

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
September 10, 2018  
Location: 2100 Randolph Road, Charlotte, N.C.  
Time: 6:01 p.m. – 7:46 p.m.**

**Draft Minutes**

**Present:**

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

**Visitors:**

**Mary Bradley, Antioch Missionary Baptist Church Cemetery  
Pastor Donnie Garris, Antioch Missionary Baptist Church Cemetery**

**1. Consideration of Minutes**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE MINUTES FOR THE AUGUST 13, 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 AUGUST 13, 2018, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **2. Chair's Report – Tom Egan**

**Mr. Egan welcomed the Commissioners and visitors. Mr. Egan also noted that the November meeting date of the HLC has been changed to Monday, November 5, due to the observance of Veterans Day on Monday, November 12.**

## **3. Director's Report – Dan Morrill**

**Dr. Morrill reported the following:**

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

**Dr. Morrill, Tom Egan, and William Hughes have met with Carla Cunningham, the owner of the property. The potential purchase price was discussed. The Commission has received an appraisal on the property and an estimate of the stabilization costs. Dr. Morrill received several emails urging the HLC to preserve the property. The Projects Committee will have a recommendation on this issue to present to the Commission.**

### **b. Pecan Avenue Duplex, 1437-39 Pecan Avenue, Charlotte, N.C.**

**The property is being marketed by Edwin Wilson, Jr., pro bono. The option to purchase is in place. Staff will be assisting with the marketing of the property. The County has ruled that hereafter the HLC will have to obtain Board of County Commission approval for options to purchase. HLC Staff will appear before the Board of County Commissioners on September 18th to explain how options will assist the HLC in saving historic resources.**

**Edwin Wilson, who is volunteering his services as realtor for the Pecan Avenue Duplex, recommended that the asking price for the Pecan Avenue Duplex be \$339,900, which reflects the sales price for most of the comparable houses in the neighborhood. He also recommended that the Historic Landmarks Commission cooperate with brokers who bring prospective buyers to the table, meaning that the brokers would be eligible to receive 3% of the final sales price. Mr. Wilson stated that by co-brokering, the Commission would increase the chances for acquiring a buyer and would be able to place the Pecan Avenue Duplex in the Multiple Listings Service.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION ESTABLISH THE ASKING PRICE FOR THE PECAN AVENUE DUPLEX, 1437 PECAN AVENUE, CHARLOTTE, N.C., AT \$339,900 AND THAT THE COMMISSION AGREE TO CO-BROKE WITH BROKERS WHO BRING PROSPECTIVE BUYERS TO THE TABLE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**Preservation North Carolina and the HLC Staff will meet with officials of Johnson C. Smith University on September 24th to discuss preservation strategies for the building, which the University owns.**

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

**The prospective buyer has withdrawn from the contract. The Commission has voted to move forward with demolishing all buildings except the original building and marketing**

the property largely as vacant land. The Projects Committee will present a recommendation on this issue to the Historic Landmarks Commission.

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

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, and the HLC is now the owner. HLC Staff will meet with officials of Huntersville in the afternoon of September 24th to discuss how the HLC and Huntersville might work together on an adaptive reuse study of the property.

**MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION APPLY TO THE NATIONAL TRUST FOR HISTORIC PRESERVATION FOR AN ADAPTIVE REUSE FEASIBILITY STUDY FOR INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C., AND AUTHORIZE THE PROJECTS COMMITTEE TO APPROVE THE FINAL TERMS OF THE GRANT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

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.

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

The HLC continues to market the property. An architectural shingle roof is being installed, and other mandated improvements will be made in the near future. The developer of the property has granted an extension until September 30th of the time in which improvements must be made. The Projects Committee will present a recommendation regarding this issue to the Historic Landmarks Commission.

Mr. Parsons suggested that the Commission consider producing a video that explains the historic significance of the Charles E. Barnhardt House and that it be included in marketing materials.

**h. Former Fire Station Number Ten, 2136 Remount Road, Charlotte, N.C.**

Discussions of the future disposition of the property continue.

**i. James C. Dowd House, 2216 Monument Street, Charlotte, N.C.**

Discussions of the future disposition of the property continue.

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

Staff continues to negotiate with Martin Marietta, the owner of the property. Staff hopes to secure an exclusive, assignable option to purchase the property that is co-terminus with the Certificate of Appropriateness for demolition which has been issued to the owner. Staff

is working to schedule a meeting with the owner to discuss preservation strategies. Sandy Carnegie and Dr. Morrill will have a conference telephone call later this week with officials of Martin Marietta to discuss possible preservation strategies.

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

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.

**l. Patterson Grocery Building, 2515 Booker Avenue, Charlotte, N.C.**

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. William Hughes reported that he had contacted the realtor representing the owner to arrange a meeting.

**m. Antioch Baptist Church Cemetery, 3712 Monroe Road, Charlotte, N.C. Dr. Reginald Hawkins House, 1703 Madison Avenue, Charlotte, N.C. Wallace House, 9425 Robinson Church Road, Charlotte, N.C. Hennigan Place, 3503 Tilley Morris Road, Charlotte, N.C.** These properties are being processed for historic landmark designation.

**n. HLC Staff and members of the HLC will attend a Preservation Workshop on September 27th in Greensboro, N.C. This will fulfill the continuing education requirements for this year for the Certified Local Government Program.**

**4. Senior Preservation Planner's Report – Stewart Gray**

**a. Public Hearings for Historic Landmark Designation**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE FOLLOWING PROPERTIES AS HISTORIC LANDMARKS: ANTIOCH MISSIONARY BAPTIST CHURCH CEMETERY, 3712 MONROE ROAD, CHARLOTTE, N.C.; REGINALD ARMISTICE HAWKINS HOUSE, 1703 MADISON AVENUE, CHARLOTTE, N.C.; ALBERT WALLACE LOG HOUSE, 9425 ROBINSON CHURCH ROAD, CHARLOTTE, N.C.; AND THE HENNIGAN PLACE, 3503 TILLEY MORRIS ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**i. Antioch Missionary Baptist Church Cemetery, 3712 Monroe Road, Charlotte, N.C.**

Donnie Garris, Pastor of the Antioch Missionary Baptist Church, stated that the congregation enthusiastically supports the designation of the cemetery as a historic landmark.

No other comments from the public were made regarding the prospective designation of the remaining prospective historic landmarks.

**Mr. Gray noted that the letter from the North Carolina State Historic Preservation Office commenting on the prospective historic landmark designation of the Antioch Missionary Baptist Church Cemetery was not entirely positive. Mr. Gray said that the HLC Staff continues to believe that the Survey and Research Report prepared on the Antioch Missionary Baptist Church Cemetery presents convincing evidence of its special significance. Mr. Parsons, Chair of the Survey Committee, stated that the Survey Committee was supportive of the prospective designation of the Antioch Missionary Baptist Church Cemetery as a historic landmark.**

**MS. HIGDON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION REAFFIRM ITS RECOMMENDATION TO THE CHARLOTTE CITY COUNCIL THAT THE ANTIOCH MISSIONARY BAPTIST CHURCH CEMETERY, 3712 MONROE ROAD, CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**ii. Reginald Armistice Hawkins House, 1703 Madison Avenue, Charlotte, N.C.**

**Mr. Gray reported that the Hawkins House has recently sold and that the new owners could not be informed in a reasonable manner of the upcoming public hearings, and that the documents needed for the Charlotte City Council public hearing could not be accurately updated. Mr. Gray strongly advised the Commission to continue the public hearing until the Commission's October 8 regular meeting.**

**MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION CONTINUE THE PUBLIC HEARING ON THE HISTORIC LANDMARK DESIGNATION OF THE REGINALD ARMISTICE HAWKINS HOUSE, 1703 MADISON AVENUE, CHARLOTTE, N.C., UNTIL THE HLC MEETING ON OCTOBER 8, 2018. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Mr. Gray stated that the public hearing for the Reginald Armistice Hawkins House would be continued to the HLC's October 8, 2018 meeting which would be held at 6:00 PM at 2100 Randolph Rd, Charlotte NC.**

**iii. Albert Wallace Log House, 9425 Robinson Church Road, Charlotte, N.C.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION REAFFIRM ITS RECOMMENDATION TO THE CHARLOTTE CITY COUNCIL THAT THE ALBERT WALLACE LOG HOUSE, 9425 ROBINSON CHURCH ROAD, CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**iv. The De-Designation of a Portion of the Hennigan Place, 3503 Tilley Morris Road, Charlotte, N.C.**

**MR. CLARK PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION REAFFIRM ITS RECOMMENDATION TO THE CHARLOTTE CITY COUNCIL THAT THE DESIGNATION ORDINANCES FOR THE HENNIGAN PLACE AND THE HENNIGAN PLACE PROPERTY, 3503 TILLEY MORRIS ROAD, CHARLOTTE, N.C., BE AMENDED TO DE-DESIGNATE ALL OF THE LAND ASSOCIATED WITH THE PROPERTY EXCEPT FOR .78 ACRES OF LAND SURROUNDING THE HISTORIC HOUSE AND THAT THE PRESERVATION COVENANTS ASSURING THE PRESERVATION OF THE HISTORIC LANDMARK IN PERPETUITY BE IN PLACE BEFORE THE CHARLOTTE CITY COUNCIL PUBLIC HEARING OCCURS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION CLOSE THE PUBLIC HEARING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**5. Design Review Committee Report — Garrett Nelson**

**Mr. Nelson stated that the Design Review Committee is scheduled to meet on September 26.**

**6. Survey Committee Report — Jeff Parsons**

**Mr. Parsons stated that the Survey Committee is scheduled to meet on September 20.**

**7. Treasurer's Report — Nathan Clark**

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

**8. Projects Committee Report — Len Norman**

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

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO 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 COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**b. Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.**

**Mr. Norman explained that the Projects Committee reached a consensus that Dr. Morrill should approach Laurel Street Developers for purposes of identifying consultants that might assist the Commission in identifying funding sources for an economically viable project, including affordable housing at the Torrence Lytle School.**

**c. Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS THE PROSPECTIVE PURCHASE OF REAL ESTATE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**Note: In Closed Session, the Historic Landmarks Commission voted to approve arrangements for the prospective purchase of the Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.**

#### **9. Old Business**

**There was no old business.**

#### **10. New Business**

**Mr. Egan suggested that the Commission consider developing programs to make the general public more aware of the historic resources in the Beatties Ford Road corridor. Dr. Morrill suggested that a comprehensive survey of historic resources in the Beatties Ford Road corridor might be a first step.**

**The meeting adjourned at 7:46 p.m.**