

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
September 9, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 8:53 p.m.**

Minutes

Present:

**Ms. Diane Althouse/County/HLC Treasurer
Mr. Robert Barfield/County
Mr. Akadius Berry/County (by telephone)
Mr. Nathan Clark/County/HLC Vice Chair
Mr. Brian Clarke/County
Ms. Laura Hoover/County
Mr. William Hughes/City/HLC Secretary
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
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

Absent:

Mr. Garrett Nelson/Mayor/Design Review Committee Chair

Visitors:

Brian Jenest, Victor Shaw House

1. Consideration of Minutes

MR. SCHULZ PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE MINUTES FOR THE AUGUST 12, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE CLOSED SESSION MINUTES FOR THE AUGUST 12, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeff Parsons

Mr. Parsons stated that the Charlotte Museum of History's preservation awards ceremony, held on August 22, was well-attended. Mr. Parsons noted that many Commissioners attended, and he thanked them for their participation. Mr. Parsons stated that it was Robert Barfield's first meeting and asked Mr. Barfield to introduce himself.

3. Director's Report: Dan Morrill

Dr. Morrill reported the following:

a. On December 9th, Amber Stimpson of the State Historic Preservation Office will meet with the HLC at 5:00 p.m. to explain her role in commenting on the prospective designation of historic landmarks.

b. Operations Budget Report

Dr. Morrill briefly reviewed the operational budget, which was distributed to each Commissioner. Dr. Morrill explained that object codes 5308, 5309, and 5404 offer flexibility in terms of spending. Dr. Morrill reviewed these object codes and explained the function of each.

4. Treasurer's Report: Diane Althouse

Ms. Althouse reviewed the September 2019 Treasurer's Report of the Historic Preservation Revolving Fund. Mr. Wasmer answered questions from the Commission regarding the upcoming sale of the Barnhardt House.

5. Transition Committee Report: Diane Althouse

Ms. Althouse stated that the review of submitted resumes for the Executive Director position would occur soon. Mr. Parsons stated that the job listing for the position has closed.

6. Senior Preservation Planner's Report: Stewart Gray

a. Design Review Assistance

Mr. Gray stated that Stefan Pienkny has started his consultant work for the Historic Landmarks Commission and has been assisting with design review. Mr. Gray also thanked Diane Althouse, Edwin Wilson, Peter Wasmer, and Jay Rhodes for attending the Certified Local Government training in Waynesville, N.C., on August 23.

7. Design Review Committee Report: Garrett Nelson

Note: In Mr. Nelson's absence, Ms. Hoover presented the Design Review Committee report.

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

Ms. Hoover reviewed the seconded motion from the Design Review Committee. Mr. Gray stated that the applicants have submitted the items requested in the motion.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PRESENTED PLANS FOR THE VANLANDINGHAM ESTATE, 2010 THE PLAZA, CHARLOTTE, N.C., WITH THE FOLLOWING STIPULATIONS: 1) THE APPLICANT WILL SUPPLY PHOTOGRAPHS AND/OR DRAWINGS OF CURRENT CONDITIONS FOR LOCATION OF THE PROPOSED LIFT; 2) THE APPLICANT WILL PROVIDE PHOTOGRAPHS OF THE EXISTING CONDITIONS ON THE SECOND STORY; AND 3) THAT THE APPLICANT WILL INCORPORATE BOXED BEAMS OR SOME OTHER ARCHITECTURAL DETAIL THAT CLEARLY IDENTIFY THE ORIGINAL WALL CONFIGURATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: Dr. Morrill recused himself from the discussion of this property.

Mr. Gray reviewed the proposed site plan. Mr. Gray reminded the Commission that the Certificate of Appropriateness for demolition will become active in December 2019. Mr. Gray stated that Staff believes that the house is endangered and that approving infill development on the property will assist in preserving the house.

Mr. Gray reviewed the seconded motion and answered questions from the Commission regarding the siting of the infill houses. Brian Jenest, representative of the applicant, spoke to the Commission and stated that he would work diligently to ensure the setbacks on houses #1 and #10 will be sensitive to the historic Shaw House. Mr. Gray stated that the design of the site plan would come back to the Design Review Committee for final approval.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE SITE PLAN AS PRESENTED FOR THE VICTOR SHAW HOUSE, 2400 MECKLENBURG AVENUE, CHARLOTTE, N.C., WITH THE FOLLOWING STIPULATIONS: 1) THAT THE APPLICANTS WILL EXPLORE OPTIONS FOR THE SITING AND MASSING OF PROPOSED INFILL HOUSES #1 AND #10 AS LABELED ON THE SITE PLAN TO BE LESS CONSTRUCTIVE ON THE SETTING OF THE VICTOR SHAW HOUSE; AND 2) THAT HLC STAFF AND THE DESIGN REVIEW CHAIR BE AUTHORIZED TO CONCEPTUALLY APPROVE THE LOCATION OF THE HOUSES IN THE REAR OF THE PROPERTY IF THE STRIP OF LAND SHOWN ON THE SITE PLAN BUT NOT CURRENTLY INCLUDED IN THE DESIGNATED PROPERTY IS NOT PURCHASED. THE COMMISSION APPROVED THE MOTION WITH MR. PARSONS AND MR. CLARKE VOTING IN OPPOSITION.

8. Survey Committee Report: Len Norman

a. Ford Motor Company Assembly Plant, 1774 Statesville Avenue, Charlotte, N.C.

Mr. Norman stated that the Ford Motor Company Assembly Plant has had a long and varied history and is presently part of Camp North End. Mr. Norman stated that the property is under new ownership and that the new owners are supportive of historic landmark designation. Dr. Morrill stated that the Historic Landmarks Commission should anticipate receiving a comment from the State Historic Preservation Office regarding the entire tax parcel not being designated as a historic landmark. Mr. Gray stated that the property owners have indicated that in the future they may bring forth additional buildings on the property for historic landmark designation.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION PROCESS THE FORD MOTOR COMPANY ASSEMBLY PLANT, 1774 STATESVILLE AVENUE, CHARLOTTE, N.C., FOR LANDMARK DESIGNATION, INCLUDING THE INTERIOR AND EXTERIOR OF THE BUILDING AND A PORTION OF THE TAX PARCEL AS PRESENTED TO THE COMMITTEE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

9. Projects Committee Report: Edwin Wilson

Mr. Wilson stated that the Projects Committee had not met since the August meeting of the Historic Landmarks Commission.

a. Status of Current Projects

1) Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Mr. Wilson stated that the property is no longer under contract to Tyson and Regina Bates. Mr. Carnegie explained that \$5000 in earnest money was forfeited when the Bateses did not provide an additional \$5000 at the end of the due diligence period. Mr. Carnegie stated that the Bateses have been notified of the default. Mr. Carnegie stated that he is in possession of the \$5000 earnest money and stated his willingness to disperse the money to Mecklenburg County on behalf of the Historic Landmarks Commission.

MR. WILSON PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT SANDY CARNEGIE DISPERSE THE \$5000 EARNEST MONEY FROM TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., TO MECKLENBURG COUNTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2) Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.

Mr. Wilson stated that closing on Ingleside has occurred. Mr. Wilson stated that the details of the sale are on the financial report for the Revolving Fund.

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

Mr. Parsons stated that he has signed the closing documents for the anticipated sale of the Barnhardt House. Mr. Wilson stated that closing on the Barnhardt House was scheduled for September 9, 2019, but has been delayed. Mr. Wilson stated that he expects the closing to occur within two weeks.

4) Louise Cotton Mill House, 1104 Pamlico Street, Charlotte, N.C. and Former Standard Oil Company Service Station, 1010 N. Tryon Street, Charlotte, N.C.

Mr. Wilson reminded the Commission that the contracts for these properties have been terminated.

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

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

10. Education Committee Report: Jeff Parsons

Mr. Parsons stated that a meeting of the Education Committee would be postponed until after the new Director is hired.

11. Old Business

There was no old business.

12. New Business

Mr. Wilson stated that he and Mr. Gray recently met with the owner of a mill house located near Highland Park Mill No. 3 regarding historic landmark designation.

Mr. Clark noted that the closure of the Dairy Queen on Central Avenue had received a lot of attention. Dr. Morrill stated that the owners were approached about historic landmark designation many years ago and were not interested at that time. Mr. Wilson suggested contacting the owner of the Dairy Queen on Wilkinson Boulevard and see if there is any interest in historic landmark designation. Ms. Hoover suggested also reaching out to the owners of the Fuel Pizza on Central Avenue.

The meeting adjourned at 8:53 p.m.