

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
2100 Randolph Road, Charlotte, N.C.
August 9, 2018
6:00 p.m. – 7:42 p.m.**

Present:

**Mr. Nathan Clark, HLC Treasurer
Mr. Tom Egan, HLC Chair
Ms. Penny Higdon, HLC Secretary
Ms. Laura Hoover, HLC Project Management Committee
Mr. William Hughes
Mr. Len Norman, Projects Committee Chair
Mr. Jeffrey Parsons, HLC Vice Chair/Survey Committee Chair
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, HLC Project Manager**

Absent:

Visitors:

**Rashad Davis, Barnhardt House
Eric Gamble, HM Properties
Kristi Harpst, Charlotte Historic District Commission
Hassan Hashemloo, Pecan Avenue Duplex
Dakeya Mercer, Barnhardt House
Jerry Mercer, Barnhardt House**

1. Chair's Report

Mr. Norman welcomed everyone to the meeting.

a. Update on Siloam School

Mr. Norman stated that the Charlotte Museum of History continues to explore possible funding sources for the relocation of the Siloam School to the Museum grounds.

2. Director's Report

a. Trolley Number One

Staff will be working with the Projects Committee to determine how and when Trolley Number One might be moved from the North Carolina Transportation Museum to Charlotte for operation on the Lakewood Trolley line.

3. Update on Barnhardt House, 3217 Maymont Place, Charlotte, N.C.

Eric Gamble, HLC Realtor for the Barnhardt House, introduced the prospective buyers of the property. The prospective buyers stated their interest in pursuing purchase of the property but raised concerns regarding the Commission's counteroffer. Specifically, they wanted clarification regarding alterations that would be permitted for the house and grounds. Staff recommended that they meet with Stewart Gray, Senior Preservation Planner for the HLC, to discuss this issue. The prospective buyers also stated that 30 days was insufficient time for the repair of the roof. Mr. Egan stated that the Commission would prefer the repair of the roof but would permit the installation of architectural shingles. The Committee discussed the proposed addendum to the purchase contract and confirmed that the prospective buyers would not be required to match a secondary offer. The prospective buyers will continue to investigate the prospective purchase of the property.

4. Pecan Avenue Duplex, 1437-1439 Pecan Avenue, Charlotte, N.C.

Dr. Morrill introduced Hassan Hashemloo, owner of the Craftsman Style Duplex at 1437 Pecan Avenue, which is a contributing building in the Plaza Midwood local historic district. Mr. Hashemloo explained his interest in entering into an exclusive, assignable option with the HLC for the purchase of the aforesaid property. The Committee discussed this issue at length and reached the following conclusions: 1) that the provision for an appraisal of the property be removed and that the purchase price for a prospective buyer be \$300,000, and 2) that language be included in the option stipulating that any conveyance of the property include preservation covenants to prevent its demolition.

MR. EGAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE RECOMMEND 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 COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Update on Projects

Dr. Morrill reported the following:

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

The prospective buyer continues to perform due diligence. Closing must occur by the end of November. The prospective buyer has made initial earnest money deposit.

b. Streetcar 85

The move of Streetcar 85 from the North Carolina Transportation Museum to the Cumberland Avenue Storage Building occurred on August 1, 2018.

c. Charlotte “New Look” GM Bus

The New Look Bus was moved from the CATS Garage to the Chamberlain Avenue Storage Building on July 31st. Sandy Carnegie prepared a legal agreement covering the bus, which has been signed by Staff and by Argos Realty.

Sandy Carnegie stated that he would prepare a bill of sale of the New Look Bus for presentation to the Historic Landmarks Commission at its August 13 meeting.

d. Former Fire Station #10, 2136 Remount Road, Charlotte, N.C.

Staff continues to pursue negotiations with the County about the prospect of the County’s conveying the property to the Historic Landmarks Commission.

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

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS FUNDS FOR THE PROSPECTIVE PURCHASE OF INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

Note: In Closed Session, the Projects Committee voted to increase the upper limit of funds for the prospective purchase of Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.

f. Wallace Log House, 9425 Robinson Church Road, Charlotte, N.C.

Dr. Morrill reported that the owners of the Wallace House have agreed to the terms of a lease of the property following its purchase by the HLC. The HLC will consider the approval or disapproval of the lease at its meeting on August 13.

Sandy Carnegie explained that the environmental report ordered by the Commission revealed a possible hazard because of debris which has been stored on the property. The Committee decided that it would await future developments before recommending any possible remediation.

g. Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.

The Commission has received the appraised price of the parcel. It is awaiting an estimate of the cost of restoring the building. Staff plans to meet with the owner to discuss the possibility of an option to purchase.

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

Dr. Morrill reported that he had received an email from Mr. Brian North of the Martin Marietta Company, the owner of the McConnell House. Martin Marietta stated its willingness to donate the house to an entity that would move it to a location not owned by Martin Marietta. Dr. Morrill stated that Staff believes that the relocation of the house to another site would not be economically feasible. Staff requested that the Committee advise what course of action it believes is warranted regarding the impending demolition of the McConnell House.

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

6. Former Mt. Carmel Baptist Church, 412 Campus Street, Charlotte, N.C.

Dr. Morrill reported that the City of Charlotte has notified Johnson C. Smith University, the owner of the property, that they must repair or demolish the church by October 10, 2018. Preservation North Carolina holds preservation covenants on the property that

prohibit demolition. Staff has notified the University that it has not applied for the necessary Certificate of Appropriateness for demolition. Staff has contacted the University and is working to develop a preservation strategy. The University says that it does not wish to demolish the building.

7. Old Business

Dr. Morrill reported that he discussed with CMS the HLC's interest in working with the school system to preserve the Morgan School. CMS will be considering the status of all surplus school properties, including the Morgan School, within the next 30 days and will contact the HLC once that process has ended.

8. New Business

There was no new business.

The meeting adjourned at 7:42 p.m.