

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee
October 24, 2023
2100 Randolph Road, Charlotte
6:03 p.m. – 7:34 p.m.**

Minutes

Present

Brian Clarke, HLC Chair (remote)
Nadine Ford, HLC Vice Chair (remote)
Victoria Grey, HLC Secretary
Stewart Gray, HL Director
Elizabeth Stuart, HL Senior Administrative Support Assistant

Absent

Lesley Carroll, Survey Committee Chair/HLC Treasurer
Edwin Wilson, Projects Committee Chair

Note: This meeting was held virtually through the Microsoft Teams video conferencing platform and in-person at the Historic Landmarks office at 2100 Randolph Road, Charlotte.

1. Chair's Report: Brian Clarke

Chair Clarke did not have a report.

2. Discussion of the Smith-Richter House, 1030 Huntington Park Drive, Charlotte

Chair Clarke explained that this house is a modernist house built in the 1950s and designed by AG Odell, who designed many structures including the Charlotte Coliseum and Ovens Auditorium. He stated that many of Odell's houses are threatened due to current housing preferences. He stated that this house was brought to his attention by Dan Morrill and Preserve Mecklenburg. He stated that he and Commissioner Edwin Wilson visited the site recently and met with one of the owners and the real estate agent.

Director Gray stated that Odell is an important statewide figure. He explained that the Charlotte Coliseum was a groundbreaking piece of architecture nationwide and arguably worldwide. He stated that he and Chair Clarke met the property owners at Preserve Mecklenburg's Gala the previous week and that the owners expressed interest in preserving the house.

Chair Clarke stated that the ownership situation is complicated, which makes the preservation of the property difficult. He stated that the house includes seven acres in south Myers Park. He asked if this would be a property that the Commission would be interested in purchasing through the revolving fund to ensure its preservation. He explained that the owners have indicated willingness to subdivide 2.5 acres with the house and sell the remaining land. He stated that Commissioner Wilson researched the property and estimated that the 2.5 acres with the house and additional summer house built by Stan Brookshire would be approximately \$1.8 million.

Gray stated that the Commission should talk to Jack Thomson with Preservation North Carolina who has experience with National Register properties and donations of development rights and other ways to potentially assist an individual who would undertake a project such as this.

Chair Clarke explained that there are restrictive covenants on the property so that the lot can only be subdivided once with two houses built on the lot, either with the Smith-Richter House left standing as one of the houses or with this house demolished and two new houses built.

Commissioner Gray stated that there is a better chance to save the house if the lot was subdivided and the empty lot sold.

Gray recommended discussing this further with Preservation North Carolina.

Note: Commissioner Ford left the meeting at 6:58 p.m.

3. Development of Guidelines for the Use of the Revolving Fund

Gray stated that he, Chair Clarke, and Commissioner William Hughes previously met with Deputy County Manager Leslie Johnson who urged them to create guidelines for the revolving fund. He stated that after auditing the fund, the balance is \$7.7 million. He explained that former Commissioner Len Norman researched the revolving fund approximately eight years ago and determined that there was an 80% average return on funds.

Gray stated that staff would like feedback from the Committee on these guidelines before they are shared with the full Commission.

Chair Clarke requested that staff circulate the guidelines to Committee members for feedback.

Note: Chair Clarke left the meeting at 7:16 p.m.

4. Update on Potential Project With CLT Involving the Douglas House, the Grier House, and the Steele Creek Church Manse

Gray stated that the Commission would share the cost with the Charlotte Douglas International Airport to restore the Douglas House, Grier House, and Steele Creek Church Manse to a clean shell. He explained that the airport should not negatively impact National Register properties and noted that the airport is interested in mitigating damages. He stated that he is scheduled to meet with Stuart Hare of the airport soon to discuss these issues.

5. Old Business

There was no old business.

6. New Business

There was no new business.

The meeting adjourned at 7:34 p.m.