

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
July 11, 2022
Virtual Meeting
6:02 p.m. – 8:14 p.m.**

Draft Minutes

Present

Victoria Archibald/County
Robert Barfield/County/HLC Secretary
Akadius Berry/County
Lesley Carroll/County
Brian Clarke/County/HLC Vice Chair/Survey Committee Chair
Joshua Shope/City
Edwin Wilson/City/HLC Treasurer
Jack Thomson, HLC Executive Director
Stewart Gray, HLC Historic Resources Program Manager
Elizabeth Stuart, HLC Senior Administrative Support Assistant
Tommy Warlick, HLC Consulting Preservation Planner

Absent

Nadine Ford/City
William Hughes/City/HLC Chair
Garrett Nelson/Mayor

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

1. Consideration of Minutes

COMMISSIONER BERRY PRESENTED A MOTION SECONDED BY COMMISSIONER BARFIELD THAT THE MINUTES FOR THE JUNE 13, 2022, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Brian Clarke as Vice Chair

Historic Resources Program Manager Gray asked if Larkwood-Chadbourn Hosiery Mill Plant could be moved from a quasi-judicial hearing to a consent agenda item. Vice Chair Clarke agreed.

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

Vice Chair Clarke stated that the public comment period is an opportunity for members of the public to speak on items within the Commission's jurisdiction that are not on tonight's meeting agenda. There were no comments from members of the public.

4. Financial Report: Jack Thomson

Executive Director Thomson stated that there have been no unanticipated expenses and noted all expected income has been received. He stated that moving forward there will be additional pressure on the revolving fund due to the partnership with Johnson C. Smith University on the rehabilitation of Mt. Carmel Baptist Church.

5. Consent Agenda

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

Vice Chair Clarke asked if any Commissioners objected to considering this project as a consent agenda item. No Commissioners objected.

COMMISSIONER BERRY PRESENTED A MOTION SECONDED BY COMMISSIONER WILSON THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE CONSENT AGENDA AS PRESENTED FOR THE LARKWOOD-CHADBOURN HOSIERY MILL PLANT, 451 JORDAN PLACE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Quasi-Judicial Hearings

a. Ashford House, 241 Hoskins Avenue Drive, Charlotte

HEARING ON CERTIFICATE OF APPROPRIATENESS

Owner/Applicant: Travis Ashford
Subject Property: Ashford House
Address: 241 Hoskins Avenue Drive, Charlotte
PIN: 06306102

The Commissioners affirmed that they do not have any known conflicts of interest which would prevent their participation in this hearing, and that they have not engaged in any ex parte communication which would prevent their participation in this hearing.

The following persons were sworn in to give testimony at the hearing: Brant McConkey, Don Peadon, Stewart Gray, and Jack Thomson.

Staff presented the findings of fact.

Staff Report and Comments

Ashford House
241 Hoskins Avenue Drive, Charlotte
Application for COA HLC218

Exhibits presented to and considered by the Commission:

Exhibit A – Project description from application

Lot associated with the Ashford House to be subdivided into three parcels for the construction of two single-family homes and one duplex, a total of four units. The single-family homes will be 1644 sqft with 3 bedrooms and 2.5 bathrooms. The duplex units will be 1500 sqft with 3 bedrooms and 2.5 bathrooms.

Exhibit B – Map

Exhibit C - Project plan

Based upon the information presented in the application, staff offers the following suggested findings of fact:

1. The designation of the Ashford House includes parcel 06306102, which is where the proposed infill development would occur.
2. Parcel 06306103, which contains the historic Ashford House would not be physically affected by the project.
3. The proposed project would change the historic setting of the Ashford House.
4. Staff reviewed several proposed commercial projects for parcel 06306102 which would have posed significant design review challenges.
5. The proposed project is in conflict with STANDARD #2 as the project would negatively impact the historical setting of the Ashford House.
6. The proposed project meets STANDARD #9 in that the new residential construction would help to preserve the historically residential nature of the area around the Ashford House.

Staff Recommendation

Staff suggests that the Commission approve the application.

Commissioners' Comments

Commissioner Barfield asked for clarification regarding whether staff recommends option A or option B for approval. Historic Resources Program Manager Gray stated staff recommends approval of both plans. He stated that staff would ask the city arborist to study the tree on the property before determining which plan would be more appropriate.

Vice Chair Clarke asked about the previous use of the vacant lot. Historic Resources Program Manager Gray stated that the designation report indicates that it was a large garden space for the family.

The Applicants' Comments

Brant McConkey with JCB Urban Company thanked the Commission for its consideration. He stated that plans were altered to make the side elevation the primary focus.

Vice Chair Clarke asked if anyone else in attendance would like to present information in favor of the application. No one presented additional information.

Vice Chair Clarke asked if anyone in attendance was opposed to the application. No one opposed the application.

Vice Chair Clarke stated that Commissioners could now comment on the application.

Commissioner Barfield presented a motion that the Historic Landmarks Commission approve the proposed findings of fact as presented by HLC staff. Commissioner Wilson seconded the motion.

Commissioner Barfield stated his preference to preserve the existing tree and noted he saw no advantage to moving the house farther back on the lot.

Vice Chair Clarke noted a misspelling in the findings of fact.

Executive Director Thomson stated that the Commission could deem it relevant to receive feedback from the city arborist. Historic Resources Program Manager Gray stated that this could be a condition of approval.

After this discussion, Commissioner Barfield amended his motion.

Commissioner Barfield presented a motion that the Historic Landmarks Commission approve the proposed findings of fact as presented by HLC staff with the condition that the applicant discuss the viability of preserving the tree on the vacant parcel with the city arborist. Commissioner Wilson seconded the amended motion.

Once made, there was no more discussion of the motion.

The motion was approved with all in attendance voting in favor.

Commissioner Barfield presented a motion that the Historic Landmarks Commission approve the application for a Certificate of Appropriateness for the Ashford House, 241 Hoskins Avenue Drive, Charlotte, with the condition that the applicant discuss the viability of preserving the tree on the vacant parcel with the city arborist. Commissioner Shope seconded the motion.

Once made, there was no more discussion of the motion.

The motion was approved with all in attendance voting in favor.

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

Note: This item was moved to the consent agenda.

c. James C. Dowd House, 2216 Monument Street, Charlotte

HEARING ON CERTIFICATE OF APPROPRIATENESS

Owner/Applicant: Rob Pressley
Subject Property: James C. Dowd House
Address: 2216 Monument Street, Charlotte
PIN: 06706105

The Commissioners affirmed that they do not have any known conflicts of interest which would prevent their participation in this hearing, and that they have not engaged in any ex parte communication which would prevent their participation in this hearing.

The following persons were sworn in to give testimony at the hearing: Stewart Gray, Jack Thomson, and Rob Pressley.

Staff presented the findings of fact.

Staff Report and Comments
Dowd House
2216 Monument Street, Charlotte
Application for COA HLC216

Exhibits presented to and considered by the Commission:

Exhibit A – Project description from application

Install double pocket doors between front two rooms using existing, restored doors from the property.

Exhibit B – Map

Exhibit C - Project plan

Based upon the information presented in the application, staff offers the following suggested findings of fact:

1. The designation includes the interior of the house.
2. The building is protected from demolition.
3. The proposed project would change the historic configuration of two prominent rooms, which would be in conflict with STANDARDS #3 and #4.
4. The proposed project is in conflict with STANDARDS #2 as the project would alter the interior architecture of the house in a prominent location.
5. A proposal to replace the single door with double doors was not approved by the HLC on October 12, 2020, when plans for the rehabilitation of the house were first presented.

Staff Recommendation

Staff suggests that the Commission NOT approve the application.

Commissioners' Comments

Vice Chair Clarke questioned whether the fact that the building will be adaptively reused as a commercial/office space made a difference in how staff viewed this proposal.

Historic Resources Program Manager Gray stated that staff considered the precedent of a similar project being denied in 2020 in addition to the project not meeting the Commission's standards. He stated that many original materials have been replaced due to poor condition and staff would like for as much of the original architecture as possible to remain. He noted that the plans would change the front rooms, which are high-ranking interior spaces and which staff recommends should remain unchanged.

Vice Chair Clarke noted that in October 2020 when similar plans for the installation of a swinging double door were presented and denied, the Commission was not aware that the wall would be demolished and reconstructed. He asked staff if that changes the analysis.

Historic Resources Program Manager Gray stated that staff anticipated that most of the walls would be stripped but explained that the door should remain in its original location according to the Certificate of Appropriateness.

The Applicants' Comments

Rob Pressley, owner of the Dowd House, noted the challenges of renovating the house. He explained that the house would flow better with the installation of a pocket door. He noted that he would install a single door if a pocket door is deemed inappropriate.

Executive Director Thomson shared the plans from the October 2020 meeting which showed that double doors were not approved at that meeting.

Commissioner Wilson stated his inclination to support the project. He asked staff to clarify when they look at projects on the Commission's behalf whether the designation date is a factor. He also asked whether some level of evidence was necessary to inform staff's recommendations.

Historic Resources Program Manager Gray stated that the designation report illustrates that the house's layout was consistent with a farmhouse and that staff believes this door is an early door and should be preserved. He stated that the date of a designation report is not necessarily a factor. He noted that staff looks for the most convincing evidence of a property's historic character. He explained that it is harder to make changes on prominent architecture and noted that the door is in a prominent location.

Vice Chair Clarke noted that having pocket doors in a modest farmhouse would have been unusual.

After further discussion, Vice Chair Clarke stated that a decision on this application should be deferred until the next meeting to give staff time to review Commissioner comments from tonight's meeting.

Commissioner Barfield presented a motion that the Historic Landmarks Commission defer a decision on the application for a Certificate of Appropriateness for the Dowd House, 2216 Monument Street, Charlotte, until the August 8 meeting with the understanding that staff will review discussion from tonight's meeting. Commissioner Berry seconded the motion.

Once made, there was no more discussion of the motion.

The motion was approved with all in attendance voting in favor.

Vice Chair Clarke thanked the applicants for their cooperation and wished them success on their project. Vice Chair Clarke stated that the quasi-judicial hearing was closed.

7. Design Review: Stewart Gray

a. First Baptist Church/Spirit Square, 318 N. Tryon Street, Charlotte

Historic Resources Program Manager Gray stated that this property is owned by Mecklenburg County. He explained that designation includes the sanctuary and the alley beside the church and the land on which the church sits. He noted that the rest of the church includes an education building which is also going through the design review process. He introduced Angie Ritter, Senior Architect for Clark Nexsen.

Angie Ritter provided an overview of the project and noted that the design is still being developed.

Commissioner Barfield commended the applicant for presenting thoughtful and appropriate plans.

Executive Director Thomson stated that this project should be used as a case study for how to present plans to the Commission.

8. Survey Committee Report: Brian Clarke

Vice Chair Clarke stated that the Survey Committee met on June 22 and added several properties to the Study List of Prospective Historic Landmarks: 858 Concord Road, Davidson; 838 Concord Road, Davidson; 255 Ridgewood Avenue, Charlotte; 114 Norwood Drive, Charlotte; 2004 Park Drive, Charlotte; Former Croft School, 9413 Old Statesville Road, Charlotte; and Lambeth House, 435 Hermitage Road, Charlotte.

9. HLC Staff Report

Executive Director Thomson stated that there have been several showings of the Wallace House and noted that he hopes to have good news to report soon.

Historic Resources Program Manager Gray stated that Consulting Preservation Planner Warlick is planning a meeting for the 50th anniversary committee.

10. Old Business

There was no old business.

11. New Business

There was no new business.

COMMISSIONER WILSON PRESENTED A MOTION SECONDED BY COMMISSIONER BERRY THAT THE MEETING OF THE HISTORIC LANDMARKS COMMISSION ADJOURN. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 8:14 p.m.