

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
August 13, 2018
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:01 p.m. – 8:41 p.m.**

Draft Minutes

Present:

**Mr. Nathan Clark/County/HLC Treasurer
Mr. Thomas Egan/County/HLC Chair
Ms. Laura Hoover/County
Mr. William Hughes/City
Mr. Garrett Nelson/Mayor/Design Review Committee Chair
Mr. Len Norman/City/Projects Committee Chair
Mr. Jeffrey Parsons/Mayor/HLC Vice Chair/Survey Committee Chair
Mr. Jonathan Schulz/City
Mr. Edwin Wilson/City
Mr. Sandy Carnegie, HLC Attorney (by telephone)
Dr. Dan L. Morrill, HLC Consulting Director
Mr. Stewart Gray, HLC Senior Preservation Planner
Ms. Elizabeth Stuart, HLC Administrative Assistant
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

Absent:

**Ms. Diane Althouse/County
Mr. Akadius Berry/County
Ms. Penny Higdon/County/HLC Secretary**

Visitors:

**Syble B. Carson
Hassan Hashemloo, Pecan Duplex
Lee Jablin
Brian North, McConnell House
Greg Pappanastos, New Look Bus/Streetcar 85
Lisa Rudisill**

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE MINUTES FOR THE JUNE 11, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE CLOSED SESSION MINUTES FOR THE JUNE 11, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report – Tom Egan

Mr. Egan welcomed the Commissioners and visitors. Mr. Egan also welcomed Mr. Wilson to his first meeting of the HLC and stated that the Commissioners and Staff would introduce themselves later in the meeting.

Mr. Egan asked Mr. Norman to report on the status of the effort to relocate the Siloam School to the grounds of the Charlotte Museum of History. Mr. Norman stated that efforts to raise the necessary funds are underway.

3. Director's Report – Dan Morrill

Dr. Morrill requested that the agenda be amended to move items 9a and 9c to follow the Senior Preservation Planner's Report. The Commission reached a consensus to amend the agenda accordingly.

Dr. Morrill reported the following:

a. *Barnhardt House, 3217 Maymont Place, Charlotte.* Fred Caligiuri, the developer of Cramer's Pond, has granted a 30-day extension for the completion of the contractual improvements to the house. Staff is working with the Project Management team to establish the color of the roof shingles to be presented to the supervising architect for the Cramer's Pond neighborhood. Staff will also be working to repair the windows and paint the exterior of the house. The Projects Committee met with the prospective buyer who has met with Stewart Gray to discuss potential alterations to the property. The tarp on the house has failed, and water is entering the house.

b. *Ingleside, 7225 Bud Henderson Road, Huntersville.* Sandy Carnegie, HLC attorney, is working to arrange for a closing on the property in September. Peter Wasmer is gathering the necessary information to present to the Board of County Commissioners to obtain recognition of the funds needed to buy the property. Money has been spent on the repair of the air conditioning system.

c. *Wallace Log House, 9425 Robinson Church Road, Charlotte.* Staff is processing the property for historic landmark designation, and Peter Wasmer is gathering the necessary information to present to the Board of County Commissioners to obtain recognition of the funds needed to buy the property. The owners of the property have agreed in principle to the terms of a lease of the property following closing.

d. *Torrence Lytle School, 302 Holbrooks Road, Huntersville.* Brock Ventures, the prospective buyer of the Torrence Lytle School, has deposited its initial earnest money payment. He continues to perform due diligence. Staff has received an email from Brock Ventures expressing concerns about the economic viability of the project. Staff is exploring ideas with the prospective buyer as to how the project may be made viable.

e. *Pecan Avenue Duplex, 1427 Pecan Avenue, Charlotte.* The Projects Committee has met with the owner of the property concerning possible acquisition of an exclusive, assignable option to purchase the property.

f. *McConnell House, 4009 Beatties Ford Road, Charlotte.* Staff met with representatives of Martin Marietta, owners of the property, and suggested a variety of preservation solutions. Martin Marietta has determined that the house must be moved from its present site to property not owned by Martin Marietta. Martin Marietta will donate the house to an entity that would move the house.

g. *Excelsior Club, 921 Beatties Ford Road, Charlotte.* Peter Wasmer has obtained an appraisal on the property and the cost of stabilizing the shell of the building. Staff will be scheduling a visit with the owner.

h. *Former Mt. Carmel Baptist Church, 412 Campus Street, Charlotte.* The City has ordered Johnson C. Smith University, the owner of the property, to bring the building up to code by October 10th or the building will be demolished. The University cannot legally demolish the building, because Preservation North Carolina holds deed covenants on the property. Staff is working with Preservation North Carolina to arrange a meeting with University officials to discuss the situation.

i. *Charlotte Streetcar 85.* Charlotte Streetcar 85 has been leased to Lakewood Trolley. The Streetcar was moved on August 1st to the Trolley Storage Building on Chamberlain Avenue. The Commission will be working with Lakewood Trolley to make the necessary repairs to Streetcar 85.

j. *Charlotte Streetcar Number One.* Charlotte Streetcar Number One was built c. 1910 by the J. G. Brill Company of Philadelphia, PA. It was shipped to Athens, Greece and operated on the streets of Athens into the 1960s. It then became a rail repair car. In the 1980s, the Historic Landmarks Commission sought to introduce vintage streetcar service in Charlotte. Staff convinced a local developer to purchase and restore Trolley Number One. It was transported by ship to New York City and transported to Guilford, Connecticut, where it was restored. The streetcar was transported to Charlotte and arrived in 1989. The car was donated to the Historic Landmarks Commission, which in turn gave the streetcar to Charlotte Trolley. Negotiations are now underway for the Commission to acquire Trolley Number One from Charlotte Trolley for possible lease to Lakewood Trolley.

k. *Former Charlotte Fire Station No. 10, 2136 Remount Road, Charlotte.* Staff continues to negotiate with County officials about the possibility that ownership of the property might be conveyed to the Historic Landmarks Commission.

l. *James C. Dowd House, 2216 Monument Street, Charlotte.* There have been no new developments regarding the Dowd House since the June meeting of the HLC.

4. Senior Preservation Planner's Report – Stewart Gray

a. Update on Attendance Policy

Mr. Gray informed the Commission of Mecklenburg County's and the City of Charlotte's attendance policies and asked the Commissioners to contact Ms. Stuart if there were any questions.

b. Confirmation of HLC Contact Information

Mr. Gray circulated the HLC roster and asked each Commissioner to confirm his or her contact information.

c. Antioch Baptist Church Cemetery, 3712 Monroe Road, Charlotte, N.C.

Mr. Gray presented a letter with comments from the State Historic Preservation Office regarding the proposed designation of the Antioch Missionary Baptist Church Cemetery. Mr. Gray explained that the letter is advisory and that the HLC Staff remains convinced that the Antioch Baptist Church Cemetery has special historical and cultural significance within the context of Mecklenburg County.

9. Projects Committee Report – Len Norman

a. Option to Purchase Pecan Avenue Duplex, 1437 Pecan Avenue, Charlotte, N.C.

Dr. Morrill introduced Mr. Hassan Hashemloo, whose wife owns the Pecan Avenue Duplex, and thanked him for his willingness to participate in the HLC's option to purchase the property. The Commission discussed the specifics of the proposed option, asked questions, and received satisfactory answers.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE HISTORIC LANDMARKS COMMISSION ENTER INTO AN EXCLUSIVE, ASSIGNABLE OPTION TO PURCHASE THE CRAFTSMAN STYLE DUPLEX AT 1437 PECAN AVENUE, CHARLOTTE, N.C., FOR A FEE OF \$3,000, AND SUBJECT TO THE FOLLOWING CHANGES TO THE OPTION AS PRESENTED TO THE COMMITTEE: 1) THAT THE PROVISION FOR AN APPRAISAL OF THE PROPERTY BE REMOVED AND THAT THE PURCHASE PRICE FOR A PROSPECTIVE BUYER BE \$300,000, 2) THAT LANGUAGE BE INCLUDED IN THE OPTION STIPULATING THAT ANY CONVEYANCE OF THE PROPERTY INCLUDE PRESERVATION COVENANTS TO PREVENT ITS DEMOLITION, AND 3) THAT THE OWNER WOULD COMMIT TO NO DEMOLITION OF ALL OR ANY PART OF THE PROPERTY FOR THE DURATION OF THE OPTION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. McConnell House, 4009 Beatties Ford Road, Charlotte, N.C.

Dr. Morrill introduced Brian North, a representative of Martin Marietta, owner of the McConnell House. Mr. North explained that Martin Marietta purchased the McConnell House in order to provide an adequate buffer for the quarry which Martin Marietta operates on adjoining property. He stated that Martin Marietta is open to pursuing a

variety of preservation strategies for the property, including donating the house to an entity that would move it to another site, and including allowing the house to be preserved at its present location. The Commission stated that it appreciated Martin Marietta's willingness to participate in a careful study of how best to assure the preservation of the McConnell House. The Commission offered several suggestions concerning strategies for preservation and expressed its desire to cooperate with Martin Marietta throughout the process.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONSIDER ITS FULL RANGE OF LEGAL POWERS TO PREVENT THE IMPENDING DEMOLITION OF THE MCCONNELL HOUSE, 4009 BEATTIES FORD ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Design Review Committee Report – Garrett Nelson

Mr. Nelson stated that the Design Review Committee had not met since the June meeting of the Historic Landmarks Commission. Mr. Gray stated that no applications for Certificates of Appropriateness have been presented to date and that a meeting of the Design Review Committee might not be necessary before the next meeting of the Historic Landmarks Commission.

6. Survey Committee Report – Jeff Parsons

a. Consideration of Preparation of S&R Report on Cornelius Agricultural Building

Mr. Parsons called the Commission's attention to Dr. Morrill's proposal to prepare a Survey and Research Report on the Agricultural Building at the former Cornelius High School. Mr. Parsons explained that the Chair of the Survey Committee has the authority to approve Dr. Morrill's preparation of a Survey and Research Report at a maximum fee of \$3,500. Mr. Parsons stated that he would delay that approval until proposed amendments to the HLC Manual of Practice were considered later in the meeting.

7. Treasurer's Report – Nathan Clark

Mr. Clark reviewed the June and July 2018 Treasurer's Report of the Historic Preservation Revolving Fund. Dr. Morrill reviewed the FY 19 HLC Operational Budget.

8. Executive Committee Report – Tom Egan and Len Norman

a. Wallace House, 9425 Robinson Church Road, Charlotte, N.C.

Dr. Morrill explained that the environmental report for the Wallace House and property revealed that there is a possible environmental hazard due to an underground debris field. Further investigation will be necessary.

THE EXECUTIVE COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE ENTERING INTO A LEASE AS PRESENTED OF THE WALLACE HOUSE, 9425 ROBINSON CHURCH

ROAD, CHARLOTTE, N.C., WITH THE OWNERS, SUBJECT TO THE INCLUSION OF LANGUAGE STATING THAT THE HLC CAN TERMINATE THE LEASE WITH 45 DAYS NOTICE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Charlotte “New Look” GM Bus

Mr. Greg Pappanastos explained how the General Motors New Look Bus will be incorporated into the development of the heritage tourism operation at the Savona Mill site. Mr. Norman expressed his support for the intended use, because it would make the community more aware of the historic significance of the Bus as an artifact from Charlotte’s transportation history.

THE EXECUTIVE COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE IN PRINCIPLE THE TRANSFER OF TITLE OF THE GENERAL MOTORS NEW LOOK BUS IN “AS IS” CONDITION TO ARGOS REAL ESTATE ADVISORS, INC., SUBJECT TO HLC APPROVAL OF A WRITTEN AGREEMENT WITH ARGOS SETTING FORTH THE TERMS OF THE TRANSFER.

Mr. Norman stated that he favored an amendment to the motion that would authorize the HLC Projects Chair, the HLC Chair, and the HLC Consulting Director to approve any changes in the lease document that might be necessary.

THE COMMISSION APPROVED THE MOTION AS AMENDED WITH MS. HOOVER RECUSING HERSELF FROM THE VOTE.

c. Update on Prospective Sale of Charles E. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.

At the June HLC meeting, the Executive Committee received authorization to formulate the final terms of the contract to sell the Charles E. Barnhardt House. The Committee reported on the terms that it formulated.

9. Projects Committee Report – Len Norman

b. Ingleside, 7225 Bud Henderson Road, Huntersville N.C.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS THE STATUS OF INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Closed Session, the Historic Landmarks Commission adjusted the amount of the money it will request for closing on Ingleside.

10. Old Business

There was no old business.

11. New Business

MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS PERSONNEL MATTERS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Norman presented a series of changes to the HLC Policy Manual to clarify the responsibilities of the Consulting Director and the Senior Preservation Planner regarding the preparation of Survey and Research Reports.

MR. CLARK PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE PROPOSED CHANGES TO THE HLC POLICY MANUAL TO CLARIFY THE RESPONSIBILITIES OF THE CONSULTING DIRECTOR AND THE SENIOR PRESERVATION PLANNER REGARDING THE PREPARATION OF SURVEY AND RESEARCH REPORTS BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Egan welcomed Mr. Wilson to the Commission. Each Commissioner and Staff member introduced himself or herself.

The meeting adjourned at 8:41 p.m.