

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
November 9, 2020
Virtual Meeting
6:00 p.m. – 7:58 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. Leila Farsiani/City
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. 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
Mr. Tommy Warlick, HLC Consulting Preservation Planner**

Absent:

Visitors:

**Charis Blackmon
Ben Collins
Mac Crisco
Traci Crisco
Brett Gerig
Hasheem Halim
Rob Haney
RJ Harvey
Brian Jenest
Peter Jenest
Jamall Kinard
Dan Morrill
Rob Pressley**

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. CLARKE PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE MINUTES FOR THE OCTOBER 12, 2020, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeffrey Parsons

Mr. Parsons stated he was not able to attend the last meeting due to a death in his family. Mr. Parsons thanked those who reached out with condolences. Mr. Parsons noted the upcoming Veterans Day holiday and thanked the veterans who have served the country.

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. Public Hearings for Historic Landmark Designation: Stewart Gray

MR. BARFIELD PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE FOLLOWING PROPERTIES: SIMMONS HOUSE, 625 HERMITAGE COURT, CHARLOTTE, N.C.; ASHFORD HOUSE, 241 HOSKINS AVENUE DRIVE, CHARLOTTE, N.C.; FORMER CHARLOTTE FIRE STATION #10, 2136 REMOUNT ROAD, CHARLOTTE, N.C.; JOHNSON-SHERRILL FARMHOUSE, 21525 SHEARER ROAD, DAVIDSON, N.C.; AND HELPER-WALLEY HOUSE, 603 NORTH MAIN STREET, DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

a. The Simmons House including the exterior of the house and outbuildings and land associated with tax parcel 15502301, located at 625 Hermitage Court, Charlotte

Mr. Thomson reviewed comments from the State Historic Preservation Office (SHPO) and HLC Staff responses. No members of the public appeared before the Commission.

b. The Ashford House including the exterior of the house and land associated with tax parcels 06306102 and 06306103, located at 241 Hoskins Avenue Drive, Charlotte

Mr. Thomson reviewed comments from SHPO and HLC Staff responses. No members of the public appeared before the Commission.

c. Former Charlotte Fire Station #10 including the exterior of the building and the land associated with tax parcel 06706102, located at 2136 Remount Road, Charlotte

Mr. Thomson reviewed comments from SHPO and HLC Staff responses. No members of the public appeared before the Commission.

d. Johnson Sherrill Farmhouse, 21525 Shearer Road, Davidson

Mr. Thomson reviewed comments from SHPO and HLC Staff responses. No members of the public appeared before the Commission.

e. Helper-Walley House, 603 North Main Street, Davidson

Mr. Thomson reviewed comments from SHPO and HLC Staff responses. No members of the public appeared before the Commission.

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

f. Johnson Sherrill Farmhouse, 21525 Shearer Road, Davidson

Ms. Althouse asked for clarity regarding the designation process. Mr. Gray stated that the motions function to clarify what elected officials will be considering.

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE BOARD OF COMMISSIONERS OF THE TOWN OF DAVIDSON THAT THE JOHNSON SHERRILL FARMHOUSE, 21525 SHEARER ROAD, DAVIDSON, N.C., INCLUDING THE INTERIOR AND EXTERIOR OF THE HOUSE AND THE LAND ASSOCIATED WITH TAX PARCEL 00305103 BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

g. Helper-Walley House, 603 North Main Street, Davidson

MR. NELSON PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE BOARD OF COMMISSIONERS OF THE TOWN OF DAVIDSON THAT THE HELPER-WALLEY HOUSE, 603 NORTH MAIN STREET, DAVIDSON, N.C., INCLUDING THE EXTERIOR OF THE HOUSE AND THE LAND ASSOCIATED WITH TAX PARCEL 00326313 BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Public Hearing for Amending the Designation Ordinance for the James C. Dowd House, 2216 Monument Street, Charlotte: Stewart Gray

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE AMENDMENT OF THE DESIGNATION ORDINANCE FOR THE JAMES C. DOWD HOUSE, 2216 MONUMENT STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Rob Pressley, prospective owner, thanked the Commission for considering the amendment. Mr. Pressley stated that members of the neighborhood plan to speak at the Charlotte City Council meeting in favor of the project. No other members of the public appeared before the Commission.

Mr. Thomson reviewed comments from SHPO and HLC Staff responses.

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

MS. FARSIANI PRESENTED A MOTION SECONDED BY MS. LUKE THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO CHARLOTTE CITY COUNCIL THAT THE REGISTERED ORDINANCE DESIGNATING THE JAMES C. DOWD HOUSE, 2216 MONUMENT STREET, CHARLOTTE, N.C., AS A HISTORIC LANDMARK BE AMENDED TO INCLUDE THE LAND (A PORTION OF TAX PARCEL 06706106) AS REFLECTED IN THE SURVEY MAP ATTACHED TO THE ADDENDUM TO THE DESIGNATION REPORT, AND THAT THE ORDINANCE BE CLARIFIED TO EXPLICITLY INCLUDE THE INTERIOR OF THE HOUSE AND ALL OF THE LAND IN TAX PARCEL 06706105. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Ms. Althouse questioned why this ordinance needed to be amended. Mr. Gray stated that the additional property needs to be designated as a historic landmark for the Commission to be able to work on it. Mr. Gray also stated that the original ordinance language is vague and that the language should explicitly state what is designated.

6. Survey Committee Report: Brian Clarke

a. Update on Beatties Ford Road Corridor Survey

Mr. Clarke stated that there is a page on the Commission's website dedicated to the Beatties Ford Road Corridor survey. Mr. Clarke stated that he has asked members of the Survey Committee as well as Mr. Hughes and Mr. Wilson as residents of this area to review the survey and determine how to distribute it to the broader community. Mr. Clarke stated that he, Mr. Berry, Mr. Hughes, Mr. Wilson, and Mr. Gray would meet soon to discuss this initiative. Mr. Clarke stated that there may be action items for the Commission to consider at its December meeting.

Mr. Parsons and Mr. Thomson thanked the Survey Committee for working to preserve these properties.

7. Design Review Committee Report: Garrett Nelson

a. Highland Mill #3, 2901 N. Davidson Street, Charlotte, N.C.

Mr. Gray reviewed the proposed plans and stated that the proposal includes the installation of several directional signs. Mr. Gray stated that the current blade sign will be

replaced with one of a similar design with the option to raise it in order to prevent it from being struck by traffic. Mr. Gray reviewed the motion from the Design Review Committee and noted that the plans were supported unanimously.

Brett Gerig, property owner, thanked the Commission for its time and stated his excitement to continue improvements on the site.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR HIGHLAND MILL #3, 2901 N. DAVIDSON STREET, CHARLOTTE, N.C., WITH THE OPTION TO RAISE BLADE SIGN IF NECESSARY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Freeman House, 201 S. Ames Street, Matthews, N.C.

Mr. Gray reviewed the proposed plans and reminded the Commission that it previously approved the relocation of the house and barn to an adjacent lot but that it requested for the architecture of the addition to be further reviewed by the Design Review Committee. Mr. Gray stated that the applicant proposed to diminish the massing of the addition through the removal of two shed dormers.

Ms. Alhouse asked why Kristi Harpst, Garrett Nelson, and Ken Pursley opposed the plan at the Design Review Committee meeting. Mr. Gray stated that Mac Crisco, prospective owner, requested feedback from those who expressed concerns about the plans. Mr. Gray stated that Mr. Pursley responded and noted that while he found the architecture to be appropriate, he was concerned about the lack of a site plan that reflected landscaping since the house will be more visible after being relocated to a corner lot.

Mr. Nelson stated that he was unsure how the house would be situated on the site in relation to the driveway. Mr. Nelson stated that he was concerned about the massing of the addition but found the massing appropriate after reviewing the alterations.

Mr. Barfield stated that he shared Mr. Nelson's concerns but determined that preserving the house outweighed his concerns. Mr. Gray stated that the Criscos are the only party that has presented a plan that would preserve the house.

Mr. Crisco stated that his intent is to balance the usability of the house with the preservation of it. Mr. Crisco stated that he will take the concerns about landscaping into consideration as he develops a landscaping plan.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PRESENTED PLAN REVISIONS TO THE ARCHITECTURE OF THE FREEMAN HOUSE, 201 S. AMES STREET, MATTHEWS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Gray reviewed the proposed plans and stated that the revised plans are very similar to the site plan that the Commission previously conceptually approved. Mr. Gray stated one improvement is that the dimensions of the infill housing lots are more well-defined than in earlier plans. Mr. Gray stated that the demolition of the garage is also included in the plans. Mr. Gray showed interior and exterior photographs of the garage and noted that it does not currently possess a lot of historical significance.

Members of the Commission asked about the heights of the proposed infill houses. Mr. Nelson noted that the ridgeline of the McNinch House will be higher than the other houses. Mr. Nelson stated that the sloping topography assists in the prominence of the McNinch House.

Mr. Gray stated that the proposed cul-de-sac will be a public street so that people will be able to get a closer view of the McNinch House. Ms. Althouse asked about preservation easements. Mr. Parsons stated his belief that the Commission already included preservation easement language in its previous motion and asked Staff to confirm. Dr. Dan Morrill, representative of Preserve Mecklenburg, stated that it has been clear throughout the process that a preservation easement would be placed upon the property to protect it in perpetuity.

Mr. Nelson questioned the intent of the green space in the center of the property. Brian Jenest, architect, stated there are no plans to plant trees in the center court and that this area would remain open to provide a view of the house.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE DEVELOPMENT PLAN AS PRESENTED INCLUDING THE DEMOLITION OF THE GARAGE, AND THE GENERAL FOOTPRINTS AND HEIGHTS OF THE INFILL HOUSING FOR THE FRANK R. MCNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N.C., AND THAT DEVELOPMENT BE APPROVED WITH THE UNDERSTANDING THAT THE PLANS MAY BE SLIGHTLY ALTERED. THE COMMISSION APPROVED THE MOTION WITH MR. CLARKE VOTING IN OPPOSITION AND MS. ALTHOUSE ABSTAINING FROM THE VOTE.

Note: Mr. Clarke left the meeting at 7:18 p.m.

d. Shotgun House A and B, 711 and 715 East 7th Street, Charlotte, N.C.

Mr. Gray reminded the Commission that at its May meeting it approved the relocation of Shotgun House A and B to west Charlotte to be adaptively reused as new housing. Mr. Gray stated that although the relocation was approved, the architecture was to be further reviewed by Mr. Barfield, Ms. Hoover, and Mr. Nelson. Mr. Gray stated that the West Side Community Land Trust is coordinating the relocation and has proposed constructing new houses as the main houses and using the shotgun houses as Accessory Dwelling Units (ADUs) in the rear of the lot.

Ms. Althouse questioned whether the land would need to be rezoned. Ms. Althouse stated that this is an interesting way to save the historic houses but noted that they would not be visible to the public in the rear of the lot. Mr. Hughes and Mr. Berry agreed with Ms. Althouse's observations and stated they would prefer to have the visibility of the shotgun houses increased. Mr. Gray stated that this was a concern and explained that by placing the houses to the side of the lot as presented in Option B that it would replicate the historic nature of the houses and would provide a better view for the public.

Charis Blackmon, Executive Director of the West Side Community Land Trust, stated that her organization has significant pressure from the City of Charlotte to relocate the shotgun houses.

Jamall Kinard, Executive Director of Lakeview Neighborhood Alliance, detailed the developmental pressures in west Charlotte and explained that the neighborhood is supportive of constructing ADUs on properties as a method of increasing affordable housing.

Mr. Hughes stated that the shotgun houses are currently in a highly visible area. Mr. Hughes asked about the possibility of placing a sign on the property describing the importance of the houses. Ms. Blackmon stated that this could be explored with the understanding that the houses will be private residences.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE SCHEMATIC HOUSE LOCATIONS FOR SHOTGUN HOUSE A AND B AS SHOWN ON THE PRESENTED PLAN WITH THE UNDERSTANDING THAT THE COMMISSION PREFERS SITE PLAN OPTION B. THE COMMISSION APPROVED THE MOTION WITH MR. BERRY VOTING IN OPPOSITION.

8. Projects Committee Report: Edwin Wilson

Mr. Wilson stated that the West Side Community Land Trust has been a great preservation partner and that he is relieved that the shotgun houses will be used as residences.

Mr. Wilson stated that the Projects Committee had not met since the last Commission meeting. Mr. Thomson stated that there is business for the Committee to consider and that he would schedule a meeting.

9. Staff Report: Jack Thomson and Stewart Gray

Mr. Gray introduced Tommy Warlick and stated that Mr. Warlick has been assisting Staff as a Consulting Preservation Planner.

Mr. Gray stated that the Design Review Committee would meet on November 18, which is a week earlier than normal due to the Thanksgiving holiday.

Mr. Thomson stated that due diligence at the Cooper Log House is underway and that he would have an update after the Projects Committee meeting.

Mr. Thomson stated that he is still working on details for the Commission's retreat, which may occur in January. Ms. Althouse stated that she would be working on the agenda for the retreat and that the Commissioners should let her know what they would like to discuss.

Mr. Thomson stated that Ms. Althouse would be stepping down from her role as Treasurer and that he would reach out to those interested in the position.

10. Old Business

There was no old business.

11. New Business

Mr. Nelson asked if there has been any guidance provided for resuming in-person meetings. Mr. Thomson stated that County Staff has been instructed to continue working remotely through the end of the year. Mr. Thomson stated that Staff will have to determine how to have a quorum in the same room when the Commission transitions to a quasi-judicial body.

MR. HUGHES PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE MEETING OF THE HISTORIC LANDMARKS COMMISSION ADJOURN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 7:58 p.m.