

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
August 9, 2021
Virtual Meeting
6:02 p.m. – 7:16 p.m.**

Minutes

Present:

**Ms. Diane Althouse/County
Mr. Robert Barfield/County/HLC Secretary
Mr. Brian Clarke/County/HLC Vice Chair/Survey Committee Chair
Ms. Laura Hoover/County
Mr. Jeffrey Parsons/Mayor/Projects Committee Chair
Mr. Joshua Shope/City
Mr. Edwin Wilson/City/HLC Treasurer
Mr. Jack Thomson, HLC Executive Director
Mr. Stewart Gray, HLC Senior Preservation Planner
Ms. Elizabeth Stuart, HLC Administrative Assistant**

Absent:

**Mr. Akadius Berry/County
Ms. Leila Farsiani/City
Mr. William Hughes/City/HLC Chair
Ms. Elizabeth Luke/County
Mr. Garrett Nelson/Mayor**

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

1. Consideration of Minutes

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE MINUTES FOR THE JUNE 14, 2021, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: William Hughes

Note: Mr. Clarke served as Chairperson in Mr. Hughes' absence.

Mr. Clarke stated that Joshua Shope was recently appointed to the Commission and welcomed Mr. Shope to his first meeting. Mr. Shope briefly introduced himself.

3. Public Comment Period

Mr. Clarke asked if any members of the public would like to speak. No comments were made by the public.

4. Treasurer's Report: Edwin Wilson

Mr. Thomson stated that all anticipated revenue has been received. Mr. Thomson stated that funds were spent on routine lawn maintenance and home repairs at the Wallace House.

5. Survey Committee Report: Brian Clarke

a. Study List of Prospective Historic Landmarks Additions

Mr. Clarke explained that the Survey Committee placed the following properties on the Study List of Prospective Historic Landmarks: Johnston Farm, 8520 Dixie River Road, Charlotte and WBT Transmission Facility, 9201 Nations Ford Road, Charlotte.

b. Update on Beatties Ford Road Corridor Study

Mr. Clarke stated that this study was completed in 2020 and that based on feedback from himself, Mr. Berry, Mr. Hughes, and Mr. Wilson, it was determined that the information from both the Beatties Ford Road Corridor Study and the Neighborhoods of the Lower Beatties Ford Road Corridor should be compiled into a single landing page on the Commission's website. Mr. Clarke stated that the Commission now needs to determine how to present this information to interested parties and what the next steps for advocacy and potential landmark designation will be. Mr. Clarke stated that he, Mr. Berry, Mr. Hughes, and Mr. Wilson will meet soon to discuss how to proceed.

Mr. Wilson noted that another house was recently demolished in McCrorey Heights and that the landscape throughout the city is changing quickly.

6. Projects Committee Report: Jeff Parsons

a. Update on Streetcar #85 Lease

Mr. Parsons stated that the Projects Committee discussed the Streetcar #85 lease at its first meeting of this fiscal year on July 28. Mr. Parsons stated that the Commission owns the streetcar and that it has been leased to Lakewood Trolley since 2018 with the intent to bring the streetcar into service in Charlotte's West End, which has not come to fruition. Mr. Parsons stated that recently the board of Lakewood Trolley has entered into discussions with Belmont Trolley in Belmont, N.C., for purposes of leasing Streetcar #85 and putting it into service in Belmont. Mr. Parsons asked the Commission whether it would be appropriate for Gaston County to lease a Charlotte-Mecklenburg landmark and noted that it is in the best interest to have the streetcar in service rather than sitting in storage.

Rob Pressley, President of Belmont Trolley, spoke to the Commission and explained that Belmont has its own streetcar and is close to placing it in service. Mr. Pressley stated that Belmont is constructing a trolley barn that could also house Streetcars #85 and #1 if these cars were brought to Belmont. Mr. Pressley explained that Lakewood Trolley and Belmont Trolley mutually support the cars being used in Belmont and that the cars could be returned if an opportunity arises in Charlotte.

Ms. Althouse asked Mr. Pressley if the intent is to only use Streetcar #85 until Belmont's car is operational or if the cars would be used concurrently. Mr. Pressley stated that the intent is to run multiple cars.

Mr. Parsons asked about the location of the track. Mr. Pressley stated that the trolley barn will be in downtown Belmont and noted that the track will run through this area.

Dr. Dan Morrill stated that he and Mr. Pressley have discussed creating an educational component to make people aware of Streetcar #85's importance to Charlotte.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT ENTER INTO LEASE NEGOTIATIONS WITH BELMONT TROLLEY FOR THE PURPOSE OF ACQUIRING STREETCAR #85 BY LEASE WITH THE INTENT TO MAKE IT OPERATIONAL WITHIN THE TOWN OF BELMONT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commission also received updates on the following:

Mr. Parsons stated that Elizabeth Grillo has been engaged to represent the Wallace House.

Mr. Parsons stated that Anthony Lindsey has been engaged to represent the Torrence Lytle School. Mr. Parsons stated that it would be good for Mr. Lindsey to attend the next Projects Committee meeting.

Mr. Parsons stated that Kristi Harpst has informed Staff of a potential demolition threat in Wilmore. Mr. Parsons noted that the Commission must remain aware of demolition threats.

Mr. Parsons stated that there is no update on Mount Carmel Baptist Church.

Mr. Parsons stated that at the next Projects Committee meeting, the Committee will discuss setting goals for projects given the limits of the revolving fund.

7. Design Review

Mr. Clarke stated that the Commission will be reviewing design review matters through a quasi-judicial process and that the following item is only for informational purposes.

Mr. Gray stated that Mr. Barfield has been assisting Staff in determining if applications for properties are suitable for Minor Works Certificates of Appropriateness, which can be approved by Staff rather than having to be considered by the Commission. Mr. Gray explained that the Charlotte Historic District Commission uses the same philosophy and has a list of projects that can be approved as minor projects. Mr. Gray reiterated that the Commission will be a quasi-judicial body for Major Works Certificates of Appropriateness. Mr. Gray noted that the process will be more complicated but that Staff has resources and a consultant available to assist.

Mr. Gray explained that the owners of the Red Front Department Store are planning a rehabilitation of the property to prepare it for market as a commercial property. Mr. Gray

stated that the owners are seeking to renovate the property and leave it as a clean shell for a tenant to lease. Mr. Gray stated that this project will involve a significant restoration of the storefront and that Staff has provided guidance. Mr. Gray stated that this property might become a full Certificate of Appropriateness when it is leased depending on the work that is involved.

Mr. Barfield stated that this is a good illustration of how the Commission can shift its processes and make decisions at the same time. Mr. Barfield explained that this project would have likely been approved as shown by the Design Review Committee. Mr. Barfield noted that the project was also reviewed by Mr. Hughes.

Ms. Hoover asked if the HVAC was taken into consideration. Mr. Gray stated that it is on the checklist but that work may be minimal for the time being until the tenant needs are realized.

8. Staff Report: Jack Thomson and Stewart Gray

a. Update on the Addendum for the Designation Report for Edgewood Farmhouse Addressing the History of Slavery Associated with the Property

Mr. Thomson stated that the genesis of amending designation reports came from a question from a Charlotte City Councilmember reviewing the Edgewood Farm designation packet. Mr. Thomson stated that Mr. Gray and Mr. Warlick identified the research material that helped tell the story of enslavement at this site. Mr. Thomson stated that this addendum will serve as a model as Staff continues to research and produce additional addendums for properties designated from the antebellum period in an effort to tell the broader story.

b. Update on Upcoming Designations

Mr. Thomson stated that City Council is considering the designations of the Ervin Building, the Peeps House, and the Larkwood-Chadbourn Hosiery Mill Plant, as well as the amendments to the Edgewood Farm and Shaw House ordinances.

c. Update on Rules of Procedure

Mr. Thomson stated that rules of procedure are an elemental part of the quasi-judicial process and define how the Commission will procedurally move forward with design review hearings. Mr. Thomson stated that Mr. Gray created a draft which is currently being reviewed by the County's legal department. Mr. Thomson stated that he anticipates receiving a response soon and expects that a final draft will be circulated to the Commission for review before the September meeting.

d. Update on CLG Training Requirements

Mr. Gray stated that the Commission must have at least two Commissioners view and email a brief synopsis to three or more training videos by September 30. Mr. Gray stated that he will send training topics to the Commissioners as he receives notice of new training opportunities.

e. Feedback on Facebook/Social Media

Mr. Thomson stated that the Commission has a new Facebook page and encouraged the Commissioners to visit the site.

9. Old Business

There was no old business.

10. New Business

There was no new business.

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

The meeting adjourned at 7:16 p.m.