

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
January 14, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 7:19 p.m.**

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. Penny Higdon/County/HLC Secretary
Ms. Laura Hoover/County
Mr. William Hughes/City
Mr. Garrett Nelson/Mayor/Design Review Committee Chair
Mr. Len Norman/City/Projects Committee Chair
Mr. Jonathan Schulz/City
Mr. Jeffrey Parsons/Mayor/HLC Vice Chair/Survey Committee Chair
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**

Absent:

Mr. Peter Wasmer, Project Manager, Mecklenburg County

Visitors:

Lauren Fowler

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE MINUTES FOR THE DECEMBER 17, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE CLOSED SESSION MINUTES FOR THE DECEMBER 17, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Tom Egan

Mr. Egan stated that he had met with the Foundation of the Carolinas regarding the status of the Historic Landmarks Commission's revolving fund and that the Foundation expressed interest in further discussions about providing financial assistance to the Commission.

Mr. Egan announced that he will be moving to Wilmington, N.C., at the end of the school year. The Commissioners expressed their gratitude for Mr. Egan's work as Chair of the Historic Landmarks Commission.

3. Director's Report: Dan Morrill

Dr. Morrill reported the following:

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

Tyson and Regina Bates, prospective buyers of the property, plan to bring an offer to the table in the near future. Staff has asked them to submit a business plan for their intent to establish a school in the buildings. The Commission Staff awaits the requested information.

A party has also expressed interest in acquiring the former Cafeteria Building. Staff has shown the building to the prospective buyer, but has not received an offer.

As stated at the last HLC meeting, Staff believes that it would be prudent to demolish the two 1950's wing buildings at the Torrence Lytle School. Staff will be developing costs estimates and the potential impact upon the original school building of demolishing the wing buildings. Mr. Gray spoke on the condition of the two wing buildings and stated that their poor condition has affected their integrity.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION APPROVE IN CONCEPT APPLYING FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE TWO WING BUILDINGS AT TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., DEPENDANT UPON A POSITIVE RECOMMENDATION FROM THE DESIGN REVIEW COMMITTEE AND PROJECTS COMMITTEE DETERMINING THAT THE DEMOLITION WILL NOT ADVERSELY AFFECT THE PHYSICAL INTEGRITY OF THE CENTRAL OR ORIGINAL BUILDING AND IF THE COST OF DEMOLITION IS ACCEPTABLE TO THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

HLC Staff continues to pursue a deliberate process to determine the best strategy to assure the long-term preservation of the property.

Stewart Gray is working with the Town of Huntersville to consider an amendment to the Huntersville zoning ordinance that will allow greater latitude for adaptive reuses of designated historic landmarks.

A prospective buyer is seriously considering purchasing Ingleside and is now performing due diligence. Staff anticipates that an offer might be forthcoming within the next month.

c. Patterson Grocery Store, 2515 Booker Avenue, Charlotte, N.C.

Staff has contacted the owner of the Patterson Grocery to obtain an update on the status of the property. The owner has not yet responded. Staff will continue to endeavor to make contact.

The Survey Committee will consider placing the Patterson Grocery on the Study List of Prospective Landmarks at its meeting on January 16th.

d. 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 has requested that Staff meet with County officials to discuss strategies for the preservation of the properties. The meeting will occur later on January 22nd.

e. 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. Mr. Wilson stated that he had no update on finding a new location to move the house.

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

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

g. Mount Carmel Baptist Church, 412 Campus, Charlotte, N.C.

William Hughes, Len Norman, and Dr. Morrill met with City Code Enforcement staff and with University representatives to discuss the status of the property. The University is obtaining a structural report on the building and will share that with the City. A hearing before the City Housing Appeals Board is set for January 22.

h. 2018 Annual Report

Dr. Morrill reviewed the Annual Report detailing the work of the Historic Landmarks Commission in 2018.

4. Senior Preservation Planner's Report: Stewart Gray

a. Attendance Policy

Mr. Gray reviewed the attendance policy and reminded the Commissioners that the attendance resets in January.

b. Certified Local Government Training — January 25, 2019

Mr. Gray reminded the Commissioners that two Commissioners must attend a training session in order for the Historic Landmarks Commission to maintain its Certified Local Government status. Dr. Morrill noted that CLG training sessions are overwhelmingly design review oriented. Mr. Gray stated that he would send additional information about the training in January to any Commissioners who were interested in attending.

5. Design Review Committee Report: Garrett Nelson

Mr. Nelson stated that the Design Review Committee will meet on January 30.

6. Survey Committee Report: Jeff Parsons

Mr. Parsons stated that the Survey Committee will meet on January 16.

7. Treasurer's Report: Nathan Clark

Mr. Clark reviewed the December 2018 Treasurer's Report of the Historic Preservation Revolving Fund. Dr. Morrill stated that he would investigate the unspent recognized revenue numbers on the report.

8. Projects Committee Report: Len Norman

a. Renewal of Listing with Eric Gamble of HM Properties for Charles E. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.

Dr. Morrill and Mr. Norman detailed the work that Eric Gamble has performed in attempting to obtain a buyer for the property.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT EXTEND ERIC GAMBLE'S CONTRACT AS REALTOR FOR THE BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C., FOR SIX MONTHS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

10. Old Business

There was no old business.

11. New Business

Mr. Norman stated that he and Mr. Gray attended a meeting at the Charlotte Museum of History on the Siloam School. Mr. Norman stated that the museum will be organizing tours of Rosenwald Schools in the next year.

Ms. Althouse stated that the Charlotte Museum of History is considering resuming the awarding of annual historic preservation awards for projects in Charlotte-Mecklenburg.

The meeting adjourned at 7:19 p.m.