

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
November 4, 2024
Hybrid Meeting
2100 Randolph Road, Charlotte
6:06 p.m. – 7:29 p.m.**

Draft Minutes

Present

Dontressa Ashford/Mayor/Survey Committee Chair (remote)
Robert Barfield/County/HLC Vice Chair
Brian Clarke/County/HLC Chair
Andrew Dunn/County
Andra Eaves/County
Nadine Ford/City (remote)
John Kincheloe/City
Emily Makas/Mayor
Charlie Miller/City
Melanie Reddrick/City
John Howard, HL Historic Preservation Manager
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant

Absent

Lesley Carroll/County/HLC Treasurer
Victoria Grey/County/HLC Secretary/Community Outreach Committee Chair

Note: This meeting was held virtually through the Microsoft Teams video conferencing platform and in person at the Historic Landmarks office at 2100 Randolph Road, Charlotte

1. Adoption of the Consent Agenda

a. Approval of October HLC Minutes

Commissioner Dunn 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 October 14 meeting minutes. The Commission unanimously approved the motion.

2. Chair's Report: Brian Clarke

Chair Clarke stated that he attended the lunch presentation for speaker Donovan Rypkema on October 24. He shared his hope that elected officials and others from the County and Towns will understand how historic preservation can help the affordable housing issue. He stated that

Rypkema did not discuss using tax credits to reduce housing costs and explained that the Commission should discuss this further.

Historic Preservation Manager John Howard asked the Commission if staff should send a memo to local elected officials informing them of the Commission's position. Chair Clarke stated it would be prudent to let them know of available strategies.

3. Public Comment Period

No members of the public registered to speak.

4. Public Hearings

a. Armour Street Mill House, 225 Armour Street, Davidson

Vice Chair Barfield presented a motion seconded by Commissioner Makas that the Historic Landmarks Commission open the public hearing for the Armour Street Mill House, 225 Armour Street, Davidson, N.C. The Commission unanimously approved the motion.

There were no public comments.

Vice Chair Barfield presented a motion seconded by Commissioner Makas that the Historic Landmarks Commission close the public hearing. The Commission unanimously approved the motion.

b. Marion R. and Lavonne Marsh House, 1642 Hertford Road, Charlotte

Commissioner Dunn presented a motion seconded by Commissioner Eaves that the Historic Landmarks Commission open the public hearing for the Marion R. and Lavonne Marsh House, 1642 Hertford Road, Charlotte, N.C. The Commission unanimously approved the motion.

There were no public comments.

Vice Chair Barfield presented a motion seconded by Commissioner Makas that the Historic Landmarks Commission close the public hearing. The Commission unanimously approved the motion.

5. Quasi-Judicial Hearings

a. Quartermaster Depot-Gama Goat Building, 1801 N. Graham Street, Charlotte

Note: Commissioner Reddrick recused herself from this hearing.

Owner/Applicant: ATCO Development
Subject Property: Quartermaster Depot-Gama Goat Building
Address: 1801 N. Graham Street, Charlotte

PIN: 07903107

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 and Alli Cruse

Staff presented the findings of fact.

Staff Report and Comments
Quartermaster Depot-Gama Goat Building
1801 N. Graham Street, Charlotte
Application for COA HLC454

Project Description

1. Modification of the exterior truss system.

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 historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
2. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff Recommendation

While the retention of original materials is preferred, partial removal of the truss system, which was originally an interior feature, is appropriate due to deterioration and subsequent safety concerns.

Commissioners' Questions for Staff

Chair Clarke asked if the presentation was modified from the Commission's previous review. Howard stated it was not modified.

Commissioner Makas asked about page 8 and whether there were additional trusses on the street not viewed in the plan. Vice Chair Barfield stated that this was a different protected area.

Vice Chair Barfield asked Howard to describe how the project aligns with #6 on the findings of fact. Howard explained that the Commission has the right to make a good decision from presented information. He reminded the Commission that questions regarding covering or mitigating the damaged timber columns were discussed at the previous meeting and that the property representative indicated that it was not feasible.

Applicant Comments

There were no comments.

Commissioners' Questions for Applicant

Chair Clarke asked Alli Cruse, property representative, if her group discussed the Commission's previous feedback to explore retaining more of the truss system. Cruse stated that those conversations did happen. She stated that another structural engineer recently examined the site and concluded that the structure is not safe. She stated that the engineer recommended rebuilding with steel, which would be cost prohibitive.

Chair Clarke explained that it is important to represent where the perimeter of the building stood before the corner was cut off. He asked if poles with signage could be erected at these points between the driveway and the street indicating where the perimeter of the building used to stand. Cruse stated that she could ask her group about the feasibility.

Applicant Response

There was no additional response.

Public Comments

No one spoke in support of or opposition to this application.

Commissioners' Comments

Commissioner Dunn stated that he views this as a safety issue and does not see any point in rebuilding as he does not think it is a crucial component of the historical nature. He recommended the adoption of staff's proposal as presented.

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

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

The motion was approved with Chair Clarke and Vice Chair Barfield voting in opposition.

Commissioner Dunn presented a motion that the Historic Landmarks Commission approve the application for a Certificate of Appropriateness (COA) for the Quartermaster Depot-Gama Goat Building, 1801 N. Graham Street, Charlotte, N.C. Commissioner Eaves seconded the motion.

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

The motion was approved with Chair Clarke and Vice Chair Barfield voting in opposition.

b. Steele Creek Presbyterian Church and Cemetery, 7401 Steele Creek Road, Charlotte

Owner/Applicant: City of Charlotte
Subject Property: Steele Creek Presbyterian Church and Cemetery
Address: 7401 Steele Creek Road, Charlotte
PIN: 14121101

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

Staff presented the findings of fact.

Staff Report and Comments
Steele Creek Presbyterian Church and Cemetery
7401 Steele Creek Road, Charlotte
Application for COA HLC453

Project Description

1. The proposed work consists of landscape buffering, parking, new pavement/repairs, and constructing a new pad with utilities for the Douglas House relocation.

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. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Staff Recommendation

Staff recommends approval of the application as presented.

Commissioners' Questions for Staff

Chair Clarke stated that the Certificate of Appropriateness for the demolition of the Douglas House has been active since summer 2024.

Applicant Comments

There were no comments.

Commissioners' Questions for Applicant

There were no questions.

Applicant Response

There was no response.

Public Comments

No one spoke in support of or opposition to this application.

Commissioners' Comments

There were no additional comments.

Note: Commissioner Ford left the meeting at 6:52 p.m.

Vice Chair Barfield presented a motion that the Historic Landmarks Commission approve the proposed findings of fact as presented by Historic Landmarks staff. Commissioner Dunn seconded the motion.

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

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

Vice Chair Barfield presented a motion that the Historic Landmarks Commission approve the application for a Certificate of Appropriateness (COA) for the Steele Creek Presbyterian Church and Cemetery, 7401 Steele Creek Road, Charlotte, N.C. Commissioner Dunn seconded the motion.

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

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

6. Approval of the Douglas House Relocation Agreement Draft

Chair Clarke stated that discussions between counsel for Foundry Commercial and County real estate attorney Susan Hall have been ongoing regarding the relocation of the Douglas House. He explained that Foundry has agreed to help fund and facilitate the relocation and site prep needed to place the house on the new foundation. He stated that She Built This City is considering whether they will be responsible for the house once moved. He briefly reviewed the relocation agreement and stated that the Commission will have better standard easement language to use on other properties at the end of this process.

Commissioner Reddrick presented a motion seconded by Commissioner Dunn that the Historic Landmarks Commission approve the draft relocation agreement for the Douglas House and empower Chair Brian Clarke to approve and sign the agreement if there are no substantive changes. The Commission unanimously approved the motion.

7. Survey Committee Report: Dontressa Ashford

Commissioner Ashford stated that the Survey Committee met in September to discuss designation reports and consider placements on the Study List of Prospective Historic Landmarks.

8. Community Outreach Committee Report: Victoria Grey

Senior Administrative Support Assistant Stuart stated that the Commission's holiday party will be held on December 5. She stated more details are forthcoming. She also stated that the Franks House marker unveiling is tentatively scheduled for December 14.

9. Financial Report: Stewart Gray

There was no financial report.

10. Historic Landmarks Staff Report

Howard stated that staff is traveling to Raleigh on November 14 for the State Historic Preservation Office's annual staff liaison meeting. He stated that Director Gray would be attending court tomorrow regarding the Torrence-Lytle School lawsuit. He stated that the UNC School of Government is holding a workshop on December 4 in Mount Holly to discuss the statewide plan for historic properties.

Historic Preservation Specialist Warlick stated that staff helped the Charlotte Museum of History with a cemetery cleaning at the Sugaw Creek Cemetery #2 on October 26. He stated that the event was a success and noted that approximately 50 volunteers attended.

Stuart stated that staff and Commissioner Ashford attended the Preservation North Carolina conference in October in Rocky Mount and Tarboro and found it to be a productive conference.

11. Old Business

There was no old business.

12. New Business

There was no new business.

The meeting adjourned at 7:29 p.m.