

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
Location: 2100 Randolph Road, Charlotte, N. C.
January 4, 2017
Time: 6:00 - 7:40 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: Tyson Bates, Torrence Lytle School
Regina Bates, Torrence Lytle School**

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 stated that his remarks would be covered by agenda items.

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

Dr. Morrill reported that the Commission was now under contract to purchase the house and four lots and was performing due diligence. Dr. Morrill reviewed the key dates in the process toward closing on the property. They are: February 6 -- Projects Committee reviews due diligence and prepares recommendation for the HLC; February 13 - HLC votes on whether to pursue purchase; February 21 -- Board of County Commissioners will vote on whether to recognize the funds to purchase; March 20 - Charlotte City Council will vote on historic landmark designation.

Peter Wasmer explained what additional items needed to be completed as part of the due diligence process. He stated that the information would be completed for presentation to the Projects Committee on February 6th.

Dr. Morrill reported that Staff and members of the HLC inspected materials removed the Charles E. Barnhardt House and grounds. The process of inspection of the materials will continue.

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

Consideration of Prospective Contract with Prospective Buyers: Sandy Carnegie and Len Norman.

Len Norman reviewed the materials submitted by Regina and Tyson Bates, the prospective buyers of the property. The Committee discussed the draft contract at length..

MR. MILLER PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE CONTRACT FOR THE SALE OF THE TORRENCE LYTLE SCHOOL BE AMENDED TO ELMINATE SECTION 20 OF SAID CONTRACT. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

MR. MILLER PRESENTED A MOTION SECONDED BY EGLESTON THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT SECTION 3-A OF THE CONTRACT FOR THE SALE OF THE TORRENCE LYTLE SCHOOL BE AMENDED TO STIPULATE THAT THE BUYER'S DUE DILIGENCE PERIOD SHALL COMMENCE ON THE DATE THE CONTRACT IS EXECUTED AND SHALL END IN 120 DAYS OF SAID DATE OR THE DATE THE SELLER COMPLETES THE ASBESTOS REMEDIATION OF THE PROPERTY, WHICHEVER EVENT OCCURS LAST. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

MR.NORMAN PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE CONTRACT AS AMENDED FOR THE SALE OF THE TORRENCE LYTLE SCHOOL. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Status of Cleanup and Improvement of the Property: Peter Wasmer.

Mr. Wasmer stated that the asbestos remediation and attendant stabilization of the Torrence Lytle School would be completed in approximately four months.

6. Update on the General Motors New Look Bus.

Dr. Morrill reported that there are two parties interested in leasing the General Motors New Look Bus, They are Lakewood Trolley and the North Carolina Transportation

Museum. Ron Tober continues to work on finding parts for the original air conditioning system for the bus. Cats has still not responded to a proposed maintenance and storage agreement for the bus.

7. Update on the Delburg Mill House, 303 Delburg St., Davidson, N.C.

Dr. Morrill reported that the prospective buyer, Erik Levinson, is performing due diligence on the property. Mr. Levinson has reported that the house has a substantial asbestos problem.

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

Dr. Morrill reported that Cole Jenest & Stone, the contractor, will be working with Staff to arrange and conduct a report to the Matthews Town Board. The next step thereafter will be to enter the rezoning process. Staff will be discussing this issue with the Town of Matthews.

9. Update on the Marketing Strategy for the Edward M. Rozzel Farm, 11647 Old Rozzelles Ferry Road, Charlotte, N.C.

Establishment of Sales Price for the property.

Dr. Morrill explained that the Mecklenburg County Park and Recreation had visited the property but had not expressed interest in acquiring it for a park. Consequently, Staff believes that the property should be actively marketed. Dr. Morrill stated that Eric Gamble would be the agent for the property.

Mr. Gray distributed and described the contents of a marketing package that would be presented to Mr. Gamble.

Dr. Morrill distributed an email from Mr. Gamble setting forth recommendations for the range of sales prices the market might support.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT A SALES PRICE OF \$299,000 BE ESTABLISHED FOR THE EDWARD M. ROZZEL FARM, 11647 OLD ROZZELLES FERRY ROAD, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

10. Update on the Morgan School, 500 South Torrence St., Charlotte, N.C.

Staff stated that it had met with a developer who is working with the City on a possible adaptive reuse of the building. The City has not contacted the HLC staff about future plans for the property. CMS has the offer to purchase the property in hand from the HLC.

Mr. Miller was not in the meeting room during the discussion of the Morgan School.

8. Old Business.

There was no old business.

9. New Business.

Dr. Morrill explained that Charlotte Trolley would like to cooperate with the HLC in the distribution of Charlotte Trolley's assets, including the Trolley Museum Building on Camden Road. Staff and members of the Commission will meet with Charlotte Trolley Board members to discuss the issue.

The Committee adjourned at 7:40 p.m.