

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Executive Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N.C.  
July 12, 2018  
Time: 8:00 a.m. – 9:35 a.m.**

**Present:**

**Mr. Nathan Clark, HLC Treasurer  
Mr. Tom Egan, HLC Chair  
Ms. Penny Higdon, HLC Secretary  
Mr. Len Norman, Projects Chair  
Mr. Jeff Parsons, HLC Vice-Chair  
Mr. Sandy Carnegie, HLC Attorney (by telephone)  
Dr. Dan Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Peter Wasmer, HLC Project Manager**

**Visitors:**

**Eric Gamble, HM Properties**

**1. Chair's Report: Tom Egan**

**Mr. Parsons welcomed everyone to the meeting and thanked the members for their service.**

**2. Consulting Director's Report: Dan Morrill**

**a. Wadsworth House, 400 South Summit Avenue, Charlotte, N.C.**

**Dr. Morrill reported that Mark Miller is officially under contract to purchase the Wadsworth House. Mr. Miller will be coordinating with Staff regarding design review issues. Staff will also assist with having preservation deed covenants placed on the property.**

**3. Senior Preservation Planner's Report: Stewart Gray**

**Mr. Gray had no report.**

**4. Update on Projects**

**a. Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.**

**Dr. Morrill reported that Stephen Brock Ventures is under contract to purchase the property. Due diligence runs until October 31st. Staff is working with the prospective buyer on the study of the economic feasibility of the project.**

**b. Wallace House, 9425 Robinson Church Road, Charlotte, N.C.**

**Dr. Morrill reported that Staff is working on processing the property for designation as a historic landmark, which is scheduled for October. Peter Wasmer, HLC Project Manager, is performing due diligence. Closing should occur in late October or early November. Staff will be working with Sandy Carnegie, HLC Attorney, on finalizing a lease agreement with the owner. The plan is to offer the property for sale “as is.”**

**Dr. Morrill stated that the owners have reviewed and have accepted the terms of a lease of the property upon closing. Staff believes that this will assist with providing security for the property. Staff recommends that the Executive Committee recommend that the HLC approve entering into a lease of the property with the owners upon closing under the terms set forth in the lease.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE EXECUTIVE COMMITTEE RECOMMEND 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 COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**c. Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.**

**Dr. Morrill stated that the Commission is under contract to purchase the property. Staff believes that the future use of the property should be carefully evaluated. It has been challenging to find a buyer who will make a long term commitment to the property. Staff has talked with the Town of Huntersville and the National Trust for Historic Preservation about applying for a matching grant for an adaptive reuse feasibility study of the property. The HLC is currently paying the utilities bill and is maintaining the lawn. Emergency repairs of the air conditioning system were necessary.**

**Dr. Morrill discussed the need for a deliberate process in regard to marketing the property. Dr. Morrill asked the Committee members whether they would be interested in undertaking a process for marketing. The Committee stated its interest. Mr. Norman stated that a buyer might come forward before the grant is pursued.**

**d. Streetcar 85**

**Dr. Morrill announced that the tentative date for moving Streetcar 85 from the North Carolina Transportation Museum to Charlotte is August 1, 2018. Dr. Morrill also reported that Purchase Orders for hiring Chris Allen as a Consultant, for paying the Vendor for transporting Streetcar 85, and for paying an early termination fee for the lease of Streetcar 85 to the North Carolina Transportation Museum have been issued.**

**Mr. Egan arrived at the meeting at 8:30 a.m.**

**e. Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.**

**Dr. Morrill reported that Staff met with County officials to discuss preservation strategies for the Excelsior Club. It was agreed that the HLC Staff should approach the owner after Peter Wasmer obtains an updated appraisal of the parcel on which the building sits and after the costs of restoring the building are acquired. That information is being gathered. The information will be distributed to the Executive Committee.**

#### **5. Proposal for Charlotte New Look Bus**

**Dr. Morrill explained that in January 1992 the Commission acquired the last General Motors New Look Bus in the Charlotte Transit Fleet. The bus is a designated historic landmark. The Commission has put a refurbished engine and transmission in the bus. It is currently housed in the CATS storage garage.**

**Dr. Morrill reported that Argos Real Estate Advisors, Inc. is proposing that title to the Bus be transferred to Argos, which would assume the responsibility for performing additional repairs to the bus to put it into full operational order. Staff supports the transfer of title and the relocation of the bus to the Chamberlain Ave. storage facility.**

**Staff recommends that the Executive Committee recommend to the Historic Landmarks Commission that the HLC approve in principle the transfer of title of the General Motors New Look Bus in “as is” condition to Argos Realty Estate Advisors, Inc. subject to HLC approval of a written agreement with Argos setting forth the terms of the transfer.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE EXECUTIVE COMMITTEE RECOMMEND 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 REALTY ESTATE ADVISORS, INC., SUBJECT TO HLC APPROVAL OF A WRITTEN AGREEMENT WITH ARGOS SETTING FORTH THE TERMS OF THE TRANSFER. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

#### **6. Offer to Purchase Charles Barnhardt House, 3217 Maymont Place, Charlotte, N.C.**

**Dr. Morrill reported that the Commission has received an offer to purchase the Barnhardt House. Sandy Carnegie explained that he updated the contract to emphasize the “as-is” condition of the house. Eric Gamble, Realtor, distributed documents detailing his suggestions for a counter-offer to the current offer. The Committee discussed the documents at length and asked questions of Mr. Carnegie and Mr. Gamble. Sandy Carnegie stated that he would circulate through email changes to the contract that the Committee suggested.**

**A MOTION WAS PRESENTED AND SECONDED THAT THE OFFER TO PURCHASE AND CONTRACT FOR THE BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C., BE REVISED BY SANDY CARNEGIE, HLC ATTORNEY, TO INCLUDE THE FOLLOWING: PURCHASE PRICE - \$1,122,500; EARNEST MONEY DEPOSIT - \$10,000; DUE DILIGENCE FEE - \$2,500; DUE DILIGENCE PERIOD – 60 DAYS; CLOSING – 90 DAYS AFTER EFFECTIVE DATE OF OFFER TO PURCHASE AND CONTRACT; SELLER WILL PAY UP TO \$5,000 OF BUYER’S CLOSING COST; ROOF REPAIR MUST COMMENCE WITHIN 30 DAYS OF CLOSING. ADDITIONALLY, IF THE POTENTIAL**

**BUYERS COUNTER THE HLC OFFER WITH A CONTRACT PREREQUISITE OF SELLING THEIR CURRENT PROPERTY, THEN THE HLC REAL ESTATE AGENT IS AUTHORIZED TO PRESENT THE ATTACHED ADDENDUM TO THE BUYERS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**Note: For Addendum, see next page.**

#### **7. Old Business**

**There was no old business.**

#### **8. New Business**

**Dr. Morrill reported that John Howard, Administrator of the Charlotte Historic District Commission, has contacted Staff about a duplex at 1437-1439 Pecan Avenue for which a Certificate of Appropriateness for demolition has been issued. The owner reportedly is interested in talking with the HLC about possible purchase of the property. Dr. Morrill stated that he has contacted the owner and has not yet received a response. Mr. Parsons suggested that Dr. Morrill follow up with the owner. Dr. Morrill stated that he has also asked Eric Gamble to take a look at the property.**

**Mr. Norman brought up the issue of possibly expanding the Projects Committee to include Commissioners who are not officers. Mr. Egan stated that he is solidifying the Committee rosters and will consider the issue.**

**The Committee adjourned at 9:35 a.m.**

**ADDENDUM A**

The following provision is an integral part of the Offer to Purchase and Contract

1. Notwithstanding anything contained in the Offer to Purchase and Contract, (primary contingent offer), to the contrary, as long as the Offer to Purchase and Contract is contingent upon the sale of the Buyer's house, the Seller shall have the absolute right to continue to market for sale and accept purchase offers on the subject Property, (secondary offers). In the event the Seller receives a secondary offer which, in Seller's sole discretion, is more advantageous than the primary contingent offer, then Seller shall notify Buyers of such secondary offer by email, ("notice email"), and Buyers shall have 24 hours to match the terms of the secondary offer. In the event the Buyer fails to notify the Seller of acceptance to match the terms of the secondary offer within 24 hours of the time of the notice email, then the primary contingent offer shall be null and void and the Seller shall be free to sell the Property to any other purchaser.

**IN THE EVENT OF A CONFLICT BETWEEN THE ADDENDUM AND THE OFFER TO PURCHASE AND CONTRACT, THIS ADDENDUM SHALL CONTROL.**

Buyer: \_\_\_\_\_(SEAL)      Date: \_\_\_\_\_  
Dakeya D. Logan

Buyer: \_\_\_\_\_(SEAL)      Date: \_\_\_\_\_  
Jerry V. Mercer

Seller:  
Charlotte Mecklenburg Historic Landmarks Commission

By: \_\_\_\_\_(SEAL)      Date: \_\_\_\_\_