

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
February 10, 2020
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 8:09 p.m.**

Minutes

Present:

**Ms. Diane Althouse/County/HLC Treasurer (by telephone)
Mr. Robert Barfield/County
Mr. Akadius Berry/County
Mr. Nathan Clark/County/HLC Vice Chair (by telephone)
Mr. Brian Clarke/County
Ms. Laura Hoover/County
Mr. William Hughes/City
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. Jack Thomson, HLC Executive Director
Mr. Stewart Gray, HLC Senior Preservation Planner
Ms. Elizabeth Stuart, HLC Administrative Assistant
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

Absent:

Visitors:

**Frank Bragg
Norman Fortson
Jared Gardner, McNinch House
Janelle Harris, Torrence Lytle
Leslie Haupricht, Blakeney House
Brian Jenest, McNinch House
Caldwell Rose, McNinch House
Dale Shew
Mary Springstead, McNinch House
Varona Wynn, Torrence Lytle
Hope Yancey**

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARKE THAT THE MINUTES FOR THE JANUARY 13, 2020, 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 noted the damage throughout the Charlotte region caused by inclement weather the prior week and expressed relief to see his fellow Commissioners. Mr. Parsons stated that earlier in the afternoon, HLC Staff received a letter from the counsel of a neighbor of the McNinch House regarding questions about the title to the property. Mr. Parsons explained that the letter has been sent to the County attorney and that Staff is awaiting a response. Mr. Parsons stated that the McNinch House would not be discussed at the meeting tonight and that the seconded motion from the Design Review Committee would be tabled to allow Staff time to receive legal advice. Mr. Clarke asked whether the letter would be circulated to the Commissioners and Mr. Thomson stated it could be circulated after counsel reviews it.

3. 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 noted that the Barnhardt House needs to be removed from the report since it has been sold.

4. Senior Preservation Planner's Report: Stewart Gray

a. Blakeney House, 9118 Blakeney Heath Road, Charlotte, N.C.

Mr. Gray stated that the Commission has received a lot of neighbor input regarding the potential infill of land that is adjacent to the historic Blakeney House. Mr. Gray stated that the Design Review Committee tabled the issue until February to provide the potential developers the opportunity to revise their infill plans. Mr. Gray stated that the developers have since requested that the issue not be considered until March.

b. Certificate of Appropriateness for Demolition of the Machine Storage Building at the Johnston Mill, 3315 North Davidson Street, 401 E. 36th Street, 403 E. 36th Street, and 405 E. 36th Street, Charlotte, N.C.

Mr. Gray reminded the Commission that in August 2019 it voted to delay the effective date of the Certificate of Appropriateness (COA) for the demolition of the Machine Storage Building for 365 days from the date of issuance, with the condition that if the State Historic Preservation Office (SHPO) approved the demolition of the Machine Storage Building, the Commission would reduce the delay of the effective date of the COA for demolition. Mr. Gray stated that SHPO has approved the demolition; however, the developers do not intend to demolish the building until July and have requested that the COA for demolition not be reduced.

c. Stafford Slave Cabin, 12215 Plaza Road Extension, Charlotte, N.C.

Mr. Gray stated that stabilization work on the building has been completed. Mr. Gray stated that at its meeting in March, the Commission may discuss the issue of revising the scope of the Survey and Research Report to encompass the entire property, which would include the slave cabin and a ca. 1790 farmhouse. Mr. Gray stated that Staff has not yet received the report for the slave cabin, so it is feasible to include additional information.

5. Design Review Committee Report: Garrett Nelson

Mr. Parsons reiterated that the issue of the McNinch House would be tabled and would not be discussed at the meeting due to Staff requiring legal advice regarding a letter received from a neighboring property owner concerning the title of the McNinch House.

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

Mr. Gray detailed the proposed plans to modify the house's existing historic stone foundation by infilling between the stone piers with masonry. Mr. Gray stated that the applicant is experiencing problems with having the crawl space exposed, including a loss of insulation and animals that shelter under the house. Mr. Gray reviewed the seconded motion.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PROPOSED PLANS FOR THE HENNIGAN PLACE, 3603 TILLEY MORRIS ROAD, MATTHEWS, N.C., AS PRESENTED WITH THE FOLLOWING CONDITIONS: 1) THE STONE PIERS UNDER THE PORCH WILL BE VISIBLE FROM THE EXTERIOR, AND 2) THAT THE APPLICANT WILL PROVIDE DETAILS AND LOCATIONS FOR THE VENTS AND THE CONSTRUCTION DETAIL FOR THE NON-MASONRY PART OF THE UNDERPINNING TO HLC STAFF AND THE DESIGN REVIEW COMMITTEE CHAIR BEFORE THE FEBRUARY 10 MEETING OF THE HISTORIC LANDMARKS COMMISSION.

Mr. Gray stated that the applicant has provided the requested materials and Staff has reviewed them. Mr. Gray stated that Mr. Nelson, Design Review Committee Chair, has not yet reviewed the documents. Upon further discussion, the Commission amended the seconded motion.

MS. HOOVER PRESENTED AN AMENDMENT SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE PROPOSED PLANS FOR THE HENNIGAN PLACE, 3603 TILLEY MORRIS ROAD, MATTHEWS, N.C., AS PRESENTED WITH THE FOLLOWING CONDITIONS: 1) THE STONE PIERS UNDER THE PORCH WILL BE VISIBLE FROM THE EXTERIOR, AND 2) THAT THE DETAILS AND LOCATIONS FOR THE VENTS AND THE CONSTRUCTION DETAIL FOR THE NON-MASONRY PART OF THE UNDERPINNING BE REVIEWED AND APPROVED BY THE DESIGN REVIEW COMMITTEE CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Survey Committee Report: Len Norman

a. Ca. 1936 YMCA Building, 416 E. 3rd Street, Charlotte, N.C.

Mr. Norman detailed the history of the property and stated that the building is one of four buildings remaining that made up the original Second Ward neighborhood. Mr. Parsons stated that he and Mr. Norman attended the Mad About Modern Tour last year and learned of the building through meeting alumni of the demolished Second Ward High School. Mr. Norman stated that the future of the building is uncertain, and he encouraged the Commission to fund a Survey and Research Report so that the history of the building will be documented regardless of its designation status.

Ms. Althouse stated the importance of informing the property owner that the Commission is funding a Survey and Research Report on the property and what could be the consequences of producing this report. Mr. Clarke stated that this is the type of property that the public should know about. Mr. Norman reviewed the seconded motion.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT FUND A SURVEY AND RESEARCH REPORT FOR THE CA. 1936 YMCA BUILDING, 416 E. 3RD STREET, CHARLOTTE, N.C.

Mr. Thomson requested that the Commission amend the seconded motion to include the funding of a study list application for the National Register of Historic Places, which would cost \$500. Mr. Thomson stated that this funding would not be for a complete nomination, but rather a preliminary effort to be included on the study list.

MR. BERRY PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION FUND A SURVEY AND RESEARCH REPORT FOR THE CA. 1936 YMCA BUILDING, 416 E. 3RD STREET, CHARLOTTE, N.C., AND FUND A STUDY LIST APPLICATION FOR THE NATIONAL REGISTER OF HISTORIC PLACES FOR A COST OF \$500. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Huntersville Rosenwald School, 508 Dellwood Drive, Huntersville, N.C.

Mr. Norman stated that the Survey Committee passed an internal motion at its January 22 meeting to request funding for a Survey and Research Report after the North Carolina State Historic Preservation Office (SHPO) and the Town of Huntersville had been approached to gauge support for the historic landmark designation of the Huntersville Rosenwald School. Mr. Gray stated that HLC Staff has heard from SHPO who indicated that it would take a broad view of the building due to its historical importance.

Mr. Thomson noted the increased media attention that the school has received lately due to the potential future development of the large piece of undeveloped land located behind the school. Mr. Thomson stated that he would be meeting with officials from Huntersville to

receive an update on preservation initiatives in the town. Ms. Varona Wynn stated that she has talked to Huntersville officials who have indicated that there are funds set aside for preservation projects. Ms. Wynn provided a brief history of the property and encouraged the Commission to consider preserving the property by designating it as a historic landmark.

7. Projects Committee Report: Edwin Wilson

a. Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Mr. Wilson stated that the property is under contract. Mr. Thomson stated that a contractor will be cleaning up the overgrown vegetation on the property.

b. Former Mount Carmel Baptist Church, 412 Campus Street, Charlotte, N.C.

Note: Mr. Wilson recused himself from participating in the discussion of this item.

Mr. Thomson stated that the major due diligence items have been completed. Mr. Thomson expressed concerns regarding the Commission having a financial responsibility without knowing whether there is an explicit plan to put the building in immediate service. Mr. Thomson stated that he has spoken with Ted Alexander, Regional Director of the Western Office of Preservation North Carolina (PNC), regarding PNC removing its deed restrictions on the building so that the Historic Landmarks Commission can place its own. Mr. Thomson stated that he would continue to work on this issue.

c. White Oak, 7729 Hood Road, Charlotte, N.C.

Mr. Wilson stated that the owner of White Oak attended the Projects Committee meeting on January 28. Mr. Wilson described the changes to the property that were completed without an approved Certificate of Appropriateness. Mr. Wilson stated that the Projects Committee agreed to extend the financial agreement for White Oak by six months, contingent upon design review compliance.

d. Wallace House, 9425 Robinson Church Road, Charlotte, N.C.

Mr. Thomson stated that he has not yet met with the tenants of the property. Mr. Wilson stated that he and Mr. Thomson are continuing to explore opportunities to market the property.

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

Mr. Thomson stated that he should receive a report from individuals active in federal easement programs soon. Mr. Thomson stated that Preserve Mecklenburg is considering the viability of moving the house.

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

Mr. Thomson stated that he and Mr. Parsons spoke by telephone to Darius Anderson, who will be visiting the property in late February.

g. James C. Dowd House, 2216 Monument Street, Charlotte, N.C., and Former Charlotte Fire Station #10, 2136 Remount Road, Charlotte, N.C.

Mr. Thomson stated that the prospective buyer of the Dowd House is preparing his financials.

h. Arthur Samuel Grier House, 421 Montrose Street, Charlotte, N.C.

Mr. Thomson stated that the owner of the property is reportedly making improvements to the house and is not currently interested in discussing the preservation of the house with the Historic Landmarks Commission.

i. Shotgun House A and B, 705 E. 7th Street, Charlotte, N.C.

Mr. Wilson stated that he, Mr. Thomson, and Mr. Norman attended a meeting at the Harvey Gantt Center to discuss moving the houses from their current site on E. 7th Street. Mr. Thomson stated that proposals have been submitted to the Director of the Gantt Center, who will present them to the Board of Directors for review. Mr. Gray stated that the best practice for the houses would be to return them to their original use as houses. Mr. Hughes stated that the houses would be ideal for affordable housing. Mr. Hughes recommended that Staff reach out to Pamela Wideman, Director of Housing and Neighborhood Services for the City of Charlotte.

j. Beatties Ford Road Corridor Study

Mr. Wilson stated that the study is in progress. Mr. Gray stated that the study will be reviewed at the May meeting of the Survey Committee.

k. Streetcar #85

Mr. Thomson stated that he recently met with Greg Pappanastos, President of Argos Real Estate Advisors, and that Streetcar #85 is covered and secured. Mr. Wilson and Mr. Norman provided a brief history of the streetcar. The Commissioners expressed their expectations that the streetcar be put in service soon.

l. Herrin Brothers Ice Company, 315 E. 36th Street, Charlotte, N.C.

Mr. Thomson stated that he has not yet contacted Clay Grubb, CEO of Grubb Properties, regarding the property's eligibility for listing on the National Register of Historic Places.

m. Park Road Shopping Center Sign

Ms. Hoover stated that the shopping center sign has been removed so it can be repaired.

Mr. Parsons stated that he is interested in designating the sign as a historic landmark.

n. Due Diligence Reports

Mr. Wasmer reviewed the criteria that the Board of County Commissioners expects as part of a property's due diligence report.

8. Director's Report: Jack Thomson

Mr. Thomson stated that he is continuing to spend time onboarding as a new County employee.

9. Old Business

There was no old business.

10. New Business

Ms. Hoover stated that the Education Committee needs to schedule a meeting soon to discuss assisting with a joint preservation conference with the Charlotte Museum of History. Mr. Norman stated he is continuing to work on the details of the conference. Ms. Althouse stated that the owners of designated historic landmarks may be interested in attending the conference.

Mr. Hughes stated that he recently met with the assistant principal of West Charlotte High School, which is scheduled to be demolished. Mr. Hughes stated that he and the assistant principal discussed ideas that would celebrate the legacy of the school. Mr. Hughes stated that one idea was to sell bricks to the school's alumni, which could then be used in the construction of the new building. Mr. Hughes questioned if the Commission would be interested in designating the building where these bricks may be used.

Mr. Hughes stated that he recently discussed the status of the Original Chicken & Ribs building on Beatties Ford Road with a member of the community. Mr. Hughes stated that the building is in the Green Book and recommended that the Commission place a historic marker at the property, recognizing its significance.

Mr. Clarke stated that there are two remaining Blandville houses on Dunbar Street. Mr. Clarke stated that one is for sale as a tear down and the other is boarded up. Mr. Clarke questioned whether the houses could be moved. Mr. Hughes stated that these houses could be good candidates for affordable housing.

The meeting adjourned at 8:09 p.m.