

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N. C.  
June 12, 2017  
Time: 5:00 - 5:42 p.m.**

**Present:**

**Mr. Larken Egleston (by telephone)  
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. Elizabeth Stuart, HLC Administrative Assistant  
Mr. Sandy Carnegie, HLC Attorney (by telephone)  
Mr. Peter Wasmer, Project Manager**

**Absent:**

**Visitors:**

**1. HLC Chair's Report: Len Norman**

**Mr. Norman 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 Commissioner.**

**3. Report on the Prospective Sale of the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C.**

**MR. MILLER PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE CONVENE IN CLOSED SESSION TO RECEIVE ADVICE FROM THE HLC ATTORNEY. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**MR. MILLER PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE RECONVENE IN OPEN SESSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**Dr. Morrill reported that he had received and distributed to the members of the Committee a Letter of Intent from a prospective buyer of the Torrence-Lytle School. The**

Committee agreed that any negotiations with this buyer would have to occur after the end of the feasibility period of the existing contract. Dr. Morrill stated that Tyson Bates, representing the holder of the existing contract, would attend the HLC meeting later that day.

Peter Wasmer, Project Manager, reviewed the condition of the roofs of the buildings and provided an estimation of the cost. The Committee discussed the issue at length.

**MR. MILLER PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT SPEND NO MONEY AT PRESENT FOR ROOF REPAIR AT THE TORRENCE-LYTTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMITTEE APPROVED THE MOTION WITH MR. NORMAN VOTING IN OPPOSITION.**

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

Dr. Morrill stated that there had been no new developments since the last meeting of the Projects Committee. Closing on the property and the designation of the property as a historic landmark is still scheduled for September.

**5. Provision for Emergency Repairs of Properties the HLC has under Contract**

Dr. Morrill reported that hereafter the Historic Landmarks Commission will negotiate with sellers of property to include a provision whereby the HLC can be reimbursed for emergency repairs to properties it has under contract.

**6. Update on Prospective Purchase of Parkwood A.R.P. Church, 1017 Parkwood Avenue, Charlotte, N.C.**

Dr. Morrill reported that the owner has not responded to the Commission's offer to purchase the property. He also stated that another party will most likely close on the property in the near future. Dr. Morrill reminded the Committee that the Historic Landmarks Commission has recommended the Parkwood Avenue A.R.P. Church for Historic Landmark Designation and therefore has provided protection against demolition for up to 180 days.

**7. Update of the Status of the Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.**

Dr. Morrill reported that Staff had met with the owner, who stated her commitment to retaining and preserving the property. Therefore, no further action by the Historic Landmarks Commission is necessary at this time.

**8. Discussion of Marketing Proposal for the Edward M. Rozzel Farm, 11647 Rozzelles Ferry Road, Charlotte, N.C.**

**Dr. Morrill reported that Brian Jenest of Cole Jenest & Stone has developed two infill housing plans for the property. Dr. Morrill stated that an offer to purchase the property might be forthcoming in the near future.**

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE THE PROJECTS COMMITTEE TO NEGOTIATE FINAL TERMS OF THE SALE OF THE EDWARD M. ROZZEL FARM, 11647 ROZZELLES FERRY ROAD, CHARLOTTE, N.C., IF AN ACCEPTABLE OFFER IS RECEIVED BEFORE THE AUGUST HLC MEETING. THE COMMITTEE APPROVED THE MOTION WITH MR. SHURLEY ABSTAINING.**

**9. Update on the Morgan School, 500 South Torrence Street, Charlotte, N.C.**

**Dr. Morrill reported that there had been no new developments since the last meeting of the Projects Committee.**

**10. Update on the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.**

**Dr. Morrill reported that Staff had met with the owner and with Brian Jenest of Cole Jenest & Stone to discuss the status of the property since it is no longer under contract to a prospective buyer. Dr. Morrill stated that he would keep the Committee advised as matters progressed.**

**11. Old Business**

**There was no old business.**

**12. New Business**

**There was no new business.**

**The Committee adjourned at 5:42 p.m.**