

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
Location: 2100 Randolph Road, Charlotte, N. C.
November 2, 2017
Time: 8:03 a.m. – 9:06 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
Mr. Peter Wasmer, Project Manager**

Absent:

Visitors:

Eric Gamble, HM Properties, Edward M. Rozzel Farm

1. HLC Chair's Report: Mark Miller

Mr. Miller welcomed everyone to the meeting and thanked the members for their service on the Committee.

2. Consulting Director's Report: Dan Morrill

Dr. Morrill stated that his remarks would be covered by agenda items.

3. Restoration Plan For The Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte.

Staff reported that Sandy Carnegie is overseeing the process of closing on the property, which should occur by November 13th.

Staff will be moving ahead with cleaning up the property and acquiring the statuary which was removed from the property by the previous owner.

Peter Wasmer, Project Manager, will be developing a Request For Proposals which will form the basis of the bid process. Staff will limit consideration of bids from parties who had demonstrated experience with working on historic structures.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE HISTORIC LANDMARKS COMMISSION ESTABLISH AN AD HOC COMMITTEE, COMPOSED OF TOM EGAN, LAURA HOOVER, AND GARRETT NELSON, TO INTERACT WITH PETER WASMER, PROJECT MANAGER OF THE CHARLES E. BARNHARDT HOUSE, REGARDING APPROVED IMPROVEMENTS AND AUTHORIZE THE AD HOC COMMITTEE TO APPROVE EXPENDITURES WITHIN THE PARAMETERS OF THE ESTABLISHED BUDGET. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

4. Status Report On The Edward M. Rozzel Farm, 11601 Old Rozzelles Ferry Road, Charlotte.

Staff reported that the property is under contract. The Due Diligence period will end in December.

Two issues have arisen:

Furniture was removed from White Oak when the property was sold. It is stored in the c. 1950 house on the Rozzel Farm. The prospective buyer has expressed interest in the furniture. Staff believes that the best use of the furniture would be to have it used as part of the improvement of the Rozzel Farm. There would also be expense in moving the furniture elsewhere. Therefore, Staff recommends that the furniture be conveyed to the prospective buyer if they close on the property.

The Committee reached a consensus that the furniture from White Oak Plantation stored on the Rozzel Farm property be conveyed at no expense to the prospective buyers of the Rozzel Farm.

Trash has been illegally dumped on the property. Peter Wasmer will be overseeing its removal and will attempt to ascertain who was responsible. Mr. Wasmer stated that he was working with Oehler Backhoe to remove the debris and has notified Mecklenburg County Code Enforcement of the violation.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. CLARK TO ACCEPT THE FINANCIAL STATEMENT PROVIDED BY THE PROSPECTIVE BUYERS AS ADEQUATE PROOF THAT THE PROSPECTIVE BUYERS HAVE THE FINANCIAL CAPACITY TO PURCHASE THE EDWARD M. ROZZEL FARM PROPERTY. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Status Report On The Torrence Lytle School, 302 Holbrooks Road, Huntersville.

Staff reported that the Commission has approved placing the entire property on the market. If the property does not sell within a reasonable period, six months to one year, the Commission will consider demolishing all but the original school building and placing the property on the market again.

The Commission needs to select a realtor.

Staff has advised the Commission that water is penetrating the roofs of the buildings. Repairs are needed.

The County continues to upfit the school's gymnasium as a community recreation center.

Mr. Miller reported that he had solicited proposals from realtors and distributed letters from the two realtors who had responded to his request.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGLESTON TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ENTER INTO A 6 MONTH CONTRACT WITH MICHAEL SULLIVAN OF THE NICHOLS COMPANY UNDER THE ARRANGEMENTS SET FORTH IN MR. SULLIVAN'S LETTER TO MR. MARK MILLER, DATED OCTOBER 31, 2017, TO MARKET THE TORRENCE LYTLE SCHOOL FOR SALE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

6. Status Report On The Walnut Avenue Project, 817-19 and 821 Walnut Avenue, Charlotte.

Staff reported that Bobby Drakeford has applied for rezoning of the property. He has informed Staff that he anticipates approaching the Commission in February with a specific proposal of how the Commission might be involved in the project.

7. Status Report On The Wadsworth House Project, 400 South Summit Avenue, Charlotte.

Mr. Miller and Dr. Morrill met with Tim Mills, realtor, and Shirley Fulton, owner of the property. The Wadsworth House will be actively marketed. Staff believes that the private market should be given the opportunity to purchase and preserve the house.

The owner is not interested in placing preservation covenants on the house.

The Committee instructed Staff to report on future developments regarding the preservation of the Wadsworth House.

8. Status Report On The VanLandingham Estate, 2010 The Plaza, Charlotte.

Mr. Miller and Dr. Morrill met with the owner of the VanLandingham Estate to discuss the owner's plans for the future of the property. Mr. Miller stated that the owner intends to apply for rezoning to execute the development plan, without the swimming pool, that has been approved by the Historic Landmarks Commission. Mr. Miller also explained that the owner intends to lease the property for a still undetermined adaptive reuse. Mr. Miller suggested that the Historic Landmarks Commission might consider purchasing the VanLandingham house as its future office. For now, the Commission will await developments.

9. Status Report On Former Fire Station Number Ten, 2136 Remount Road, Charlotte.

Staff is scheduled to meet on November 13th with County officials to discuss preservation strategies for Former Fire Station Number 10 and the adjoining Dowd House.

10. Paying Owners For Preservation Deed Covenants

Mr. Miller discussed the idea of the Historic Landmarks Commission paying owners for preservation deed covenants as a way to ensure the protection of designated historic landmarks. Dr. Morrill suggested putting owners in touch with Preservation North Carolina.

The Committee reached a consensus that the Commission should be aware of its legal authority to acquire less than fee simple interest in historic landmarks and how that authority might be used to advance the preservation of endangered properties.

11. Old Business

There was no old business.

12. New Business

Dr. Morrill congratulated Mr. Egleston on his upcoming appointment to the Charlotte City Council and expressed his gratitude for Mr. Egleston's hard work on the Historic Landmarks Commission.