

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
Location: 2100 Randolph Road, Charlotte, N. C.
October 7, 2016
Time: 9:00 - 10:20 a.m.**

Present:

**Mr. Joe Elliott
Mr. Len Norman/HLC Chair
Mr. John Shurley, Projects Committee Chair/HLC Vice Chair**

**Dr. Dan L. Morrill, HLC Consulting Director
Mr. Stewart Gray, HLC Preservation Planner
Ms. Mary Lynn Morrill, HLC Recording Consultant
Mr. Sandy Carnegie, HLC Attorney (by telephone)
Mr. Peter Wasmer, Project Manager**

Absent:

**Larken Egleston
Mr. Mark H. Miller
Mr. Jeffrey Parsons**

Visitors:

**Tyson Bates
Regina Bates
Ted Alexander**

1. Projects Committee Chair's Report: John Shurley

Mr. Shurley did not have a report.

2. HLC Chair's Report: Len Norman

Mr. Norman did not have a report.

3. Consulting Directors Report: Dan Morrill

Dr. Morrill noted that the Committee would not be able to make motions because a quorum was not present.

Dr. Morrill reviewed the factors the Commission takes into account when determining whether to undertake projects. They are: 1) historic and cultural significance, 2) level of endangerment, 3) economic viability.

4. Update on the Walters Barbershop. 112-114 South Main Street, Huntersville, N.C.

Dr. Morrill and HLC Attorney Carnegie reviewed the status of the property. The buyer is in a 60-day due diligence period and has deposited his earnest money.

5. Update on Charles E. Barnhardt House, 2733 County Club Lane, Charlotte, N.C.

Dr. Morrill reviewed the appraisal of the property. He asked Peter Wasmer to explain the costs for repairs needed to market the property.

THE COMMITTEE REACHED A CONSENSUS THAT

6 Update on the General Motors New Look Bus.

Dr. Morrill reported that the Commission has received estimates for the installation of air conditioning. Staff will be exploring various options for the eventual disposition of the bus.

7. Consideration of Marketing Strategies for the Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C.

Staff presented estimates for the cost of performing repairs to the house to make it more marketable.

THE COMMITTEE REACHED A CONSENSUS THAT

8. Update of the Phillips House and Morris Barn, 131 W. Charles St., Matthews.

Dr. Morrill explained that staff would be working with Brian Jenest to hold community workshops on October 20th and November 17th.

9.

8. Updates on the Phillips House and Morris Barn. 131 W. Charles St., Matthews, N.C.

Dr. Morrill explained that the Adams Group is no longer studying the property, because one of the principals wants to submit an offer to purchase the property when it becomes available. Staff has obtained the agreement of Brian Jenest to assist the Commission in soliciting community input into development options for the property.

9. Discussion of a Marketing Strategy for the Edward M. Rozzel Farm, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C.

Staff reported that the Commission has closed on the 1.4 acres formerly owned by the F.A.A. Staff has been putting together development scenarios which will not require a rezoning. Staff stated that it was recommending that a marketing package be developed to present to prospective buyers that would adhere to R.F.P. guidelines of the County but would not constitute a formal R.F.P.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. EGGLESTON THAT THE COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HLC PRODUCE A REPORT ON THE 6.2 ACRES, CONSTITUTING THE EDWARD M. ROZZEL FARM, 11647 ROZZELLES FERRY ROAD, CHARLOTTE, N.C., USING A R.F.P. FORMAT, HIGHLIGHTING THE DEVELOPMENT POTENTIAL OF THE PROPERTY, THE POTENTIAL TAX CREDITS, HOW DEVELOPMENT WOULD BE REVIEWED BY THE HLC, AND ANY RESTRICTIONS THE HLC WISHES TO IMPOSE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

10. Discussion of a Marketing Strategy for the Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C.

Staff explained that the economic viability of the prospective rehabilitation of the house is questionable. Investment to date: \$150,000. Estimated renovation costs: \$250,000. Estimate income from sale: \$220,000 - \$250,000. Based on these figures, Staff is recommending that the property be sold "as is."

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. EGGLESTON THAT THE COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HLC PLACE THE DELBURG COTTON MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C., ON THE MARKET "AS IS." THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Staff will select a realtor and will report the asking price to the Commission at its meeting on September 13, 2016.

11. Update on the Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.

Dr. Morrill reported that there are two prospective buyers of the property. One will submit an offer once the costs of environmental cleanup of the property have been determined. Bids will be opened on September 23rd.

12. Old Business.

There was no old business.

13. New Business.

There was no new business.

The Committee adjourned at 10:20 a.m.