

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N.C.  
February 5, 2018  
Time: 8:03 a.m. – 9:05 a.m.**

**Present:**

**Mr. Nathan Clark, HLC Treasurer  
Mr. Tom Egan, HLC Vice Chair (by telephone)  
Mr. Mark Miller, Projects Committee Chair  
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  
Mr. Peter Wasmer, Project Manager, Mecklenburg County**

**Absent:**

**Mr. Jeffrey Parsons, HLC Secretary**

**Visitors:**

**Eric Gamble, HM Properties  
Mark Hahn, Director of Asset and Facility Management, Mecklenburg County  
Laura Hoover, HLC Commissioner  
Mike Sullivan, The Nichols Company**

**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 detailed three options for the Committee to consider regarding additional project management assistance for the Historic Landmarks Commission. The three options included hiring a full-time Project Manager that would be assigned to the Historic Landmarks Commission, using consultants to coordinate Project Management with the County, or having HLC volunteers coordinate Project Management with the County.**

**Dr. Morrill presented several endangered historic landmarks that would benefit from having direct project management oversight. Peter Wasmer, Project Manager, and Mark Hahn, Director of Asset and Facility Management of Mecklenburg County, concurred that they were open to having more assistance from the HLC to help with overseeing HLC**

projects.

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE BARNHARDT AD HOC COMMITTEE BECOME A PROJECT MANAGEMENT COMMITTEE, CONSISTING OF LAURA HOOVER, TOM EGAN, AND GARRETT NELSON, WHICH WILL COORDINATE ITS ACTIVITIES WITH MECKLENBURG COUNTY'S ASSET AND FACILITY MANAGEMENT DEPARTMENT TO ASSIST WITH FORTHCOMING PROJECTS THAT REQUIRE ADDITIONAL PROJECT MANAGEMENT. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

### **3. Update On Charles E. Barnhardt House: Dan Morrill and Peter Wasmer**

Mr. Wasmer reported that he is meeting regularly with the Barnhardt Ad Hoc Committee to discuss progress on the house. Cleanup of the site and tarping of the roof have begun. The Ad Hoc Committee is recommending that a tile roof be placed on the house, which will require asking the Board of County Commissioners for additional money after the HLC approves the amount of the request.

Eric Gamble, Realtor, stated that the HLC could move forward with marketing the house with the tarp on the roof.

### **4. Update On Torrence Lytle School: Dan Morrill**

Michael Sullivan of The Nichols Company is marketing the property for sale. He has shown the property to prospective buyers but nobody has come forward with an offer.

Mr. Sullivan provided a marketing brochure and an Activity Report from The Nichols Company for the months of December 2017 and January 2018 for the Torrence Lytle School to the Committee. Mr. Sullivan also detailed plans to record a drone fly-over as an additional way to gain interest in the property.

Mr. Clark left the meeting at 9:00 a.m.

### **5. Update On Charlotte Streetcar 85**

Dr. Morrill reported that in December 2016 the Commission voted to spend funds to secure a generator to power Streetcar 85. The streetcar is now on a 5-year renewable lease to the North Carolina Transportation Museum. The Museum has informed Dr. Morrill that additional money will be needed beyond that approved by the HLC. Staff will be preparing a Request For Board Action for submission to the County for the approval of final amount of funds approved by the HLC.

Lakewood Trolley, a not-for-profit organization, is working to establish a vintage trolley line in West Charlotte. The hope is that Streetcar 85 will return to Charlotte when

**Lakewood Trolley can demonstrate that it has the ability to operate the streetcar.**

**6. Update On Former Fire Station Number 10 & Dowd House**

**Dr. Morrill stated that things are beginning to come to a head on this issue. Money has been pledged by prospective buyers of the two buildings. The County Attorney is considering the most appropriate ways the purchase money or some portion thereof might be earmarked for the HLC's revolving fund. Staff continues to participate in discussions.**

**7. Update On The Walnut Avenue Project**

**Dr. Morrill reported that the Drakeford Company has decided that it will place preservation covenants in the deed to assure preservation of the two existing dwellings. Staff has put Bobby Drakeford in touch with Preservation North Carolina to discuss details. The Drakeford Company is still seeking rezoning for the property. No further action by the HLC is needed.**

**8. Update On Holly Bend Project**

**Dr. Morrill explained that Mecklenburg County Park and Recreation has decided to retain ownership of Holly Bend. The HLC's involvement in the project will be limited to design review.**

**9. Update On Edward Rozzel Farm**

**Dr. Morrill reported that the sale of the Edward Rozzel Farm has closed and that the owners have begun making repairs to the property.**

**10. Old Business**

**11. New Business**

**Mr. Gray stated that the HLC should consider procedures for placing information about the current properties that it has for sale on its website.**

**The meeting adjourned at 9:05 a.m.**