

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
August 10, 2020
Virtual Meeting
6:00 p.m. – 7:28 p.m.**

Minutes

Present:

**Mr. Robert Barfield/County
Mr. Akadius Berry/County
Mr. Brian Clarke/County/Survey Committee Chair
Ms. Leila Farsiani/City
Ms. Laura Hoover/County/HLC Secretary
Mr. William Hughes/City/HLC Vice Chair
Mr. Garrett Nelson/Mayor/Design Review Committee Chair
Mr. Jeffrey Parsons/Mayor/HLC Chair
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. Diane Althouse/County/HLC Treasurer
Mr. Nathan Clark/County
Mr. Jonathan Schulz/City**

Visitors:

**Jane Campbell
Tim Hayes
Autumn Michael
Rusty Miller
Michael Supino
Jeff Taylor
Samantha Taylor
Karen Whichard**

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 and determined that a quorum was present.

1. Consideration of Minutes

MR. WILSON PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE MINUTES FOR THE JULY 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 Ms. Farsiani to her first official meeting of the Commission. Ms. Farsiani introduced herself and stated her enthusiasm to join the Commission.

Mr. Parsons emphasized the importance of the Commission being able to assist in preserving historic buildings, partly through the Revolving Fund. Mr. Parsons stated that the Commission needs to strongly advocate for historic properties throughout Mecklenburg County, particularly those at risk of imminent demolition.

3. Treasurer's Report: Diane Althouse

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

Note: Mr. Clarke joined the meeting at 6:05 p.m.

4. Design Review Committee Report: Garrett Nelson

a. Davidson School, 251 South Street, Davidson, N.C.

Ms. Hoover presented the seconded motion from the Design Review Committee in Mr. Nelson's absence. Ms. Hoover noted that the Committee reviewed the full presentation of the Davidson School rehabilitation during the Committee's meeting in July.

Mr. Gray stated that Staff worked with the Town of Davidson for over a year for an adaptive reuse of the building as a government building. Mr. Gray stated that many original features will be preserved. Mr. Gray noted the proposed changes, which include reworking the auditorium entrance, adding a core on the rear of the building, and creating a terrace at the front entrance, which will make the building ADA accessible.

Note: Mr. Nelson joined the meeting at 6:15 p.m.

Mr. Berry questioned whether the Design Review Committee had any reservations about the proposed plans. Mr. Barfield stated that there were no reservations and that the plans were sensitively designed. Mr. Gray noted that the Committee voted unanimously to recommend the project without any alterations.

Autumn Michael, Davidson Town Commissioner, stated that she is supportive of the proposed plans and has been interested in hearing the Historic Landmarks Commission's thoughts on the proposal.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS

PRESENTED FOR THE DAVIDSON SCHOOL, 251 SOUTH STREET, DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Reginald Armistice Hawkins House, 1703 Madison Avenue, Charlotte, N.C.

Mr. Gray described the current state of the roof and explained that the homeowners are proposing to change the material of the roof from asphalt shingles to metal. Mr. Gray noted that the asphalt roof is not original to the home and that the original roof was a composite roof made of tar and gravel, which failed early in the house's history. Mr. Gray described how layers of asphalt shingles have been applied to the roof since. Mr. Gray noted that the hidden gutters have also failed.

Mr. Wilson stated that he lives near the Hawkins House and stated that the owners are excellent stewards of this historic property.

Jeff Taylor, property owner, stated his intent to find an acceptable solution for the failing roof and gutters in order to save the home from further water damage.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE STANDING SEAM METAL ROOF AS PRESENTED AT EITHER 16 OR 18 INCH WIDTH AND THAT HLC STAFF AND THE DESIGN REVIEW COMMITTEE CHAIR BE AUTHORIZED TO WORK WITH THE PROPERTY OWNERS TO DETERMINE AN APPROPRIATE COLOR FOR THE GUTTERS TO EITHER MATCH EXISTING HOUSE TRIM OR THE NEW METAL ROOF FOR THE REGINALD ARMISTICE HAWKINS HOUSE, 1703 MADISON AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report: Edwin Wilson

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

Mr. Wilson stated that the contract to purchase the property has been cancelled by the previously interested party. Mr. Wilson informed the Commission that the Projects Committee concluded that there is a need to work with a dynamic broker who has a vision for the property and the ability to aptly guide the Commission through this process.

Mr. Parsons questioned the process for selecting a broker. Mr. Thomson stated his intent to interview a variety of brokers that are recommended by Commission members. Mr. Thomson agreed that it is important to have an informed, fresh look at the property. Mr. Thomson noted that Ms. Hoover has suggested an agent and Mr. Thomson requested that the other Commissioners also send him suggestions to review. Mr. Parsons stated that once HLC Staff has selected a broker, he would like for the broker to appear before the Projects Committee and detail how he/she will market the property to ensure it is sold in an appropriate and efficient manner.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE HLC STAFF TO ENTER INTO A LISTING AGREEMENT WITH A BROKER IN FURTHERANCE OF THE MARKETING AND SALE OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Wilson stated that he has visited the property twice over the past few weeks. Mr. Wilson stated his belief that the Commission will be able to sell the property, place preservation covenants on the property, and replenish funds spent from the Revolving Fund. Mr. Wilson stated that he invited Elizabeth Grillo, broker, to visit the property with him and Mr. Thomson and that Ms. Grillo was confident in the potential of the property.

Mr. Thomson stated that he is working on a draft of a sales plan for the property and has engaged landscapers to provide maintenance in anticipation of marketing the property. Mr. Thomson stated that the community outreach effort will be kept on the table to make the community aware that the Commission will be marketing the property as a single-family home. Mr. Thomson echoed Mr. Wilson's sentiments regarding his impressions of Ms. Grillo and her ability to market the property. Mr. Thomson stated that the agent will be required to list the property on preservation websites and to create a draft of protective covenants. Mr. Thomson thanked Mr. Wilson for his commitment to selling this property.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT MR. THOMSON BE AUTHORIZED TO EMPLOY A BROKER FOR THE SALE OF THE WALLACE HOUSE, 9425 ROBINSON CHURCH ROAD, CHARLOTTE, N.C., CONTINGENT UPON MR. WILSON'S SITE VISIT TO THE PROPERTY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Staff Report: Jack Thomson and Stewart Gray

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

Mr. Thomson stated that Mr. Carnegie, HLC attorney, is currently engaged in discussions with Johnson C. Smith University regarding the stabilization agreement.

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

Mr. Thomson stated that the developer for the property is soliciting architects that represent the African American community. Mr. Thomson stated that the Commission will begin drafting façade easements once an architect has been selected. Mr. Thomson recommended that the Commissioners peruse the Beatties Ford Road Corridor study if they had not already. Mr. Berry asked when the study will be presented to the Commission. Mr. Gray stated that Staff is working on getting the information on the Commission's

website in a logical, meaningful manner. Mr. Gray stated that once that is complete that the plan is for Brandon Lunsford, consultant, to present the information to the Commission, possibly at its September meeting.

c. Douglas House, 7601 Christie Lane, Charlotte, N.C.

Mr. Thomson stated that the Charlotte Douglas International Airport is required to go through an environmental assessment due to the FAA's involvement with permitting. Mr. Thomson stated that this should put the Commission in a stronger negotiating position.

d. Grier House, 421 Montrose Street, Charlotte, N.C.

Mr. Thomson informed the Commission that Code Enforcement has been increasing its enforcement of the property. Mr. Thomson stated that HLC Staff is attempting to cultivate a relationship with the owner and family.

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

Mr. Thomson reminded the Commission that the delay of the Certificate of Appropriateness for the demolition of this property was initiated in March. Mr. Thomson stated that the property has been placed on the market, but has not been publicly advertised. Mr. Thomson stated that Preserve Mecklenburg is exploring relocating the house offsite or repositioning the house onsite, but that both options are costly. Mr. Thomson stated that leadership from the Historic Landmarks Commission and Preserve Mecklenburg will be meeting to discuss the next step.

f. Washam House and Lands, 15735 Davidson-Concord Road, Davidson, N.C.

Mr. Thomson stated that the land parcel around the Washam House is under contract for purchase by a conservation buyer, who is a willing supporter of preservation. Mr. Thomson stated that the historic house could benefit from a restoration effort.

g. Dr. Craven House, 103 N. Old Statesville Road, Huntersville, N.C.

Mr. Thomson stated that Staff was approached by the Town of Huntersville management to propose a process for the redevelopment of the historic place. Mr. Thomson stated that Staff provided a request for proposal and a draft memorandum of understanding with the Town in which HLC Staff would assist the Town in finding an appropriate developer to redevelop the property into a greenway connector. Mr. Thomson stated that Town Council decided to not go this route and instead announced it would be moving forward with the demolition of the house unless someone was willing to relocate the house. Mr. Thomson stated there has been a lot of public interest in relocating the house and noted the challenges that come with moving houses. Mr. Thomson stated that Abigail Jennings is in touch with Town Councilmembers to discuss strategies for the future of the house. Mr. Thomson stated that Preserve Mecklenburg is also exploring how it might assist in the preservation of the house. Mr. Thomson stated that the preservation movement in

Charlotte is becoming more diverse with the inclusion of Preserve Mecklenburg and the historic preservation committee associated with the Charlotte Museum of History and that these groups should be applauded in their efforts and feel welcomed by the Commission.

h. Barringer Hotel, 426 N. Tryon Street, Charlotte, N.C.

Mr. Parsons asked about the status of the Barringer Hotel. Mr. Thomson stated that he is pleased to see the amount of advocacy efforts to preserve this property and that this is an indicator that the community at large feels that preservation is important. Mr. Thomson stated that there is a group called Save the Hall House that is working on developing a presentation to the Charlotte Housing Authority to discuss the potential of rehabilitating the hotel. Mr. Thomson stated that the State Historic Preservation Office has determined that the Charlotte Housing Authority will need to go through an environmental review process since the Barringer Hotel is listed on the National Register. Mr. Thomson stated that he asked fellow preservationists to provide examples of how historic hotels have been adaptively reused as affordable housing throughout the state and received several responses, which he will provide to the Save the Hall House organization to include in its research. Mr. Parsons reminded the Commission that this property is not a local historic landmark, but that the Commissioners can get involved in this preservation effort as private citizens. Mr. Parsons also asked the Commissioners to support Mr. Thomson in his endeavor to preserve the building.

i. Certified Local Government (CLG) Training

Mr. Gray stated that he will continue to email the CLG training sessions to the Commissioners. Mr. Gray stated that at least two Commissioners need to take three training sessions in order for the Commission to maintain its CLG status.

j. Designation Guidelines

Mr. Gray stated that Staff met with Mr. Barfield, Ms. Hoover, and Mr. Nelson for a productive brainstorming session on designation guidelines. Mr. Gray stated that he would like to have a strong framework before the guidelines are taken to the full Design Review Committee. Mr. Gray stated that the process will not be quick and that he is aiming to have a draft reviewed by the Design Review Committee sometime in the Fall.

7. Old Business

There was no old business.

8. New Business

Mr. Parsons requested that Mr. Thomson schedule an Executive Committee meeting to begin discussing retreat training.

MR. BARFIELD PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE MEETING OF THE HISTORIC LANDMARKS COMMISSION ADJOURN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 7:28 p.m.