

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N. C.  
May 1, 2017  
Time: 6:00 - 7:47 p.m.**

**Present:**

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

**Mr. John Shurley, Projects Committee Chair/HLC Vice Chair**

**Visitors:**

**Ken Pursley, HLC Design Review Committee Chair.  
Deja Smith, Student  
Tonya Smith, Student**

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

**Dr. Morrill explained that the recording of the plat for the Cramer Lake Subdivision will not occur until mid-summer because of the City's procedural requirements. Consequently, City Council's vote for historic landmark designation of the Barnhardt House will not occur until September at the earliest. Only after that vote will the Commission be able to close on the property. Mr. Wasmer stated that every effort will be made to keep the house dry and secure over the summer. Mr. Wasmer also said a project sign will be placed at the house. At the Committee's suggestion, Staff stated that it would begin the process of marketing the house.**

**4. Procedure for Making Emergency Repairs to Properties. Sandy Carnegie, HLC Attorney, explained that language can be placed in a contract to purchase that will allow the Commission to be reimbursed for emergency repairs to properties the Commission has under contract that are scheduled for historic landmark designation and if the owner of a property is responsible for the real estate contract not closing. The Committee instructed Mr. Carnegie to place that language in the contract to purchase the Parkwood Avenue A.R.P. Church.**

**5. Update on Prospective Purchase of Parkwood A.R.P. Church, 1017 Parkwood Avenue, Charlotte, N.C. Dr. Morrill reported that the owners have neither accepted nor rejected the contract to purchase the Parkwood A.R.P. Church. Dr. Morrill stated that a Survey and Research Report on the property will be presented to the Historic Landmarks Commission at its May 8th meeting. If the Commission votes to recommend designation, it can impose a delay of demolition for up to 180 days or until such time as City Council votes on the Commission's recommendation regarding historic landmark designation, whichever occurs first.**

**6. Update on the Appraisal of the Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C. Dr. Morrill reported that the appraisal of the Excelsior Club should be completed this week. The Board of County Commissioners directed the Historic Landmarks Commission to investigate preservation strategies for the property. The appraisal is the first step in that process. Once the appraisal is received, Dr. Morrill will discuss next steps with Leslie Johnson, Assistant County Manager. Mr. Egleston noted that there was considerable community interest in the preservation of this property.**

**7. Update on the Sale of the Delburg Mill House, 303 Delburg Street, Davidson, N.C. Dr. Morrill reported that the property has sold, and the proceeds from the sale have been deposited in the HLC Revolving Fund.**

**8. Update on the Sale of the Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C. Sandy Carnegie affirmed that the Historic Landmarks Commission, not the Projects Committee, will have to make any changes to the seconded motion that will be presented to the Commission by the Projects Committee and the Design Review Committee at the May 8th HLC meeting. The Committee agreed that each side will have up to 15 minutes to address the Commission on this issue. There was considerable discussion about how the Commission can seek to maintain a positive relationship with the submitters of proposals. The Committee also discussed how submitters of proposals might be allowed to amend their proposals. The Committee agreed that Sandy Carnegie will send an email to Commissioners explaining what options are available to them in terms of taking action on this issue at the May 8th meeting.**

**9. Update on Strategy for Marketing the Rozzel Farm, 11647 Rozzelles Ferry Road, Charlotte, N.C. Dr. Morrill reported that Cole Jenest & Stone is developing a concept for infill development. Staff will meet to review this plan and will bring it to the attention of the Projects Committee and the Design Review Committee when completed.**

**10. Update on Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C. Dr. Morrill reported that the environmental abatement of the buildings will be completed this month. Peter Wasmer and Stewart Gray reported that the roofs of Building B and Building C are leaking badly. Peter Wasmer and Stewart Gray have obtained estimates for repairing the roofs of Buildings B, C, and A and demolishing Buildings B and C. After a general discussion, the Committee decided that the most appropriate item was to recommend to the Historic Landmarks Commission that it repair the roofs of Buildings B, C, and A.**

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE EXPENDITURE OF UP TO \$188,500 TO REPAIR THE ROOFS OF BUILDINGS A, B, AND C AT THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**11. Update on the Status of the Morgan School, 500 South Torrence Street, Charlotte, N.C. Dr. Morrill reported that he has been unable to obtain updated information from the City of Charlotte or the Charlotte-Mecklenburg Schools about the future use of the building. The building is a designated historic landmark and is protected from inadvertent demolition or inappropriate alteration. The Charlotte-Mecklenburg Schools have not responded to the Commission's offer to purchase the property.**

**12. Status of the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C. Dr. Morrill stated that the realtor for the owner reports that the prospective buyer of the property is not going to close. The realtor is interested in exploring how the Commission might be involved in preserving the property, including participating in a joint venture. Dr. Morrill stated that he would update the Committee as matters move forward.**

**Dr. Morrill thanked the members of the Committee for their dedication to the work of the Historic Landmarks Commission.**

**The Committee adjourned at 7:47 p.m.**