

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
April 9, 2018  
Location: 2100 Randolph Road, Charlotte, N.C.  
Time: 6:00 p.m. – 7:55 p.m.**

**Draft Minutes**

**Present:**

**Ms. Diane Althouse/County (by telephone)  
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. Len Norman/City/HLC Chair  
Mr. Jeffrey Parsons/Mayor/HLC Secretary/Survey Committee Chair (by telephone)  
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. Peter Wasmer, Project Manager, Mecklenburg County**

**Visitors:**

**Eric Gamble, HM Properties  
Jay Rhodes, Mecklenburg County/AFM Department  
Allison Shockley, Odell Associates, Charlotte Coliseum  
Monifa Woodside, City of Charlotte, Charlotte Coliseum**

**1. Consideration of Minutes**

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE MARCH 12, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION APPROVED THE MOTION WITH MR. NORMAN ABSTAINING.**

**2. Chair's Report – Len Norman**

Mr. Norman asked the Commissioners to check their attendance and to make Ms. Stuart aware of any issues. Mr. Norman also stated that the HLC's policy manual will be presented at the May meeting of the HLC. Mr. Norman explained that Mr. Egan was not at tonight's meeting because he was representing the HLC at the Charlotte City Council meeting, which was having a ceremony to recognize the Board members that serve the Charlotte community. Mr. Norman announced that the Nominating Committee would be meeting soon and to contact Ms. Hoover, Ms. Higdon, and Mr. Schulz if any of the Commissioners are interested in serving as a HLC officer. Mr. Norman presented the form for approval of the preparation of a Survey and Research Report for the Wallace House.

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. CLARK THAT DR. MORRILL BE AUTHORIZED TO PREPARE A SURVEY AND RESEARCH REPORT ON THE WALLACE LOG HOUSE FOR A FEE OF \$2000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

### **3. Director's Report – Dan Morrill**

**Dr. Morrill reported the following:**

*Dowd House and former Charlotte Fire Station No. 10.* 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. Staff anticipates that a meeting with County staff will occur soon to discuss the issue.

*The Jerry and Tena Wallace House.* Staff has ordered an appraisal on the property. The HLC is under contract to purchase the property and is performing due diligence.

*Wadsworth House.* Staff has ordered an appraisal on the property.

*Wilmore School.* 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 in April.

*Charles E. Barnhardt House.* Restoration Work continues on the Charles E. Barnhardt House. Special thanks for the work of the Project Management Committee. The Projects Committee considered the prospect of recommending purchase of an adjoining lot but decided not to pursue acquisition of the lot.

Staff has been discussing the issue of the roof. Approximately \$15,000 has been spent on a tarp, because the simulated wood roof composed of terra cotta leaks. The tarp will only last a few months, so if the house does not sell quickly, the HLC will have to repair the existing tarp or replace it. Eric Gamble, the realtor, believes the tarp will not adversely affect the sale and that replacing it is premature.

Peter Wasmer, Project Manager, estimates that an asphalt shingle roof will cost no more than \$50,000. Staff believes that the asphalt roof would protect the house and increase its marketability. Staff reckons that it would be prudent to have the buyer decide whether he or she wants to replace the asphalt roof. That would be preferable and more cost effective

than offering a roof credit to a buyer. There is enough money in the funds recognized by the County Commission to install the asphalt roof. Would this not be the wisest path to follow? A terra cotta roof would cost approximately \$250,000, and the HLC would have to seek recognition of additional money by the Board of County Commissioners. This matter will have to be considered in closed session.

*Torrence Lytle School.* The Commission has received an offer to purchase the Torrence Lytle School. This matter will be considered in closed session.

*Charlotte Streetcar 85.* Lakewood Trolley has submitted a proposal to lease Streetcar 85, which is currently leased to the North Carolina Transportation Museum. This matter will be considered in closed session.

*Delburg Mill House.* Staff is working with the Town of Davidson to secure a zoning variance on the property.

*Ingleside.* Staff has learned that Ingleside on Bud Henderson Road is going into foreclosure. The Commission purchased the house many years ago and placed preservation covenants in the deed. Consequently, the house is protected.

#### **4. Preservation Planner's Report – Stewart Gray**

Mr. Gray presented renderings of the Barnhardt House, which Mr. Nelson produced as part of the marketing materials for the property. Mr. Miller asked for an emailed version to be sent to the Commissioners.

#### **5. Design Review Committee Report – Joe Elliott**

**Certificate of Appropriateness (COA) Application for the Charlotte Coliseum, 2700 East Independence Boulevard, Charlotte**

Staff explained that the applicant is seeking approval for a two-story addition to the Coliseum that would connect to Ovens Auditorium. Monifa Woodside from the City of Charlotte and Allison Shockley from Odell Associates spoke briefly to thank the Commission for its patience as the plans for the addition evolved into its final rendition.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE COA APPLICATION FOR CHARLOTTE COLISEUM, 2700 EAST INDEPENDENCE BOULEVARD, CHARLOTTE, N.C., AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

#### **6. Survey Committee Report – Jeff Parsons**

Mr. Parsons reported that the Survey Committee had not met since the last HLC meeting, but would meet on April 16, 2018.

#### **7. Treasurer's Report – Nathan Clark**

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

**8. Projects Committee Report – Mark Miller**

**a. Prospective Sale of Torrence Lytle School, 302 Holbrooks Road, Huntersville**

**MR. MILLER PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION ENTER INTO A CONTRACT WITH BROCK VENTURES, INC., FOR THE SALE OF THE TORRENCE LYTLE SCHOOL IN ACCORDANCE WITH THE TERMS OF THE SUBMITTED OFFER OF \$350,000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Consideration of Adjustment of Sales Price for the Charles E. Barnhardt House and the purchase of an Adjoining Lot**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION INCREASE THE ASKING PRICE FOR THE CHARLES E. BARNHARDT HOUSE TO \$1,495,000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**c. Consideration of Lease of Charlotte Streetcar 85, Consideration of Purchase of the Wadsworth House, 400 South Summit Avenue, Charlotte, and Consideration of Possible Repairs of the Charles E. Barnhardt House**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS THE LEASE OF CHARLOTTE STREETCAR 85, PROSPECTIVE PURCHASE OF THE WADSWORTH HOUSE, 400 SOUTH SUMMIT AVENUE, CHARLOTTE, N.C., AND POSSIBLE REPAIRS OF THE CHARLES E. BARNHARDT HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**Note: In Closed Session, the Commission made decisions regarding the lease of Charlotte Streetcar 85 to Lakewood Trolley, Inc., and possible repairs at the Charles E. Barnhardt House, and considered the prospective purchase of the Wadsworth House, 400 South Summit Avenue, Charlotte.**

**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.**

**9. HLC Training Session**

**The Commission viewed the training video prepared by Dr. Morrill and asked questions about its content.**

**10. Old Business**

**There was no old business.**

**11. New Business**

**There was no new business.**

**The meeting adjourned at 7:55 p.m.**