

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
February 11, 2019
Location: 2100 Randolph Road, Charlotte, N.C.
Time: 6:00 p.m. – 8:22 p.m.**

Draft Minutes

Present:

**Ms. Diane Althouse/County (by telephone)
Mr. Akadius Berry/County
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
Ms. Elizabeth Stuart, HLC Administrative Assistant**

Absent:

Mr. Peter Wasmer, Project Manager, Mecklenburg County

Visitors:

**BeeJay Caldwell, Torrence Lytle
Pauline Caldwell, Torrence Lytle
Sharon Caldwell, Torrence Lytle
Dexter Carr, Torrence Lytle
Pat Cotham, Torrence Lytle
Dora E. DuBose, Torrence Lytle
Pam Jones, Torrence Lytle
Christine Landry
J. Massman, Victor Shaw
Bevelyn Sherrill, Torrence Lytle
Verona Wynn, Torrence Lytle**

1. Consideration of Minutes

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE JANUARY 14, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MS. HOOVER PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE CLOSED SESSION MINUTES FOR THE JANUARY 14, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Tom Egan

Mr. Egan welcomed the visitors and invited them to introduce themselves. Mr. Egan stated that he has asked Kristi Harpst, Planning Manager for the City of Charlotte Historic District Commission, to let him know when a property in a historic district is slated for demolition and that the HLC may be able to assist with preserving such properties.

3. Director's Report: Dan Morrill

Dr. Morrill reported the following:

The County has money potentially available for additional funding for the Historic Landmarks Commission in the FY'20 Budget. Staff believes that additional monies should be used for the following initiatives and requests approval by the HLC.

a. Comprehensive Surveys.

State Enabling Legislation mandates that the Historic Landmarks Commission conduct surveys to identify properties that have the requisite special significance to warrant historic landmark designation. The Commission proposes to conduct the following comprehensive surveys in FY'20 in the following ranked order:

i. Beatties Ford Road Corridor from Johnson C. Smith University to Sunset Road. \$12,000.

ii. Chadwick-Hoskins Neighborhood. \$8,000

iii. Derita Community. \$8,000

iv. Rural Landscapes. \$8,000

Total: \$36,000

b. Options To Purchase.

The Historic Landmarks Commission proposes to employ *options to purchase* as an important tool in controlling property for potential purchase and sale. There are costs

associated with *options to purchase*, specifically for due diligence and for fees to obtain *options to purchase*. The Commission anticipates that it will obtain four *options to purchase* in FY'20.

i. Fees For Options To Purchase. \$12,000

ii. Due Diligence For Options To Purchase. \$16,000

Total: \$28,000

\$64,000 total

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE HLC STAFF'S RECOMMENDATION FOR REQUESTING FUNDS IN THE FY'20 COUNTY BUDGET TO CONDUCT COMPREHENSIVE SURVEYS OF HISTORIC RESOURCES AND TO SECURE OPTIONS TO PURCHASE HISTORIC RESOURCES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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. The Projects Committee will make a presentation on this issue later in the meeting. Also, the Design Review Committee will report on its actions regarding the issuance of a Certificate of Appropriateness to demolish the wing building on each end of the original 1937 school building.

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

The HLC has received a Letter of Intent from a prospective buyer of Ingleside. The Projects Committee will report on this issue later in the meeting.

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

Stewart Gray continues to work with the Town of Huntersville to consider an amendment to the Huntersville zoning ordinance that would allow greater latitude for adaptive reuses of designated historic landmarks.

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

The HLC has placed the Patterson Grocery on the Study List of Prospective Historic Landmarks. Dr. Morrill will visit with the owner on Monday, February 18th, to discuss the owner's plans for the property.

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 until its March meeting. The Projects Committee will have a recommendation regarding this issue later in the meeting.

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 will occur in June 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.

4. Senior Preservation Planner's Report: Stewart Gray

Mr. Gray had no report.

5. Public Hearing to Receive Community Input on Prospective Historic Landmark Designation of the Reginald Armistice Hawkins House, 1703 Madison Avenue, Charlotte, N.C.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO SOLICIT PUBLIC COMMENT ON THE PROSPECTIVE HISTORIC LANDMARK DESIGNATION OF THE REGINALD ARMISTICE HAWKINS HOUSE, 1703 MADISON AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray detailed the historical significance of the property as a civil rights landmark. Dr. Morrill provided background on Reginald Hawkins and his importance to the

desegregation of the public schools in Mecklenburg County. No members of the public appeared to speak on the designation of this property.

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

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE HISTORIC LANDMARKS COMMISSION REAFFIRM ITS RECOMMENDATION TO THE CHARLOTTE CITY COUNCIL THAT THE REGINALD ARMISTICE HAWKINS HOUSE (THE INTERIOR AND EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL UPON WHICH THE HOUSE SITS) AT 1703 MADISON AVENUE, CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Design Review Committee Report: Garrett Nelson

Mr. Nelson thanked Mr. Gray and Dr. Morrill for assisting him at the January meeting of the Design Review Committee. Mr. Nelson attended by telephone.

a. Request to Reduce the Delay of the Effective Date of COA 18-48 for the Demolition of the Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.

Mr. Nelson stated that the Committee did not approve the reduction of the delay of the effective date of the COA for demolition for the Shaw House. Mr. Egan reminded the Commission that it cannot deny a COA for demolition but may delay demolition for up to 365 days.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT NOT APPROVE THE PROPERTY OWNER'S REQUEST THAT THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION FOR THE VICTOR SHAW HOUSE, 2400 MECKLENBURG AVENUE, CHARLOTTE, N.C., BE REDUCED TO 180 DAYS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Torrence Lytle School, 302 Holbrooks Road

Mr. Norman addressed the visitors and stated that Tyson and Regina Bates have submitted a proposal to open a school at Torrence Lytle School. Mr. Norman detailed the issues that the Commission has had previously in attempting to sell the property. Mr. Norman stated that discussions are ongoing but that the prospective buyers are interested in restoring the property and are currently working on financing. Dr. Morrill stated that the property is listed in the National Register of Historic Places and that therefore Federal and State income tax credits are available to investors.

Mr. Berry left the meeting at 7:09 p.m.

7. Survey Committee Report: Jeff Parsons

a. ca. 1901 Sherrill Farmhouse, 21525 Shearer Road, Davidson, N.C.

Mr. Parsons stated that the Sherrill Farmhouse is endangered due to being on a road that may be widened. Mr. Gray stated that Davidson has a substantial rural area and that few farmhouses have been identified, making this property even more significant.

THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT FUND A SURVEY AND RESEARCH REPORT FOR THE SHERRILL FARMHOUSE, 21525 SHEARER ROAD, DAVIDSON, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Mr. Parsons presented the following motions passed by the Survey Committee for informational purposes:

b. Martin-Worth-Henderson House, 310 Concord Road, Davidson, N.C.

THE SURVEY COMMITTEE PASSED A MOTION THAT HLC STAFF UPDATE THE SURVEY AND RESEARCH REPORT ON THE MARTIN-WORTH-HENDERSON HOUSE, 310 CONCORD ROAD, DAVIDSON, N.C., AND THAT THE SURVEY COMMITTEE REVIEW THE SURVEY AND RESEARCH REPORT BEFORE IT IS PRESENTED TO THE HISTORIC LANDMARKS COMMISSION.

c. Louise Cotton Mill Village

Mr. Parsons stated that Dr. Morrill has prepared a report on the Louise Cotton Mill Village. Dr. Morrill stated that he is planning to visit the owner of 1104 and 1108 Pamlico Street to discuss historic landmark designation of the houses. Mr. Parsons stated that the area is in danger of being developed and that the Commission must move quickly to identify significant properties.

THE SURVEY COMMITTEE PASSED A MOTION THAT IT SUPPORT HISTORIC LANDMARK DESIGNATION OF 1104 AND 1108 PAMLICO STREET, CHARLOTTE, N.C., WHETHER OR NOT THE HISTORIC LANDMARKS COMMISSION PURCHASES THE HOUSES, WITH THE UNDERSTANDING THAT ARCHITECTURAL DESCRIPTIONS FOR THE HOUSES WILL BE COMPLETED, IF POSSIBLE, BY THE FEBRUARY MEETING OF THE HISTORIC LANDMARKS COMMISSION.

d. Mr. Parsons stated that the Survey Committee voted to place the following properties on the Study List of Prospective Historic Landmarks:

Thomasboro House, 4439 Hovis Road, Charlotte, N.C.

Smith Building, 21320 Catawba Avenue, Cornelius, N.C.

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

Providence Road Shopping Center. Providence Road, Charlotte, N.C.

Myers Park Shopping Center. Providence Road, Charlotte, N.C.

Mr. Norman stated that he has spoken to Larken Egleston, member of the Charlotte City Council, regarding assistance in preserving the shopping centers and that Mr. Egleston has agreed to assist the HLC in approaching the property owners.

8. Treasurer's Report: Nathan Clark

Mr. Clark reviewed the January 2019 Treasurer's Report of the Historic Preservation Revolving Fund.

9. Projects Committee Report: Len Norman

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

Mr. Norman stated that Abigail Jennings has submitted a letter of intent and is interested in purchasing Ingleside. Mr. Norman expressed confidence that Ms. Jennings will be a responsible owner of the property. Mr. Norman detailed the modifications to the letter of intent submitted by Ms. Jennings.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT ACCEPT THE OFFER PRESENTED IN THE LETTER OF INTENT SUBMITTED BY ABIGAIL JENNINGS FOR THE PURCHASE OF INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C., WITH THE STIPULATIONS THAT THE PROPERTY REMAIN LISTED FOR SALE UNTIL CLOSING AND THAT THE DEED CONTAIN PRESERVATION COVENANTS TO ASSURE THE PRESERVATION OF THE PROPERTY IN PERPETUITY AND THAT THE FINAL AMOUNT SPENT ON THE PROPERTY BE RECONCILED WITH THE OFFERED PRICE.

MR. SCHULZ PRESENTED AN AMENDMENT SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION ALLOW THE PROJECTS COMMITTEE TO NEGOTIATE AND APPROVE THE TERMS OF THE PURCHASE AND SALE AGREEMENT FOR INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C., BASED ON THE LETTER OF INTENT AS MODIFIED, AND DELEGATE NEGOTIATION AND APPROVAL OF ANY SUBSEQUENT CHANGES TO THE TERMS OF THE PURCHASE AND SALE AGREEMENT TO THE HLC CHAIR AND PROJECTS COMMITTEE CHAIR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. HUGHES PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION. 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.

Mr. Hughes left the meeting at 8:02 p.m.

10. Old Business

There was no old business.

11. New Business

Dr. Morrill stated that he received an email from Kristi Harpst, Planning Manager for the City of Charlotte Historic District Commission, regarding the possibility of the Historic Landmarks Commission assisting in preserving a contributing house in the Wesley Heights Historic District that is slated for demolition. Dr. Morrill reported that the Historic District Commission will consider the Certificate of Appropriateness for demolition at its meeting this week.

Dr. Morrill also reported that he will meet later in the week with Buddy Green, an expert on event properties, to discuss the business plan for Edgewood Farm.

The meeting adjourned at 8:22 p.m.