

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
Location: 2100 Randolph Road, Charlotte, N. C.
February 6, 2017
Time: 6:00 - 7:30 p.m.**

Present:

**Mr. Larken Egleston
Mr. Joe Elliott
Mr. Mark H. Miller
Mr. Len Norman/HLC Chair
Mr. Jeffrey Parsons
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**

**Visitors: Ted Alexander, Charles E. Barnhardt House
Eric Gamble, Charles E. Barnhardt House & Delburg Mill House**

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 Director's Report: Dan Morrill

Dr. Morrill reviewed the items he had prepared for distribution.

4. Update On The Prospective Sale Of The Delburg Mill House, 303 Delburg Street, Davidson, N.C.

Staff distributed an email from the prospective buyer of the Delburg Mill House in which he requests an adjustment in the price of the house because of lead paint, asbestos, and possible underground fuel tank issues at the subject property. The Committee discussed what reponse it would recommend to the Historic Landmarks Commission.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT OFFER TO REDUCE THE SALES PRICE OF THE

DELBURG MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C. BY \$5000, AND THAT, IF THE PROSPECTIVE BUYER REFUSES THIS OFFER, THE COMMISSION LIST THE PROPERTY WITH ERIC GAMBLE, REALTOR, AND THAT THE INITIAL ASKING PRICE FOR THE PROPERTY BE \$175,000. THE COMMITTEE APPROVED THIS MOTION WITH MR. MILLER VOTING IN OPPOSITION.

Staff stated it would supply the asbestos and lead paint reports on the property to the Commission at its meeting on February 13th.

5. Update on the Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C.

Staff stated that the Matthews Board of Commissioners will decide at its meeting on February 13th what type of development will be permitted on the property. Thereafter, the Commission will have to determine what marketing strategy it will employ for the property.

6. Consideration of the use of Options to Secure the Preservation of Historic Landmarks.

Staff stated that it intended to explore the Commission's use of assignable options as a means to increase the effectiveness of the Revolving Fund. One of the requirements for a party's obtaining an option held by the HLC would be its willingness to place preservation covenants in the deed. The Committee stated its support for this initiative.

7. Discussion of Marketing Proposal for Edward M. Rozzel Farm, 11647 Old Rozzells Ferry Road, Charlotte, N.C.

Staff distributed a proposal from Cole Jenest & Stone for the preparation of a marketing package for the Edward M. Rozzel Farm. The package will include a schematic site plan for infill development on the property and an explanation of zoning regulations and other restrictions on future development of the property. The cost would be \$1800. The Committee supported approval of the proposal as presented.

MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE A CONTRACT WITH COLE JENEST & STONE TO PREPARE FOR A FEE OF \$1800 A MARKETING PACKAGE FOR THE EDWARD M. ROZZEL FARM, 11647 OLD ROZZELLS FERRY ROAD, WHICH SHALL INCLUDE A SCHEMATIC SITE PLAN FOR INFILL DEVELOPMENT ON THE PROPERTY AND AN EXPLANATION OF THE ZONING REGULATIONS AND OTHER RESTRICTIONS ON FUTURE DEVELOPMENT OF THE PROPERTY. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

8. Update on the Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Peter Wasmer reported that asbestos abatement is underway. He has arranged for Abigail Jennings of Pioneer Springs School to visit Torrence Lytle. Sandy Carnegie, HLC

Attorney, stated that the Commission can allow Ms. Jennings to visit the campus. Also, Ms. Jennings can submit a backup offer. Mr. Wasmer stated that the work on the buildings should be completed in three months.

9. Update on the Charlotte New Look Bus.

Staff reported that it continues to work to negotiate an agreement with CATS to store and maintain the bus.

10. Update on Streetcar 85.

Staff has still not heard from the North Carolina Transportation Museum about when it will need a generator and cart to power Streetcar 85.

11. Update on Trolley Number 1.

Staff reported that Charlotte Trolley plans to continue to operate as an independent entity, which means that it will retain its assets, including Trolley Number 1. Dr. Morrill stated that he still plans to meet with the County Manager to discuss the financial implications of Charlotte Trolley's moving out of the Charlotte Museum Building on Camden Road.

12. Update on Morgan School, 500 South Torrence Street, Charlotte, N.C.

Staff reported that the HLC's offer to purchase the property has still not been presented to the School Board. Staff has talked with City officials, who have stated that the City intends to work with a private developer to put affordable housing into the building, which will be preserved. Consequently, it appears that the HLC will not have to commit funds toward the acquisition of the Morgan School.

13. Consideration of the Purchase of the Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte, N.C.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE PROJECTS COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS THE PROSPECTIVE ACQUISITION OF REAL ESTATE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE PROJECTS COMMITTEE CONVENE IN OPEN SESSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Note: In Closed Session the Projects Committee voted to recommend that the Historic Landmarks Commission pursue purchase of the Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte, N.C., in accordance with the findings of the Due Diligence Process.

14. Old Business.

Staff reported that the Charlotte Museum of History is developing a budget for the relocation and restoration of the Siloam Rosenwald School in preparation for launching a fundraising campaign. Staff asked the Committee its attitude about the prospect of paying for the relocation of the building with the understanding that the Charlotte Museum of History would assume all financial responsibilities thereafter. The Committee reached a consensus that it would be willing to consider reimbursing the Charlotte Museum of History for relocation costs.

15. New Business.

There was no new business.

The Committee adjourned at 7:30 p.m.