

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
January 11, 2021  
Virtual Meeting  
6:01 p.m. – 6:56 p.m.**

**Draft Minutes**

**Present:**

**Ms. Diane Althouse/County/HLC Treasurer  
Mr. Robert Barfield/County  
Mr. Akadius Berry/County  
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. 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:**

**Mr. Brian Clarke/County/Survey Committee Chair  
Mr. Edwin Wilson/City/Projects Committee Chair**

**Visitors:**

**Jimmy Dudley  
Nicole Gardner**

**Note: This meeting was held virtually through the Zoom video conferencing platform.**

**1. Consideration of Minutes**

**MR. SCHULZ PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE MINUTES FOR THE DECEMBER 14, 2020, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MS. LUKE THAT THE CLOSED SESSION MINUTES FOR THE DECEMBER 14, 2020, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **2. Chair's Report: Jeffrey Parsons**

**Mr. Parsons stated that he missed last month's meeting due to being out of the country. Mr. Parsons thanked the Commissioners for continuing business in his absence. Mr. Parsons noted the recent events at the U.S. Capitol illustrate the importance of preserving historic landmarks, whether at the local, national, or world level. Mr. Parsons reiterated that the Commission plays a vital role in ensuring the public remembers the past as it moves forward.**

## **3. Treasurer's Report: Diane Althouse**

**Mr. Parsons reminded the Commission that Ms. Althouse is no longer able to serve as Treasurer. Mr. Parsons stated that he and Mr. Thomson have determined that a new Treasurer should be appointed to serve the rest of Ms. Althouse's term. Mr. Parsons stated that he and Mr. Thomson recommend Mr. Schulz for this position and that this appointment will be considered at the Commission's February meeting.**

**Mr. Thomson reviewed the monthly financial report prepared by the Asset and Facility Management Department of Mecklenburg County. Mr. Thomson stated that expenditures are at a minimum for properties owned by the Commission and that income has been received as anticipated.**

## **4. Design Review Committee Report: Garrett Nelson**

### **a. Ziem House, 1812 East 8<sup>th</sup> Street, Charlotte, N.C.**

**Mr. Nelson stated that the Ziem House project is being presented as a staff review.**

**Mr. Gray stated that the property owner is proposing to remodel the rear porch, which includes demolishing the existing curved rear exterior stairs and replacing them with new stairs. Mr. Gray showed the existing condition of the porch and presented an overview of the project. Mr. Gray stated that he and Mr. Nelson reviewed the project and Staff recommends approving proposed plans as presented.**

**Ms. Althouse noted that the rear porch does not appear to be original, and Mr. Gray stated that it is not an original feature of the house.**

**Mr. Gray stated that a neighbor has expressed concerns about the side alley being impacted by this project, but Staff believes there will be no impact on the alley.**

**Jimmy Dudley, architect, thanked the Commission for its consideration. Mr. Dudley stated that the property owners were cognizant of the side yard setback and that the projection of the porch and adjacent stairs are inside of the setback. Mr. Dudley stated that the property owners will update landscaping by this setback and that the work will not encroach on the alley.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE HISTORIC LANDMARKS COMMISSION APPROVE PLANS AS PRESENTED FOR**

**THE ZIEM HOUSE, 1812 EAST 8<sup>TH</sup> STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Mr. Nelson thanked Mr. Dudley for submitting a thorough presentation.**

**5. Survey Committee Report: Brian Clarke**

**Mr. Schulz presented the Survey Committee report in Brian Clarke's absence.**

**a. Peeps House, 831 E. Worthington Avenue, Charlotte, N.C.**

**Mr. Schulz stated that the Peeps House is located in Dilworth and is an example of an architect-owned and designed building. Mr. Gray reviewed the special significance of the property and stated that Staff fully supports historic landmark designation.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE PEEPS HOUSE, 831 E. WORTHINGTON AVENUE, CHARLOTTE, N.C., FOR HISTORIC LANDMARK DESIGNATION AND THAT THIS DESIGNATION INCLUDE THE INTERIOR AND EXTERIOR OF THE HOUSE AND THE LAND ASSOCIATED WITH THE HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Ervin Building, 4037 E. Independence Boulevard, Charlotte, N.C.**

**Mr. Schulz stated that the Ervin Building is a large office building on Independence Boulevard and was one of the first high-rise office buildings built outside uptown Charlotte. Mr. Gray stated that the building is currently in poor condition. Mr. Gray noted that the building is eligible for listing on the National Register and that the owner is currently going through this process.**

**Richard Gee, property owner, noted his enthusiasm for the building to be rehabilitated and thanked Mr. Gray for his assistance.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE ERVIN BUILDING, 4037 E. INDEPENDENCE BOULEVARD, CHARLOTTE, N.C., FOR HISTORIC LANDMARK DESIGNATION AND THAT THIS DESIGNATION INCLUDE THE INTERIOR AND EXTERIOR OF THE BUILDING AND THE LAND ASSOCIATED WITH THE BUILDING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Mr. Schulz noted that the following items are for informational purposes and do not need further action from the Commission.**

**c. Study List of Prospective Historic Landmarks**

**Mr. Schulz stated that the Survey Committee added the following properties to the HLC's Study List of Prospective Historic Landmarks and instructed HLC Staff to contact owners to gauge interest in historic landmark designation: 1100, 1218, 1404, 1415, 1500, 1930, and 2023 Beatties Ford Road; 2128 and 2140 Senior Drive; 2319 Lasalle Street; and 2515**

**Booker Avenue. Mr. Schulz stated that the Committee also added the Blythe House, 121 Gilead Road, Huntersville, to the Study List.**

**d. Funding of Designation Report for McDonald's Cafeteria**

**Mr. Schulz stated that the Commission may recall holding previous discussions regarding funding designation reports. Mr. Schulz stated that funds for designation reports are drawn from the operating budget and not the revolving fund, which means that Staff can elect how the funds are used. Mr. Schulz stated that Staff believes it is still important to have a consensus from the Survey Committee on which reports to fund. Mr. Schulz noted that the Survey Committee voted unanimously to support the funding of the McDonald's Cafeteria.**

**6. Projects Committee Report: Edwin Wilson**

**Mr. Thomson presented the Projects Committee report in Edwin Wilson's absence.**

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

**Mr. Thomson stated that Stephen Swanick, prospective buyer, attended the Projects Committee meeting to further discuss his Letter of Intent (LOI) to purchase Torrence Lytle School. Mr. Thomson stated that the Committee relayed a strong and intentional desire that Mr. Swanick connect with community leaders identified through the Commission's activities with the property. Mr. Thomson stated that Mr. Swanick was agreeable to suggestions and reported that the two plan to meet soon to discuss outreach activities.**

**Ms. Althouse stated that Mr. Swanick is proposing to build townhouses on the site as part of the first phase and that this would help fund other phases of the rehabilitation of the property.**

**Mr. Hughes noted that the proposed purchase price is \$100,000, which is less than what the Commission has spent on the property. Mr. Hughes stated that the Commission is charged with being responsible stewards of taxpayer money and that informing the community of the proposed plans is a sign of respect to those who are passionate about the future of the property.**

**7. Staff Report: Jack Thomson and Stewart Gray**

**Mr. Thomson stated that the Mayes House has been permanently protected by preservation easements. Mr. Thomson stated that the new owner may attend a future meeting for introductions.**

**Mr. Thomson stated that the Shotgun Houses have been relocated. Mr. Thomson thanked Mr. Barfield, Ms. Hoover, and Mr. Nelson for their assistance with design review.**

**Mr. Thomson stated that he has been informed that the Barringer Hotel on 8<sup>th</sup> Street will go through an environmental review before it can be demolished. Mr. Thomson reminded the Commission that the hotel is not a local landmark but is on the National Register. Mr.**

**Thomson stated that the Commission and other parties interested in historic resources will be part of a public conversation about the future of the property.**

**Mr. Thomson stated that the Commission will soon start using Webex for its virtual meetings.**

**Mr. Gray stated that Charlotte City Council voted to designate the Ashford House, the Simmons House, and Charlotte Fire Station #10 as historic landmarks, and amended the designation ordinance for the Dowd House, which will allow for its redevelopment and continued preservation.**

#### **8. Old Business**

**There was no old business.**

#### **9. New Business**

**There was no new business.**

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

**The meeting adjourned at 6:56 p.m.**