

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
2100 Randolph Road, Charlotte, N.C.
July 26, 2019
7:30 a.m. – 8:40 a.m.**

Present:

**Mr. Nathan Clark, HLC Vice Chair
Mr. William Hughes, HLC Secretary
Mr. Len Norman, Survey Committee Chair
Mr. Jeffrey Parsons, HLC Chair
Mr. Edwin Wilson, Projects Committee Chair
Mr. Sandy Carnegie, HLC Attorney (by telephone)
Dr. Dan L. Morrill, HLC Consulting Director
Ms. Elizabeth Stuart, HLC Administrative Assistant
Mr. Peter Wasmer, HLC Project Manager
Mr. Jay Rhodes, Mecklenburg County AFM Department**

Absent:

Ms. Diane Althouse, HLC Treasurer

Visitors:

Anthony Fox, Former Mt. Carmel Baptist Church

1. Chair's Report: Edwin Wilson

Mr. Wilson welcomed everyone to the meeting and thanked Mr. Norman and Mr. Parsons for their assistance in his transition to the Chair of the Projects Committee.

2. Director's Report: Dan Morrill

Dr. Morrill briefly reviewed the summary of the monthly projects financial report. Dr. Morrill stated that Mr. Rhodes and Mr. Wasmer were present to answer questions about the report. Dr. Morrill also discussed Preservation Mecklenburg's involvement in advancing preservation of Edgewood Farm and the Victor Shaw House property.

3. Update on Projects: Dan Morrill

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

Anthony Fox, attorney for Johnson C. Smith University, explained the University's request for financial assistance in performing repairs to the building necessary to bring it into

conformance with the building code. Mr. Fox explained that the University hopes to concentrate its efforts on renovating the building for a variety of possible uses, including an alumni center or a community center of some type. Mr. Fox stated that the University had demonstrated its ability to repay loans by its performance with respect to the Davis House.

Note: Mr. Wilson announced that he was recusing himself from discussion of this issue due to a perceived conflict of interest.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE PROJECTS COMMITTEE CONVENE IN CLOSED SESSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

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

Mr. Carnegie stated that he recently received a phone call from the attorney for Tyson and Regina Bates who stated that the Bateses are still committed to purchasing the Torrence Lytle School.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE PROJECTS COMMITTEE EXTEND THE DEADLINE FOR PAYMENT OF THE \$5,000 EARNEST MONEY FOR THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., UNTIL 4:00 P.M. ON AUGUST 8TH, 2019, WITH THE STIPULATION THAT THIS EXTENSION DOES NOT CONSTITUTE A WAIVER OF THE ORIGINAL DEADLINE AND THAT THE \$5,000 INITIALLY PAID TO THE HISTORIC LANDMARKS COMMISSION BE RELEASED TO THE COMMISSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

Dr. Morrill stated that the Design Review Committee reached a consensus to accept plans for modification, which will be acted on by the HLC at its August 12th meeting. Dr. Morrill stated that the prospective buyers are scheduled to close on the property soon after approval of their Certificate of Appropriateness.

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

Dr. Morrill stated that the Historic Landmarks Commission is under contract to a prospective buyer of the Charles E. Barnhardt House at the end of due diligence, which shall occur in mid-September. Dr. Morrill stated that Staff is aware that vandalism continues to occur at the house and has directed Peter Wasmer to establish or activate an alarm system.

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

Dr. Morrill stated that he, Mr. Parsons, and Mr. Hughes met with the prospective buyer of the Excelsior Club and expressed their interest and desire to be of assistance to the buyer.

f. Frank McNinch House, 2401 Sharon Lane, Charlotte, N.C.

Dr. Morrill stated that the owner of the Frank McNinch House is offering the property for sale. Dr. Morrill explained that the owner is not interested in placing preservation easements on the property and will allow the eventual buyer to determine whether the house will remain. Dr. Morrill stated that the asking price for the property is \$3,950,000 and that Preserve Mecklenburg has contacted the owner and is pursuing the possibility of an exclusive, assignable option to purchase.

g. Mayes House, 435 E. Morehead Street, Charlotte, N.C.

Dr. Morrill stated that the owner of the Mayes House, a designated historic landmark, reports that prospective buyers want to demolish the house, buy an adjoining lot, and construct a new building. Dr. Morrill explained the legal consequences of historic landmark designation to the owner. Dr. Morrill stated that he anticipates that it is likely that an application for a Certificate of Appropriateness to demolish the house will be forthcoming and that Preserve Mecklenburg is considering approaching the owner to obtain an option to purchase the property.

6. Old Business

There was no old business.

7. New Business

Dr. Morrill stated that Preserve Mecklenburg is considering seeking an option to purchase the Wesley Heights Methodist Church on Grandin Road, which is for sale for \$1.95 million. Dr. Morrill stated that the building was designed by Louis Asbury, Sr., and opened in December 1927. Dr. Morrill explained that since the church is in the Wesley Heights Historic District, the HLC could secure the fee simple of any lesser included interest in the property.

Mr. Wilson stated that the schedule for the Projects Committee is forthcoming. Mr. Wilson stated that one Commissioner was needed to attend the Certified Local Government training in Waynesville on August 23 and asked the members to consider attending.

The meeting adjourned at 8:40 a.m.