

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
December 12, 2022
Virtual Meeting
6:01 p.m. – 6:59 p.m.**

Draft Minutes

Present

Victoria Archibald/County
Robert Barfield/County/HLC Secretary
Akadius Berry/County
Lesley Carroll/County
Andra Eaves/County
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

Brian Clarke/County/HLC Vice Chair/Survey Committee Chair
Nadine Ford/City

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

1. Consideration of Minutes

Commissioner Barfield presented a motion seconded by Commissioner Carroll that the minutes for the October 27, 2022, meeting of the Historic Landmarks Commission be approved. The Commission unanimously approved the motion.

Commissioner Barfield presented a motion seconded by Commissioner Carroll that the minutes for the November 14, 2022, meeting of the Historic Landmarks Commission be approved. The Commission unanimously approved the motion.

2. Chair's Report: William Hughes

Chair Hughes wished everyone happy holidays.

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

Chair Hughes stated this is the opportunity for members of the public to speak on issues within the Commission's purview. No comments were made.

4. Financial Report: Jack Thomson

Executive Director Thomson reported the sale of the Wallace House and noted that funds will be placed back in the revolving fund for another project. Thomson thanked real estate agent Elizabeth Grillo and Commissioner Wilson for their assistance with this sale.

Thomson stated that the buyer of Ingleside has refinanced and that proceeds will go back to the revolving fund.

Thomson stated that the Torrence Lytle School is the last remaining property currently in the revolving fund.

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

Historic Resources Program Manager Gray stated that this is not a quasi-judicial hearing and noted that this item would need to be pulled from the consent agenda for the Commission to discuss it.

Commissioner Berry presented a motion seconded by Commissioner Wilson that the Historic Landmarks Commission approve the consent agenda as presented for the Ashford House, 241 Hoskins Avenue Drive, Charlotte, N.C. The Commission unanimously approved the motion.

6. Survey Committee Report: Brian Clarke

Gray stated that the Survey Committee items do not currently need further action. Gray reported the following:

A. HLC staff is proceeding with the funding of designation reports for the following properties:

I. 801 E. 8th Street, Charlotte

HLC staff is under contract with MDM Historical Consultants to produce a designation report on the house.

II. Rogers-McConnell House, 119 Gilead Rd, Huntersville

HLC staff is seeking a consultant to produce a designation report on the house.

III. Conner-Falls House, 122 Mock Road, Davidson

HLC staff is seeking a consultant to produce designation report on the house. (The Town of Davidson will match the funding for this project.)

B. The Survey Committee added the following properties to the HLC's Study List of Prospective Historic Landmarks:

I. Rogers-McConnell House, 119 Gilead Rd, Huntersville

II. Camp Greene Memorial, Corner of Wilkinson Blvd and Monument Street

III. James K. Polk Birthplace Marker, 12031 Lancaster Hwy, Pineville

IV. Oehler Rustic Revival House, 4301 Ridge Road, Charlotte

7. Consideration of Proposed Changes to the HLC Rules of Procedure

Gray noted that the Rules of Procedure should be routinely reviewed. He stated that there is no urgency to implementing the changes presented tonight and that staff is interested in feedback from the Commission. He explained that most rules are not affected and noted that some of the changes were already adopted in previous meetings.

Commissioner Barfield asked about the current process of approving design review items that used to be considered as part of the Design Review Committee, but which are now considered by staff as Minor Works.

Gray stated that staff stopped reviewing design review items with a dedicated Commissioner once the Commission became a quasi-judicial body. He explained that staff is cautious and brings any project that does not easily meet the STANDARDS to the Commission for consideration. He stated that staff can determine whether a project will affect the historic property and can release the permit hold if appropriate. He reminded the Commission that they approved a checklist for Minor Works projects.

Thomson explained that staff cannot deny a Minor Works. He stated that the project either must be approved by staff or brought to the Commission as a quasi-judicial hearing.

Commissioner Barfield requested more time to consider the final paragraph describing the consent agenda.

Thomson encouraged Commissioners to review the changes and contact staff with any questions.

Gray stated this document will be considered again at the next meeting.

8. HLC Staff Report

Senior Administrative Support Assistant Stuart reminded the Commission that the holiday party would be on December 15. She noted that staff is currently planning the next Adventure Club outing, which will include a tour of the Charlotte Coliseum.

Thomson stated that the McQuay House is on the market. He informed the Commission that they hold a preservation easement on this property, which includes a right of first refusal. He stated that the property is not currently under contract and noted that the Commission needs to be prepared to call a meeting within 72 hours of notice. He advised the Commission to not exercise the right of first refusal.

Thomson stated that he will be leaving his position as Executive Director in early January. He stated it has been a great pleasure working with the Commission for the past few years. Commissioners expressed their congratulations and wished him well.

9. Old Business

There was no old business.

10. New Business

There was no new business.

Commissioner Barfield 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 6:59 p.m.