

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
Location: 2100 Randolph Road, Charlotte, N. C.
October 2, 2017
Time: 8:06 a.m. – 9:23 a.m.**

Present:

**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**

Absent:

**Mr. Nathan Clark, HLC Treasurer
Mr. Peter Wasmer, Project Manager**

Visitors:

**Bobby Drakeford, TDC, Walnut Avenue Project
Tom Egan, HLC Commissioner
Eric Gamble, HM Properties, Edward M. Rozzel Farm
Garrett Nelson, HLC Commissioner
Jay Rhodes, Mecklenburg County
Marguerite White, TDC, Walnut Avenue Project**

1. HLC Chair's Report: Mark Miller

Mr. Miller 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 Committee member. He also asked the visitors to introduce themselves.

3. Update on the Edward M. Rozzel Farm, 11647 Old Rozzelles Ferry Road, Charlotte, N.C.

Eric Gamble, realtor with HM Properties, stated that he is exposing the property for MLS listing.

HLC Staff will meet with Brian Jenest to consider development options for the property. Dr. Morrill provided clarification on rezoning regulations and how the site plans were appropriate given the historic preservation plans.

4. Update on Possible Participation in the Preservation of House and Duplex in Wesley Heights, 817-819 and 821 Walnut Avenue, Charlotte, N.C.

Dr. Morrill explained the proposal provided by Bobby Drakeford concerning cooperating in a real estate development on Walnut Avenue in the Wesley Heights Charlotte Historic District. Mr. Drakeford is proposing for the Commission to purchase the duplex at 817-819 Walnut Avenue and the house at 821 Walnut Avenue, Charlotte, N.C., and sell them with preservation covenants in the deeds, thereby assuring their preservation in perpetuity. Dr. Morrill clarified that without the HLC's involvement, the duplex and house can currently be demolished after a one-year delay. Mr. Drakeford would purchase the rear of the two lots and construct townhouses, guided by the Charlotte Historic Districts Commission and the Historic Landmarks Commission. Mr. Drakeford described the background and history of the project, and provided more detail regarding the state of the project's timeline. The Committee expressed an interest in obtaining financial information for this project.

5. Update on Status of the Charles E. Barnhardt House, 2377 Country Club Lane, Charlotte, N.C.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE COMMITTEE CONVENE IN CLOSED SESSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

6. Update on Status of the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Mr. Carnegie reported that he had contacted the prospective buyer of the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C., who has stated that the closing date would be no later than October 11th.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. EGLESTON TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT LIST THE TORRENCE-LYTLER SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., IF THE OCTOBER 11TH CLOSING DATE IS NOT ACTED UPON. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

7. Old Business

The County has obtained its appraisal of the James C. Dowd House and Former Charlotte Fire Station Number 10. Stewart Gray will complete the physical description of the interior of Former Fire Station Number 10 when the County completes the environmental cleanup of the building. The County will be holding discussions with the HLC Staff about preservation strategies for the properties.

8. New Business

There was no new business.

The Committee adjourned at 9:23 a.m.