BY THE COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Public Hearing for Historic Landmark Designation for the Freeman House, 201 S. Ames Street, Matthews, N.C.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE FREEMAN HOUSE, 201 S. AMES STREET, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray stated that in January 2018, the Historic Landmarks Commission recommended to the Board of Commissioners of the Town of Matthews that the Freeman House be designated as a historic landmark. Mr. Gray presented a map of the property and stated that the Historic Landmarks Commission voted that the tax parcel including the house and farm building be designated. Mr. Gray stated that the letter received from the State Historic Preservation Office was positive and included comments about revising the Survey and Research Report, which has since been completed. Mr. Gray also briefly reviewed the significance of the property.

The neighboring property owner spoke to the Commission and stated his interest in acquiring and moving the house and the barn to the neighboring parcel. Luke Maybry, pastor of the Matthews Presbyterian Church, stated that the church owns the land where the house is located and stated that he is supportive of historic landmark designation.

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

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION REAFFIRM ITS RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF THE TOWN OF MATTHEWS THAT THE FREEMAN HOUSE (THE EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL UPON WHICH THE HOUSE SITS) AT 201 S. AMES STREET, MATTHEWS, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. Public Hearing for Historic Landmark Designation for the Hooks-McLaughlin House, 501 West John Street, Matthews, N.C.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE HOOKS-MCLAUGHLIN HOUSE, 501 WEST JOHN STREET, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray briefly reviewed the letter from the State Historic Preservation Office and the Survey and Research Report on this property. No members of the public appeared before the Commission.

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

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE HISTORIC LANDMARKS COMMISSION REAFFIRM ITS RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF THE TOWN OF MATTHEWS THAT THE HOOKS-MCLAUGHLIN HOUSE (THE EXTERIOR OF THE HOUSE AND THE AMOUNT OF LAND SHOWN ON THE PRESENTED MAP) AT 501 WEST JOHN STREET, MATTHEWS, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Projects Committee Report: Edwin Wilson

Representatives of the Former Mount Carmel Baptist Church and the Former Wesley Heights United Methodist Church spoke to the Commission and stated their commitment in preserving these historic buildings.

MR. HUGHES PRESENTED A MOTION SECONDED BY MR. CLARKE 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.

8. Design Review Committee Report: Garrett Nelson

a. Wadsworth House, 400 S. Summit Avenue, Charlotte, N.C.

Mark Miller, owner of the Wadsworth House, spoke to the Committee and stated his intent to renovate and preserve the house. Mr. Gray reviewed the proposed changes.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE RENOVATION PLANS FOR THE WADSWORTH HOUSE, 400 S. SUMMIT AVENUE, CHARLOTTE, N.C., AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Hennigan Place, 3603 Tilley Morris Road, Matthews, N.C.

Mr. Gray reviewed the proposed changes.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT WOOD SHAKE ROOFING BE RETAINED ON THE PRINCIPAL SECTION OF THE HOUSE AND THAT METAL ROOFING NOT BE APPROVED ON THE PRINCIPAL SECTION OF THE HENNIGAN PLACE, 3603 TILLEY MORRIS ROAD, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Gray noted that the applicant requested that the Certificate of Appropriateness for demolition be shortened but that the Design Review Committee recommended a 365-day delay of demolition to allow for potential preservation discussions to occur.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE FORMER STANDARD OIL COMPANY SERVICE STATION, 1010 N. TRYON STREET, CHARLOTTE, N.C., BE DELAYED FOR 365 DAYS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

9. Survey Committee Report: Len Norman

a. Beatties Ford Road Corridor Study

Mr. Gray stated that the HLC has approved a study of the Beatties Ford Road corridor to identify significant historic resources. Mr. Gray stated that Brandon Lunsford, University Archivist and Digital Manager at Johnson C. Smith University, has agreed to perform the work for \$5,000.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT ENGAGE BRANDON LUNSFORD TO PRODUCE THE BEATTIES FORD ROAD CORRIDOR SURVEY AS PRESENTED BY STAFF FOR A FEE OF \$5,000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Survey and Research Report for the Helper-Walley House, 603 North Main Street, Davidson, N.C.

Mr. Gray briefly reviewed the historic significance of the property.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE HELPER-WALLEY HOUSE, 603 NORTH MAIN STREET, DAVIDSON, N.C., FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Study List of Prospective Historic Landmarks

Mr. Gray stated that the Survey Committee added 17 properties to the HLC's Study List of Prospective Historic Landmarks.

10. Old Business

There was no old business.

11. New Business

Mr. Parsons stated that he discussed with Mr. Carnegie the need for a draft copy of standard preservation easements for use by the Historic Landmarks Commission.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT MR. CARNEGIE BE AUTHORIZED TO PRODUCE A DRAFT COPY OF STANDARD PRESERVATION EASEMENTS FOR USE BY THE HISTORIC LANDMARKS COMMISSION FOR A FEE OF UP TO \$1,000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 9:18 p.m.