

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
August 14, 2023
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 266
6:03 p.m. – 7:41 p.m.**

Draft Minutes

Present

Brian Clarke/County/HLC Vice Chair/Survey Committee Chair
Andra Eaves/County
Nadine Ford/City
William Hughes/City/HLC Chair
Emily Makas/Mayor
Edwin Wilson/City/HLC Treasurer
Stewart Gray, HL Director
Elizabeth Stuart, HL Senior Administrative Support Assistant
Tommy Warlick, HL Consulting Preservation Planner

Absent

Dontressa Ashford/Mayor
Robert Barfield/County/HLC Secretary
Akadius Berry/County
Lesley Carroll/County
Victoria Grey/County

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 July HLC Minutes

b. Certificate of Appropriateness Application for Fire Station #4, 420 W. 5th Street, Charlotte

Vice Chair Clarke presented a motion seconded by Commissioner Makas that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission's July 10 meeting minutes and Certificate of Appropriateness application for Fire Station #4, 420 W. 5th Street, Charlotte, N.C. The Commission unanimously approved the motion.

2. Chair's Report: William Hughes

Chair Hughes announced that Stewart Gray has been promoted to Director of the Historic Landmarks. The Commission congratulated Gray.

Chair Hughes stated that he briefly met recently with Director Gray and Vice Chair Clarke to discuss the best use of the revolving fund.

3. Public Comment Period

Chair Hughes stated that this is the period for any member of the public to speak on items within the Historic Landmarks Commission's purview that are not associated with a quasi-judicial hearing.

There were no comments from members of the public.

4. Discussion of Habitat's Rowland-Clay House Project, 606 E. Charles Street, Matthews: Jeffrey Elam, Senior Manager, Housing Programs for Greater Matthews Habitat for Humanity

Gray stated that the Greater Matthews Habitat for Humanity is planning a work project at the Rowland-Clay House, an important African American resource. He stated that the group intends to present plans to the Commission, which may be a Minor Works project approved administratively. He stated that the Adventure Club could potentially participate in a workday on the project. He stated that this is the first time that a Habitat project will involve a Mecklenburg County landmark.

5. Public Hearings

a. Lambeth-Sullivan House, 435 Hermitage Road, Charlotte

Consulting Preservation Planner Warlick stated that the property owners have requested to designate the exterior. He stated that the house is associated with a former mayor of Charlotte and that the architect was Charles Keen. He stated that Charlotte City Council will hold their public hearing on August 28.

Gray stated that it is a state law requirement that there be two public hearings for properties being considered for historic landmark designation. He explained that staff recommends that interested parties attend the government body public hearing since that is the body that will decide whether a property should be designated as a historic landmark.

No members of the public spoke in support of or opposition to historic landmark designation of this property.

b. John Connelly and Nancy Blythe Abernethy House, 7040 Pleasant Grove Road, Charlotte

Warlick stated that this property was brought to the attention of staff and the Survey Committee over demolition concerns. He stated that the last communication staff has had with the property owner was in early May when the owner indicated their support of landmark designation.

No members of the public spoke in support of or opposition to historic landmark designation of this property.

6. Quasi-Judicial Hearing for First Baptist Church/Spirit Square, 318 N. Tryon Street, Charlotte

HEARING ON CERTIFICATE OF APPROPRIATENESS

Owner/Applicant: Mecklenburg County
Subject Property: First Baptist Church/Spirit Square
Address: 318 N. Tryon Street, Charlotte
PIN: 08002304

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, Shannon Crane, Angela Ritter, Becky Miller, Chad Carpenter.

Staff presented the findings of fact.

Staff Report and Comments

First Baptist Church
318 North Tryon Street, Charlotte
Application for COA HLC333

Exhibits presented to and considered by the Commission:

Exhibit A – Project description

Renovation of the church sanctuary and educational building. Demolition of non-designated additions to the church. Construction of a connector building on the south side of the historic building and courtyards around the historic building.

Exhibit B – Map

Exhibit C – Project Plans

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

- 1.** The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character.
- 2.** The proposed plan meets HLC Standards 2 and 5 as additions that have obscured portions of the exterior of the building will be demolished.
- 3.** The proposed plan meets HLC Standards 2 and 5 as original materials are being preserved, repaired, or replaced with materials that match the original.
- 4.** The proposed plan meets HLC Standards 2 and 5 as proposed new elements are designed to have minimal physical and visual effect on the historic building.
- 5.** The proposed alterations to the interior will generally have little impact to the original interior architecture and are in accord with HLC Standards 2 and 5.
- 6.** The proposed new exterior and interior features could be removed in the future without compromising the historic character of the property in accordance with HLC Standard 10.

Staff Recommendation

Staff suggests that the Commission approve the application as presented.

Commissioners' Questions for Staff

The Commissioners had no questions for staff.

The Applicants' Comments

Angie Ritter reviewed site development plans.

Commissioners' Questions for Applicants

The Commissioners had no questions for the applicants.

Public Comments

There were no public comments in support of or opposition to the application.

Commissioners' Comments

Commissioner Wilson stated that the presented plans are thoughtful and will be an improvement to the site.

Commissioner Ford presented a motion that the Historic Landmarks Commission approve the proposed findings of fact as presented by Historic Landmarks staff. Commissioner Wilson 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 the application for a Certificate of Appropriateness for First Baptist Church/Spirit Square, 318 North Tryon Street, Charlotte, N.C. Commissioner Eaves seconded the motion.

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

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

Gray stated that staff will work with the applicant on details and issue the Certificate of Appropriateness once the details are confirmed.

7. Survey Committee Report: Brian Clarke

a. Savona Mill, 528 South Turner Avenue, Charlotte

Vice Chair Clarke stated that the Survey Committee met in July at Savona Mill. He stated that the owners of the mill are seeking landmark designation on the oldest mill and the two additions constructed as the use of the property evolved. He stated that the property is listed on the National Register and is a tax credit project. He stated that the owners have worked closely with the State Historic Preservation Office and the National Parks Service. He stated that infill on the campus will occur throughout the next few years.

Warlick stated that the section under consideration for designation is essentially a rectangle encompassing the mill that will keep subsequent construction from affecting the building.

Reid Scott, property representative, stated that he is looking forward to having the property designated as a historic landmark and stated that his group is working on a design that will fit the historic criteria.

Vice Chair Clarke presented a motion seconded by Commissioner Wilson that the Historic Landmarks Commission process the Savona Mill, 528 South Turner Avenue, Charlotte, N.C., for historic landmark designation including the interior, exterior, and footprint of the building with additional area as presented by Historic Landmarks staff. The Commission unanimously approved the motion.

8. Election of Officers

Chair Hughes reminded the Commission that at the June meeting, a Nominating Committee was established to recommend a slate of officers for FY24. He stated that Vice Chair Clarke has been nominated for Chair and noted his enthusiasm for Clarke's nomination.

Commissioner Wilson thanked Chair Hughes for his diligence as he led the Commission through virtual meetings.

Commissioner Makas presented a motion seconded by Commissioner Eaves that the following slate of officers be appointed for FY24: Chair: Brian Clarke; Vice Chair: Nadine Ford; Secretary: Victoria Grey; Treasurer: Lesley Carroll. The Commission unanimously approved the motion.

9. Financial Report: Stewart Gray

Gray stated that he does not have a financial report.

10. HLC Staff Report

a. Relocation of the Siloam School to the Charlotte Museum of History

Gray stated that the relocation of the Siloam School to the Charlotte Museum of History will happen soon.

b. Preservation North Carolina 2023 Annual Conference: Oct. 4-6 in Durham

Gray thanked Commissioners Wilson, Grey, and Ashford for attending the Certified Local Government training in Waxhaw on August 10. He stated that CLG training requirements have been fulfilled for the year. He stated that Preservation North Carolina would be holding their annual conference in October and asked Commissioners to let staff know of their interest in attending.

Gray stated that staff is planning an event to celebrate the Commission's 50th anniversary on November 2. He stated that the event will be an evening program of discussions with historic preservationists. He stated that details are still being finalized but that Camp North End may host and that Tom Mayes, Tom Hanchett, Terri White, and Renee Dunlap have been approached to participate.

Gray stated that the next Adventure Club outing will be in the fall and may be at a historic farm.

11. Old Business

There was no old business.

12. New Business

Vice Chair Clarke thanked Chair Hughes for his leadership over the past few years.

Vice Chair Clarke stated his interest in creating an Education Committee. Gray stated that this will become a focus as more staff are hired.

Gray stated that the Arthur S. Grier House in Grier Heights has been demolished. He stated that the Commission produced a designation report but never received owner support for landmark designation.

Gray stated that the name of the department has changed to Historic Landmarks from Historic Landmarks Commission.

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

The meeting adjourned at 7:41 p.m.