

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
September 12, 2022
Virtual Meeting
6:02 p.m. – 7:21 p.m.**

Draft Minutes

Present

Victoria Archibald/County
Robert Barfield/County/HLC Secretary
Akadius Berry/County
Brian Clarke/County/HLC Vice Chair/Survey Committee Chair
Nadine Ford/City
William Hughes/City/HLC 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

Lesley Carroll/County

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

1. Consideration of Minutes

Commissioner Ford presented a motion seconded by Vice Chair Clarke that the minutes for the August 8, 2022, meeting of the Historic Landmarks Commission be approved. The Commission unanimously approved the motion.

2. Chair's Report: William Hughes

Chair Hughes thanked Vice Chair Clarke for stepping in as Chair Hughes dealt with a personal matter.

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

Chair Hughes stated that the public is allotted three minutes to speak on any matter within the Commission's purview and which is not already on the meeting agenda.

Lisa Rudisill stated that as a native Charlottean she knows the difficulty of preserving Charlotte's history.

Note: Due to connectivity issues, Chair Hughes asked Lisa Rudisill to email her comments to staff for distribution to the Commission.

4. Certified Local Government (CLG) Overview: Kristi Brantley

Chair Hughes introduced Kristi Brantley, CLG/Local Government Coordinator for the NC State Historic Preservation Office who detailed the Certified Local Government program in North Carolina.

5. Consent Agenda

a. W.P.A. Douglas Airport Hangar, 4108 Minuteman Way, Charlotte

Commissioner Shope presented a motion seconded by Vice Chair Clarke that the Historic Landmarks Commission approve the consent agenda as presented for the W.P.A. Douglas Airport Hangar, 4108 Minuteman Way, Charlotte, N.C. The Commission unanimously approved the motion.

6. Quasi-Judicial Hearing

a. Nebel Knitting Mill Annex, 127 W. Worthington Avenue, Charlotte

HEARING ON CERTIFICATE OF APPROPRIATENESS

Owner/Applicant: Little Diversified Architectural Consulting
Subject Property: Nebel Knitting Mill Annex
Address: 127 W. Worthington Avenue, Charlotte
PIN: 12101301

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: Jack Thomson, Stewart Gray, Welch Liles, and Alex Valle.

Staff presented the findings of fact.

Staff Report and Comments
Nebel Knitting Mill Annex
127 West Worthington Ave, Charlotte
Application for COA HLC205

Exhibits presented to and considered by the Commission:

Exhibit A – Project description from the application:

The applicant-owner proposes to perform a demolition of the structures on the property. The applicant-owner is open potentially to preserving one or two of the exterior walls along West Worthington Avenue and Hawkins Street.

Exhibit B – Map

Exhibit C - Images

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

- A.** The proposed demolition is incongruous to the STANDARDS.
- B.** There is the potential to preserve portions of the building.
- C.** On March 14, 2022, the HLC considered a COA application for the erection of a contemporary office tower rising over the existing two-story Nebel Annex, with 9 stories total (2 existing; 1 roof terrace; 6 office floors).
- D.** On March 14, 2022, Commissioner Clarke presented a motion that the Historic Landmarks Commission find that the COA application as presented for the Nebel Knitting Mill Annex is incongruous with the second sentence of Standard #9 of the HLC Standards but that the applicant is encouraged to resubmit revised plans for consideration. The motion was approved.
- E.** On April 19th the applicant met with Staff and Commissioners Barfield and Shope to discuss the application for COA HLC195 which involved the addition of the equivalent of 7 stories to the existing building.
- F.** On April 20, 2022, the owner filed an application for the demolition of the building.
- G.** The HLC cannot deny a COA for demolition for the Nebel Knitting Mill Annex, but it can delay the effective date of the COA for 365 days.
- H.** The HLC should act on a COA application within 180 days of its filing. (GS 160D-9-47-d)
- I.** September 12th is 145 days from when the COA application was filed, and October 10th is 173 days from when the COA application was filed.
- J.** If the HLC fails to issue a COA by October 10th, 2022 for the demolition for the Nebel Knitting Mill Annex, the owners will be able to proceed without a COA.
- K.** However unlikely, the HLC may not have a quorum at their October 10th, 2022, regular meeting.
- L.** If plans for an appropriate addition to the building are submitted, and a COA for an addition is approved by the HLC while there is a delayed or active COA for its demolition, the COA for demolition becomes moot.

Staff Recommendation

Staff recommends that the HLC vote to issue a COA for the demolition of the Nebel Knitting Mill Annex on September 12, 2022, and delay the effective date of the COA for 365 days. And that the HLC and Staff continue to work with the applicant to determine the feasibility of preserving portions of the exterior of the building.

Commissioners' Comments

There were no comments or questions from Commissioners.

The Applicants' Comments

Chair Hughes asked if there were any comments from the applicants or members of the public. There were no comments.

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

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

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

Commissioner Wilson presented a motion that the Historic Landmarks Commission approve a Certificate of Appropriateness for the demolition of the Nebel Knitting Mill Annex, 127 West Worthington Ave, Charlotte, N.C., with the effective date of the COA delayed for 365 days. Commissioner Barfield seconded the motion.

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

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

7. Financial Report: Jack Thomson

Executive Director Thomson stated that all expected revenue has been received. He stated that funds for landscaping have been spent at Torrence Lytle School. He stated that the Wallace House continues to be marketed and an in-depth update should be provided soon.

8. Public Hearings

Executive Director Thomson provided an overview of the seven steps of the landmark designation process as required by NC state law.

Vice Chair Clarke presented a motion seconded by Commissioner Barfield that the Historic Landmarks Commission open a public hearing to solicit public comment on the prospective historic landmark designation of the following properties: Franks House, 305 Dunbar Street, Charlotte; Blythe House, 121 Gilead Road, Huntersville; and the Baxter Davidson Monuments. The Commission unanimously approved the motion.

Chair Hughes stated that the public would have three minutes to speak and noted that the Commission has already approved proceeding with landmark designation for these properties.

a. Franks House, 305 Dunbar Street, Charlotte

There were no comments from the public.

b. Blythe House, 121 Gilead Road, Huntersville

There were no comments from the public.

c. Baxter Davidson Monuments

i. Battle of McIntyre’s Farm Monument, 5801 Beatties Ford Road, Charlotte

There were no comments from the public.

ii. Williams Memorial Presbyterian Church Wall and Marker, 4700 Beatties Ford Road, Charlotte

There were no comments from the public.

iii. Cowan’s Ford-Davidson College Monument, 14910 NC 73 Highway, Huntersville

There were no comments from the public.

iv. General William Lee Davidson Monument, 5455 Cashion Road, Huntersville

Scott Fletcher with Duke Energy stated that the company owns the adjacent property and have a longstanding understanding of the importance of this site and are interested in the conservation and preservation of the site.

v. Rural Hill Directional Marker, 6645 Neck Road, Huntersville

There were no comments from the public.

Vice Chair Clarke presented a motion seconded by Commissioner Berry that the Historic Landmarks Commission close the public hearing. The Commission unanimously approved the motion.

9. Survey Committee Report: Brian Clarke

Vice Chair Clarke stated that the Survey Committee will meet on September 21 at 6 pm.

10. HLC Staff Report

a. HLC Attendance Policy

Executive Director Thomson reminded the Commission that they need to adhere to their appointing body’s attendance policy.

Commissioner Berry asked about the status of the Excelsior Club. Executive Director Thomson stated there is no update.

b. HLC 50th Anniversary Update

Consulting Preservation Planner Warlick stated that the 50th Anniversary Committee recently met. He noted that the Commission’s GIS map has been updated.

c. Steele Creek Presbyterian Church Cemetery Cleanup: October 29 from 9 – 11 am

Historic Resources Program Manager Gray stated that a cleanup at the Steele Creek Presbyterian Church Cemetery will be held on October 29 from 9 – 11 am. He stated that this cemetery has some of the most important funerary art in the state and noted the concern of increased degradation to the headstones due to the development of Charlotte Douglas International Airport. He stated that Consulting Preservation Planner Warlick has undergone training for the treatment of the stone which should protect them for a decade from further degradation. He stated that the day will consist of training and then cleaning of headstones. He noted that this may be an ongoing project and may be an Adventure Club outing.

11. Old Business

There was no old business.

12. New Business

Vice Chair Clarke stated that the Excelsior Club could be preserved if it were listed on the National Trust's Most Endangered Historic Places. He encouraged the Commission to review the properties currently listed.

Commissioner Berry presented a motion seconded by Commissioner Barfield that the meeting of the Historic Landmarks Commission adjourn. The Commission unanimously approved the motion.

The meeting adjourned at 7:21 p.m.