

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
May 13, 2024
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 486
6:04 p.m. – 7:36 p.m.**

Draft Minutes

Present

Dontressa Ashford/Mayor
Robert Barfield/County
Akadius Berry/County (remote)
Brian Clarke/County/HLC Chair
Andra Eaves/County
Nadine Ford/City (remote)
Victoria Grey/County/HLC Secretary/Community Outreach Committee Chair
John Kincheloe/City
Emily Makas/Mayor
Charlie Miller/City
Edwin Wilson/City/Projects Committee Chair
Stewart Gray, HL Director
John Howard, HL Historic Preservation Manager
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant
Michele Lemere, HL Intern

Absent

Lesley Carroll/County/HLC Treasurer/Survey 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 April HLC Minutes

Commissioner Berry presented a motion seconded by Commissioner Eaves that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission's April 8 meeting minutes. The Commission unanimously approved the motion.

b. Certificate of Appropriateness Application for the Quartermaster Depot, 201 Camp Road, Charlotte

Commissioner Makas presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Certificate of Appropriateness application for the Quartermaster Depot, 201 Camp Road, Charlotte, N.C. The Commission unanimously approved the motion.

2. Chair's Report: Brian Clarke

Chair Clarke stated that he did not have a report.

3. Public Comment Period

Note: Commissioner Wilson acted as Chair until Chair Clarke arrived at the meeting.

Commissioner Wilson stated that no members of the public signed up to speak.

4. Quasi-Judicial Hearing for the Carolina Theater, 230 N. Tryon Street, Charlotte

Owner/Applicant: Foundation for the Carolinas

Subject Property: Carolina Theater

Address: 230 N. Tryon Street, Charlotte

PIN: 08001115

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, and Albert Core.

Staff presented the findings of fact.

Staff Report and Comments

Carolina Theater

230 N. Tryon Street, Charlotte

Application for COA HLC405

Project Description

1. Construction of a new hotel tower above Carolina Theater and signage

Exhibits presented to and considered by the Commission:

Exhibit A – Map

Exhibit B – 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.** The project is a revision to a previously approved COA in 2021 for a new tower above the Theater.
- 2.** The proposed plan meets HLC Standards 2 and 5 in that no original architectural elements are being removed or altered.
- 3.** The proposed new exterior and interior features are well differentiated from the original features in keeping with HLC Standard 9.

Staff Recommendation

Staff suggests that the Commission approve the application as presented.

Commissioners' Questions for Staff

Commissioner Berry asked staff if they had any concerns with this project. Historic Preservation Manager Howard stated that there were no concerns and explained that staff wanted the Commission to review the project again since it is a visible project.

Chair Clarke asked if the glass box design is the same as it was during the previous design review. Commissioner Barfield asked about the design of the tower. Howard answered that the glass box design is the same and that the tower has been reduced by a few floors on the top, but is essentially the same as the previously-reviewed design.

Applicant Comments

Albert Core with Studio Core Architects stated that the main change from the 2021 Certificate of Appropriateness was the removal of the four top floors.

Commissioners' Questions for Applicant

There were no questions.

Applicant Response

There was no response.

Public Comments

There were no public comments.

Commissioners' Comments

There were no additional comments.

Commissioner Barfield presented a motion that the Historic Landmarks Commission approve the proposed findings of fact as presented by Historic Landmarks staff. Commissioner Grey 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 Berry presented a motion that the Historic Landmarks Commission approve the application for a Certificate of Appropriateness (COA) for the Carolina Theater, 230 N. Tryon 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. Consideration of Amendment to the Historic Landmarks Commission's Rules of Procedure

Commissioner Barfield asked for clarification that this discussion is regarding the Commission retaining authority over land associated with a historic landmark once the landmark is demolished. Chair Clarke stated that this was correct with the addition of a mandatory process after the demolition for the Commission to determine whether the designation should remain or be removed.

Director Gray stated that a formal de-designation process would occur to have the ordinance rescinded.

Chair Clarke stated that following a demolition, staff would review the designation record before being presented to the Commission for discussion and action on potential de-designation.

Commissioner Makas presented a motion seconded by Commissioner Barfield that the Historic Landmarks Commission adopt the presented amendment to the Historic Landmarks Commission's Rules of Procedure with the condition that properties with a Certificate of Appropriateness for demolition that is active as of May 1, 2024, will not be subject to this policy. The Commission unanimously approved the motion.

6. Executive Committee Report: Brian Clarke

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

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

7. Survey Committee Report: Lesley Carroll

Chair Clarke stated that the Survey Committee will meet on Wednesday, May 22 at 6:00 p.m.

8. Community Outreach Committee Report: Victoria Grey

a. Adventure Club Four Wards of Charlotte Bike Tour: May 18

Commissioner Grey stated that the Four Wards of Charlotte Bike Tour would be held on Saturday, May 18, from 10:00 a.m. until noon. She also noted that the Commission would have a table on the same day for the Charlotte Museum of History's Meck Dec celebrations. Chair Clarke asked the Commission to let Grey know of any cemeteries that need cleaning.

9. Nominating Committee: Brian Clarke

Chair Clarke stated that it is time to consider a slate of officers for the next fiscal year. He asked the Commission to let him know if they would like to serve on the Committee. He stated that the Vice Chair position is currently vacant as Commissioner Ford recently resigned from the role. He stated that the plan is to have this Committee's report at the June meeting with officers ready to serve at the July meeting.

Commissioner Barfield questioned whether someone should serve on the Committee if they are interested in becoming an officer. Chair Clarke stated that they should not be on the Committee. Gray stated that staff would contact the current officers regarding whether they would like to continue in their current role or pursue a different role.

10. Historic Landmarks Staff Report

a. Newest Landmarks: Thompson-Anderson House, 858 Concord Road, Davidson, and Parkwood Avenue Associate Reformed Presbyterian Church, 1017 Parkwood Avenue, Charlotte

Historic Preservation Specialist Warlick stated that Charlotte City Council voted unanimously on April 22 to designate Parkwood Avenue Associate Reformed Presbyterian Church as a historic

landmark and that on April 22, the Davidson Board of Commissioners voted unanimously to designate the Thompson-Anderson House as a historic landmark.

Chair Clarke asked about other active designations. Warlick stated that the Little House and the Sydenham Alexander House reports were recently reviewed by the State Historic Preservation Office. He stated that the designation report for the Brittain House in Davidson is currently being produced. He noted that 10-12 properties will be considered by the Survey Committee for placement on the Study List of Prospective Historic Landmarks at their upcoming meeting.

Gray introduced Michele Lemere, a summer intern from UNC Charlotte's Public History program.

11. Old Business

Chair Clarke stated that the redevelopment around the Steele Creek Presbyterian Church is ongoing. He stated that Foundry circulated a draft of the Memorandum of Agreement to interested parties at the State Historic Preservation Office and U.S. Army Corps of Engineers earlier in the day. He stated that he and Gray planned to meet with Foundry representatives soon to receive clarity on questions. Gray stated that they may have more information at the June meeting.

12. New Business

There was no new business.

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

The Commission voted by consent to close the closed session and adjourn the meeting.

The meeting adjourned at 7:36 p.m.