

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
October 12, 2020
Virtual Meeting
6:01 p.m. – 7:30 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. Jonathan Schulz/City
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
Ms. Elizabeth Luke/County
Mr. Jeffrey Parsons/Mayor/HLC Chair
Mr. Edwin Wilson/City/Projects Committee Chair**

Visitors:

**Rusty Miller
Juan Powell
Rob Pressley
Michael Suprino
Patrick Tormeno
Tommy Warlick**

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. BARFIELD PRESENTED A MOTION SECONDED BY MR. CLARKE THAT THE MINUTES FOR THE SEPTEMBER 14, 2020, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeffrey Parsons

Mr. Hughes stated that Mr. Parsons was not able to attend the meeting tonight.

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.

4. Design Review Committee Report: Garrett Nelson

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

Ms. Hoover stated that the proposed plans include installing acoustic ceiling tile in several rooms in order to have the ability to make changes to lighting and sound equipment. Mr. Gray reviewed the proposed plans.

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. Johnston Mill, 3315 North Davidson Street, Charlotte, N.C.

Mr. Gray stated that both the Mecklenburg Mill and the Johnston Mill were renovated and adaptively reused as housing in the early 1990s. Mr. Gray explained that the Johnston Mill is currently vacant and has a significant amount of deterioration. Mr. Gray reviewed the scope of the proposed project and stated this will be a major renovation with a substantial amount of infill development. Mr. Gray stated that the project has been reviewed by the North Carolina State Historic Preservation Office (SHPO) for eligibility for the federal historic preservation tax incentive program. Mr. Gray stated that the feedback from SHPO was generally positive.

Mr. Barfield asked for specifics regarding over which portions of the property the Commission has design review control. Mr. Gray stated that the Commission has design review control over the entire parcel except for the interior of the infill buildings.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE JOHNSTON MILL, 3315 NORTH DAVIDSON STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. James C. Dowd House, 2216 Monument Street, Charlotte, N.C.

Mr. Gray stated that the prospective buyer, Rob Pressley, is planning to rehabilitate the historic house, which has retained a good degree of integrity and is in good condition. Mr. Gray reviewed the history of the house and stated that all of the changes made to the house have acquired historical significance.

Mr. Gray noted that the proposed project includes additional land from an adjacent pocket park. Mr. Gray stated that the additional land is needed to make the adaptive reuse of the property functional. Mr. Gray reviewed the project and noted that Mr. Pressley has stated that the design of the carriage house is not final. Mr. Gray stated that if the final design varies greatly from the proposal that it will be brought back to the Commission for further consideration.

Mr. Pressley stated that his intent is to design the carriage house so that it is an appropriate part of the historic property, but does not present as an original part. Mr. Pressley also stated that having a garden and event lawn would provide the public space to visit the site when it is opened for public events.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE PRESENTED PLANS FOR THE JAMES C. DOWD HOUSE, 2216 MONUMENT STREET, CHARLOTTE, N.C., WITH THE UNDERSTANDING THAT FINAL CONSTRUCTION DOCUMENTS WILL BE SUBMITTED FOR STAFF APPROVAL AND WITH THE FOLLOWING CONDITIONS: 1) THE ADDITION OF NEW WALLS PROTECTING BUT OBSCURING THE ORIGINAL WALL DESIGNS ON THE FIRST AND SECOND STORIES IS NOT ALLOWED; 2) THE EXPANSION OF THE SINGLE DOOR OPENING TO ACCOMMODATE DOUBLE DOORS ON THE FIRST STORY IS NOT ALLOWED; 3) THE EXISTING WINDOWS SHOULD BE RETAINED UNLESS IT CAN BE CLEARLY SHOWN THAT THE WINDOWS ARE MODERN REPLACEMENTS, AND THE DESIGN OF ANY REPLACEMENT WINDOWS MUST BE PRESENTED TO THE HISTORIC LANDMARKS COMMISSION FOR REVIEW; 4) THE EXISTING MANTELS MUST BE RETAINED UNLESS IT CAN BE CLEARLY SHOWN THAT THE MANTELS ARE MODERN ADDITIONS, AND THE DESIGN OF ANY REPLACEMENT MANTELS MUST BE PRESENTED TO THE HISTORIC LANDMARKS COMMISSION FOR REVIEW; 5) THE ORIGINAL ITALIANATE MANTEL ON THE SECOND STORY WILL BE PRESERVED; AND 6) THE FLOORING ON THE LANDING AND ALL OF THE SECOND STORY FLOORING WILL BE PRESERVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Survey Committee Report: Brian Clarke

a. Consideration of a Portion of Property to be Designated for Fire Station #10, 2136 Remount Road, Charlotte, N.C.

Mr. Clarke stated that the two items of consideration have not been recently reviewed by the Survey Committee. Mr. Thomson reminded the Commission that at a previous meeting

it voted to designate Fire Station #10 and to include the interior and exterior of the building and the associated land in the designation. Mr. Thomson stated that as negotiations have continued regarding the adaptive reuse of the building that it has become apparent that the interior of the building does not need to be included in the designation. Mr. Gray reminded the Commission that the building has not yet been processed for designation. Mr. Gray stated that Staff is asking the Commission to consider amending the original motion approved by the Commission which included the interior of the building in the designation and instead request that only the exterior of the building and the associated land be designated.

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HISTORIC LANDMARKS COMMISSION WITHDRAW ITS RECOMMENDATION TO DESIGNATE THE INTERIOR OF FIRE STATION #10, 2136 REMOUNT ROAD, CHARLOTTE, N.C., AND RECOMMEND THAT THE HISTORIC LANDMARK DESIGNATION OF FIRE STATION #10 INCLUDE THE EXTERIOR OF THE BUILDING AND THE LAND ASSOCIATED WITH THE PROPERTY. THE COMMISSION APPROVED THE MOTION WITH MS. HOOVER ABSTAINING FROM THE VOTE.

b. Consideration of Additional Property to be Included in the Designation of the James C. Dowd House, 2216 Monument Street, Charlotte, N.C.

Mr. Gray presented the addendum to the designation report for the Dowd House and explained that the addendum will be attached to the original designation report in order to amend the designation. Mr. Gray stated that the addendum will make the case that the registered designation ordinance should be amended to include the house, land, and additional piece of land as shown on the addendum. Mr. Gray explained that additional land is needed for the proposed plan to adaptively reuse the historic property and have it function better.

Mr. Clarke asked whether the land associated with the Dowd House is currently designated and Mr. Gray stated that the original ordinance does not specifically describe the included land. Mr. Thomson stated that the Dowd lands were at one time expansive and that this is a clear argument that this additional land was also once part of the Dowd lands.

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO CHARLOTTE CITY COUNCIL THAT THE REGISTERED DESIGNATION ORDINANCE FOR THE JAMES C. DOWD HOUSE, 2216 MONUMENT STREET, CHARLOTTE, N.C., BE AMENDED TO INCLUDE THE LAND AS REFLECTED IN THE SURVEY MAP ATTACHED TO THE ADDENDUM TO THE DESIGNATION REPORT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Edwin Wilson

Mr. Thomson stated that the Projects Committee currently had no action items for the Commission to consider.

7. Staff Report: Jack Thomson and Stewart Gray

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

Mr. Thomson stated that a Letter of Intent from a prospective buyer has been received and will be refined before coming to the full Commission for consideration.

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

Mr. Thomson stated that he and Sandy Carnegie, HLC attorney, met with Johnson C. Smith University's attorney, Anthony Fox, President Armbrister, and associated staff for a productive meeting on the stabilization agreement. Mr. Thomson stated that the University has been approached by a third-party financial institution and the two parties are in communication.

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

Mr. Thomson stated that landscape cleanup on the property continues. Mr. Thomson stated that Staff is putting together a scope of work for items identified in the home inspection and that this work may need to be reviewed by the Design Review Committee depending upon what is necessitated.

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

Mr. Thomson stated that the owner of White Oak may request an additional financing extension. Mr. Thomson stated that he has asked the owner to make a formal request for Mr. Carnegie to review.

e. Cooper Log House, 5621 Mt. Olive Church Road, Charlotte, N.C.

Mr. Thomson stated that he and Mr. Clarke visited the site earlier in the day and had a productive conversation with the owner. Mr. Thomson stated that he will investigate having an appraisal completed and will continue dialogue on potential acquisition of the property, which will likely be placed on the market within six to 12 months. Mr. Clarke provided a brief history of the house and stated that it still holds a good amount of integrity. Mr. Clarke stated that the house is located on approximately six acres of land and will face increasing developmental pressure with the construction of the nearby River District.

f. Commission Retreat

Mr. Thomson stated that he is exploring the idea of holding the Commission's retreat in late January 2021.

g. Preservation Seminar

Mr. Thomson stated that the Charlotte Museum of History will be holding a virtual preservation seminar on October 20-22. Mr. Thomson stated that he and Mr. Gray would be presenting on October 22.

h. Certified Local Government Training

Mr. Gray thanked the Commissioners who completed the Certified Local Government training and stated that the Commission is in compliance for another year. Mr. Gray stated that the training is still available for those interested.

8. Old Business

There was no old business.

9. New Business

There was no new business.

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 7:30 p.m.