

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
2100 Randolph Road, Charlotte, N.C.  
January 28, 2020  
6:04 p.m. – 7:58 p.m.**

**Present:**

**Ms. Diane Althouse, HLC Treasurer (by telephone)  
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  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant  
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

**Absent:**

**Mr. Nathan Clark, HLC Vice Chair**

**Visitors:**

**Lorraine Mulligan, White Oak  
Brian Sharpe, White Oak**

**1. Chair's Report: Mr. Edwin Wilson**

**Mr. Wilson thanked the visitors for attending and asked them to introduce themselves and state what property they were representing.**

**2. Director's Report: Mr. Jack Thomson**

**Mr. Thomson announced the order in which properties would be discussed at the meeting.**

**3. Update on Projects**

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

**Mr. Wilson stated that the property is currently under contract. Mr. Thomson stated that he has a meeting scheduled with representatives from Mecklenburg County and the Town of Huntersville to provide an update on the property. Mr. Thomson stated that it is**

**important to the public that the Historic Landmarks Commission continue to assist the new owner during this transition. Mr. Parsons thanked Mr. Wilson for his hard work on finding a buyer for this property.**

**b. Former Mt. 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 he met with Bryan Turner, Senior Project Manager for Mecklenburg County, Peter Wasmer, Jack Thomson, and Sandy Carnegie to draft a contract for the Former Mt. Carmel Baptist Church that would be similar to the contract for the Davis House. Mr. Thomson stated that he would schedule a meeting with representatives from Johnson C. Smith University to discuss their internal status and next steps to put the building in service. Mr. Carnegie stated that the Historic Landmarks Commission will need to resolve the issue of Preservation North Carolina having deed restrictions on the property before the Commission can place its own. Mr. Thomson noted the importance of enforcing deed restrictions. Mr. Wasmer stated that the appraisal and Phase 1 Environmental Study should be completed soon.**

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

**Mr. Thomson stated that the owner of the property recently communicated to the Historic Landmarks Commission that he is concerned about the balloon payment due in June 2020. Mr. Thomson stated that he visited the site and recently performed a follow up visit to document the changes to the property that were completed without an approved Certificate of Appropriateness. Mr. Gray stated that the unapproved work includes the construction of a garage and a large paved patio in front of the house. Mr. Gray stated that Staff does have concerns about these alterations.**

**Mr. Sharpe spoke to the Committee and explained his financial concerns and described the unapproved additions to the property in more detail. Mr. Sharpe explained that he read the ordinance and deed restrictions when he first purchased the property but was not aware that he needed approval for the work he completed. Mr. Hughes asked whether Mr. Sharpe was currently making changes to the property and Mr. Sharpe answered that he was not.**

**Mr. Thomson stated that there are two issues with this situation: terms of sale of property and design review compliance. Mr. Thomson stated that Mr. Sharpe has been diligent in making his monthly payments and that his property taxes are paid in full.**

**Mr. Wilson asked Mr. Sharpe if his intent would be to continue living at the property if finances were not an issue. Mr. Sharpe stated that would be his intent. Mr. Sharpe stated that he was researching other forms of financing to find a feasible solution.**

**Ms. Althouse stated that this scenario is a good case study in ensuring owners of designated historic landmarks are educated on what precisely historic landmark designation means. Mr. Wilson agreed that the Historic Landmarks Commission has a responsibility to educate property owners.**

**Mr. Wilson recommended to extend the financial agreement for White Oak by six months with the same terms and contingent upon design review terms. The Committee agreed.**

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

**Mr. Thomson stated that he has a meeting scheduled with the tenants of the property. The current lease with the tenants expires in April.**

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

**Mr. Thomson stated that he recently met with the owner of the property, who has submitted a Certificate of Appropriateness for demolition, which will be considered at the February meeting of the Design Review Committee. Mr. Wilson stated that in a previous meeting, the owner requested that this application for demolition not be delayed by the Historic Landmarks Commission. Mr. Wilson is concerned about the potential for the property to be rezoned and the house demolished. Mr. Wilson recommended that the Commission examine moving the house to a different property. Mr. Parsons agreed with further exploring this option.**

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

**Mr. Thomson stated that there is nothing new to report. Mr. Thomson stated that he and Mr. Parsons have a telephone call scheduled with the buyer to discuss the preservation of the property.**

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

**Mr. Thomson stated that there is nothing new to report.**

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

**Mr. Thomson stated that he received a response from Mike Sullivan, stating that Mr. Grier is currently reluctant to discuss the preservation of the house in partnership with HLC. Mr. Sullivan also reported that Mr. Grier stated that he was making improvements to the house with the intent of maintaining it as a personal residence.**

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

**Mr. Wilson stated that he, Mr. Thomson, and Mr. Norman attended a collaborative working lunch at the Harvey Gantt Center to discuss plans for the houses. Mr. Wilson stated that the Gantt Center is responsible for the Shotgun Houses. Mr. Thomson stated that he discussed the issue with City of Charlotte Councilmember Larken Egleston.**

**j. Beatties Ford Road Corridor Study**

**Mr. Gray stated that Brandon Lunsford, consultant for this study, has identified numerous properties at this point. Mr. Wilson noted the increasing threat to properties in this area.**

**k. Streetcar #85**

**Mr. Thomson stated that he has a meeting with Greg Pappanastos scheduled for early February at Savona Mill to discuss the status of Streetcar #85.**

**l. Herrin Brothers Ice Company, 315 E. 36<sup>th</sup> Street, Charlotte, N.C.**

**Mr. Thomson stated that he has survey materials from the North Carolina State Historic Preservation Office and that the property is eligible for listing on the National Register of Historic Places (NR). Mr. Thomson stated that he would notify Clay Grubb, CEO of Grubb Properties, that the property has been determined eligible for this listing. Mr. Thomson stated that he would also inquire about the anticipated use of the historic sign. Mr. Wasmer stated that the building was originally a standard oil gas station.**

**4. Mission Statement**

**Mr. Wilson requested that members of the Projects Committee hold a working lunch soon to make sure everyone is on the same page regarding concepts and ideas for a mission statement. Ms. Althouse stated that the Projects Committee's mission statement should be consistent with the mission statement for the full Commission.**

**5. Old Business**

**There was no old business.**

**6. New Business**

**Mr. Parsons stated that the sign for the Park Road Shopping Center was recently taken down. Mr. Parsons recommended that the Committee investigate the status of the sign and whether it could be designated as a historic landmark. Mr. Thomson stated that Staff would pursue the issue. Mr. Gray stated that he reached out to a representative of the**

**newly-renovated AMC Park Terrace movie theater regarding historic landmark designation. Ms. Althouse stated that the exterior could still be considered for historic landmark designation. Mr. Gray stated that the Survey Committee would discuss this issue.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE MEETING OF THE PROJECTS COMMITTEE ADJOURN. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**The meeting adjourned at 7:58 p.m.**