

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
January 13, 2020  
Location: 2100 Randolph Road, Charlotte, N.C.  
Time: 6:00 p.m. – 7:59 p.m.**

**Draft Minutes**

**Present:**

**Ms. Diane Althouse/County/HLC Treasurer (by telephone)  
Mr. Akadius Berry/County  
Mr. Nathan Clark/County/HLC Vice Chair  
Mr. Brian Clarke/County  
Ms. Laura Hoover/County  
Mr. William Hughes/City  
Mr. Garrett Nelson/Mayor/Design Review Committee Chair  
Mr. Len Norman/City/Survey Committee Chair  
Mr. Jeffrey Parsons/Mayor/HLC Chair  
Mr. Jonathan Schulz/City  
Mr. Edwin Wilson/City/Projects Committee Chair  
Mr. Sandy Carnegie, HLC Attorney  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant  
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

**Absent:**

**Mr. Robert Barfield/County**

**Visitors:**

**Jim Jordan, Simmons House  
Joseph Pellegrin  
Varona Wynn, Torrence Lytle and Dellwood**

**1. Consideration of Minutes**

**MR. CLARK PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE MINUTES FOR THE DECEMBER 9, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. WILSON THAT THE CLOSED SESSION MINUTES FOR THE DECEMBER 9, 2019, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**2. Chair's Report: Jeffrey Parsons**

**Mr. Parsons welcomed everyone to the meeting and asked the visitors to introduce themselves. Mr. Parsons welcomed Jack Thomson, the new Executive Director for the Historic Landmarks Commission. Mr. Parsons stated that Mr. Carnegie, HLC attorney, would only be in attendance for the Projects Committee report.**

**3. Treasurer's Report: Diane Althouse**

**Ms. Althouse reviewed the monthly financial report prepared by the Asset and Facility Management Department of Mecklenburg County.**

**4. Senior Preservation Planner's Report: Stewart Gray**

**a. Attendance and Phone Policy**

**Mr. Gray noted that the attendance runs on the calendar year and reset as of January 1. Mr. Gray detailed the attendance policies for both the City of Charlotte and Mecklenburg County. Mr. Gray reviewed the City's telephone policy and noted that the County does not currently have a policy regarding attending meetings by telephone. Mr. Parsons stated that the County may soon have an updated telephone policy. Mr. Thomson stated that the Board of County Commissioners is taking the attendance and engagement of members of boards and commissions seriously and that the Historic Landmarks Commissioners should stay aware of their attendance performance.**

**b. Update on the McNinch House, 2401 Sharon Lane, Charlotte, N.C.**

**Mr. Gray stated that the infill proposal reviewed at the December meeting has been withdrawn. Mr. Gray stated that a revised plan from another party will be discussed at the Design Review meeting on January 29.**

**c. Update on the Beatties Ford Road Corridor Study**

**Mr. Gray stated that the Beatties Ford Road corridor study is underway. Mr. Gray stated that he would be meeting with Brandon Lunsford, the consultant working on this study, later in the week and would provide a full update at the Survey Meeting on January 22.**

**5. Projects Committee Report: Edwin Wilson**

**Mr. Parsons requested that the Projects Committee Report be moved up on the agenda to accommodate Mr. Carnegie and Mr. Wasmer.**

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

**Mr. Thomson stated that he has been encouraged to look further into the preservation of this property and that he would reach out to the property owner to determine interest in historic landmark designation. Mr. Thomson stated that a Survey and Research Report on the property was produced many years ago and could be updated dependent upon the owner's attitude. Mr. Clark stated that a neighborhood driven non-profit group in Grier Heights has expressed interest in preserving this house. Mr. Thomson briefly discussed the grant from the African American Cultural Heritage Action Fund of the National Trust for**

**Historic Preservation and stated that the Historic Landmarks Commission would submit a letter of intent.**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION 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 COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**Mr. Thomson stated that the Historic Landmarks Commission is currently in negotiations with a potential buyer to adaptively reuse the school as condominiums. Mr. Thomson stated that the details of the purchase agreement are still being determined and that the Commission and potential buyer are moving closer to agreeing on the details. Mr. Thomson stated that he and Mr. Gray are planning a site visit to the property on January 14.**

**Ms. Varona Wynn spoke to the Commission and requested for the potential buyer of the Torrence Lytle School to speak to the community and detail the proposed plans. Ms. Wynn also stated that the community does not believe that the project proposed for the Rosenwald School would be beneficial. Mr. Gray stated that the Rosenwald School is not a designated historic landmark but that the North Carolina State Historic Preservation Office has reached out to HLC Staff and that the Survey Committee will discuss the potential designation of the Rosenwald School at its meeting on January 22.**

**Mr. Thomson reminded the Commission that both the interior and exterior of the property are designated. Mr. Thomson noted the proposed plan to create condominiums in the school and discussed the potential for the Commission to receive a notice of sale or similar document rather than pursuing rights of first refusal for each condominium parcel. The Commission agreed to discuss further.**

**MR. SCHULZ PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION AUTHORIZE JEFF PARSONS, EDWIN WILSON, AND NATHAN CLARK TO FINALIZE THE CONTRACT FOR THE SALE OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

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

**Mr. Wilson stated that he is in the process of identifying three developers who may be interested in proposing how to sensitively develop the wooded acreage around the historic house.**

**d. White Oak, 7729 Hood Road, Charlotte, N.C.**

**Mr. Wilson stated that the owner of the property has indicated that he is having financial difficulties and may not be able to satisfy the balloon payment due in June 2020. Mr. Wilson stated that the owner has performed work on the property without an approved Certificate of Appropriateness issued by the Commission. Mr. Wilson noted that the Projects Committee requested for Mr. Thomson to revisit the property to document the work. Mr. Thomson recommended that the Commission create a baseline document when placing deed restrictions on a property, which would include photographs of what will be protected by easements, so that Staff will be able to compare the current status of a property versus the status when the deed restrictions were first enacted.**

**e. Mayes House, 435 E. Morehead Street, Charlotte, N.C.**

**Mr. Thomson stated that Mr. Carnegie had put him in touch with an individual who is familiar with the property. Mr. Thomson stated that he would meet with this individual regarding the status of the property soon.**

**f. 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. Parsons stated that Mr. Wasmer would be ordering the inspection report and Phase 1 environmental inspection later in the week. Mr. Carnegie stated that the contract is complete and is awaiting County approval. Mr. Parsons recommended confirming the County's status with Mr. Wasmer and informing Anthony Fox, the attorney for Johnson C. Smith University.**

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

**Mr. Wilson stated that the role of the Historic Landmarks Commission regarding these properties is to act as a conduit and to place preservation easements on the properties. Ms. Hoover noted that she could provide floor plans for the Commission's files.**

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

**Mr. Wilson stated that the Projects Committee discussed the viability of relocating the Douglas House to the nearby Steele Creek Presbyterian Church site. Mr. Wilson noted that the house is dilapidated and questioned the feasibility of the house remaining a residential property at its current location.**

**Mr. Thomson stated that the proximity of the Charlotte Douglas International Airport creates a challenge identifying a buyer for the house. Mr. Thomson stated that he and Mr. Clarke recently toured the area and visited several properties that the airport currently owns. Mr. Thomson stated that he had not yet been in contact with airport officials regarding the Douglas House.**

**i. Shotgun House A and B, 705 E. 7<sup>th</sup> Street, Charlotte, N.C.**

**Mr. Norman stated that he currently serves on the board of the Charlotte Museum of History and provided the Commission an update on the Shotgun Houses. Mr. Norman stated that a meeting between representatives of the Harvey Gantt Center and the City of Charlotte was scheduled later in the week to discuss plans for the houses. Mr. Berry questioned the condition of the houses and Mr. Norman stated they would need to be renovated. Mr. Hughes stated that he has reached out to City Councilmember Malcolm Graham regarding the status of the houses and is awaiting a response.**

**6. Survey Committee Report: Len Norman**

**a. Simmons House, 625 Hermitage Court, Charlotte, N.C.**

**Jim Jordan, owner of the Simmons House, spoke to the Commission regarding the prospective designation of the property. Mr. Gray stated that Mr. Jordan is interested in placing a preservation easement on the house. Mr. Gray stated that he asked Mr. Jordan to speak to the full Commission to answer any questions or concerns it may have before further pursuing historic landmark designation.**

**7. Design Review Committee Report: Garrett Nelson**

**Mr. Nelson stated that the Design Review Committee had not met since the December meeting of the Historic Landmarks Commission and, therefore, he did not have a report.**

**8. Director's Report: Jack Thomson**

**a. Update on the Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.**

**Mr. Thomson stated that funds from the Historic Landmarks Commission's Revolving Fund had been donated to assist in the preservation of the Excelsior Club. Mr. Thomson noted that the City of Charlotte, the Foundation for the Carolinas, and the Knight Foundation also donated funds towards the preservation of the building. Mr. Thomson stated that the developer of the property has agreed to place a preservation easement on the front façade of the building in exchange for the donated funds. Mr. Thomson stated that he and Mr. Parsons were scheduled to have a discussion with the new owner later in the week to discuss the plans for preservation. Mr. Parsons thanked Mr. Hughes for his dedication in saving the Excelsior Club.**

**Note: Ms. Althouse left the meeting at 7:48 p.m.**

**Note: Mr. Wilson left the meeting at 7:49 p.m.**

**9. Old Business**

**There was no old business.**

**10. New Business**

**Ms. Hoover stated that the Cole Manufacturing Company Plant, located at 1318 Central Avenue, Charlotte, N.C., is under new ownership. Ms. Hoover stated that she could**

**approach the idea of historic landmark designation with the new owner. Mr. Norman stated that the Survey Committee would discuss the property at its meeting on January 22.**

**Mr. Norman stated that he is leading the Preservation Committee at the Charlotte Museum of History. Mr. Norman noted that the Preservation Awards will be held in August. Mr. Norman stated that he would like for the Historic Landmarks Commission to partner with the Charlotte Museum of History on preservation events. The Commission stated its interest.**

**The meeting adjourned at 7:59 p.m.**