

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
March 9, 2020  
Location: 2100 Randolph Road, Charlotte, N.C.  
Time: 6:02 p.m. – 8:12 p.m.**

**Minutes**

**Present:**

**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. Jeffrey Parsons/Mayor/HLC Chair  
Mr. Sandy Carnegie, HLC Attorney  
Mr. Jack Thomson, HLC Executive Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Ms. Diane Althouse/County/HLC Treasurer  
Mr. Len Norman/City/Survey Committee Chair  
Mr. Jonathan Schulz/City  
Mr. Edwin Wilson/City/Projects Committee Chair**

**Visitors:**

**Tyson and Regina Bates, Torrence Lytle  
Dora E. DuBose, Torrence Lytle  
Norman Fortson  
Faith Fox, Torrence Lytle  
Janelle Harris, Torrence Lytle  
Karen Weston-Chien, Independence Park  
James Wyatt, Mayes House  
Varona Wynn, Torrence Lytle**

**1. Consideration of Minutes**

**MR. BERRY PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE MINUTES FOR THE FEBRUARY 10, 2020, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**2. Chair's Report: Jeffrey Parsons**

**Mr. Parsons welcomed the Commissioners to the meeting.**

**a. Upcoming Commission Vacancies**

**Mr. Parsons stated that Nathan Clark and Len Norman would be finishing their second terms and, therefore, rotating off the Commission in the summer. Mr. Parsons encouraged the Commissioners to reach out to parties that may be interested in joining the Commission. Mr. Parsons also stated that at the beginning of 2021, the Commission will be aware of and prepared for what is necessary to become a quasi-judicial entity. Mr. Parsons stated that in anticipation of these forthcoming regulations, visitors will be limited to speaking for no more than three minutes unless otherwise approved by the Commission. Mr. Parsons welcomed the visitors to the meeting and asked them to introduce themselves.**

**3. Treasurer's Report: Diane Althouse**

**In Ms. Althouse's absence, Mr. Thomson reviewed the monthly financial report prepared by the Asset and Facility Management Department of Mecklenburg County.**

**4. Senior Preservation Planner's Report: Stewart Gray**

**a. Request for Additional Funds for an Expanded Survey and Research Report for the Stafford Property, 12215 Plaza Road Ext., Charlotte, N.C.**

**Mr. Gray requested that the Commission consider allocating additional funds to potentially expand the scope of the Survey and Research Report for the Stafford Property.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. CLARKE THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE EXPENDITURE OF UP TO \$5,000 TO FUND AN EXPANDED SURVEY AND RESEARCH REPORT FOR THE STAFFORD PROPERTY, 12215 PLAZA ROAD EXT., CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**5. Design Review Committee Report: Garrett Nelson**

**a. Atherton Cotton Mill, 2108 South Boulevard, Charlotte, N.C.**

**Mr. Gray reviewed the proposed signage and stated that this would be an after the fact approval due to the signage already being installed on the smokestack. Mr. Clark questioned how the signage was allowed without a Certificate of Appropriateness. Mr. Gray stated that an error was made during the permitting process.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE SIGNAGE FOR THE SMOKESTACK AT THE ATHERTON COTTON MILL, 2108 SOUTH BOULEVARD, CHARLOTTE, N.C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Mayes House, 435 E. Morehead Street, Charlotte, N.C.**

**Mr. Gray reminded the Commission that a Certificate of Appropriateness for demolition cannot be denied but can be delayed for up to 365 days. James Wyatt, the owner of the property, stated that he has met with various parties interested in the preservation of the house. Mr. Nelson stated that the Commission's goal is to use the delay of demolition to find a preservation solution for the house.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT DELAY THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION FOR THE MAYES HOUSE, 435 E. MOREHEAD STREET, CHARLOTTE, N.C., FOR 365 DAYS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**c. Independence Park, 1400 and 1500 blocks of Park Drive, Charlotte, N.C.**

**Mr. Nelson stated that Independence Park will be undergoing a major renovation over the next few years, but at the current meeting the Commission would only be considering alterations to the ballpark. Mr. Gray detailed the proposed removal of portions of the stone wall and the addition of a paved walkway.**

**Karen Weston-Chien, Project Manager for the property, stated that this proposal is the first part of the proposed renovations and that the Commission should anticipate reviewing changes to the rest of the park as the project advances. Mr. Parsons asked who would be responsible for ensuring the stone that is removed is protected. Ms. Weston-Chien stated that the plan is to use the extra stone to fill in the dugout and that Mecklenburg County would be responsible for protecting the stone during this process.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLANS AS PRESENTED FOR INDEPENDENCE PARK, 1400 AND 1500 BLOCKS OF PARK DRIVE, CHARLOTTE, N.C., WITH THE STIPULATION THAT EXPANSION JOINT MATERIAL BE USED BETWEEN THE HISTORIC STONE WALL, THAT THE STONE WALL BE PROTECTED DURING THE INSTALLATION OF THE CONCRETE, AND THAT THE STONE REMOVED FROM THE STONE WALL BE REUSED AT ANOTHER LOCATION IN INDEPENDENCE PARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**d. Violet W. Currie House, 525 N. Main Street, Davidson, N.C.**

**Mr. Nelson stated that the presented plan is a modification to a previously approved plan. Mr. Gray stated that there was a consensus at the Design Review Committee meeting that the modified plans are more appropriate than the previously approved plans. Mr. Gray stated that the neighborhood where the house is located is quickly developing and that the proposed addition would assist in the preservation of the historic house. Mr. Gray stated that the proposed changes are sympathetic and compatible to the original architecture of the historic house.**

**Mr. Parsons questioned the size of the proposed addition in relation to the original house. The Commissioners discussed the issue of allowing large additions to historic houses as a**

method of ensuring the preservation of the properties. Mr. Hughes stated that the Commission should be consistent in how it judges alterations to historic properties.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE PROPOSED PLANS FOR THE VIOLET W. CURRIE HOUSE, 525 N. MAIN STREET, DAVIDSON, N.C., BE APPROVED AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

Mr. Gray reviewed the proposed plans and described how they differed from the previously approved plans. Mr. Nelson stated that a landscape plan has not been submitted and that the Committee was not comfortable approving landscaping without a detailed plan.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PROPOSED PLANS FOR THE MASTER CLOSET FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT AVENUE, CHARLOTTE, N.C., AS PRESENTED WITH THE STIPULATION THAT THE SOUTH ELEVATION CONTAIN THE ORIGINAL WINDOWS THAT THE ADDITION WILL OBSCURE IN THEIR ORIGINAL CONFIGURATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE REVISIONS TO PLANS FOR THE NEW REAR WING FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT AVENUE, CHARLOTTE, N.C., AS PRESENTED WITH THE STIPULATION THAT THE DESIGN REVIEW COMMITTEE BE PROVIDED THE FOLLOWING FOR REVIEW: 1) PLANS FOR LANDSCAPING; 2) PLANS FOR THE DRIVEWAY; AND 3) FINAL COLOR AND FINISH SELECTIONS FOR THE ADDITION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**6. Survey Committee Report: Len Norman**

Mr. Parsons stated that the Survey Committee will meet on Wednesday, March 18. Mr. Berry asked about the status of the Beatties Ford Road Corridor study. Mr. Gray stated that it would be presented to the Survey Committee at its May meeting.

**7. Director's Report: Jack Thomson**

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

Mr. Thomson stated that the buyer, Jolly Dale, has been working with a development partner that has engaged designers to begin producing schematic layouts for the interior. Mr. Thomson stated that HLC Staff has no indication of new development on the site. Mr. Thomson stated that HLC Staff will meet with Ms. Dale and the North Carolina State Historic Preservation Office (SHPO) soon to discuss state historic rehabilitation tax credits.

**Mr. Thomson noted that HLC Staff has moved forward with having debris removed around the property and that Staff will work with a contractor to ensure the buildings are secure.**

**Regina Bates, a previously interested party in Torrence Lytle, spoke to the Commission and asked for confirmation that Ms. Dale would be submitting plans for the development of the property. Tyson Bates questioned the criteria that the Commission used when determining the list price of the property. Faith Fox, legal representative of Tyson and Regina Bates, questioned how the Commission decided to move forward with Ms. Dale as the buyer of the Torrence Lytle property. Mr. Parsons stated that the Commission's legal counsel would reach out with more information.**

**Among other items, Varona Wynn and Dora DuBose expressed their concerns regarding the present status of the buildings. Ms. Wynn detailed physical damage that has occurred to the property since it has been under the ownership of the Commission and stated that it is unsightly to the neighborhood. Janelle Harris noted that the streetlights on the property are still not functioning. Ms. Harris asked about the requirements of applying for historic tax credits and Mr. Thomson provided the process.**

**Ms. Wynn asked about the status of designating the Huntersville Rosenwald School and Mr. Thomson stated that HLC Staff is still discussing the matter with Huntersville. Ms. Wynn offered to provide details of the neighborhood's history to the consultant when further research into the Huntersville Rosenwald School commences.**

**Ms. Bates asked about the process of purchasing historic landmarks. Mr. Thomson stated that historic preservation revolving funds are used to target dilapidated properties for stabilization or to attract a new use to the property. Ms. Fox asked for further clarification on how the Commission determined it would proceed with a new buyer shortly after Tyson and Regina Bates had continued to express interest in the property. Mr. Thomson stated that he would investigate the matter further.**

**b. Douglas House, 7601 Christie Lane, Charlotte, N.C.**

**Mr. Thomson stated that he recently met with Amy Stallings, the property owner. Mr. Thomson stated that Ms. Stallings understands the challenges of the property, which is near the Charlotte Douglas Airport. Mr. Thomson stated that he has been in touch with a representative of the airport to work towards a potential preservation solution.**

**c. Streetcar 85**

**Mr. Thomson stated that he has reached out to Emma Littlejohn, a board member of Lakewood Trolley. Mr. Thomson stated that there has been some progress in the redevelopment of the Savona Mill. Mr. Thomson noted that the Streetcar is secure and in good condition.**

**d. Shotgun House A and B, 705 E. 7<sup>th</sup> Street, Charlotte, N.C.**

**Mr. Thomson stated that he and Mr. Gray are scheduled to meet soon with Robert Taylor, representative of the Gantt Center, regarding the status of the Shotgun Houses. Mr.**

**Thomson stated that the Gantt Center owns the Shotgun Houses, which must be relocated due to the development of the land where they are currently located.**

**e. Mt. Carmel Baptist Church, 412 Campus Street, Charlotte, N.C.**

**Mr. Thomson stated that he is in the process of scheduling a meeting with Latrelle McAllister of Johnson C. Smith University to discuss the due diligence of the Mt. Carmel Baptist Church and the Davis House properties. Mr. Thomson stated that the Phase 1 Environmental Report has been completed, but not yet reviewed. Mr. Thomson stated that he is continuing to discuss the matter of the Historic Landmarks Commission placing deed restrictions on Mt. Carmel Baptist Church with Myrick Howard, President of Preservation North Carolina (PNC).**

**f. Cedar Grove, 8229 and 8301 Gilead Road, Huntersville, N.C., and Torrance House and Store, 8231 Gilead Road, Huntersville, N.C.**

**Mr. Thomson stated that the owners of both properties are interested in selling the properties. Mr. Thomson stated that Cedar Grove has rigorous state preservation easements placed upon it, but that the Hugh Torrance House and Store does not. Mr. Thomson stated that he is hopeful that the Hugh Torrance House and Store can be protected with permanent easements.**

**Mr. Thomson stated that he and Mr. Gray would attend the next Charlotte Historic District Commission meeting to observe what a quasi-judicial meeting entails.**

## **8. Old Business**

**There was no old business.**

## **9. New Business**

**Mr. Parsons stated that he and Mr. Thomson have discussed holding a retreat for the Commissioners that would further explore the regulations for quasi-judicial meetings. Mr. Parsons stated that at this retreat, the Commission may also discuss the potential for hosting symposiums for property owners of historic landmarks. Mr. Parsons stated that no date for the retreat has been selected but asked the Commissioners to review their calendars for September 2020.**

**Mr. Hughes asked whether Mr. Thomson has been able to meet with the buyer of the Excelsior Club. Mr. Thomson stated that he and Mr. Parsons have had a telephone conversation with the buyer, but no in-person meetings have occurred.**

**The meeting adjourned at 8:12 p.m.**