

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
February 14, 2022
Virtual Meeting
5:01 p.m. – 5:56 p.m.**

Draft Minutes

Present:

Mr. Akadius Berry/County
Ms. Lesley Carroll/County
Mr. Brian Clarke/County/HLC Vice Chair/Survey Committee Chair
Mr. William Hughes/City/HLC Chair
Ms. Elizabeth Luke/County
Mr. Garrett Nelson/Mayor
Mr. Jeffrey Parsons/Mayor/Projects Committee Chair
Mr. Edwin Wilson/City/HLC Treasurer
Mr. Jack Thomson, HLC Executive Director
Mr. Stewart Gray, HLC Historic Resources Program Manager
Ms. Elizabeth Stuart, HLC Administrative Assistant
Mr. Tommy Warlick, HLC Consulting Preservation Planner

Absent:

Ms. Diane Althouse/County
Mr. Robert Barfield/County/HLC Secretary
Mr. Joshua Shope/City

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

1. Consideration of Minutes

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. CLARKE THAT THE MINUTES FOR THE JANUARY 10, 2022, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: William Hughes

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

3. Public Comment Period (Up to 3 Minutes Per Person)

There were no comments from the public.

4. Financial Report: Jack Thomson

Mr. Thomson stated that all anticipated revenue has been received. Mr. Thomson noted that the Rozzell House is in the process of being refinanced.

5. Consent Agenda

a. Proposed uplighting and site improvements of a water tower at the Charlotte Water Works/Vest Station, 2041 Patton Avenue, Charlotte

Mr. Thomson advised that unless a Commissioner or member of the public request that this item be pulled from the consent agenda to be heard as a full quasi-judicial item, a motion should be made to proceed with the consent agenda. Mr. Thomson stated that this project has been posted on the website for review and that staff can provide application documents and the staff report.

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE CONSENT AGENDA FOR THE PROPOSED UPLIGHTING AND WATER TOWER SITE IMPROVEMENTS AT THE CHARLOTTE WATER WORKS/VEST STATION, 2041 PATTON AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Survey Committee Report: Brian Clarke

a. Parkwood Avenue ARP Church, 1017 Parkwood Avenue, Charlotte

Mr. Clarke stated that the church was recently redeveloped into apartments after being vacant for many years. Mr. Clarke explained that changes to the building were necessary to ensure its preservation. Mr. Clarke noted that the stained glass windows on the front were removed and stated that the Survey Committee asked the owner to devise a plan to return stained glass windows to these locations before the property would be recommended for landmark designation. Mr. Clarke stated that appropriate plans were submitted and that the Committee voted to process the building's exterior and tax parcel for landmark designation.

Mr. Gray stated that a noticeable change to the building is the HVAC towers on the side, which allow access for lower apartments. Mr. Gray noted that the stained glass windows would be installed before proceeding with landmark designation if the Commission recommends designation.

Eid Refaey, applicant, stated that the windows that were removed from the sanctuary have been repurposed for the mailbox area and that the preservation of materials was ensured when possible.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE EXTERIOR OF THE PARKWOOD AVENUE A.R.P. CHURCH BUILDING, 1017 PARKWOOD AVENUE, CHARLOTTE, FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. E. L. Baxter Davidson Historic Markers and Monuments

i. Cowan's Ford – Davidson College Monument

- ii. General William Lee Davidson Memorial
- iii. Battle of McIntyre's Farm Monument
- iv. Rural Hill Directional Marker
- v. Williams Memorial Presbyterian Church Wall and Marker

Mr. Clarke stated that these markers are in different locations around northern Mecklenburg County and were commissioned by E. L. Baxter Davidson to commemorate his ancestors. Mr. Clarke explained that the Commission previously recommended the markers for designation but did not include land around them.

Mr. Gray stated that other examples of Davidson's work are protected through other landmark designations but that the specific markers noted have no level of protection.

Mr. Warlick stated that these markers have already been vetted by the Commission due to them being recommended for landmark designation in 2018, which never proceeded.

Mr. Parsons asked if the Department of Transportation (DOT) would be notified of these designations considering their proximity to roadways. Mr. Thomson confirmed that designation ordinances are recorded. Mr. Clarke stated that DOT has been supportive of the markers being designated as historic landmarks.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE E. L. BAXTER DAVIDSON HISTORIC MARKERS AND MONUMENTS WITH THE PROTECTED RADII AS RECOMMENDED BY STAFF FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. The Study List of Prospective Historic Landmarks

Mr. Clarke stated that the Survey Committee added the following properties to the Study List of Prospective Historic Landmarks: Renfrow Commercial Properties in Matthews, which includes additional land and structures around Renfrow Hardware, and White Company Truck Manufacturing Facility in Charlotte, which is in the Gold District and needs further research.

Mr. Parsons asked for clarification regarding how design review would be handled for the additional land around Renfrow Hardware, which includes a farmer's market. Mr. Thomson explained that designation would give the Commission design review control over potential changes to the farmer's market.

7. Projects Committee Report: Jeff Parsons

Mr. Parsons stated that the Projects Committee met but did not have a quorum and took no official action.

Mr. Parsons stated that the Commission has continued to own the Torrence Lytle School for over 12 years after various efforts to sell the property were unsuccessful. Mr. Parsons stated that the property is on the National Register and that the Commission is responsible for maintaining the

property as property owners. Mr. Parsons noted that the property was purchased with the intent to sell it for adaptive reuse and that the Committee discussed a new sales strategy.

Mr. Thomson stated that the Committee discussed organizing a request for proposals process that would be informative and outline the various expectations the Commission has for the property's development. Mr. Thomson stated that the document would be publicized widely and would clearly outline what it means financially and otherwise for the property to be a landmark and listed on the National Register. Mr. Thomson stated that he anticipates having a more comprehensive presentation soon.

Mr. Parsons stated that electrical work on the Wallace House is complete and that Elizabeth Grillo, realtor, will take a prospective buyer to the property soon.

Mr. Parsons stated that the Committee will further discuss plans for the Commission to potentially purchase easements on properties.

8. Staff Report: Jack Thomson and Stewart Gray

a. HLC Adventure Club Inaugural Outing

Mr. Thomson stated that the inaugural Adventure Club outing will be held on February 19th at Big Rock Rock Shelter. Mr. Thomson stated that this is the initial effort at expanding into educational events and that a series of outings will be planned.

9. Old Business

There was no old business.

10. New Business

Mr. Clarke stated that he went to Cedar Grove's community event last weekend. Mr. Clarke noted that the site is planning monthly events and encouraged the Commissioners to attend.

Mr. Parsons stated that the building which houses Alexander Michael's tavern is for sale and that the holder has indicated that the business will continue at the site. Mr. Parsons encouraged the Commission to stay alert for preservation news.

MS. LUKE 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 5:56 p.m.