

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N. C.  
August 7, 2017  
Time: 8:02 - 8:52 a.m.**

**Present:**

**Mr. Nathan Clark, HLC Treasurer  
Mr. Larken Egleston, HLC Vice-Chair  
Mr. Mark Miller, Projects Committee Chair  
Mr. Len Norman, HLC Chair  
Mr. Jeffrey Parsons, HLC Secretary  
Mr. Sandy Carnegie, HLC Attorney (by telephone)  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Mr. Peter Wasmer, Project Manager**

**Visitors:**

**Skye McMahan, Rozzel Farm  
Rusty Gibbs, Rozzel Farm  
Kristina Held, Rozzel Farm  
Eric Gamble, HM Properties  
John Howard, Historic Districts Commission**

**1. HLC Chair's Report: Mark Miller**

**Mr. Miller did not have a report.**

**2. Consulting Director's Report: Dan Morrill**

**Dr. Morrill stated that his remarks would be covered by agenda items. Dr. Morrill briefly reviewed materials distributed to each Committee member.**

**3. Consideration of the Prospective Sale of the Rozzel Farm, 11647 Rozzelles Ferry Road, Charlotte, N.C.**

**EWM Contractors LLC, prospective buyers of the Rozzel Farm, 11647 Rozzelles Ferry Road, Charlotte, N.C., explained their Letter of Intent and site plans distributed to the members of the Committee. Ms. Held described the concept, which includes creating a 36-unit passive home development for rent. Mr. McMahan emphasized the importance of preserving and restoring the historic property.**

**Dr. Morrill provided clarification on rezoning regulations and how the site plans were appropriate given the historic preservation plans.**

**Mr. Miller recommended that EWM Contractors LLC complete a 30-day study period in which it will meet with the City of Charlotte and update the Committee at the next meeting. There was consensus among the Committee members.**

**4. Consideration of Involvement in the Preservation of Houses in Wesley Heights, 817-819 and 821 Walnut Avenue, Charlotte, N.C.**

**Dr. Morrill explained the proposal provided by Bobby Drakeford concerning cooperating in a real estate development on Walnut Avenue in the Wesley Heights Charlotte Historic District. Mr. Drakeford is proposing for the Commission to purchase the duplex at 817-819 Walnut Avenue and the house at 821 Walnut Avenue, Charlotte, N.C., and sell them with preservation covenants in the deeds, thereby assuring their preservation in perpetuity. Mr. Drakeford would purchase the rear of the two lots and construct townhouses, guided by the Charlotte Historic Districts Commission.**

**Mr. Miller recommended exploring this proposal further. There was consensus among the Committee members.**

**5. Consideration of Involvement in the Preservation of the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.**

**Dr. Morrill provided an update on infill plans at the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.**

**6. Update on Status of the Charles E. Barnhardt House, 2377 Country Club Lane, Charlotte, N.C.**

**Dr. Morrill explained that the Historic Landmarks Commission is on track to purchase the Barnhardt House, 2377 Country Club Lane, Charlotte, N.C., in September.**

**7. Update on Status of the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C.**

**Dr. Morrill reported that the prospective buyer of the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C., still intends to close on the property in September. Dr. Morrill stated that he would keep the Committee advised regarding future developments.**

**8. Consideration of Involvement in the Preservation of the Wadsworth House, 400 South Summit Avenue, Charlotte, N.C.**

**Dr. Morrill stated that the Wadsworth House is ready to sell.**

## **9. Old Business**

**There was no old business.**

## **10. New Business**

**Dr. Morrill explained the proposal for the HLC acquisition of the James C. Dowd House and Former Charlotte Fire Station No. 10. Ranger Construction Company has expressed interest in acquiring both properties and using them for its corporate offices. Due to the County not being able to conduct a private sale, it was determined that both properties should be conveyed to the HLC, which in turn would sell the Dowd House and the Former Charlotte Fire Station No. 10 to Ranger Construction with preservation covenants in the deed. A Survey and Research Report on the Fire Station will need to be prepared since it is not designated as a historic landmark. The Committee agreed that the preparation of a Survey and Research Report would be prudent.**

**The Committee adjourned at 8:52 a.m.**