

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
January 8, 2024  
Hybrid Meeting  
Charlotte-Mecklenburg Government Center, Room 266  
6:05 p.m. – 8:44 p.m.**

**Minutes**

**Present**

Dontressa Ashford/Mayor  
Robert Barfield/County  
Akadius Berry/County (remote)  
Lesley Carroll/County/HLC Treasurer/Survey Committee Chair  
Brian Clarke/County/HLC Chair  
Andra Eaves/County  
Nadine Ford/City/HLC Vice Chair  
Victoria Grey/County/HLC Secretary/Community Outreach Committee Chair  
John Kincheloe/City  
Emily Makas/Mayor  
Edwin Wilson/City/Projects Committee Chair  
Stewart Gray, HL Director  
John Howard, HL Historic Preservation Manager  
Elizabeth Stuart, HL Senior Administrative Support Assistant  
Tommy Warlick, HL Consulting Preservation Planner

**Note:** This meeting was held virtually through the Microsoft Teams video conferencing platform and in-person at the Charlotte-Mecklenburg Government Center.

**1. Adoption of the Consent Agenda**

**a. Approval of December HLC Minutes**

**b. Certificate of Appropriateness Application for the James C. Dowd House, 2216 Monument Street, Charlotte**

**c. Certificate of Appropriateness Application for the Leeper and Wyatt Store, 1923 South Boulevard, Charlotte**

Commissioner Barfield presented a motion seconded by Commissioner Carroll that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission's December 11 meeting minutes, and the approval of a Certificate of Appropriateness application for the James C. Dowd House, 2216 Monument Street, Charlotte, N.C., and the approval of a Certificate of Appropriateness application for the Leeper and Wyatt Store, 1923 South Boulevard, Charlotte, N.C. The Commission unanimously approved the motion.

**2. Chair's Report: Brian Clarke**

Chair Clarke welcomed John Howard as the new Historic Preservation Manager. Chair Clarke noted upcoming Commission vacancies and asked Commissioners to recommend interested individuals.

### **3. Public Comment Period**

Chair Clarke stated that the public comment period is typically for members of the public to make comments on items within the Commission's purview that do not otherwise appear on the agenda. He explained that representatives of the J.J. Akers House registered for the public comment period but will have the opportunity to speak during that item's discussion period. Ed Hinson, counsel for the Akers House property owners, requested that this item be discussed next. Chair Clarke stated that the items would be discussed as scheduled on the agenda.

### **4. Closed Session With Counsel**

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

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

### **5. Quasi-Judicial Hearing for the Thrift Mill, 8300 Moores Chapel Road, Charlotte**

#### **HEARING ON CERTIFICATE OF APPROPRIATENESS**

Owner/Applicant: 8300 Moores Chapel Road Industrial LLC

Subject Property: Thrift Mill

Address: 8300 Moores Chapel Road, Charlotte

PIN: 05501103

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.

Collin Brown stated that he does not anticipate any testimony from his team.

Chair Clarke stated that staff recommends deferring action no later than the March 11, 2024, meeting to provide staff time to work with the applicant to develop a feasible plan to prevent the complete demolition of the Thrift Mill.

Commissioner Carroll presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission defer the consideration of the Certificate of Appropriateness application for the Thrift Mill, 8300 Moores Chapel Road, Charlotte, N.C., until the March 11, 2024, meeting. The Commission unanimously approved the motion.

### **6. Consideration of the Designation Report for the J.J. Akers House, 6501 Sardis Road, Charlotte: Lesley Carroll**

Consulting Preservation Planner Warlick provided the history of this house, which is the largest known Tudor-style house in Charlotte designed by Louis Asbury, Sr. He explained that the house has a high degree of associative historical significance and is unique due to its size, setting, and

composition. He stated that the designation recommendation is for the exterior of the house, the associated outbuildings, and the entire 6.5-acre parcel.

Commissioner Barfield questioned why the interior was excluded in the designation recommendation. Chair Clarke explained that the interior can only be included with the written consent of the owner. Warlick explained that designations can be amended retroactively.

Ed Hinson, counsel for the property owners, questioned why historic landmark designation is being sought for this property. He explained that the property owner entered into a contract to sell the property to Providence Day School and noted that the contract is presently in the due diligence period. He explained that the property owner granted Preserve Mecklenburg, Inc., an option to purchase to find a buyer, which was unsuccessful. He asked that the Commission deny the request to process the property for historic landmark designation.

Chair Clarke explained that the only motive of the Commission is the preservation of this historic property.

**Note:** Commissioner Ford left the meeting at 8:19 p.m.

Chair Clarke explained that this property was added to the Study List in late November. He stated that it is not a legal requirement for a property owner to initiate the process. He stated that the Commission recommends landmark designation to the local governing body, which in this case is the Charlotte City Council. He stated that the local governing body would consider the recommendation after the required public hearings are held.

Chair Clarke stated that the Commission's understanding is that Providence Day School intends to create an athletic field on the property and that the buildings are incompatible with this. He explained that the Commission recently dealt with a similar situation with the Steele Creek Manse, which was also under a credible and rather imminent risk of demolition. He stated that the process is expedited when there is a risk of demolition. He explained that the Commission's concern is the historic preservation of a significant piece of Mecklenburg County's history.

Hinson asked for Chair Clarke's source of information regarding Providence Day School's plans for the property. Chair Clarke stated that Hinson can meet with him or staff to discuss matters further.

Hinson asked how the process was initiated. Gray stated that the Commission directed staff in December to produce a designation report due to their concern and the concern of neighbors unsure about the future of the property.

Commissioner Ashford presented a motion seconded by Commissioner Makas that the Historic Landmarks Commission process the James Jones and Nancy Anderson Akers House, 6501 Sardis Road, Charlotte, N.C., for historic landmark designation including the exterior of the house, the outbuildings, and the property associated with the tax parcel. The Commission unanimously approved the motion.

## **7. Community Outreach Committee Report: Victoria Grey**

Commissioner Grey reported that the Commission will participate in a tabling event at the Charlotte Museum of History on January 25. She asked for Commissioners to let her know of potential speakers for lectures.

Chair Clarke stated that the Charlotte Museum of History is holding an African American Heritage Festival on February 24 that will feature the Siloam School.

### **8. Financial Report: Stewart Gray**

Gray reported that the Revolving Fund remains at \$7.6 million.

### **9. Historic Landmarks Staff Report**

#### **a. HLC Attendance**

Senior Administrative Support Assistant Stuart stated that meeting attendance has reset with the start of the calendar year.

Gray stated that staff would like for each Commissioner to be involved with either the Survey Committee or the Community Outreach Committee. He asked the Commissioners to recommend others who might want to serve on these Committees.

Commissioner Barfield asked about the status of the informal work sessions that were briefly held in place of the Design Review Committee. Gray stated that these sessions were successful and now there is a process in place for reviewing Minor Works Certificates of Appropriateness. He stated that staff is open to offering workshops for applicants who need guidance. He stated that having a Design Review Committee could be reconsidered to assist applicants through design consultations.

### **10. Old Business**

There was no old business.

### **11. New Business**

There was no new business.

The meeting adjourned at 8:44 p.m.