

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
November 5, 2018
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 7:46 p.m.**

Draft Minutes

Present:

**Ms. Diane Althouse/County
Mr. Akadius Berry/County (by telephone)
Mr. Nathan Clark/County/HLC Treasurer
Mr. Thomas Egan/County/HLC Chair
Ms. Laura Hoover/County
Mr. Garrett Nelson/Mayor/Design Review Committee Chair
Mr. Len Norman/City/Projects 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. Penny Higdon/County/HLC Secretary
Mr. William Hughes/City
Mr. Jeffrey Parsons/Mayor/HLC Vice Chair/Survey Committee Chair**

Visitors:

None

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE MINUTES FOR THE OCTOBER 8, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE CLOSED SESSION MINUTES FOR THE OCTOBER 8, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Tom Egan

Mr. Egan did not have a report.

3. Director's Report: Dan Morrill

Dr. Morrill reported the following:

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

The Projects Committee has a recommendation regarding arrangements for conducting an adaptive reuse study of the property. This will be considered under the regular agenda. Dr. Morrill has contacted the owner, but has received no response.

b. Pecan Avenue Duplex, 1437 Pecan Avenue, Charlotte, N.C.

The property continues to be marketed by Edwin Wilson, Jr. The option to purchase is in place. The Commission will need to consider in December whether it will acquire the property if no assignee is identified. Mr. Wilson reported that the property is receiving more interest since the decrease in listing price.

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

Johnson C. Smith University is conducting a study of prospective uses of the building. Decisions regarding the future of the property will not occur until that study is completed. A hearing before the Charlotte Code Enforcement authorities is scheduled in the near future.

d. Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Dionne Nelson of Laurel Street Developers has submitted a report on the development potential of the property. A multi-family development is not possible without a substantial subsidy. The most likely scenario would be a single family development, but not in the near future. Dr. Morrill is checking with the Town of Huntersville to determine if commercial shopping exists within one mile of the property. If so, the property might become competitive for multi-family housing subsidies.

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

HLC Staff is pursuing a deliberate process to determine the best strategy to assure the long-term preservation of the property. Preservation North Carolina and the HLC will co-host a PNC fundraising event at Ingleside on December 2nd. A design workshop is scheduled for December 4th, and Jennifer Coots is working with Staff on arrangements. Dr. Morrill reported that he had met with a prospective buyer, but has not received an update. Ms. Althouse spoke on developments for the fundraising event at the property.

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

City Council has approved historic landmark designation of the property. Staff is awaiting the results of an environmental assessment of a refuse pit before closing. The due diligence period has been extended until November 30th. The property will be marketed by real estate agent, Eric Gamble.

g. Charles E. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.

Several trees fell on the house in a recent storm and did some damage to the roof. Peter Wasmer reports that the trees have been removed. The carport was also demolished as requested by the developer of Cramer's Pond. Peter Wasmer is investigating what coverage is available from insurance. Mr. Wasmer reported that a roofer has visited the property.

h. Former Fire Station Number Ten, 2136 Remount Road, Charlotte, N.C., and the James C. Dowd House, 2216 Monument Avenue, Charlotte, N.C.

Mecklenburg County will be evaluating proposals submitted by respondents to the Request For Qualifications. The HLC will have representatives on the Committee that reviews submissions.

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

Martin Marietta has stated that the McConnell House must be moved. The Projects Committee has appointed William Hughes and Edwin Wilson to an ad-hoc committee to work with Staff to determine the cost of moving the house. Dr. Morrill reported that he has obtained a list of house movers and is consulting with Preservation North Carolina for additional moving resources. Mr. Wilson reported that he has been researching available lots near the current property site and is reaching out to property owners.

j. Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte.

The owner of the Victor Shaw House has submitted an Application for a Certificate of Appropriateness to demolish the Victor Shaw House. The Design Review Committee will consider this issue at its November meeting. The essential issue will be whether the HLC will delay the effective date of the COA.

k. VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.

The prospective buyer of the VanLandingham Estate continues to perform due diligence.

l. Designation of Historic Landmarks.

City Council voted in October to designate the Antioch Missionary Baptist Church Cemetery and the Wallace House as historic landmarks. It also removed historic landmark designation from a portion of the Hennigan Place.

m. Certified Local Government Training.

Tom Egan, Garrett Nelson, Edwin Wilson, Diane Althouse, Peter Wasmer, and Dr. Morrill attended the Preservation Training Workshop held in Greensboro in October. It was a worthwhile endeavor, which fulfills this year's training requirements for the CLG program.

4. Senior Preservation Planner's Report: Stewart Gray

a. Ingleside Charrette – Tuesday, December 4, 2018

Mr. Gray reported that an informational charrette will be held at Ingleside on the evening of December 4th. Mr. Gray stated that the Huntersville planning staff will attend to discuss the potential for development. Mr. Gray encouraged the Commissioners to attend to observe and answer questions from participants. Mr. Gray stated that Jennifer Coots will superintend the charrette and work on publicizing the event.

b. Committee Motions

Mr. Gray stated that Staff welcomes motions from Committee Chairs ahead of Committee meetings. Mr. Gray reported that while motions submitted before meetings are helpful, they are not required.

c. New Schedule for Committee Meetings

Mr. Gray reported that beginning next month, each Committee will meet on a regular schedule.

5. Design Review Committee Report: Garrett Nelson

a. COA Application for the American Legion Memorial Stadium, 1300 Block of Charlottetowne Avenue, Charlotte, N.C.

Mr. Nelson distributed conceptual plans for the American Legion Memorial Stadium. Dr. Morrill explained how the Committee came to its conclusion to table consideration of the conceptual plans. Mr. Egan questioned why the stadium was designated and what the significance of it is, and Dr. Morrill detailed the history and importance of the stadium. Mr. Nelson presented the motion passed by the Design Review Committee.

THE DESIGN REVIEW COMMITTEE PASSED A MOTION TO TABLE CONSIDERATION OF THE PROJECT FOR THE AMERICAN LEGION MEMORIAL STADIUM, 1300 BLOCK OF CHARLOTTETOWNE AVENUE, CHARLOTTE, N.C., WITH THE UNDERSTANDING THAT THE APPLICANT WILL MEET WITH STAFF AND THE DESIGN REVIEW CHAIR TO FURTHER DISCUSS THE PROJECT.

6. Survey Committee Report: Jeff Parsons

Mr. Schulz presented the Survey Committee Report in Mr. Parsons's absence.

a. Cornelius High School Agricultural Building, 21126 Catawba Avenue, Cornelius, N.C.

Dr. Morrill reviewed the building's special significance and integrity. Dr. Morrill reported that he has not received permission from Charlotte-Mecklenburg Schools to enter the building.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE CORNELIUS HIGH SCHOOL AGRICULTURAL BUILDING

(INCLUDING THE EXTERIOR OF THE BUILDING AND A PARCEL OF LAND TO BE DETERMINED BY A SURVEY), 21126 CATAWBA AVENUE, CORNELIUS, N.C., FOR HISTORIC LANDMARK DESIGNATION AND THAT THE TOWN OF CORNELIUS BE ASKED TO PAY FOR THE SURVEY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Derita High School Gymnasium, 6115 Rumble Road, Charlotte, N.C.

Dr. Morrill reviewed the building's special significance and integrity. Dr. Morrill reported that he has not yet been able to go inside the gymnasium.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE DERITA HIGH SCHOOL GYMNASIUM (INCLUDING THE EXTERIOR OF THE BUILDING AND THE ENTIRE TAX PARCEL UPON WHICH IT SITS), 6115 RUMPLE ROAD, CHARLOTTE, N.C., FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Mallard Creek Presbyterian Church Slave Cemetery, 1600 W. Mallard Creek Church Road, Charlotte, N.C.

Dr. Morrill reviewed the history of the cemetery and answered questions from the Commissioners. Dr. Morrill presented the motion passed by the Survey Committee for informational purposes.

THE SURVEY COMMITTEE PASSED A MOTION THAT THE MALLARD CREEK PRESBYTERIAN CHURCH SLAVE CEMETERY, 1600 W. MALLARD CREEK CHURCH ROAD, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS.

7. Treasurer's Report: Nathan Clark

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

8. Projects Committee Report: Len Norman

Mr. Norman stated that an item for the Barnhardt House will be added to the end of the Projects Committee Report.

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

Dr. Morrill stated that a feasibility study for the Excelsior Club would be a prudent step to gain information about what type of business could be located at the property. Dr. Morrill reported that he had reached out to the owner and has received no response. Dr. Morrill stated that he would reach out again.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE HLC STAFF TO 1) OBTAIN PROPOSALS FOR THE PREPARATION OF A FEASIBILITY STUDY OF THE EXCELSIOR CLUB, 921 BEATTIES FORD ROAD, CHARLOTTE, N.C., TO INCLUDE ALL THREE LOTS BELONGING TO THE OWNER; STUDY TO CONSIDER DEVELOPMENT WHICH WILL PRESERVE THE EXISTING STRUCTURE; AND 2) CONTACT OWNER TO OBTAIN THEIR AGREEMENT TO HAVE ALL THREE PARCELS INCLUDED IN THE STUDY (NO COST TO OWNER); IF INCLUSION OF ALL THREE LOTS IS NOT ACCEPTABLE TO THE OWNER, NO FEASIBILITY STUDY WILL BE PURSUED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Norman presented the motion on the McConnell House for informational purposes.

THE PROJECTS COMMITTEE PASSED A MOTION TO APPOINT WILLIAM HUGHES AND EDWIN WILSON TO AN AD HOC COMMITTEE TO WORK WITH HLC STAFF ON THE PREPARATION OF A COST ESTIMATE FOR THE MOVE OF THE MCCONNELL HOUSE, 4009 BEATTIES FORD ROAD, CHARLOTTE, N.C., COVERING THE FOLLOWING COSTS: 1) PURCHASE OF A PIECE OF PROPERTY WITHIN "MOVABLE" DISTANCE; 2) EXPENSES TO MOVE FROM CURRENT LOCATION TO NEW LOCATION; 3) UTILITY CONNECTION EXPENSES; 4) HOUSE REPAIR FROM MOVE INCLUDING NEW FOUNDATION; AND THE COMMITTEE WOULD ALSO ESTIMATE SALES PRICE FOR RELOCATED HOUSE TO DETERMINE IF THE PRICE WOULD COVER THE COST OF THE MOVE.

c. Charles E. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.

Mr. Wasmer distributed and reviewed the updated Barnhardt budget. Mr. Wasmer reported that insurance may cover the cost of tree removal and he would look further into the issue.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS REAL ESTATE ISSUES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. CLARK PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In Closed Session, the Historic Landmarks Commission discussed the status of repairs to Charlotte Streetcar 85.

9. Old Business

There was no old business.

10. New Business

Dr. Morrill reported that he received an email regarding a vacant lot near the Barnhardt House. The prospective buyers of the lot are interested in the status of repairs to the Barnhardt House. Mr. Carnegie reported that Eric Gamble, realtor for the Barnhardt House, has responded.

The meeting adjourned at 7:46 p.m.