

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
2100 Randolph Road, Charlotte, N.C.
December 3, 2018
5:59 p.m. – 8:39 p.m.**

Present:

**Mr. Nathan Clark, HLC Treasurer
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
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:

None

Visitors:

**Nichelle Bonaparte, Excelsior Club
Khristina Cunningham, Excelsior Club
Kelley Eaves-Boykin, Excelsior Club
Bill Kelly, Wallace House
Dixie Kelly, Wallace House
Ken Koontz, Excelsior Club
Mattie Marshall, Excelsior Club**

1. Chair's Report: Len Norman

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

2. Director's Report: Dan Morrill

a. HLC Revolving Fund Budget Report

Dr. Morrill reviewed the financial documents that were distributed. Dr. Morrill stated that Jay Rhodes will begin providing financial reports to the Committee before its scheduled meetings. Dr. Morrill also stated that Peter Wasmer, Project Manager, was available for any questions.

b. HLC Operational Budget Report

1) Object Code 5404: \$17,654 (Casual Labor Not Associated With a Project).

2) Object Code 5309: \$4,400 (Due Diligence For Prospective Real Estate Acquisitions).

Dr. Morrill explained the function of object codes 5404 and 5309 and stated that all HLC discretionary funds are assigned to these object codes. Dr. Morrill stated that County staff approval is necessary to move funds between the two object codes.

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

Mr. Norman stated that the discussion of the Excelsior Club would begin in open session to receive public comment and then the Committee would convene in closed session to discuss actions that it might take to preserve the property.

Mr. Norman welcomed the visitors and asked for comments. Representatives of the Charlotte-Mecklenburg Black Heritage Committee requested that the Historic Landmarks Commission return to the Board of County Commissioners with a viable plan for the restoration of the Excelsior Club and request that the option to purchase the Excelsior Club be reconsidered.

MR. CLARK PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS REAL ESTATE ISSUES. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

Note: In Closed Session, the Committee approved a procedure as to how the Historic Landmarks Commission can continue to seek ways to preserve all or some portion of the Excelsior Club.

4. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.

Mr. Wasmer reviewed the status of repairs to the property and answered questions from the Committee regarding repairs.

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

Dr. Morrill reported that he has been contacted by Tyson and Regina Bates, prospective buyers, and they are gathering information in preparation for a meeting with Staff to discuss arrangements for the purchase of the property. Town officials of Huntersville will meet with Staff to discuss the current status of the property.

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

Mr. Norman stated that the Open House held in conjunction with Preservation North Carolina at Ingleside on December 2nd was well-attended. Dr. Morrill stated that a design workshop/open house will occur at Ingleside on December 4th. The purpose of this meeting will be to solicit the attitudes of residents of the neighborhood and other interested parties regarding potential future uses for Ingleside.

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

Dr. Morrill stated that Tom Egan and Stewart Gray continue to participate in a committee to determine the qualifications of prospective buyers of the property.

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

Dr. Morrill reported that Edwin Wilson has not yet identified a relocation site for the house. Dr. Morrill stated that he will continue working with Martin Marietta, owner of the property, on relocating the house to a suitable site.

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

Mr. Gray stated that the Design Review Committee had discussed the Certificate of Appropriateness for demolition for the house at its November meeting, and that the COA will be considered by the HLC at its next meeting.

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

Dr. Morrill stated that he has spoken to the owner of the former store and the house behind it. Dr. Morrill stated that the owner expressed interest in preserving the store, but there has been no further update. Mattie Marshall spoke to her desire for the Committee to be sensitive to the preservation of the structure. Mr. Parsons stated that he believes the Survey Committee should further study the property and that he will bring the issue before the Survey Committee at its January 2019 meeting.

11. Edgewood Farm, 11132 Eastfield Road, Charlotte, N.C.

Dr. Morrill reported that the prospective buyer of the Edgewood Farm has requested that the Historic Landmarks Commission assist with the preservation of the property, which is currently for sale for \$1.45 million. Staff, as directed by the Projects Chairman and the HLC Chairman, has responded that at this time, the HLC's involvement with the Edgewood Farm property will be confined to design review of material alterations. Dr. Morrill also reviewed an email from the prospective buyer regarding assistance in preserving the property. It was the consensus of the Committee that the position of the HLC with regard to this property should be unchanged.

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

Dr. Morrill reported that the owner of the VanLandingham Estate is legally able to move ahead with demolition of the estate at any time. Dr. Morrill stated that a prospective buyer is currently performing due diligence.

13. Wallace House, 9425 Robinson Church Road, Charlotte, N.C.; Former Mt. Carmel Baptist Church, 412 Campus Street, Charlotte, N.C.; Streetcar No. 85; Pecan Avenue Duplex, 1437 Pecan Avenue, Charlotte, N.C.; Louise Cotton Mill Houses

MR. HUGHES PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS REAL ESTATE ISSUES. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

Note: In Closed Session, the Committee approved: 1) measures by which the HLC may continue to pursue the purchase of the Wallace House; 2) measures to assist in the preservation of the Former Mount Carmel Baptist Church; 3) adjustments to the budget for assessing repairs to Streetcar 85; and 4) measures by which the HLC might purchase mill houses in the Louise Cotton Mill Village.

14. Old Business

There was no old business.

15. New Business

There was no new business.

The meeting adjourned at 8:39 p.m.