

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION**

June 8, 2020

Virtual Meeting

Time: 6:00 p.m. – 8:11 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
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**

Absent:

Ms. Laura Hoover/County

Visitors:

**Christopher Dennis, Butler House
Walter Fields, Blakeney House Property
Adam Lawlor, Nevin School
Tommy Mann, Ford Motor Company Assembly Plant
Peter and Antonia Wasmer, Hunter House
Karen Weston-Chien, Mecklenburg County Project Manager, Independence Park**

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 for attendance and determined that a quorum was present.

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE MINUTES FOR THE MAY 11, 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 stated that the meeting agenda will be reordered and that the Design Review Committee Report will be discussed before the public hearings. Mr. Parsons read a statement from the President and CEO of the National Trust for Historic Preservation, Paul Edmondson, that detailed the important role historic preservation plays in the discussion of racial justice in American society. Mr. Parsons requested that the Commission recommit and continue to preserve places that are important to African American society.

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. Nelson thanked HLC Staff for its efforts managing the remote meetings.

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

Mr. Thomson stated that the applicant for the infill development on the Blakeney House property is seeking additional input from the community and has requested that this item be deferred to a later meeting in order to refine the proposed plan. Mr. Thomson encouraged the Commission to approve the deferral and the Commission agreed.

b. Independence Park, 300 block of Hawthorne Lane, Charlotte, N.C.

Mr. Gray provided a brief history of Independence Park and reviewed the scope of the proposed plan. Karen Weston-Chien, Mecklenburg County Project Manager, stated that the park needed improvements and that it has not undergone a renovation master plan since its inception. Mr. Nelson acknowledged Ms. Weston-Chien for her diligent work on the presented plan.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE RENOVATION PLAN FOR INDEPENDENCE PARK, LOCATED AT THE 300 BLOCK OF HAWTHORNE LANE, CHARLOTTE, N.C., AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. John Hunter House, 5607 Sardis Road, Charlotte, N.C.

Mr. Gray reviewed the proposed plans for the Hunter House. Mr. Gray stated that the proposed landscaping would provide a more appropriate rural setting for the historic house. Mr. Gray noted the sensitivity with which the front elevation is treated. Mr. Gray stated that the rear elevation has lost much of its historic integrity, making it appropriate for an addition.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS FOR THE JOHN HUNTER HOUSE, 5607 SARDIS ROAD, CHARLOTTE, N.C., AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Gray stated that the Town of Davidson and the Historic Landmarks Commission collaborated to ensure the preservation of the historic house. Mr. Gray detailed the existing condition of the house and reminded the Commission that it recently approved a large addition to the historic house. Mr. Gray stated that the homeowners are requesting approval of the construction of a guest house which will be located behind the garage.

Mr. Nelson expressed concerns about the scale of the proposed guest house. Ms. Althouse requested that the homeowners provide the dimensions and setbacks for the guest house to the Commission for further consideration.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS FOR THE GUEST HOUSE AT THE VIOLET W. CURRIE HOUSE, 525 N. MAIN STREET, DAVIDSON, N.C., AS PRESENTED WITH THE STIPULATION THAT IF THERE ARE ZONING CHANGES THAT WILL ALTER THE LOCATION OR ARCHITECTURE OF THE GUEST HOUSE THAT THE PROJECT MUST BE RESUBMITTED TO THE HISTORIC LANDMARKS COMMISSION FOR FURTHER REVIEW. THE MOTION FAILED WITH THE FOLLOWING VOTE: FOR – MR. BERRY, MR. CLARK, MR. HUGHES, MR. NORMAN, MR. SCHULZ; AGAINST – MS. ALTHOUSE, MR. BARFIELD, MR. CLARKE, MR. NELSON, MR. PARSONS, MR. WILSON.

5. Public Hearings for Historic Landmark Designation: Stewart Gray

Mr. Gray explained that public hearings must be held before a property is designated as a historic landmark. Mr. Gray stated that the Commission has already recommended that the following properties be designated as historic landmarks and that the main purpose of the public hearings is to provide for public comment.

a. Butler House, 240 Sylvania Avenue, Charlotte, N.C.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK

DESIGNATION OF THE BUTLER HOUSE, 240 SYLVANIA AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray reviewed the advisory letter from the State Historic Preservation Office. Chris Dennis, CEO and President of Community Dream Builders, expressed his gratitude to the Commission for its assistance in designating the property as a historic landmark. No additional members of the public appeared before the Commission.

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

MR. WILSON PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE BUTLER HOUSE, 240 SYLVANIA AVENUE, CHARLOTTE, N.C., (INCLUDING THE INTERIOR AND THE EXTERIOR OF THE HOUSE AND THE LAND LISTED UNDER TAX PARCEL 07910501) BE DESIGNATED AS A LOCAL HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Derita High School Gymnasium, 6115 Rumble Road, Charlotte, N.C.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE DERITA HIGH SCHOOL GYMNASIUM, 6115 RUMPLE ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray reviewed the advisory letter from the State Historic Preservation Office. No members of the public appeared before the Commission.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. CLARKE 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 RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE DERITA HIGH SCHOOL GYMNASIUM, 6115 RUMPLE ROAD, CHARLOTTE, N.C., (INCLUDING THE EXTERIOR OF THE GYMNASIUM AND THE LAND LISTED UNDER TAX PARCEL NUMBER 04704312) BE DESIGNATED AS A LOCAL HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE FORD MOTOR COMPANY ASSEMBLY PLANT, 1774 STATESVILLE AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray reviewed the advisory letter from the State Historic Preservation Office. Tommy Mann, property owner, expressed his appreciation to the Commission for considering designating the building as a historic landmark. Mr. Wilson asked Mr. Mann if he would consider marketing the property as a designated historic landmark on its website if the designation is approved and Mr. Mann stated that he would. No additional members of the public appeared before the Commission.

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

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE FORD MOTOR COMPANY ASSEMBLY PLANT, 1774 STATESVILLE AVENUE, CHARLOTTE, N.C., (INCLUDING THE INTERIOR AND THE EXTERIOR OF THE ASSEMBLY BUILDING AND THE BOILER HOUSE, THE WATER TOWER, AND 9.4 ACRES OF LAND AS SHOWN IN THE DESIGNATION REPORT, AND LISTED UNDER TAX PARCEL NUMBER 07903105) BE DESIGNATED AS A LOCAL HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. Nevin School, 3523 Nevin Road, Charlotte, N.C.

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE NEVIN SCHOOL, 3523 NEVIN ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray reviewed the advisory letter from the State Historic Preservation Office. Mr. Gray thanked Mariel Hamer for producing the designation report. Mr. Gray stated that the Nevin School is the most tangible reminder of the Nevin community, which has largely been incorporated into the City of Charlotte. Adam Lawlor, Executive Director of the Nevins Center, thanked the Commission for its assistance throughout the historic landmark designation process. No additional members of the public appeared before the Commission.

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

MR. NELSON PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE NEVIN SCHOOL, 3523 NEVIN ROAD, CHARLOTTE, N.C., (INCLUDING THE EXTERIORS OF THE 1923 SCHOOL BUILDING AND THE 1940 AUDITORIUM, AND .75 ACRES OF LAND AS SHOWN IN THE DESIGNATION REPORT, AND LISTED UNDER TAX PARCEL NUMBERS 04528106 AND 04528111) BE DESIGNATED AS A LOCAL HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Nominating Committee Report: Len Norman

Mr. Norman reminded the Commission that at its May meeting, the Nominating Committee, consisting of himself, Mr. Berry, and Mr. Schulz, presented its recommended slate of officers: Chair – Jeff Parsons; Vice Chair – William Hughes; Secretary – Laura Hoover; Treasurer – Diane Althouse. Mr. Parsons asked if there were additional nominations. There were no additional nominations.

MR. WILSON PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE HISTORIC LANDMARKS COMMISSION ELECT THE SLATE OF NOMINATED OFFICERS (JEFF PARSONS – CHAIR; WILLIAM HUGHES – VICE CHAIR; LAURA HOOVER – SECRETARY; DIANE ALTHOUSE – TREASURER) FOR FISCAL YEAR 20/21. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Director's Report: Jack Thomson

Mr. Thomson stated that the Survey Committee will meet on June 17, the Design Review Committee will meet on June 24, and the Historic Landmarks Commission will meet on July 13.

Mr. Thomson stated that Assistant County Manager, Leslie Johnson, and he would be meeting with the President of INLIVIAN, which currently owns the Barringer Hotel on N. Tryon Street in Charlotte, to discuss the organization's plans for the property. Mr. Thomson stated that the building is listed on the National Register of Historic Places.

Mr. Thomson stated that the tenants at the Wallace House have moved out and that utilities will be switched to the County. Mr. Thomson stated that discussions continue regarding the potential development of the property.

Mr. Thomson stated that the Projects Committee will meet soon to discuss updates to various properties. Mr. Thomson stated that the Mayes House is still under a 365-day demolition delay and that Preserve Mecklenburg has attracted a potential buyer to relocate the building.

Note: Edwin Wilson left the meeting at 8:07 p.m.

8. Old Business

There was no old business.

9. New Business

Mr. Parsons noted that Mr. Clark and Mr. Norman's terms on the Commission are ending and they will be recognized at the July meeting.

Ms. Althouse mentioned street views of historic landmarks being affected by infill developments and stated that the Commission would benefit from having standards to guide this matter. Mr. Thomson stated that the design review process will be guided by the quasi-judicial forum in the future. Mr. Clarke stated that it would be beneficial to also have external guidance for the benefit of the general public.

Mr. Norman stated that the Charlotte Museum of History's Preservation Awards is scheduled to be held virtually on August 20 and that the museum is seeking nominations for the awards.

The meeting adjourned at 8:11 p.m.