

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
2100 Randolph Road, Charlotte, N.C.
January 6, 2020
6:00 p.m. – 8:05 p.m.**

Present:

**Mr. William Hughes, HLC Secretary
Mr. Jeffrey Parsons, HLC Chair
Mr. Edwin Wilson, Projects Committee Chair
Mr. Sandy Carnegie, HLC Attorney (by telephone)
Mr. Jack Thomson, HLC Executive Director
Ms. Elizabeth Stuart, HLC Administrative Assistant
Mr. Peter Wasmer, HLC Project Manager**

Absent:

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

Visitors:

None

1. Chair's Report and Welcome: Edwin Wilson

Mr. Wilson welcomed everyone to the meeting. Mr. Wilson stated that he and Mr. Thomson have been discussing the function of the Projects Committee and what the Committee's role will be under Mr. Thomson's leadership.

2. Update on Projects

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

Mr. Wilson stated that he had been in communication with the prospective owner, who has indicated that she will sign the contract to purchase. Mr. Wilson noted that the prospective owner does have a few concerns about the contract. Mr. Wilson requested that members of the Committee and Mr. Thomson meet with the prospective owner to review concerns and thoroughly explain the contract. Mr. Carnegie stated that the prospective owner has requested materials that the Historic Landmarks Commission has accumulated during its ownership of the property. Mr. Carnegie stated that he would send the prospective owner a packet with the relevant materials. Mr. Carnegie also stated that he would send the

prospective owner a revised draft contract, emphasizing that the contract would be subject to approval by the Historic Landmarks Commission.

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

Mr. Wilson stated that since the Historic Landmarks Commission has closed on the Wallace House Property, the next step should be to find a developer who would be interested in sensitively developing the wooded acreage around the historic house. Mr. Wilson stated that the Commission should get proposals from developers before moving forward. Mr. Wasmer and Ms. Stuart stated that they would send Mr. Wilson the information of developers who may be able to assist.

c. White Oak, 7729 Hood Road, Charlotte, N.C.

Mr. Thomson stated that he visited the property and met with the owner earlier in the day. Mr. Thomson stated that the owner has indicated that the current mortgage payments, which include a balloon payment in June 2020, may be financially problematic for him. Mr. Thomson noted that the owner has built a structure on the property without a Certificate of Appropriateness from the Commission. Mr. Carnegie advised that a notification should be sent to the owner, stating that the unpermitted building needs to undergo the design review process. The Committee members agreed that the first course of action should be for Mr. Thomson to revisit the property and photograph all of the details and materials that are referenced by both the Landmark ordinance and deed restrictions held by the HLC.

d. John Mayes House, 435 E. Morehead Street, Charlotte, N.C.

Mr. Thomson stated that he has not yet met with the owner of the Mayes House, but that he would schedule a meeting soon. Mr. Thomson stated that he may have someone interested in the property and that he will inform the Committee of developments.

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

Note: Mr. Wilson recused himself from participating in the discussion of this item.

Mr. Wasmer stated that inspections would be scheduled for later in the week. Mr. Wasmer stated that he is waiting for the results of the Phase 1 environmental inspection. Mr. Thomson stated that he would reach out to Johnson C. Smith University and make them aware of these activities.

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

Mr. Thomson stated that he had a telephone call scheduled for later in the week with Darius Anderson to receive a status update on the property. Mr. Carnegie stated that a description of the façade, including measurements and pictures, was still needed for the preservation easement. Mr. Carnegie advised that an easement could not be placed on a replica façade. Mr. Hughes stated that there is concern about the poor condition of the façade and that replication may be the only option.

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

Mr. Carnegie stated that there have been no issues concerning the preservation easements for Fire Station #10. Mr. Wilson asked for clarity regarding the role of the Commission for these properties and Mr. Carnegie stated that preservation easements would be placed on the exterior and land of Fire Station #10 and on the exterior, interior, and land of the Dowd House one minute prior to the transfer to new owners.

h. John Douglas House, 7601 Christie Lane, Charlotte, N.C.

Mr. Wasmer reminded the Committee that the Option to Purchase had been signed by the property owner. Mr. Wasmer stated that the property could be brought to the Board of County Commissioners in February. Mr. Thomson stated that this property would be difficult to show due to its proximity to the Charlotte Douglas International Airport. Mr. Wilson questioned whether the airport would be interested in purchasing the property and moving it, potentially to the Steele Creek Presbyterian Church site, which the airport owns.

i. Arthur Samuel Grier House, 421 Montrose Street, Charlotte, N.C.

Mr. Thomson stated that he recently met with Mike Sullivan, a broker with the Nichols Company, who is knowledgeable of this property. Mr. Thomson stated that he has also spoken to Tom Hanchett, community historian, who encouraged Mr. Thomson to devise a plan that would present this site as a key property to celebrate African American history. Mr. Parsons questioned whether this site could be a contender for a grant from the African American Cultural Heritage Action Fund of the National Trust for Historic Preservation. Mr. Thomson noted that the deadline for letters of intent is January 15. Mr. Thomson stated that the property is listed on the Commission's Study List of Prospective Historic Landmarks and that a Survey and Research Report has already been produced.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE THE HLC EXECUTIVE DIRECTOR TO CONTACT THE PROPERTY OWNERS OF THE ARTHUR SAMUEL GRIER HOUSE, 421 MONTROSE STREET, CHARLOTTE, N.C., WITH THE INTENT OF PURSUING PURCHASE OPTIONS AND DETERMINING OWNER ATTITUDE OF HISTORIC LANDMARK DESIGNATION OF THE PROPERTY. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

3. Organizational

a. Projects Committee Charter/Mission

b. 2020 HLC Strategic Plan Initiative

Mr. Thomson stated that he would be requesting that each Committee of the Historic Landmarks Commission create a focused charter that clearly illustrates how the Committee is aligned with the mission of the full Commission. Mr. Thomson stated that the Commission will provide feedback on each Committee's mission, with the intent of

strategic planning occurring in the Spring of 2020. Mr. Thomson requested that the members of the Projects Committee begin thinking about forming a concise, clear charter.

4. Old Business

Mr. Wilson asked about Shotgun Houses A and B, which must be moved from their current location on 7th Street near the intersection of N. Alexander Street in Charlotte. Mr. Wasmer stated that Mecklenburg County has hired a developer for the area where the houses are located. The Committee discussed where the houses could potentially be moved. Mr. Wilson stated that the first step should be to contact Dr. Dan Morrill to learn more about the history of the houses.

5. New Business

Mr. Wilson asked about the status of the Beatties Ford Road Corridor survey. Mr. Thomson stated that Mr. Gray would provide an update at the Commission's January meeting.

Mr. Hughes asked about the status of Streetcar #85. Mr. Wilson stated he would get an update.

Mr. Wasmer mentioned the recent sale of Herrin Brothers Ice and asked whether the sign could be preserved.

Mr. Parsons asked about the improper signage installed on the Atherton Mill. Mr. Thomson stated that Staff is aware of the issue and that Mr. Gray has been in touch with representatives of the property.

The meeting adjourned at 8:05 p.m.