

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
March 12, 2018  
Location: 2100 Randolph Road, Charlotte, N.C.  
Time: 6:00 p.m. – 7:54 p.m.**

**Draft Minutes**

**Present:**

**Ms. Diane Althouse/County  
Mr. Nathan Clark/County/HLC Treasurer  
Mr. Thomas Egan/County/HLC Vice Chair  
Mr. Joe Elliott/City/Design Review Committee Chair  
Ms. Penny Higdon/County  
Ms. Laura Hoover/County  
Mr. William Hughes/City  
Mr. Mark H. Miller/County/Projects Committee Chair  
Mr. Garrett Nelson/Mayor  
Mr. Jeffrey Parsons/Mayor/HLC Secretary/Survey Committee Chair  
Mr. Jonathan Schulz/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**

**Absent:**

**Mr. Len Norman/City/HLC Chair  
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

**Visitors:**

**Laura Barnes  
Melissa Barnett  
Avery Forest Braun  
Savannah Brown  
Laura Burgess  
Bryan Gable  
Pastor Donnie R. Gervis, Antioch Baptist Church  
Cynthia Harrison, President Camp Greene Neighborhood Association  
Louanne Hoverman  
David Hunt  
Edwin Johnson  
Nick Kane  
Sean Kane  
Logan Keeman  
Taylor Matthews  
Rachel McManimen**

**Alexandra Olivares  
Aaron Shapiro  
Elena Smith  
Quinn Whittington  
Sarah Wilds**

**1. Consideration of Minutes**

**MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE MINUTES FOR THE FEBRUARY 12, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**2. Chair's Report — Tom Egan, HLC Vice Chair**

**Mr. Egan welcomed visitors from UNC Charlotte, Antioch Baptist Church, and the Camp Greene Neighborhood Association. Mr. Egan also welcomed Mr. Hughes and asked the Commissioners and Staff to briefly introduce themselves. Mr. Egan asked the Commissioners to check their contact information and attendance and to make Ms. Stuart aware of any issues. Mr. Egan also reviewed the options for training for the HLC and asked the Commissioners for input. Mr. Egan also announced changes to the meeting agenda, including moving the discussion of the report on Charlotte Streetcar 85 to the first item under the Projects Committee report.**

**3. Director's Report — Dan Morrill**

**Dr. Morrill reported the following:**

- i. The County has not yet determined how it will proceed with its plans to preserve the James C. Dowd House and Former Charlotte Fire Station Number Ten. For now the Commission's only involvement is to administer design review over any prospective material alterations to the James C. Dowd House. Representatives of the Camp Greene Neighborhood spoke to the Commission and expressed their desire to be included in any future discussions about the future of the James C. Dowd House. The Commission stated that its sole responsibility regarding the James C. Dowd House was to encourage its preservation. Dr. Morrill congratulated the representatives of the Camp Greene Neighborhood on their commitment to the improvement of the neighborhood and stated that, as in the past, the public would be informed of the HLC's participation in any preservation discussions about the future of the Dowd House. Dr. Morrill asked the representatives of the Camp Greene Neighborhood about their interest in the preservation of former Charlotte Fire Station Number Ten, which is located on Remount Road. The representatives stated that they were most interested in the preservation of former Fire Station Number Ten.**

- ii. **Staff visited the Tena Wallace Cabin Property at 9425 Robinson Church Road. Mr. Gray and Dr. Morrill believe the property has special significance and meets the standards for historic landmark designation.**
- iii. **Staff and Commissioners visited the Wadsworth House at 400 South Summit Avenue. Mr. Gray and Dr. Morrill believe the property has special significance and meets the standards for historic landmark designation.**
- iv. **The Public Hearing with the Charlotte City Council to consider the designation of the Wilmore School, 428 West Boulevard, Charlotte as a historic landmark will occur on March 19th. Dr. Morrill stated that the Neighborhood Services Department of the City of Charlotte has expressed its support for historic landmark designation of the Wilmore School, because the designation will encourage the adaptive reuse of the property for affordable housing.**
- v. **Restoration work continues on the Charles E. Barnhardt House, 2733 Country Club Lane. Special thanks for the work of the Project Management Committee.**
- vi. **The marketing of the Torrence Lytle School continues. No offers have been received. The building has been made more secure.**
- vii. **Discussions continue about the future status of Charlotte Streetcar 85. The North Carolina Transportation Museum is hoping to make the streetcar operational this year. Lakewood Trolley continues to seek to have the Streetcar returned to Charlotte.**
- viii. **The Charlotte New Style GM Bus continues to be stored in the Cats Garage. Lakewood Trolley has expressed an interest in housing the bus.**
- ix. **The Drakeford Company continues to seek rezoning for the residences on Walnut Avenue in the Wesley Heights Historic District. Dr. Morrill does not believe the Historic Landmarks Commission will be asked to be involved in the project.**
- x. **Staff has met with the new owner of the Red Front Department Store, 1125 Belmont Avenue, Charlotte, to discuss how local historic landmark designation and the National Register of Historic Places will assist in the rehabilitation of the property. Here is another example of how landmark designation works to make preservation more possible.**
- xi. **Dr. Morrill asked Mr. Gray to discuss the policy manual. Mr. Gray stated that the Commissioners will receive revised copies of the policy manual and that they can expect to be asked to adopt the changes at the April meeting.**

#### **4. Design Review Committee Report — Joe Elliott**

**Mr. Elliott stated that the Design Review Committee did not meet in February and has no report.**

#### **5. Survey Committee Report — Jeff Parsons**

**Consideration of the Survey and Research Report on the Antioch Missionary Baptist Church Cemetery, 3712 Monroe Road, Charlotte**

**This property was put on the HLC's Study List in 2015. Staff believes that the Survey and Research report successfully makes the case for special significance for this property.**

**Mr. Gray reported that he had visited the Antioch Missionary Baptist Church Cemetery and had concluded that it has the requisite integrity for designation as a historic landmark.**

**THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION PROCESS THE ANTIOCH MISSIONARY BAPTIST CHURCH CEMETERY, 3712 MONROE ROAD, CHARLOTTE, N.C., FOR PROSPECTIVE HISTORIC LANDMARK DESIGNATION, INCLUDING THE ENTIRE TAX PARCEL UPON WHICH THE ANTIOCH MISSIONARY BAPTIST CHURCH CEMETERY IS LOCATED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

#### **6. Treasurer's Report — Nathan Clark**

**Mr. Clark reviewed the March 2018 Treasurer's Report of the Revolving Fund.**

#### **7. Projects Committee Report — Mark Miller**

##### **Report On Charlotte Streetcar 85**

**Mr. Miller reported that the Projects Committee had considered the request from Lakewood Trolley that Streetcar 85 be returned to Charlotte and had reached the following conclusions:**

- i. The Committee believes that for now Streetcar 85 should remain at the North Carolina Transportation Museum.**
- ii. That Lakewood Trolley should develop a comprehensive list of assets it must have in place to operate a viable vintage streetcar line along the Stewart Creek Greenway.**
- iii. That for now the HLC should not increase its financial commitment to the purchase of a cart and generator for Streetcar 85.**
- iv. That the HLC become proactive in its advocacy for the return of Streetcar 85 to Charlotte.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS THE PROSPECTIVE PURCHASE OF REAL ESTATE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**Note: In closed session, the Historic Landmarks Commission voted to pursue purchase of the Tena Wallace Cabin Property, 9425 Robinson Church Road, Charlotte, N.C.**

**In closed session, the Historic Landmarks Commission voted to pursue purchase of the Wadsworth House, 400 S. Summit Avenue, Charlotte, N.C.**

**Mr. Miller expressed to the Commission that he might have a conflict of interest regarding the Wadsworth House. He left the meeting before any discussion or votes regarding the Wadsworth House.**

#### **8. Old Business**

**Mr. Egan provided updates on the Barnhardt House. In his opinion, the house will be ready for marketing in the near future.**

#### **9. New Business**

**There was no new business.**

**The meeting adjourned at 7:54 p.m.**