

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
May 11, 2020  
Location: 2100 Randolph Road, Charlotte, N.C.  
Time: 6:00 p.m. – 10:18 p.m.**

**Draft Minutes**

**Present:**

**Ms. Diane Althouse/County/HLC Treasurer  
Mr. Robert Barfield/County  
Mr. Akadius Berry/County  
Mr. Nathan Clark/County/HLC Vice Chair  
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. Sandy Carnegie, HLC Attorney  
Mr. Jack Thomson, HLC Executive Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Visitors:**

**Brian Akin, Blakeney House  
Natalie Akin, Blakeney House  
Charis Blackmon, Shotgun Houses  
Shannon Boling, Blakeney House  
Cheryl Butera, Blakeney House  
Zip Edwards, McNinch House  
Walter Fields, Blakeney House  
Quin Gwinn, Shotgun Houses  
RJ Harvey, Shotgun Houses  
Leslie Haupricht, Blakeney House  
Brian Jenest, McNinch House  
Jamall Kinard, Shotgun Houses  
Ron Koppelman, Blakeney House  
Aaron Ligon, VanLandingham Estate  
Dan Morrill, McNinch House  
Eduardo Palacio, Blakeney House  
Russell Putland, Blakeney House**

**Mary Springsteed, McNinch House  
David Taylor, Shotgun Houses**

**Note: This meeting was held virtually through the Zoom video conferencing platform.**

**Mr. Thomson explained that the Commissioners would conduct official business through a roll call to ensure accurate recording. Mr. Parsons took a roll call vote to determine whether a quorum was present. All Commissioners were present.**

**1. Consideration of Minutes**

**MR. CLARK PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE MINUTES FOR THE MARCH 9, 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.**

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

**Ms. Althouse reviewed the monthly financial report prepared by the Asset and Facility Management Department of Mecklenburg County.**

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

**Mr. Thomson reviewed the procedure for presentations of design review items and asked the public to limit its comments to that which is within the scope of the Commission's powers.**

**a. Frank R. McNinch House, 2401 Sharon Lane, Charlotte, N.C.**

**Mr. Thomson detailed the historical background of the property and stated that the applicant is seeking approval of an infill development plan. Mr. Thomson noted that the Design Review Committee has reviewed the presented plan and is bringing forth a seconded motion for consideration by the Commission.**

**Mary Springsteed, neighboring property owner, stated concerns regarding the proposed plan. Ms. Springsteed asked the applicant for specifics regarding the dimensions of the proposed houses.**

**Brian Jenest, applicant, stated that he has worked with the property owner and Preserve Mecklenburg on an infill development plan that would preserve the historic house. Mr. Jenest explained that the proposal is in accordance with current zoning requirements and that a tree buffer will shield the view of the proposed houses.**

**Several Commissioners expressed concern about the height of the proposed houses. Mr. Jenest stated that he was willing to discuss keeping the height of the houses lower than that of the historic house. Mr. Gray explained that the seconded motion from the Design Review**

**Committee requires the applicant to obtain approval from the Commission for the massing of the proposed houses.**

**Mr. Norman questioned whether a restrictive covenant would be placed on the historic house to prevent its demolition. Mr. Jenest stated that Preserve Mecklenburg does require a permanent easement to prevent the demolition of the historic house. Mr. Clarke asked about the demolition of the historic garage. Caldwell Rose, property owner, stated that, due to work completed by previous owners, the garage no longer has historical integrity.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE PLAN AS PRESENTED FOR THE FRANK R. MCNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N.C.**

**The Commission did not act on the motion.**

**MR. NELSON PRESENTED A SUBSTITUTE MOTION SECONDED BY MR. BARFIELD THAT THE MASSING ELEVATIONS, HEIGHT, AND ARCHITECTURAL STYLE FOR THE PROPOSED INFILL DEVELOPMENT AT THE FRANK R. MCNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N.C., MUST BE PRESENTED TO THE DESIGN REVIEW COMMITTEE FOR APPROVAL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. James A. Blakeney House, 9118 Blakeney Heath Road, Charlotte, N.C.**

**Mr. Thomson detailed the expanse of land the Blakeney property originally included and stated that much of the land has since been developed. Mr. Thomson reviewed the proposed plan and stated that it has recently come to Staff's attention that there may be other historic structures located on the property that warrant further investigation.**

**Brian Akin, owner of the Blakeney House, requested comment from the applicant regarding how potential historic artifacts on the property will be handled.**

**Several neighboring property owners expressed their concern with the proposed development. Included among the concerns mentioned: the density and architectural design of the development, the potential environmental impacts, and the impact on the surrounding schools and roads.**

**Walter Fields and Shannon Boling, applicants, described how they reduced the number of housing units after consultation with HLC Staff, which noted that the proposed development needed to be less impactful on the Blakeney Heath Road and the historic Blakeney House. Mr. Fields stated that the Blakeney House will not be affected by the proposed development and that he will continue to work to create an appropriate relationship between the historic house and the proposed development.**

**Mr. Wilson asked whether the structures on the property were protected and Mr. Gray stated that they are included, exterior and interior, in the designation of the property. Mr. Gray stated that the applicant will need to amend their application in order to demolish the**

**buildings. Mr. Thomson stated that Staff was not aware of these structures until a neighboring property owner submitted photographs.**

**Several Commissioners expressed concern about proceeding with an evaluation of the proposed plans without an adequate review of the existing structures on the property.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE CONCEPTUAL PLAN FOR RESIDENTIAL DEVELOPMENT OF THE JAMES A. BLAKENEY HOUSE PROPERTY, 9118 BLAKENEY HEATH ROAD, CHARLOTTE, N.C., BE REFERRED BACK TO THE DESIGN REVIEW COMMITTEE FOR FURTHER STUDY TO ALLOW HLC STAFF TO FURTHER SURVEY THE STRUCTURES ON THE PROPERTY AND TO ALLOW FOR ADDITIONAL DISCUSSIONS WITH THE DEVELOPER REGARDING THE DESIGN OF THE PROPOSED HOUSES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**c. Davidson Cotton Mill, 209 Delburg Street, Davidson, N.C.**

**Mr. Thomson detailed the history of the property and noted the proposed changes. Mr. Thomson stated that the Secretary of Interior's guidelines recommends that plans which create a false sense of history not be approved. Stefan Pienkny, design review consultant, stated that the original plans included the recreation of windows that were very similar to existing mill windows. Mr. Gray showed previously submitted plans and stated that the original proposal did create a false sense of history.**

**No members of the public or applicants from the design team appeared to speak.**

**MR. WILSON PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE PLANS FOR THE DAVIDSON COTTON MILL, 209 DELBURG STREET, DAVIDSON, N.C., BE APPROVED WITH THE CONDITION THAT THE EXTERIOR MATERIAL AND FINISH BE PRESENTED TO HLC STAFF AND THE DESIGN REVIEW CHAIR FOR FINAL APPROVAL. THE COMMISSION APPROVED THE MOTION WITH MR. NELSON AND MR. PARSONS VOTING IN OPPOSITION.**

**d. Shotgun House A and B, 711 and 715 E. 7<sup>th</sup> Street, Charlotte, N.C.**

**Mr. Thomson stated that the applicant is proposing to renovate and move the Shotgun Houses to a new location due to the redevelopment of the site where the houses are currently located. Mr. Thomson stated that the Harvey B. Gantt Center owns the houses and that a parcel of land in west Charlotte has been identified as an appropriate site to which to move the houses. Mr. Thomson stated that there are three design proposals to review.**

**David Taylor, President of the Gantt Center, spoke to the Commission and described the process the Gantt Center has undergone to find a new location for the two shotgun houses.**

**Jamall Kinard, Executive Director of Lakeview Neighborhood Alliance, provided a brief history of the Lakeview Neighborhood.**

**Dr. Dan Morrill, former Consulting Director of the Historic Landmarks Commission, explained that the shotgun houses have not reached their potential at their current location. Dr. Morrill agreed with Mr. Thomson's assessment for the Commission to be pragmatic in its decision regarding the relocation and rehabilitation of the houses. Dr. Morrill stated it might be appropriate to place a marker providing historical background in front of the houses.**

**Charis Blackmon, Executive Director of the West Side Community Land Trust, detailed the organization's work and dedication in relocating the shotgun houses. Ms. Blackmon thanked the Commission for its feedback regarding the project.**

**Mr. Norman asked Ms. Blackmon about the possibility of placing a preservation easement on the houses, which would protect them from demolition. Ms. Blackmon stated that the houses would be protected from demolition as a requirement of the West Side Community Land Trust, and that she would investigate the matter further.**

**MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE RELOCATION OF SHOTGUN HOUSE A AND B, 711 AND 715 E. 7<sup>TH</sup> STREET, CHARLOTTE, N.C., TO MECKLENBURG COUNTY TAX PARCEL 06511717 BE APPROVED AND THAT THE DESIGN OF OPTIONS 2 AND 3 BE FINALIZED BY THE DESIGN REVIEW COMMITTEE IN CONSULTATION WITH THE WEST SIDE COMMUNITY LAND TRUST.**

**The Commission discussed the types of material that would be used and the reversibility of the proposed additions to the houses.**

**HLC Staff encouraged the Commission to approve the relocation of the houses with the understanding that the design details will be reviewed by the Design Review Committee.**

**After further discussion, Ms. Althouse withdrew her motion.**

**MR. SCHULZ PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE RELOCATION OF SHOTGUN HOUSE A AND B, 711 AND 715 E. 7<sup>TH</sup> STREET, CHARLOTTE, N.C., TO MECKLENBURG COUNTY TAX PARCEL 06511717 BE APPROVED AND THAT HLC STAFF BE EMPOWERED TO CONSULT WITH DESIGN REVIEW MEMBERS (ROBERT BARFIELD, LAURA HOOVER, AND GARRETT NELSON) TO DETERMINE THE FINAL DESIGN OF PRESENTED OPTIONS 2 AND 3. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**e. VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.**

**Mr. Thomson reminded the Commission of the plans for the property which it has already approved.**

**Aaron Ligon and Chris Scorsone, applicants, reiterated their intent to restore the historic house by creating a development plan that makes the property economically viable.**

**MR. WILSON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE PLANS FOR THE CONCRETE PATIO AT THE VANLANDINGHAM ESTATE, 2010**

**THE PLAZA, CHARLOTTE, N.C., BE APPROVED AS PRESENTED. THE COMMISSION APPROVED THE MOTION WITH MR. CLARKE VOTING IN OPPOSITION.**

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

**Mr. Norman stated that the Nominating Committee, consisting of Mr. Norman, Mr. Berry, and Mr. Schulz, met on May 8<sup>th</sup>. The Committee unanimously approved a motion recommending that the following slate of candidates be approved by the Historic Landmarks Commission to serve as officers for fiscal year 20/21: Chair – Jeff Parsons; Vice Chair – William Hughes; Secretary – Laura Hoover; Treasurer – Diane Althouse. Mr. Norman stated that, in accordance with the Commission’s policies, the Commission will vote on the slate of candidates at the June meeting.**

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

**Mr. Thomson stated that he did not have a report.**

**8. Old Business**

**There was no old business.**

**9. New Business**

**There was no new business.**

**The meeting adjourned at 10:18 p.m.**