

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
Virtual Meeting
April 28, 2021
6:04 p.m. – 6:50 p.m.**

Present:

**Ms. Laura Hoover, HLC Secretary
Mr. William Hughes, HLC Vice Chair
Mr. Jeffrey Parsons, HLC Chair
Mr. Edwin Wilson, Projects Committee Chair
Mr. Jack Thomson, HLC Executive Director
Ms. Elizabeth Stuart, HLC Administrative Assistant
Mr. Sandy Carnegie, HLC Attorney**

Absent:

None

Visitors:

None

Note: This meeting was held virtually through the Webex video conferencing platform.

1. Chair's Report: Mr. Edwin Wilson

Mr. Wilson announced that the Commission will soon receive its final payment from Johnson C. Smith University for the Davis House.

2. Update on Projects

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

Mr. Wilson stated that Brian Sharpe, property owner, has been communicative with Staff regarding the process of refinancing the White Oak property with a traditional lender.

Mr. Thomson stated that the current extension that Mr. Sharpe is under with the Commission expires June 1. Mr. Thomson stated there may be a need for an additional short-term extension. Mr. Thomson stated that Staff has been working to provide necessary documentation to Mr. Sharpe so he can proceed with the refinancing. Mr. Thomson stated that it may be useful for the Commission to create a template with key components noted to ensure such issues can be addressed in future similar situations.

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

Mr. Thomson stated that he and Mr. Wasmer met at the property earlier in the week to discuss repair work. Mr. Thomson stated that funds available for repairs are lower than expected due to funds being allocated for transactional costs. Mr. Thomson reviewed the due diligence report submitted to the Board of County Commissioners. Mr. Thomson stated that he and Mr. Wasmer will have another site visit soon to evaluate how to address items needing repairs.

Mr. Wilson stated that Elizabeth Grillo, realtor, will be instrumental in providing guidance regarding staging the house. Mr. Wilson noted the increased demand in Charlotte's real estate market and stated the Wallace House may not need much work to sell it. Mr. Thomson stated that once the property goes on the market, expectations may need to be set depending upon the type of attention the property attracts.

c. Cooper Log House, 5621 Mt. Olive Church Road, Charlotte, N.C.

Mr. Thomson showed a map of the property and noted that it is located near the Charlotte Douglas Airport. Mr. Thomson stated that this property may provide an opportunity to relocate other historic houses in the vicinity that are threatened by continued development.

Mr. Thomson stated that he and an appraiser walked the entire property last week and encountered a collection of various surplus items, which the property owner is actively marketing for resale. Mr. Wilson asked about the types of items being stored on the property and Mr. Thomson stated there are a broad range of items, including lawn care items. Mr. Wilson stated that a Phase 1 Environmental Study would inform the Commission of what materials are on the site.

3. 1544 Merriman Avenue, Wilmore Historic District – Demolition Delay

Mr. Wilson stated that this property was brought to the Commission's attention by Kristi Harpst, Program Manager for the Charlotte Historic District Commission (HDC). Mr. Wilson stated that the owner has filed a demolition permit, which has been delayed for 365 days by the HDC. Mr. Wilson voiced his support for the Commission to begin the process of potentially purchasing the property.

Mr. Parsons recommended that Mr. Wilson and Mr. Thomson communicate with the owner or realtor for further information and to explore whether a backup offer could be made if the current offer is terminated. Mr. Thomson stated that the Commission will be limited to purchase at the appraisal price, contingent upon the approval of the Board of County Commissioners.

Mr. Hughes asked if the Commission was able to go above the appraisal price to purchase a property. Mr. Thomson stated that he will contact Leslie Johnson to determine the limitations. Mr. Wilson stated that he will contact the buyer's agent to find out additional information.

4. Staff Report: Jack Thomson

Mr. Thomson stated that he anticipates receiving the final payment on the Davis House within the next few weeks.

Mr. Thomson stated that there is no update on Mount Carmel.

Mr. Thomson stated that there is no update from legal counsel regarding Torrence Lytle School. Mr. Thomson stated that he and Mr. Wilson have agreed to proceed with engaging a commercial real estate agent to get the property back on the market.

5. Old Business

There was no old business.

6. New Business

Mr. Wilson stated that he anticipates having a May meeting to provide updates on several properties.

The meeting adjourned at 6:50 p.m.