

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
2100 Randolph Road, Charlotte, N.C.
September 6, 2018
6:00 p.m. – 8:06 p.m.**

Present:

**Mr. Tom Egan, HLC Chair
Ms. Penny Higdon, HLC Secretary
Mr. William Hughes
Mr. Len Norman, Projects Committee Chair
Mr. Jeffrey Parsons, HLC Vice Chair/Survey Committee Chair
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:

**Mr. Nathan Clark, HLC Treasurer
Mr. Sandy Carnegie, HLC Attorney**

Visitors:

Eric Gamble, HM Properties

1. Chair's Report

Mr. Norman welcomed everyone to the meeting and thanked each member for his/her service on the Committee.

2. Director's Report

Dr. Morrill stated that all items would be covered in the agenda. Dr. Morrill also requested that the agenda be amended to move item 3g on the Barnhardt House to the beginning of the Update on Projects section and item 3a on the Excelsior Club to the end of the Update on Projects section. The Committee agreed to amend the agenda.

3. Update on Projects

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

Dr. Morrill reported that the HLC continues to market the property. A roof will be installed in the very near future and other mandated improvements will also be made. The developer of the property has granted an extension until September 30th of the time in which improvements must be made.

Staff explained the importance of the National Register Of Historic Places and stated that it requests that the Projects Committee approve spending \$5,150 for the preparation of the National Register nomination form for the property.

MR. EGAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE THE EXPENDITURE OF \$5,150 FOR THE PREPARATION OF THE NATIONAL REGISTER NOMINATION FORM FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

Dr. Morrill reported that Commissioner Edwin Wilson has signed a listing agreement whereby he will market the property at no fee. The option to purchase the property has been approved and recorded. Dr. Morrill and Elizabeth Stuart have produced two marketing videos for the property. A for sale sign will be placed in the front yard. Staff believes that options to purchase could become a major part of its real estate activities. Dr. Morrill stated that County Staff has decided that hereafter all options for purchase of properties by the HLC must be approved by the Board of County Commissioners. He also stated that he and Peter Wasmer will appear before the Board of County Commissioners on September 18th to explain the option to purchase for the Pecan Avenue Duplex.

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

Dr. Morrill reported that a meeting has been scheduled with the President of Johnson C. Smith University and Ted Alexander of Preservation North Carolina to discuss possible preservation strategies for the former Mt. Carmel Baptist Church. The meeting will occur on September 24th.

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

Dr. Morrill reported that the prospective buyer of the Torrence Lytle School has terminated his offer to purchase. According to the prospective buyer, the principle obstacle he faced in moving forward was the cost of rehabilitating the buildings in relationship to the amount of rent he could receive on the apartments. The Historic Landmarks Commission has approved an approach which might be worthy of reconsideration. Specifically, it has approved the demolition of all buildings on the campus with the

exception of the original school building. The expectation was that such an approach would provide the greatest opportunity for selling the property because the primary value is the land, not the buildings. Michael Sullivan, the realtor for the property, believes that it would be unwise to implement this approach. Dr. Morrill reported that he and Mr. Sullivan agreed that the building should be stabilized and secured, and that future marketing of the property should await the completion of the County's upfit of the adjoining Waymer Center. The Committee discussed the issue at length and agreed that as a first step Dr. Morrill should approach Laurel Street Developers for purposes of identifying consultants that might assist the Commission in identifying funding sources for affordable housing at the Torrence Lytle School.

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

Dr. Morrill reported that Staff recommends that the future disposition of the property be considered in conjunction with other agencies in North Mecklenburg, including the Town of Huntersville. The National Trust For Historic Preservation has expressed a willingness to consider a matching grant for an adaptive reuse feasibility study. The Board of County Commissioners has recognized the purchase money from the HLC Revolving Fund. The closing is scheduled for September 10th.

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

Dr. Morrill reported that the Public Hearing with City Council to consider designation of the property will occur on September 17th. The current owners will lease the property after closing, which should occur in late October. The property will be actively marketed after closing. The Board of County Commissioners has recognized the purchase money from the HLC Revolving Fund.

h. Former Fire Station #10, 2136 Remount Road, Charlotte, N.C., and James C. Dowd House, 2216 Monument Street, Charlotte, N.C.

Mr. Egan and Dr. Morrill reported that a meeting had occurred with County Staff on the morning of September 6th to discuss future arrangements for the disposition of the properties.

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

Dr. Morrill reported that Staff continues to negotiate with Martin Marietta, the owner of the property. Staff hopes to secure an exclusive, assignable option to purchase that is co-terminus with the Certificate of Appropriateness which has been issued to the owner. Staff is working to schedule a meeting with the owner to discuss preservation strategies.

k. Morgan School, 510 S. Torrence Street, Charlotte, N.C.

Dr. Morrill reported that Staff continues to discuss the future disposition of the property. The HLC submitted an offer in November 2016 to purchase the property. CMS is reviewing the status of all of its surplus property. CMS will report on the status of the prospective sale of the Morgan School once the review is finished.

1. Patterson Grocery Building, 2515 Booker Avenue, Charlotte, N.C.

Dr. Morrill reported that residents of Washington Heights have contacted the Commission and have expressed a desire to see the Patterson Grocery Building preserved. Staff is seeking to meet with the prospective buyer to discuss preservation solutions. The prospective buyer is scheduled to close in approximately two weeks, after which a meeting will be scheduled with the new owner. William Hughes agreed that he would contact the realtor for the prospective buyer to request a meeting.

MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS THE PROSPECTIVE PURCHASE OF REAL ESTATE. 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 approve arrangements for the prospective purchase of the Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.

4. Old Business

There was no old business.

5. New Business

There was no new business.

The meeting adjourned at 8:06 p.m.