

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
March 8, 2021  
Virtual Meeting  
6:00 p.m. – 7:29 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. 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:**

**David Dillard  
Dora DuBose  
Faith Fox  
Richard Grubbs  
Janelle Harris  
Glenn Johnson  
Dan Morrill**

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

**1. Consideration of Minutes**

**MR. HUGHES PRESENTED A MOTION SECONDED BY MS. LUKE THAT THE MINUTES FOR THE JANUARY 11, 2021, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**Mr. Parsons announced that Jonathan Schulz has resigned from the Commission due to family and business considerations. Mr. Parsons noted Mr. Schulz's contributions during his years as a Commissioner and emphasized his assistance in the hiring process of Jack Thomson as Executive Director. Mr. Parsons asked the Commissioners to think about nominees for upcoming vacancies.**

## **3. Treasurer's Report: Jack Thomson on behalf of Treasurer**

**Mr. Thomson reviewed the monthly financial report prepared by the Asset and Facility Management Department of Mecklenburg County. Mr. Thomson stated that all anticipated income has been received and that expenditures have been nominal.**

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

### **a. Wadsworth House, 400 S. Summit Avenue, Charlotte**

**Mr. Gray reminded the Commission that the property owner previously applied for and received a Certificate of Appropriateness for the renovation of the house. Mr. Gray explained that the property owner also submitted a landscape plan to the Historic District Commission but did not bring the plan to the Historic Landmarks Commission. Mr. Gray stated that the Design Review Committee reviewed and unanimously approved the plan at its last meeting.**

**Mr. Gray stated that the property was formerly an event center. Mr. Gray reviewed the layout of the property and stated that the owners have proposed to convert an area that contained a paved driveway and parking into a landscaped backyard.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE LANDSCAPE PLAN AS SHOWN FOR THE WADSWORTH HOUSE, 400 S. SUMMIT AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

### **b. Carolina Theatre, 220 N. Tryon Street, Charlotte**

**Mr. Nelson noted that he and Staff reviewed this project but that it has not yet been reviewed by the Design Review Committee.**

**Mr. Gray stated that the theater is undergoing a renovation that will bring it back into service as a theater. Mr. Gray stated that the applicant has requested to amend the Certificate of Appropriateness that was already approved. Mr. Gray explained that the approved construction of the tower that will be built on top of the theater has been delayed, and the proposed plan will allow the theater to be completed without the tower, and that the construction of the full tower will be reviewed by the Commission once submitted.**

**Glenn Johnson, the architect for the project, answered questions from the Commission and stated that the historic theater structure would not be impacted by the potential future construction of the tower.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION APPROVE PLANS AS PRESENTED FOR THE CAROLINA THEATRE, 220 N. TRYON STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**a. Consideration of the Designation Report for the Larkwood-Chadbourn Hosiery Mill Plant, 451 Jordan Place, Charlotte**

**Mr. Clarke stated that the Survey Committee requested an addendum on architectural significance of the mill be included in the designation report. Mr. Gray stated that the report has been updated to reflect the Committee's concerns.**

**Ms. Althouse noted that there are not many extant examples of the art deco style in Charlotte. Mr. Gray stated that this was a concern of the Committee and that the mill is a nice example of art deco.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE LARKWOOD-CHADBOURN HOSIERY MILL PLANT, 451 JORDAN PLACE, CHARLOTTE, N.C., FOR HISTORIC LANDMARK DESIGNATION AND THAT THIS DESIGNATION INCLUDE THE INTERIOR AND EXTERIOR OF THE BUILDINGS AND THE LAND PARCEL AS SHOWN, SUBJECT TO THE RECEIPT OF AN ADDENDUM ON ARCHITECTURAL SIGNIFICANCE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Consideration of the Designation Report for the Potts Barber Shop, 21324 and 21328 Catawba Avenue, Cornelius**

**Mr. Clarke stated that the designation report was prepared by Tommy Warlick. Mr. Warlick provided a brief history of the property and stated that only the exterior of the building is being recommended for designation.**

**Mr. Gray presented a map of the property and noted the area that is being proposed to be designated. Mr. Clarke noted structures near the Potts Barber Shop that have been demolished.**

**Mr. Nelson thanked Mr. Warlick for his thorough work on the designation report.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE POTTS BARBER SHOP, 21324 AND 21328 CATAWBA AVENUE, CORNELIUS, N.C., FOR HISTORIC LANDMARK DESIGNATION AND THAT THIS DESIGNATION INCLUDE THE**

**EXTERIOR OF THE BUILDING AND THE PROPERTY ASSOCIATED WITH THE TAX PARCEL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Mr. Clarke stated that the following two items have not been considered by the Survey Committee.**

**c. Consideration of Amending the Designation Ordinance for Edgewood Farm, 11132 Eastfield Road, Charlotte**

**Mr. Clarke showed the site plan for the infill development of Edgewood Farm. Mr. Clarke noted the land that will remain designated and stated that rezoning has already been approved by City Council.**

**Mr. Gray reminded the Commission that it previously approved the site plan and that it does not need further approval.**

**MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE ORDINANCE FOR EDGEWOOD FARM, 11132 EASTFIELD ROAD, CHARLOTTE, N.C., BE AMENDED TO REDUCE THE LAND INCLUDED IN THE DESIGNATION SO THAT THE AMENDED ORDINANCE INCLUDE ONLY THE AREA SHOWN IN GREEN IN THE PRESENTED PLAN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**d. Consideration of the Final Plan for the Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte**

**Mr. Clarke stated that infill development plans for the Shaw House are being finalized and that the area proposed to be de-designated has changed slightly to include less property.**

**Mr. Gray showed the approved schematic plan and the final plan. Mr. Gray stated that Staff finds the plan appropriate and that no further action from the Commission is required.**

**Dr. Dan Morrill of Preserve Mecklenburg stated that the Shaw House will have a preservation covenant placed on it which will prevent its demolition.**

**e. Funding of Designation Report for the Pentes Log House, 6510 Sharon Hills Road, Charlotte**

**Mr. Clarke explained the location of the property and stated that the Committee unanimously voted in support of funding a designation report for the property.**

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

**Mr. Clarke stated that the Survey Committee added the following properties to the HLC's Study List of Prospective Historic Landmarks:**

- i. 3112 Parkway Avenue, Charlotte**
- ii. Big 'M' Stables, 900 Holland Avenue, Charlotte**

**Mr. Thomson stated that this equestrian center is located in Druid Hills and is a pivotal regional landmark for the Black Cowboy Movement. Mr. Thomson stated that the property is a good candidate for the Commission to fund a designation report.**

**Mr. Parsons thanked Mr. Clarke and the Survey Committee for being proactive in researching endangered historic properties.**

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

**Mr. Wilson stated that the Projects Committee has not met since the last Commission meeting but that a meeting will be scheduled soon.**

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

**Mr. Thomson stated that Mecklenburg County will be providing legal services for the Commission as preparations for becoming a quasi-judicial body continue.**

**Mr. Gray stated that beginning July 1, the Commission will be required to become quasi-judicial when considering Certificates of Appropriateness due to a change in state law. Mr. Gray clarified that this will not affect projects or the designation process.**

**Mr. Thomson stated that there is no update regarding training for the Commission.**

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

**There was no old business.**

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

**Mr. Wilson asked how attendance would be affected since the Commission did not meet in February. Ms. Stuart stated that since the meeting was cancelled, it would not count towards attendance. Ms. Stuart encouraged the Commissioners to contact her with other questions regarding attendance.**

**MS. LUKE PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE MEETING OF THE HISTORIC LANDMARKS COMMISSION ADJOURN.**

**The meeting adjourned at 7:29 p.m.**