

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION**

**April 12, 2021
Virtual Meeting
6:02 p.m. – 7:55 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. 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:

Ms. Leila Farsiani/City

Visitors:

**Ben Collins
Robert Haney
Katie Lloyd
Melanie McLeod
Stacy Phillips
Mary Springsteed
Matt Sumner**

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

1. Consideration of Minutes

MS. LUKE PRESENTED A MOTION SECONDED BY MR. CLARKE THAT THE MINUTES FOR THE MARCH 8, 2021, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. BARFIELD PRESENTED A MOTION SECONDED BY MR. CLARKE THAT THE CLOSED SESSION MINUTES FOR THE MARCH 24, 2021, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Jeffrey Parsons

Mr. Parsons stated that traditionally in April, the Chair selects a Nominating Committee to review and nominate officers for the upcoming fiscal year. Mr. Parsons stated that at the May meeting of the Commission, this Committee will announce its nominees and in June the Commission will consider the nominees as well as any nominations from the floor before electing the officers. Mr. Parsons stated that Ms. Hoover has agreed to serve as Chair of the Nominating Committee. Mr. Parsons stated that he has also requested that Mr. Berry and Mr. Nelson serve on the Committee.

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 monthly revenue has been received on time. Mr. Thomson stated that there were additional minor expenses for window repair at Torrence Lytle School and lawn care for the Wallace House. Mr. Thomson stated that there would be additional expenses for the Wallace House in next month's report due to the removal of a fallen tree on the property as well as other minor improvements.

4. Design Review Committee Report: Garrett Nelson

a. Long Creek Mill Ruin, located approximately 1,000 feet southeast of the intersection of Mt. Holly-Huntersville Road and Beatties Ford Road

Mr. Gray provided a brief history of the mill ruin and stated that it played a part in Charlotte's role in the Revolutionary War. Mr. Gray stated that Mecklenburg County's Park and Recreation Department owns the property and is proposing to add a greenway trail, which will be a piece of a larger project to increase access throughout the property. Mr. Gray stated that another component is the addition of a parking lot which will be in the bottom south corner of the designated property. Mr. Gray stated that a parking lot is necessary and Staff believes it is located in an appropriate location. Mr. Gray stated that the plans were well-received by the Design Review Committee.

Ms. Althouse asked about the stability of the mill ruin and how the public will be kept safe when visiting the site. Mr. Gray stated that this is not within the Commission's current scope and that the trail is not planned to connect to the ruin. Katie Lloyd, representative of the Park and Recreation Department, stated that she is not certain about stabilization plans for the ruin but that direct access for the public will not be provided. Ms. Lloyd stated that signage will be installed at viewing stations, informing the public of the history of the mill ruin.

Mr. Parsons noted another Revolutionary War site, the McIntyre Farm Site on Beatties Ford Road, and asked how far the site is from the Long Creek Mill Ruin. Mr. Gray stated

the sites are approximately two miles from each other and there is a historic relationship between the two sites.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE LONG CREEK MILL RUIN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. McNinch House, 2401 Sharon Lane, Charlotte

Mr. Gray showed a map of the property and stated that the designated property consists of two tax parcels. Mr. Gray stated that the Design Review Committee approved the proposed plans with the condition that lots 3 and 4 be reconsidered by the Committee due to the lots not adequately addressing Sharon Lane.

Mr. Gray showed the site plan and stated that the general placement of the infill houses matches what was approved by the Commission in late 2020. Mr. Gray stated that the houses will have similar appearances with subtle variations. Mr. Gray reminded the Commission that it determined the open common space was appropriate for the public to view the historic house. Mr. Gray stated that the sidewalk plan is insufficient and will be reviewed with the landscape plan at a future meeting. Mr. Gray reviewed the front, rear, and side elevations of the infill houses.

Robert Haney, developer, stated that after hearing comments from the Committee, he made changes to the green space elevation and the side elevation facing Sharon Lane of lots 3 and 4 to make these houses more inviting. Mr. Haney stated that these plans have not yet been submitted to the Committee. Mr. Gray reminded the Commission that plans for lots 3 and 4 must be reconsidered by the Committee.

Mr. Nelson stated that the Committee felt there was a missed opportunity for the side elevations of lots 3 and 4 to address Sharon Lane. Mr. Nelson stated that the Commission is not only tasked with the preservation of the historic home but also with how the historic site presents itself to the neighborhood.

Mary Springsteed, neighboring property owner, expressed concerns about the extent of the development and discussed her personal associations with the property.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE MCNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N.C., WITH THE CONDITION THAT LOTS 3 AND 4 AS SHOWN ON THE PRESENTED PLANS NOT BE APPROVED AND WITH THE UNDERSTANDING THAT THE DESIGN OF LOTS 3 AND 4 SHOULD ADDRESS SHARON LANE AND THAT LOTS 3 AND 4 AND THE LANDSCAPE PLAN FOR THE PROPERTY WILL BE REVIEWED AT A LATER DATE. THE COMMISSION APPROVED THE MOTION WITH MR. CLARKE ABSTAINING FROM THE VOTE.

Mr. Wilson noted that it is apparent from this project that the Commission would benefit from having an education component that would help the public understand the

Commission's authority regarding historic properties. Mr. Wilson stated that large projects such as the infill development on the McNinch property alter neighborhoods and that educating neighbors and other interested parties would help them recognize what is and is not within the Commission's purview.

c. Proposed Limited Design Review Recommendations for the HLC for Single-Family Home Additions and Infill Development

Mr. Gray stated that the design review recommendations for single-family home additions and infill development are not binding and would serve as a starting point for applicants.

Mr. Parsons asked if this item had a seconded motion from the Design Review Committee. Mr. Gray stated that there was no seconded motion and that approval of the guidelines should come from the Commission. Mr. Parsons stated that the Commissioners should be given more time to consider the guidelines and recommended that they be considered at the Commission's May meeting. Mr. Gray agreed.

5. Survey Committee Report: Brian Clarke

a. Consideration of Amending the Designation Ordinance for Edgewood Plantation, 11132 Eastfield Road, Charlotte

Mr. Clarke reminded the Commission that it discussed this topic at its last meeting and that it is being presented again with new information. Mr. Gray stated that during the preparation of the addendum to the designation report, Staff discovered four additional acres that it was not aware were part of the designated landmark. Mr. Gray stated that the owner of this property was not notified of the Commission's March meeting. Mr. Gray stated that the property owner is present at the meeting and will be given an opportunity to comment on the de-designation of a portion of the landmark.

Melanie McLeod, property owner, stated that she would like for the designation to remain unchanged for her property. Mr. Gray stated that the Commission is not proposing to make any changes to Ms. McLeod's property and that the property provides a rural buffer to the rest of the proposed development.

Matt Sumner, representative of the development group, asked whether the interior of the historic house will be included in the designation and Mr. Clarke answered that the interior is designated and that this will not change.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. WILSON THAT THE HISTORIC LANDMARKS COMMISSION RESCIND ITS MOTION ON EDGEWOOD PLANTATION MADE ON MARCH 8, 2021. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. WILSON PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE EDGEWOOD PLANTATION ORDINANCE BE AMENDED TO INCLUDE THE INTERIOR AND EXTERIOR OF THE PLANTATION

HOUSE, THE INTERIOR AND EXTERIOR OF THE ORIGINAL LOG HOUSE, AND ALL OF THE LAND ASSOCIATED WITH TAX PARCEL 02761106 AND ONLY THE PORTIONS OF TAX PARCELS 02761105 AND 02761104 AS SHOWN IN GREEN IN THE PRESENTED PLAN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Projects Committee Report: Edwin Wilson

Mr. Wilson stated that the Projects Committee has not met since the last meeting of the Historic Landmarks Commission.

7. Closed Session to Review a Legal Matter and a Staffing Matter

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

MR. WILSON PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Thomson stated that in closed session, the Commission reviewed a continuing legal matter and briefly discussed staffing matters. Mr. Thomson stated that no action was taken.

8. Appointment of Nominating Committee

Mr. Parsons reviewed this item earlier in the meeting.

9. Staff Report: Jack Thomson and Stewart Gray

Mr. Gray stated that he did not have anything additional to report.

Mr. Thomson stated that Mr. Gray is almost finished with reconciling the designation files in the office and that the vendor will soon collect the files for scanning.

Mr. Thomson stated that the large mulberry tree in front of the Wallace House fell recently and was disposed of within 24 hours. Mr. Thomson stated that he and Peter Wasmer will discuss needed improvements to the house and will have a budget ready for consideration at the next Commission meeting.

10. Old Business

There was no old business.

11. New Business

There was no new business.

MS. LUKE 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 7:55 p.m.