

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
February 12, 2024
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 266
6:02 p.m. – 7:05 p.m.**

Draft Minutes

Present

Robert Barfield/County
Brian Clarke/County/HLC Chair
Andra Eaves/County
Nadine Ford/City/HLC Vice Chair (remote)
Victoria Grey/County/HLC Secretary
John Kincheloe/City
Emily Makas/Mayor
Stewart Gray, HL Director
John Howard, HL Historic Preservation Manager
Elizabeth Stuart, HL Senior Administrative Support Assistant

Absent

Dontressa Ashford/Mayor
Akadius Berry/County
Lesley Carroll/County/HLC Treasurer/Survey Committee Chair
Edwin Wilson/City/Projects Committee Chair

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 January HLC Minutes

b. Certificate of Appropriateness Application for the Charlotte Woman’s Club, 1001 East Morehead Street, Charlotte

Commissioner Barfield presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission’s January 8 meeting minutes. The Commission unanimously approved the motion.

Commissioner Barfield requested that the Certificate of Appropriateness application for the Charlotte Woman’s Club, 1001 East Morehead Street, Charlotte, N.C., be pulled from the consent agenda and discussed in a quasi-judicial hearing.

2. Chair’s Report: Brian Clarke

Chair Clarke stated that he did not have a report.

3. Public Comment Period

Chair Clarke stated that the public comment period is for members of the public to speak on matters within the Commission's purview that are not otherwise on the agenda. There were no comments from the public.

Director Gray stated that staff has received emails from community members regarding the Akers House and Torrence-Lytle School. He stated that staff will send all correspondence to the Commission for awareness.

Chair Clarke informed the visitors at the meeting that they can email the Commission if they have comments.

4. Quasi-Judicial Hearings

a. Gautier-Gilchrist House, 320 E. Park Avenue, Charlotte

Chair Clarke stated that the quasi-judicial hearing for the Gautier-Gilchrist House would be deferred to the March 11 meeting.

b. Charlotte Woman's Club, 1001 E. Morehead Street, Charlotte

HEARING ON CERTIFICATE OF APPROPRIATENESS

Owner/Applicant: Atrium Health Foundation

Subject Property: Charlotte Woman's Club

Address: 1001 E. Morehead Street, Charlotte

PIN: 12520105

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: John Howard, Stewart Gray, Stephanie Tormeno, and Justin Maxwell.

Staff presented the findings of fact.

Staff Report and Comments

Charlotte Woman's Club

1001 East Morehead Street, Charlotte

Application for COA HLC386

Exhibits presented to and considered by the Commission:

Exhibit A – Project Description – Interior alterations primarily to the rear section of the building and landscape improvements.

Exhibit B – Map

Exhibit C – Project Plans

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

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.

1. Many alterations were made to the middle and rear portions of the interior of the building in accordance with COA 08-20 issued in 2008. The current proposal maintains most of the original features in the front area. The modifications to the remainder of the building toward the rear are minor given previous modifications to the original building.
2. The proposed alterations meet the HLC Standard 2. The remaining historic character of the building will be retained and preserved.
3. The proposed alterations meet the HLC Standard 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
4. The proposed alterations meet the HLC Standard 6. Deteriorated historic features will be repaired rather than replaced.
5. The proposed alterations meet the HLC Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.
6. The proposed alterations meet the HLC Standard 9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The proposed landscaping plan is compatible in scale and material and does not negatively impact the historic building.

Staff Recommendation

Staff suggests that the Commission approve the application as presented.

Commissioners' Questions for Staff

Commissioner Barfield stated that he was interested in the specifics of the project. He asked for staff to clarify that this project was on the consent agenda due to the building already being largely altered and since this project will have minimal effect on the historic building.

Gray stated that this is correct and noted his appreciation for the feedback.

Applicant Comments

Stephanie Tormeno with Red Line Design Group and Justin Maxwell with DPR Design stated that they are looking forward to preserving this historic resource.

Commissioners' Questions for Applicant

There were no questions.

Applicant Response

There were no additional comments.

Public Comments

There were no comments from members of the public.

Commissioners' Comments

There were no additional comments.

Commissioner Makas presented a motion that the Historic Landmarks Commission approve the proposed findings of fact as presented by Historic Landmarks staff. 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.

Commissioner Barfield presented a motion that the Historic Landmarks Commission approve the application for a Certificate of Appropriateness (COA) for the Charlotte Woman's Club, 1001 East Morehead Street, Charlotte, N.C. Commissioner Makas seconded the motion.

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

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

5. Community Outreach Committee Report: Victoria Grey

Commissioner Grey stated that the tabling event that she and Senior Administrative Support Assistant Stuart assisted with in January at the Charlotte Museum of History was successful. Grey stated that the Committee has several events planned for the rest of the year.

Director Gray stated that the Franks House marker has been received and that an installation date will be scheduled soon.

6. Executive Committee Report: Brian Clarke

Chair Clarke stated that the Executive Committee met to discuss creating guidelines for the use of the revolving fund, requiring Certificates of Appropriateness for new construction on designated land after the primary structure has been demolished, and to receive updates on the Akers House designation.

Gray stated that staff will have guidelines for the Commission to review regarding the use of the revolving fund, potentially in March. He stated that the Commission also needs to consider soon what should happen after a designated property is demolished.

7. Consideration of Additions to the Rules of Procedure

Chair Clarke stated that additions to the Rules of Procedure would be circulated to the Commission, possibly before the March meeting.

8. Financial Report: Stewart Gray

Gray stated that the last revolving fund report was over \$7.6 million. He stated that the Finance department has indicated that this total may need to be adjusted. He stated that the County's Chief Financial Officer is working on the reconciliation.

Commissioner Barfield asked if the Finance department has provided a reconciliation timeline. Gray stated that there is no timeline.

9. Historic Landmarks Staff Report

a. QR Code Update

Commissioner Grey addressed the QR codes in the Community Outreach Committee report.

Gray stated that bronze plaques for properties have been delivered to the Historic Landmarks office and stated that staff will make an effort to contact everyone who needs a plaque.

10. Old Business

There was no old business.

11. New Business

There was no new business.

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

The meeting adjourned at 7:05 p.m.