

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
December 14, 2020
Virtual Meeting
6:00 p.m. – 8:12 p.m.**

Draft Minutes

Present:

**Ms. Diane Althouse/County/HLC Treasurer
Mr. Robert Barfield/County
Mr. Akadius Berry/County
Mr. Brian Clarke/County/Survey Committee Chair
Ms. Laura Hoover/County/HLC Secretary
Mr. William Hughes/City/HLC Vice Chair
Ms. Elizabeth Luke/County
Mr. Garrett Nelson/Mayor/Design Review Committee Chair
Mr. Jonathan Schulz/City
Mr. Edwin Wilson/City/Projects Committee Chair
Mr. Jack Thomson, HLC Executive Director
Ms. Elizabeth Stuart, HLC Administrative Assistant
Mr. Sandy Carnegie, HLC Attorney
Mr. Tommy Warlick, HLC Consulting Preservation Planner**

Absent:

**Ms. Leila Farsiani/City
Mr. Jeffrey Parsons/Mayor/HLC Chair**

Visitors:

**Andy Alicandri
Dorsey Allison
Ted Cleary
Amy Dominov
Matt Ewers
Rob Haney
Mike Higgins
Dan Morrill
John Nichols
Charlie Schulz
Stephen Swanick
John Vickers**

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.

1. Consideration of Minutes

MR. WILSON PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE MINUTES FOR THE NOVEMBER 9, 2020, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeffrey Parsons

Mr. Hughes welcomed everyone to the meeting and stated that Mr. Parsons was not able to attend tonight's 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. Mr. Thomson stated that all accounts are current.

4. Projects Committee Report: Edwin Wilson

a. Consider Waiver of Right of First Refusal on Charlotte Fire Station #4

MR. CLARKE PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION.

Mr. Thomson clarified that before the Commission votes to convene in closed session that it should hear from representatives of this project.

John Nichols stated that he represents the potential buyer of Fire Station #4. Mr. Nichols stated that the intended use of the property is for personal use. Mr. Nichols stated that the buyer would like to close on the property as quickly as possible.

Dorsey Allison stated that she and John Vickers represent the seller of Fire Station #4. Ms. Allison stated that she is waiting for the buyer to proceed towards closing. Ms. Allison stated that she has also not seen any plans but noted that the buyer mentioned potentially using the property as a personal residence. Mr. Vickers reminded the Commission that he attended a previous meeting with a party that was interested in adaptively reusing the property as a restaurant and noted that those plans have fallen through.

THE COMMISSION UNANIMOUSLY APPROVED THE SECONDED MOTION TO CONVENE IN CLOSED SESSION.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Wilson welcomed the visitors back to the meeting and stated that the Commission discussed the issue of the ROFR for Charlotte Fire Station #4 and created a seconded

motion in closed session. Mr. Wilson explained that the Commission will vote on the seconded motion in regular session.

MS. HOOVER PRESENTED A MOTION SECONDED BY MS. LUKE THAT THE HISTORIC LANDMARKS COMMISSION WILL NOT EXERCISE ITS RIGHT OF FIRST REFUSAL TO PURCHASE CHARLOTTE FIRE STATION #4, 420 W. 5TH STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Carnegie stated that he will prepare the ROFR waiver and will circulate it to Mr. Thomson and have it signed by Mr. Parsons before sending to Mr. Vickers.

b. Consider Letter of Intent for Torrence Lytle School

Mr. Thomson stated that the Projects Committee met before Thanksgiving. Mr. Thomson stated shortly after the meeting, a Letter of Intent (LOI) to purchase the Torrence Lytle School was received from potential buyer, Stephen Swanick. Mr. Thomson briefly reviewed the details of the LOI and noted that it is set to expire on December 21, 2020. Mr. Thomson noted that Mr. Swanick is proposing to develop townhouses on a portion of the property with the intent of providing workforce housing.

Mr. Swanick detailed his proposal and stated that he was unsure of the process and does not need an answer by December 21. Mr. Swanick stated that he would like to have commercial professionals out to the property soon to determine the viability of the project.

Mr. Carnegie advised the Commission to be careful of approving the LOI when questions remain unaddressed.

Ms. Althouse stated that the Projects Committee should meet in order to gain a better understanding of the points in the LOI. Mr. Wilson stated that the Projects Committee can schedule a meeting soon to have Mr. Swanick provide additional information in order for the Committee to deliver a seconded motion to the Commission at its January 11 meeting. Mr. Swanick agreed to this.

Mr. Wilson asked Mr. Swanick to email Mr. Thomson and Mr. Parsons an amended LOI with a revised date of January 11, 2021, and Mr. Swanick stated he would.

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

Mr. Wilson reviewed the seconded motion from the Projects Committee. Mr. Wilson reminded the Commission that Brian Sharpe, property owner, requested and was granted a financial extension earlier in the year. Mr. Wilson stated that the Commission paid the legal fees for this previous extension and explained that the Projects Committee specified that Mr. Sharpe would be responsible for legal fees for the current requested extension. Mr. Wilson also noted that Mr. Sharpe completed work on the property that was not reviewed or approved by the Design Review Committee. Mr. Wilson stated that Mr. Sharpe is in the process of rectifying the unapproved alterations. Mr. Wilson stated that Mr. Sharpe has indicated he will likely need to sell the property if he does not receive a

financial extension. Mr. Wilson stated that the Commission's options are to either approve the seconded motion or consider purchasing the property.

Mr. Thomson stated that he spoke with Mr. Sharpe before the meeting and that Mr. Sharpe was confident about his financing options after recently communicating with a financial institution. Mr. Thomson stated that Mr. Sharpe has also indicated that he is attending to the unapproved changes to the property.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT EXTEND THE CURRENT FINANCIAL AGREEMENT FOR WHITE OAK, 7729 HOOD ROAD, CHARLOTTE, N.C., FOR SIX MONTHS WITH THE CONDITION THAT ALL LEGAL FEES ASSOCIATED WITH THE CREATION OF THE EXTENSION BE COVERED BY BRIAN SHARPE, THE OWNER OF WHITE OAK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Design Review Committee Report: Garrett Nelson

a. Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.

Mr. Nelson reviewed the seconded motion from the Design Review Committee. Mr. Thomson reviewed the site plan and reminded the Commission that the historic landmark designation will be removed from the rear of the property but will remain on the front.

Rob Haney, president of The Terranova Group, stated that he has submitted updated documents that fulfill the Committee's conditions in its seconded motion. Mr. Haney showed ridge heights and answered questions from the Commission.

Mr. Schulz asked for clarification regarding the status of the houses being constructed in the rear of the property. Mr. Thomson stated that the Commission currently has design review control over these proposed houses. Mr. Thomson reiterated that these houses will not retain historic landmark designation, but that the historic Shaw House and the houses built in the front of the property will remain designated and under the Commission's control.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE VICTOR SHAW HOUSE, 2400 MECKLENBURG AVENUE, CHARLOTTE, N.C., WITH THE FOLLOWING CONDITIONS: THAT THE APPLICANT PROVIDE THE RIDGE HEIGHTS OF THE SHAW HOUSE AND THE INFILL BUILDINGS AND A SITE DRAWING DEPICTING THE INFILL DEVELOPMENT AND PROSPECTIVE LANDSCAPING, AND BEFORE A CERTIFICATE OF APPROPRIATENESS IS ISSUED THAT THE APPLICANT WORK WITH HLC STAFF TO PRESENT A LANDSCAPE PLAN TO BE DISTRIBUTED TO THE DESIGN REVIEW COMMITTEE FOR COMMENT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Garinger High School, 1100 Eastway Drive, Charlotte, N.C.

Mr. Nelson reviewed the seconded motion from the Design Review Committee. Mr. Nelson showed the existing condition of building #300 and explained the proposed plans. Mr. Nelson stated the biggest impact will be the proposed replacement windows.

Andy Alicandri, architect, stated that the goal is to bring the building up to code. Mr. Alicandri stated that the new windows will be energy efficient and will comply with the Commission's requirements.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR GARINGER HIGH SCHOOL, 1100 EASTWAY DRIVE, CHARLOTTE, N.C., WITH THE STIPULATION THAT THE VERTICAL MULLION DIVISIONS MATCH THE EXISTING CONDITION AND THAT CLEAR GLASS BE USED FOR THE WINDOWS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Nelson stated that the school is also proposing to construct a new career and technical education building on campus. Mr. Nelson reviewed the site plan and detailed the proposed location. Mr. Nelson stated that the building will be in the rear of the property and will not block the view of the historic buildings.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE CONSTRUCTION OF A TWO-STORY CLASSROOM BUILDING AT GARINGER HIGH SCHOOL, 1100 EASTWAY DRIVE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: Ms. Althouse and Mr. Schulz left the meeting at 7:45 p.m.

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

Mr. Thomson showed the location of the historic house. Mr. Nelson reviewed the landscape plan and noted the thoughtfulness of the plan.

Ted Cleary, landscape architect, detailed the proposed landscape plan and stated his intent to provide interest through the plan.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C., WITH THE CONDITION THAT THE DESIGN OF THE REAR DRIVEWAY GATE BE 4'6" MINIMUM HEIGHT AND PREDOMINANTLY OPAQUE AND THAT CONSTRUCTION DETAILS BE APPROVED BY THE DESIGN REVIEW COMMITTEE CHAIR AND HLC STAFF. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Survey Committee Report: Brian Clarke

Mr. Clarke stated that the Survey Committee was scheduled to meet on December 16. Mr. Clarke stated that the Committee has been reviewing the Beatties Ford Road Corridor study in order to identify properties and contact property owners that may be interested in designating their properties as historic landmarks. Mr. Clarke stated this is a good opportunity to reintroduce the work of the Commission to west Charlotte.

7. Staff Report: Jack Thomson and Stewart Gray

Mr. Thomson stated that the new owners of the Cole Manufacturing Company Plant have agreed to designate part of the property. Mr. Thomson explained that one building is located in the railroad right of way and that the new owners have agreed to place a permanent easement on the property to be held by the Commission. Mr. Thomson noted Councilmember Larken Egleston's assistance in this endeavor.

Mr. Thomson stated that he has been in ongoing communication with officials at the Charlotte Douglas International Airport regarding the future use of the Steele Creek Presbyterian Church property.

Mr. Thomson stated that Mecklenburg County will remain in Stage 1 until April 2021. Mr. Thomson stated that this will affect planning for the Commission's retreat, which was tentatively scheduled for January 2021. Mr. Thomson stated that he and Ms. Althouse would continue to work on plans for a retreat.

8. Old Business

There was no old business.

9. New Business

There was no new business.

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

The meeting adjourned at 8:12 p.m.