

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
2100 Randolph Road, Charlotte, N.C.
October 8, 2019
8:06 a.m. – 9:38 a.m.**

Present:

**Ms. Diane Althouse, HLC Treasurer
Mr. Nathan Clark, HLC Vice Chair
Mr. William Hughes, HLC Secretary
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**

Absent:

None

Visitors:

**J'Tanya Adams, Former Wesley Heights United Methodist Church
Anthony Fox, Former Mount Carmel Baptist Church
Latrell McAllister, Former Mount Carmel Baptist Church
Hugh McColl, Former Wesley Heights United Methodist Church
Greg Petzke, Former Mount Carmel Baptist Church**

1. Chair's Report: Edwin Wilson

Mr. Wilson welcomed the visitors to the meeting and asked them to introduce themselves and state which property they were representing.

2. Director's Report: Dan Morrill

Dr. Morrill reported the following:

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

The prospective buyers of the Torrence Lytle School, originally known as the Huntersville Colored School, are no longer under contract, and the property is not currently listed for sale. The Historic Landmarks Commission has voted to demolish all buildings on the property except the original 1937 school building in preparation for offering the property

for sale again. There is some feeling that it would be unwise to proceed with that arrangement because the most economically viable building for adaptive reuse is Building C – the Cafeteria Building.

Objective: To prepare the Torrence Lytle School for listing by a realtor familiar with north Mecklenburg in anticipation of the completion of the renovation of the Waymer Center by February 2020:

- i. Demolish the ca.1950 wing buildings adjoining either end of the original school building;**
- ii. Secure the services of an architectural firm or other appropriate party to investigate development options for the property;**
- iii. If necessary, perform essential repairs to the Cafeteria Building in hopes that a buyer can make use of the building, which is in the best shape of all the buildings on the campus;**
- iv. Perform repairs on the original school building, including the auditorium, which are necessary to make it ready to offer for sale.**

b. Wallace House Property, 9425 Robinson Church Road, Charlotte, N.C.

The closing on the Wallace House property occurred on Tuesday, October 8th. The current owners, William and Dixie Kelly, would like to remain in the house as tenants for at least three months to move personal property to their new home. There are many issues which must be addressed, such as: whether to connect to City water and sewer, whether to subdivide the property, and whether to approve a lease arrangement with the owners. Staff assumes that the Commission will want to list the property for sale in the near future.

Objective: To prepare the Wallace Property for listing by a realtor familiar with east Mecklenburg:

- i. Consider the establishment of a process for public input into future uses of the property;**
- ii. Determine whether the property will be sold as a whole or subdivided into more than one parcel. If appropriate, a site planner should be hired to prepare a plan for the property;**
- iii. Prepare and execute a lease with the Kellys to assure that the Wallace House and property remain secure. If necessary, a lease will be executed with subsequent lessees to achieve the same objective.**

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

The closing on the Barnhardt House occurred on Thursday, September 19th. The Commission has received \$678,520.83 from the sale. The money has been deposited in the revolving fund.

d. Explanation of Policy for Processing Options to Purchase

Dr. Morrill reviewed the revolving fund report. Dr. Morrill and Mr. Wasmer answered questions from the Committee members about the policy for processing options to purchase. Mr. Wilson stated that the Historic Landmarks Commission should initially engage in completing title and survey work for a property in which the Commission is interested in entering into an option to purchase agreement. Mr. Clark asked what in the mind of the Board of County Commissioners would constitute a “reasonable” price. Dr. Morrill responded that the Board of County Commissioners generally does not favor a purchase price which exceeds an amount greater than 10% of the appraisal.

Dr. Morrill detailed the following procedure:

- i. All Options to Purchase must be approved by the BOCC.**
- ii. Purchase price must be “reasonable” as determined by appraisal or realtor’s comps. If latter is used, language must be included stating that price could be adjusted.**
- iii. HLC should seek to identify buyer to whom to assign the option.**
- iv. If the HLC decides to purchase the property, the HLC must return to the BOCC for approval after performing full due diligence.**
- v. In instances when the HLC isn’t planning to purchase the property, it may choose to perform some elements of due diligence. However, it would be based on HLC direction to the Consulting Director.**

3. Former Wesley Heights United Methodist Church, 205 Grandin Road, Charlotte, N.C.

Hugh McColl and J’Tanya Adams stated that they believe the preservation of this church for a community use would be a great asset to the neighborhoods in West Charlotte. Dr. Morrill showed a brief video of the church and stated his belief that the church is a historically significant building and is worthy of preservation. Dr. Morrill explained that the property is currently under contract for the placement of eight condominiums within the church but that he anticipates that the prospective buyer would step aside if the church would be used for a community purpose.

4. Update on Projects

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

Note: Mr. Wilson recused himself from discussion of this issue.

Anthony Fox, attorney for Johnson C. Smith University, presented the University’s proposal for its participation in the renovation of the Former Mount Carmel Baptist Church. Latrelle McCallister, an official of Johnson C. Smith University, stated that the University was committed to the restoration of the Former Mount Carmel Baptist Church. Committee members asked questions, and Mr. Fox and Ms. McCallister responded.

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. WILSON THAT THE PROJECTS COMMITTEE RECONVENE IN OPEN SESSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Old Business

There was no old business.

6. New Business

There was no new business.

The meeting adjourned at 9:38 a.m.