

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
June 14, 2021
Virtual Meeting
6:01 p.m. – 7:22 p.m.**

Draft Minutes

Present:

**Mr. Robert Barfield/County
Mr. Brian Clarke/County/Survey Committee Chair
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. Diane Althouse/County
Mr. Akadius Berry/County
Ms. Leila Farsiani/City
Ms. Laura Hoover/County/HLC Secretary**

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

1. Consideration of Minutes

MS. LUKE PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE MINUTES FOR THE MAY 10, 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 this will be his last meeting as Chairperson of the Historic Landmarks Commission, a position he has held since May 2019. Mr. Parsons stated that it has been a pleasure to serve as the last Chairperson under former director Dr. Dan Morrill and as the first Chairperson under current director Jack Thomson. Mr. Parsons noted the challenges of meeting remotely throughout the past year and stated that he is looking forward to normalcy returning soon.

3. Public Comment Period

Mr. Parsons stated that any members of the public that would like to speak on another issue not related to the public hearing or properties undergoing design review will have three minutes to address the Commission. No comments were made by the public.

4. 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 expected revenue from financed projects has been received. Mr. Thomson explained that funds were spent at Torrence Lytle School to secure window openings that had failed. Mr. Thomson stated that funds were spent at the Wallace House on a home inspection, which will better inform potential purchasers. Mr. Thomson noted that an anticipated settlement with refinancing for the owner of White Oak should occur soon. Mr. Thomson stated that a deed of satisfaction for the Davis House is being created.

5. Public Hearing for the Following Five Properties: Jeff Parsons

MR. HUGHES PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE FOLLOWING PROPERTIES: WILLIAM H. PEEPS HOUSE, 831 E. WORTHINGTON AVENUE, CHARLOTTE; EDGEWOOD PLANTATION, 11132 EASTFIELD ROAD, CHARLOTTE; ERVIN BUILDING, 4037 E. INDEPENDENCE BOULEVARD, CHARLOTTE; LARKWOOD-CHADBOURN HOSIERY MILL PLANT, 451 JORDAN PLACE, CHARLOTTE; AND ON THE AMENDMENT OF THE DESIGNATION ORDINANCE FOR THE VICTOR SHAW HOUSE, 2400 MECKLENBURG AVENUE, CHARLOTTE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

a. William H. Peeps House, 831 E. Worthington Avenue, Charlotte

Mr. Parsons asked if anyone present would like to speak on the Peeps House. Steve Menaker stated that he and his wife are looking forward to the house being designated as a historic landmark.

b. Edgewood Plantation, 11132 Eastfield Road, Charlotte

Mr. Parsons asked if anyone present would like to speak on the Edgewood Plantation. There were no comments from the public.

c. Ervin Building, 4037 E. Independence Boulevard, Charlotte

Mr. Parsons asked if anyone present would like to speak on the Ervin Building. There were no comments from the public.

d. Larkwood-Chadbourn Hosiery Mill Plant, 451 Jordan Place, Charlotte

Mr. Parsons asked if anyone present would like to speak on the Larkwood-Chadbourn Hosiery Mill Plant. There were no comments from the public.

e. Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte

Mr. Parsons asked if anyone present would like to speak on the Victor Shaw House. There were no comments from the public.

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

6. Staff recommends that the Commission reaffirm its earlier decisions through a motion.

Mr. Gray stated that it is appropriate for the Commission to combine its reaffirmations of the processing of the designations for the Larkwood-Chadbourn Hosiery Mill Plant and the Ervin Building as well as the recommendation to amend the Shaw House designation into one motion.

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO CHARLOTTE CITY COUNCIL THAT IT PROCESS THE FOLLOWING PROPERTIES FOR HISTORIC LANDMARK DESIGNATION: THE LARKWOOD-CHADBOURN HOSIERY MILL PLANT, INCLUDING THE INTERIOR AND EXTERIOR OF THE MILL BUILDING AND BOILER HOUSE, THE SMOKESTACK AND THE LAND LISTED UNDER TAX PARCEL NUMBER 08306707, AND THE ERVIN BUILDING, INCLUDING THE INTERIOR AND EXTERIOR OF THE BUILDING AND THE LAND LISTED UNDER TAX PARCEL NUMBERS 13111110 AND 13111114; AND THAT THE ORDINANCE FOR THE VICTOR SHAW HOUSE BE AMENDED TO DE-DESIGNATE ALL OF THE LAND ASSOCIATED WITH THE HISTORIC LANDMARK WITH THE EXCEPTION OF THE THREE LOTS BORDERING MECKLENBURG AVENUE, CONSISTING OF THE LOT THAT CONTAINS THE HISTORIC HOUSE AND THE TWO ADJACENT LOTS LYING IMMEDIATELY TO THE EAST AND WEST OF THE HISTORIC HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Design Review Committee Report: Garrett Nelson

Mr. Nelson stated that the May meeting of the Design Review Committee was the final meeting due to the Commission becoming a quasi-judicial body. Mr. Nelson stated it has been a pleasure working with the talented members of the Committee.

a. McNinch House, 2401 Sharon Lane, Charlotte

Mr. Gray reminded the Commission that at its April meeting, the Commission voted to approve development plans for the property with the understanding that lots 3 and 4 would be approved at a future meeting. Mr. Gray stated that the revised plans were presented to the Design Review Committee at its May meeting and that the Committee recommended that Staff and the Design Review Chairperson be authorized to review and

approve elevations for lots three and four, as well as lots one and six which face the McNinch House.

Mr. Gray reviewed the proposed plans and noted that the Committee was interested in ensuring the prominence of the side elevations facing either Sharon Lane or the McNinch House. Mr. Nelson stated that the elevations could be more sensitive to the historic house and to the Sharon Lane corridor considering that the entire parcel is under historic landmark designation.

Dr. Dan Morrill asked about the timeline for full approval. Rob Haney stated that as soon as the landscape plan is ready, he will work with Staff on approval.

Mr. Gray noted that the seconded motion was incorrectly recorded in the minutes and that the substitution of “and” in place of “of” in the phrase “the submittal of the landscape plan” would be corrected by Staff.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT LOTS THREE AND FOUR FACING SHARON LANE AND LOTS ONE AND SIX FACING THE MCNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N.C., BE REVISED TO ADDRESS THE STREET EDGE MORE SENSITIVELY AND THAT THE SUBMITTAL AND THE LANDSCAPE PLAN BE REVIEWED BY STAFF AND THE DESIGN REVIEW CHAIRPERSON. THE COMMISSION APPROVED THE MOTION WITH MR. CLARKE ABSTAINING FROM THE VOTE.

b. VanLandingham Estate, 2010 The Plaza, Charlotte

Mr. Nelson reviewed the seconded motion from the Design Review Committee and noted that the Charlotte Historic District Commission has approved the proposed plans.

Mr. Gray explained the history of the project and reviewed the current plans, noting what is and is not designated on the property.

Mr. Parsons noted that the Commission has reviewed several versions of development plans over the past six years. Mr. Parsons stated that the Commission previously approved similar types of structures, which were never developed, as those currently shown along the border of the property. Mr. Nelson stated that the Committee discussed the view of the townhomes from the historic home and streetscape and that the applicant noted that the townhomes would be screened from view.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE DEVELOPMENT PLANS AS PRESENTED FOR THE VANLANDINGHAM ESTATE, 2010 THE PLAZA, CHARLOTTE, N.C., WITH THE FOLLOWING CONDITIONS: THAT THE LANDSCAPE PLAN AND PLANTING OF NATIVE SPECIES BE BLENDED INTO THE EXISTING FABRIC OF THE PROPERTY AND SUBMITTED TO STAFF FOR APPROVAL, AND THAT WALKS AND DRIVEWAYS BE EITHER LOOSE PEA GRAVEL TO MATCH EXISTING DRIVES OR EXPOSED AGGREGATE GRAVEL

THAT MATCHES IN COLOR OR TEXTURE. THE COMMISSION APPROVED THE MOTION WITH MR. PARSONS VOTING IN OPPOSITION.

Mr. Nelson thanked Staff, Mr. Barfield, and Ms. Hoover for their assistance during his time as Design Review Chairperson. Mr. Parsons thanked Mr. Nelson for his service on behalf of the full Commission.

8. Survey Committee Report: Brian Clarke

Mr. Clarke stated that the Survey Committee will meet on Wednesday, June 23.

9. Projects Committee Report: Edwin Wilson

a. Charlotte Streetcar #85

Mr. Thomson stated that Charlotte Streetcar #85 is subject to a lease agreement with Lakewood Trolley Inc. and is currently located in a warehouse near Savona Mill. Mr. Thomson reminded the Commission that it entered into an agreement two years ago with Lakewood Trolley that would put the streetcar back into service on a line that would run from Third Ward to Savona Mill. Mr. Thomson stated that he had a recent discussion with Frank Bragg, a board member of Lakewood Trolley, who indicated that Lakewood Trolley may not be able to get the streetcar into service.

Mr. Thomson stated that Streetcar #1 is also in storage at the same facility as Streetcar #85. Mr. Thomson stated that Streetcar #1 is owned by Charlotte Trolley Inc., which is a private nonprofit that has wound down from a previous mission and goal. Mr. Thomson noted that both cars will likely need a new home. Mr. Thomson stated that he anticipates a solicitation from Belmont Trolley Inc. seeking the negotiation of an agreement that would relocate the two cars to the City of Belmont. Mr. Thomson requested that the Projects Committee meet soon to discuss this process and how to proceed.

b. Wallace House, 9425 Robinson Church Road, Charlotte

Mr. Thomson stated that Elizabeth Grillo, real estate agent recommended by Edwin Wilson, has been engaged to represent this property and an agency agreement should be in place soon.

c. Torrence Lytle School, 302 Holbrooks Road, Huntersville

Mr. Thomson stated that Anthony Lindsey, real estate agent with Coldwell Banker, has agreed to represent this property and an agency agreement should be in place soon.

10. Nominating Committee Report: Laura Hoover

Mr. Parsons presented the slate of nominated officers: Chair: William Hughes; Vice Chair: Brian Clark; Secretary: Robert Barfield; and Treasurer: Edwin Wilson. There were no additional nominations.

MR. NELSON PRESENTED A MOTION SECONDED BY MS. LUKE THAT THE HISTORIC LANDMARKS COMMISSION CLOSE OFFICER NOMINATIONS AND

ELECT THE SLATE OF NOMINATED OFFICERS AS FOLLOWS FOR FISCAL YEAR 2021/2022: CHAIR - WILLIAM HUGHES; VICE CHAIR - BRIAN CLARKE; SECRETARY - ROBERT BARFIELD; TREASURER - EDWIN WILSON. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

11. Staff Report: Jack Thomson and Stewart Gray

a. Dendrochronology Project Update

Mr. Thomson stated that researchers from the University of Kentucky will be visiting throughout the next week to take samples of log structures, which will more accurately date these structures. Mr. Thomson stated that the researchers would be visiting the Sloan-Porter House, the Stafford properties, Ingleside, the Oehler House, and the Cooper Log House.

12. Old Business

There was no old business.

13. New Business

Mr. Nelson thanked Mr. Parsons for his leadership during the virtual meetings.

Mr. Clarke stated that he hopes an ongoing relationship will be established with the visiting dendrochronologist.

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

The meeting adjourned at 7:22 p.m.