

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
March 11, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 7:46 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**

Absent:

**Ms. Elizabeth Stuart, HLC Administrative Assistant
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

Visitors:

**Lauren Fowler
Eric Gamble, HM Properties
Matt Hagler, Former Standard Oil Company Service Station**

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE MINUTES FOR THE FEBRUARY 11, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. HIGDON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE CLOSED SESSION MINUTES FOR THE FEBRUARY 11, 2019, MEETING OF THE

HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Tom Egan

Mr. Egan welcomed everyone to the meeting. Mr. Egan stated that the Projects Committee Report would be presented after the Chair's Report.

3. Projects Committee Report: Len Norman

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

Mr. Norman discussed the term sheet for the Torrence Lytle School. Mr. Norman stated that the HLC needs to resolve the document concerning subordination to other liens. Mr. Norman presented the seconded motion from the Projects Committee.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE TERM SHEET FOR TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., WITH THE FOLLOWING CHANGES: 1) THE BATESES WILL PAY \$5000 EARNEST MONEY AT SIGNING AND AN ADDITIONAL \$5000 AT THE END OF THE FEASIBILITY PERIOD (TO BE APPLIED TO SELLER NOTE AT MATURITY); THE \$40,000 DOWN PAYMENT AT CLOSING WILL NO LONGER BE REQUIRED; AND THE AMOUNT OF THE SELLER NOTE WILL BE THE FULL AMOUNT OF EXPENDITURES AT THE CLOSING DATE WHICH IS CURRENTLY \$409,296.26.

MR. NORMAN PRESENTED AN AMENDMENT SECONDED BY MR. PARSONS THAT THE CONTRACT FOR TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., BE PREPARED AND PRESENTED TO AND APPROVED BY THE PROJECTS COMMITTEE, WITH FINAL APPROVAL BY THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION AS AMENDED.

b. Update of Negotiations on Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.

Mr. Norman updated the Commission on negotiations for Ingleside.

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

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

Mr. Hughes left the meeting at 7:10 p.m.

4. 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, have presented an offer to acquire the property for use as a private school.

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

The Projects Committee will make a presentation later in the meeting on a prospective Offer To Purchase and Contract negotiated with prospective buyers of Ingleside.

Peter Wasmer, HLC Projects Manager, continues to oversee repairs to Ingleside.

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

The HLC has placed the Patterson Grocery Store on the Study List of Prospective Historic Landmarks. Staff continues to work to arrange a meeting with the owner to inspect the building and to determine the owner's attitude about the prospect of the building being processed for designation as a historic landmark.

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 continues to discuss strategies for the preservation of the properties.

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. Staff believes that assertive action should be taken if the house is to be saved.

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 Street, Charlotte, N.C.

Johnson C. Smith University continues to consider preservation strategies. The City Housing Board has granted a delay of its decision regarding demolition of the building. The HLC Director will attend the March 12th meeting of the Housing Board to be available to state the proposal the HLC has approved for making the repairs necessary to bring the building into compliance with the building code. Discussions have also occurred with Preservation North Carolina about preservation strategies.

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

Negotiations continue to consider preservation strategies for the property. The effective date of the Certificate of Appropriateness for Demolition is June 12, 2019.

i. Wallace House, 9425 Robinson Church Road, Charlotte, N.C.

The Due Diligence period for the HLC's prospective purchase of the property has been extended until May 1, 2019. Consideration of means to environmentally clean the refuse pit on the property continue. Peter Wasmer, Project Manager, is overseeing the solicitation of bids.

j. Edgewood Farm, 11124 Eastfield Road, Charlotte, N.C.

HLC Staff is working with the owner to determine possible preservation strategies for the property, which is currently for sale.

k. Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.

The owner is actively marketing the property for sale. The Projects Committee is considering preservation strategies for the property.

l. Former Standard Oil Company Service Station, 1010 North Tryon Street, Charlotte, N.C.

The owner is actively marketing the property for sale. The owner has approached the HLC about purchasing the property before it is exposed to the open market.

5. Senior Preservation Planner's Report: Stewart Gray

Mr. Gray reported that a decision on the designation of the Hawkins House would be made by City Council on March 18th. Mr. Gray stated that the Survey and Research Report on the Martin-Henderson-Holt House should be ready for the Survey Committee meeting in April. Mr. Gray also stated that the Cornelius Agricultural Building would be considered by the Cornelius Preservation Committee at its April meeting and that the Committee may recommend to the Town Board that the property be designated as a historic landmark. Mr. Gray noted that the B.A. Sustare House is tentatively scheduled for public hearings with the HLC and Town of Matthews in May. Mr. Gray announced that the Design Review Committee would meet in March to consider applications for the First National Bank Building, the Delburg Mill House, and the Lambeth-Gossett House.

6. Design Review Committee Report: Garrett Nelson

Mr. Nelson reviewed the seconded motion presented by the Design Review Committee.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE REVISIONS TO THE WATSON STREET ELEVATION AND NOT APPROVE THE REVISIONS TO THE DELBURG STREET ELEVATION AS SUBMITTED FOR THE DELBURG MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C.

Mr. Nelson stated that the applicant requested that the motion not be presented to the Historic Landmarks Commission since it had not been approved by the Design Review Committee.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE HISTORIC LANDMARKS COMMISSION TABLE THE SECONDED MOTION PRESENTED BY THE DESIGN REVIEW COMMITTEE FOR THE DELBURG MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Survey Committee Report: Jeff Parsons

Mr. Parsons reported that the Committee had not met since the last Commission meeting. Mr. Parsons stated that the next scheduled meeting of the Survey Committee would be on April 17.

8. Treasurer's Report: Nathan Clark

Mr. Clark reviewed the February 2019 Treasurer's Report of the Historic Preservation Revolving Fund. Mr. Norman asked about the closing period for Ingleside. Ms. Althouse asked why the Delburg Mill House and the Phillips House were still listed on the report since both properties have been sold. Dr. Morrill stated that the inclusion of expenses for the Delburg Mill House and the Phillips House was a clerical error and that he would advise the County to make the necessary corrections.

9. Old Business

There was no old business.

10. New Business

Ms. Althouse stated that the Charlotte Museum of History is relaunching the awarding of annual historic preservation awards for projects in Charlotte-Mecklenburg and that the museum is looking for good candidates for awards.

Mr. Wilson expressed an interest in making the general public more aware of the work of the Historic Landmarks Commission. Mr. Wilson also expressed the need to investigate the range of legal protections for historic landmarks. Dr. Morrill stated that he would gather information about the use of preservation easements. Mr. Gray noted that the Commission has been active in building public support for historic preservation in Davidson.

The meeting adjourned at 7:46 p.m.