

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N.C.  
April 3, 2018  
Time: 8:01 a.m. – 9:35 a.m.**

**Present:**

**Mr. Nathan Clark, HLC Treasurer  
Mr. Tom Egan, HLC Vice Chair  
Mr. Mark Miller, Projects Committee Chair  
Mr. Garrett Nelson, HLC Project Management Committee  
Mr. Len Norman, HLC Chair  
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**

**Absent:**

**Mr. Jeffrey Parsons, HLC Secretary  
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

**Visitors:**

**Eric Gamble, HM Properties**

**1. Chair's Report: Mark Miller**

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

**2. Director's Report: Dan Morrill**

**Dr. Morrill reported that he would be a member of a panel at a Town Meeting on May 19 to discuss the potential contributions that historic preservation can make to the quality of life in Charlotte.**

**3. Status Report on Charlotte Streetcar 85 and Update on the Charles E. Barnhardt House**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS A PROSPECTIVE LEASE OF STREETCAR 85 TO LAKEWOOD TROLLEY. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. EGAN THAT THE**

**COMMITTEE RECONVENE IN OPEN SESSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**Note: In Closed Session, the Committee reached a decision regarding its recommendation concerning the lease of Streetcar 85 to the North Carolina Transportation Museum and its prospective lease to Lakewood Trolley. The Committee also formulated a recommendation regarding the prospective purchase of the two lots abutting the Barnhardt property.**

**4. Update on Torrence Lytle School, 302 Holbrooks Road, Huntersville**

**The Committee reached a consensus that Mark Miller, Projects Chair, and Sandy Carnegie, HLC Attorney, will work on specific language to be included in a recommendation that the Historic Landmarks Commission sign a contract with Brock Ventures, Inc., to sell the Torrence Lytle School. The recommendation will be presented to the HLC at its April 9<sup>th</sup> meeting.**

**5. Update on Wadsworth House, 400 S. Summit Avenue, Charlotte**

**Dr. Morrill reported that Fortenberry Lambert, Inc., will submit an appraisal of the Wadsworth House to HLC Staff for presentation at the HLC's April 9<sup>th</sup> meeting.**

**6. Update on Wallace Log House, 9425 Robinson Church Road, Charlotte**

**Dr. Morrill reported that the appraisal of the Wallace Log House has been approved and will be completed in time for presentation at the May meeting of the HLC.**

**7. Old Business**

**There was no old business.**

**8. New Business**

**Dr. Morrill reported that Ingleside, a former plantation house on Bud Henderson Road, is reportedly going into foreclosure. Dr. Morrill reported that the house is protected by preservation deed covenants and that, therefore, the Commission needs to take no action.**

**Dr. Morrill circulated an email from Eric Levinson, owner of the Delburg Mill House. Mr. Levinson is requesting that the Historic Landmarks Commission pay the cost of his seeking a zoning variance. Dr. Morrill stated that he had talked with the Planning Director of Davidson about the situation, who said that he would discuss the situation with the Davidson Town Attorney to assess the prospects of a variance. The Committee agreed that Mr. Levinson was responsible for conducting due diligence when he considered purchasing the property and that, therefore, the Commission was not responsible for the requested payment.**

**The Committee agreed that a "no representation clause" should be placed in all future real**

**estate contracts, making it clear that the HLC makes no guarantees concerning items such as survey or architectural plans.**

**The meeting adjourned at 9:35 a.m.**