

**Charlotte-Mecklenburg
Historic Landmarks Commission
November 14, 2022
Virtual Meeting
6:01 p.m. – 8:00 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
Andra Eaves/County
Nadine Ford/City
William Hughes/City/HLC Chair
Edwin Wilson/City/HLC Treasurer
Jack Thomson, HLC Executive Director
Elizabeth Stuart, HLC Senior Administrative Support Assistant
Tommy Warlick, HLC Consulting Preservation Planner
Edward Yeager, Senior Deputy County Attorney
Ron Gibson, HLC Counsel

Absent

Joshua Shope/City

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

1. Consideration of Minutes

Commissioner Wilson presented a motion seconded by Commissioner Berry that the minutes for the October 10, 2022, meeting of the Historic Landmarks Commission be approved. The Commission unanimously approved the motion.

Executive Director Thomson stated that the minutes for the October 27, 2022, special meeting of the Historic Landmarks Commission will be prepared for the Commission's December meeting.

2. Chair's Report: William Hughes

Chair Hughes welcomed Andra Eaves, who was recently appointed to the Commission. Commissioner Eaves stated that she is happy to serve and that she looks forward to being an active member of the Commission.

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

Chair Hughes stated that this period is for the public to comment on any matter that is within the Commission's purview and which is not related to the quasi-judicial hearing. There were no comments from the public.

4. Financial Report: Jack Thomson

Thomson reported that the owner of Ingleside has requested and received a payoff amount for the property.

5. Consent Agenda for the Ashford House, 241 Hoskins Avenue Drive, Charlotte

Thomson reminded the Commission that this item will need to be pulled from the consent agenda to be discussed. Chair Hughes requested that this item be pulled from the consent agenda and discussed in a quasi-judicial hearing.

6. HLC Closed Session to Discuss a Legal Matter

Commissioner Barfield presented a motion seconded by Commissioner Berry that the Historic Landmarks Commission convene in closed session. The Commission unanimously approved the motion.

Commissioner Barfield presented a motion seconded by Commissioner Berry that the Historic Landmarks Commission reconvene in open session. The Commission unanimously approved the motion.

7. Quasi-Judicial Hearing for the 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: Jack Thomson and Brant McConkey.

Staff presented the findings of fact.

Staff Report and Comments
Ashford House
241 Hoskins Avenue Drive, Charlotte
Application for COA HLC218a

Exhibits presented to and considered by the Commission:

Exhibit A – Project description

Lot associated with the Ashford House to be subdivided into two parcels for the construction of two duplexes, a total of four units. The duplex units will be 1500 sqft with 3 bedrooms and 2.5 bathrooms.

Exhibit B – Map

Exhibit C - Previously approved project plan

Exhibit D - Current 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 Commission approved COA HLC218 in July 2022 for the subdivision of parcel 06306102 into three lots to contain two single-family houses and a single duplex. See Exhibit C.
6. The applicant is seeking to revise the approved plan by replacing the two proposed single-family houses with an additional duplex.
7. The location of the previously approved duplex would not change.
8. The proposed project is in conflict with STANDARD #2 as the project would negatively impact the historical setting of the Ashford House.
9. 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

Chair Hughes asked about the placement of Lot 2's side porch facing the Ashford House. Thomson stated that the side porch helps address the historic house.

Commissioner Wilson stated that there is an opportunity for the driveways to be moved from the front of the proposed houses to the side yards.

The Applicants' Comments

Brant McConkey with JCB Urban explained that the view from the Ashford House is unchanged from the previously approved Certificate of Appropriateness. He stated his willingness to review the placement of parking pads and driveways and asked whether that could be approved by staff. Thomson stated that this would not be a minor work approved at the staff level unless the Commission approved a motion stating as such.

McConkey stated his intention to submit a revised application for consideration at the Commission's December 12 meeting.

Thomson stated that the quasi-judicial hearing has closed and that the Commission will not be making a decision on this application tonight.

8. Survey Committee Report: Brian Clarke

A. Vice Chair Clarke stated that the next Survey Committee meeting will be on November 30 at 6:00 p.m.

B. Renfrow Commercial Properties Revised Designation Report: Tommy Warlick

Consulting Preservation Planner Warlick reminded the Commission that the designation report was presented last month and noted that the Commission deferred proceeding with designation until the report was revised to include the stories of enslaved and freed people who worked in the cotton economy. He stated that Susan Mayer completed additional research to make the narrative fuller.

Chair Hughes stated the importance of having a full narrative including both positive and negative aspects when considering historic properties.

David Blackley, property owner, thanked the Commission for their consideration.

The Survey Committee presented a seconded motion to the Historic Landmarks Commission that it process the Renfrow Commercial Properties for historic landmark designation including the exteriors of the ca. 1900 frame building, the ca. 1920 gin operator's house, and the ca. 1950 brick commercial building and the associated tax parcels. The Commission unanimously approved the motion.

9. HLC Staff Report

A. Historic Markers

Thomson explained that the historic plaques are small oval badges cast in metal that are mounted to buildings designated as local landmarks. He stated that an order of these plaques is in production.

Thomson explained that historic markers are larger and include more details about the history of a location. He stated that staff are currently working with the Pottstown community for a marker for the Huntersville Rosenwald School. He stated that these markers are used for more highly visible places as opposed to the smaller plaques that are meant for every landmark.

B. HLC Social Media

Senior Administrative Support Assistant Stuart briefly updated the Commission on the status of social media accounts.

C. Adventure Club Recap – Steele Creek Presbyterian Church Cemetery Preservation Event

Stuart reported that the Adventure Club visited Steele Creek Presbyterian Church Cemetery on October 29 and thanked everyone who attended.

Warlick stated that the Adventure Club cleaned 40 Bigham headstones.

10. Old Business

There was no old business.

11. New Business

There was no new business.

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

The meeting adjourned at 8:00 p.m.