

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
2100 Randolph Road, Charlotte, N.C.  
October 30, 2018  
7:06 p.m. – 8:29 p.m.**

**Present:**

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

**Absent:**

**Mr. Nathan Clark, HLC Treasurer  
Mr. Tom Egan, HLC Chair**

**Visitors:**

**Michael Rogers**

**1. Chair's Report: Len Norman**

**Mr. Norman welcomed everyone to the meeting and thanked each member for his/her service on the Committee. Mr. Norman stated that the discussion of Streetcar 85 would be moved to the end of the meeting.**

**2. Director's Report: Dan Morrill**

**Dr. Morrill reviewed the documents that were distributed.**

**3. Status of Processing Options to Purchase**

**Mr. Norman reported that he and Mr. Egan had met with Leslie Johnson, Assistant County Manager, about options to purchase. Mr. Norman stated that Ms. Johnson was**

interested in having the County Commissioners know more about the function of options to purchase and that guidelines for the process would be helpful.

#### **4. Update on Projects**

##### **a. Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.**

**Dr. Morrill reported that two events are scheduled for Ingleside. Preservation North Carolina will hold a ticketed open house at Ingleside on December 2nd. Jennifer Coots is under contract to organize and superintend a session at Ingleside on December 4th to solicit attitudes concerning future uses of the property. Peter Wasmer is overseeing repairs.**

##### **b. Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.**

**Dr. Morrill announced that the owner of the Victor Shaw House has filed a Certificate of Appropriateness for Demolition. The owner contends that the house is too costly to renovate. The parcel contains 2.9 acres and is zoned R3. The owner is open to negotiating an Option to Purchase. It is a designated historic landmark.**

**Mr. Gray reported that he and Mr. Wasmer recently visited the property and maintain that the house is salvageable. Mr. Gray detailed the property's structural issues and stated that the owner does not seem interested in pursuing additional renovations to the house. The Committee reached a consensus to revisit the issue at its next meeting.**

##### **c. James C. Dowd House and Fire Station Number 10, 2216 Monument Street and 2136 Remount Road, Charlotte, N.C.**

**Dr. Morrill reported that the County has distributed an RFQ to potential developers. Submissions have been submitted. An evaluation process is underway.**

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

**Dr. Morrill reported that the property has been examined by Dionne Nelson of Laurel Street Developers. Dr. Morrill reviewed Ms. Nelson's recommendations on the Torrence Lytle School, which propose demolishing all of the buildings on the site, except for the original 1937-38 school building. Dr. Morrill stated that he would attempt to schedule a meeting with Shook Design Associates to ask them to develop a site plan that includes only the original school building, which could be circulated to interested parties.**

##### **e. Wallace House, 9425 Robinson Church Road, Charlotte, N.C.**

**Dr. Morrill stated that the Wallace House has been designated as a historic landmark. Sandy Carnegie is awaiting the completion of an environmental assessment of the refuse pit, after which the HLC will move to closing. Dr. Morrill stated that he will be talking with Eric Gamble about marketing the property.**

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

**Dr. Morrill reported that the property is not currently on the market due to unresolved mold contamination. Recent damage has occurred because of storm damage bringing trees onto the roof of the house. Mr. Wasmer stated that the carport has been removed.**

**Mr. Norman reviewed the Barnhardt budget supplied by Mr. Wasmer. Mr. Wasmer stated that the Committee might need to ask the Board of County Commissioners for additional funds. Mr. Norman stated that no action was presently needed.**

**g. Pecan Avenue Duplex, 1437 Pecan Avenue, Charlotte, N.C.**

**Dr. Morrill stated that the exclusive, assignable option to purchase is in place until February 2019. Edwin Wilson continues to assist the Commission in marketing the property. Mr. Wilson has reported that the reduction of the listing price has increased interest in the property. Dr. Morrill stated that the Committee will need to determine whether or not to begin the process of executing the option to purchase at its next meeting.**

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

**Dr. Morrill reminded the Committee that a Certificate of Appropriateness for the Demolition of the Excelsior Club has been issued. The effective date will occur in June 2019.**

**Mr. Norman reiterated that the Board of County Commissioners took no action on the option to purchase. Mr. Norman stated that a feasibility study of the Excelsior Club, including the two additional lots belonging to the owner, would help guide what development might be viable in that location.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE SURVEY COMMITTEE 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 COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

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

**Mr. Norman reviewed an email from Mr. Egan, in which Mr. Egan stated his interest in creating a Project Team, consisting of Mr. Hughes and Mr. Wilson. The Project Team would gather information on the total costs of moving the house. This information would then be made available for discussions with Martin Marietta.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE PROJECTS COMMITTEE 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. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**MR. HUGHES PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS REAL ESTATE ISSUES AND TO CONSULT WITH SANDY CARNEGIE, HLC ATTORNEY. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE COMMITTEE RECONVENE IN OPEN SESSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**Note: In Closed Session, the Committee discussed the status of repairs to Charlotte Streetcar 85.**

## **5. Old Business**

**There was no old business.**

## **6. New Business**

**There was no new business.**

**The meeting adjourned at 8:29 p.m.**