

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
2100 Randolph Road, Charlotte, N.C.
June 4, 2018
8:00 a.m. – 9:38 a.m.**

Present:

**Nathan Clark, HLC Treasurer
Tom Egan, HLC Vice Chair
Len Norman, HLC Chair/Interim Projects Committee Chair
Sandy Carnegie, HLC Attorney (by telephone)
Dr. Dan L. Morrill, HLC Consulting Director
Stewart Gray, HLC Senior Preservation Planner
Elizabeth Stuart, HLC Administrative Assistant
Peter Wasmer, HLC Project Manager**

Absent:

Jeffrey Parsons, HLC Secretary/Survey Committee Chair

Visitors:

**Eric Gamble, HM Properties
Lucas Ross, Lakewood Trolley
Greg Pappanastos, Lakewood Trolley
Mike Sullivan, The Nichols Company**

1. Chair's Report

Mr. Norman welcomed everyone to the meeting.

2. Director's Report

Dr. Morrill and Peter Wasmer, HLC Project Manager, reviewed the financial report for the Revolving Fund.

3. Update on Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.

Michael Sullivan, Realtor, advised the Committee that the prospective buyer of the Torrence Lytle School does not intend to move forward. Mr. Sullivan also reported that the

listing contract with The Nichols Company has expired. Mr. Wasmer updated the Committee on the condition of the roofs and windows.

MR. CLARK PRESENTED A MOTION SECONDED BY MR. EGAN THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE EXTENSION OF THE LISTING CONTRACT WITH THE NICHOLS COMPANY FOR SIX MONTHS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

4. Update on Wadsworth House, 400 S. Summit Avenue, Charlotte, N.C.

Dr. Morrill reported that he has talked with officials of South State Bank about the HLC's commitment to assisting in the preservation of the house. Dr. Morrill recommended that the Committee not make a bid on the property. The Committee agreed.

5. Update on Wallace Log House, 9425 Robinson Church Road, Charlotte, N.C.

Dr. Morrill reported that he has met with the owners of the property. The owners have signed a document agreeing to extend the due diligence period until October 26th. Mr. Gray reviewed the designation process.

6. Update on Charlotte Streetcar 85

Dr. Morrill reported that Staff has secured County funding for moving Streetcar 85 from the North Carolina Transportation Museum to the Lakewood Trolley Storage Building in Charlotte.

Greg Pappanastos and Lucas Ross of Lakewood Trolley discussed their plans for Streetcar 85. Mr. Pappanastos and Mr. Ross also explained security and insurance for the Streetcar and expressed a desire to have insurance limits on the Streetcar lowered for financial reasons. Mr. Carnegie provided advice. Mr. Norman stated that Lakewood Trolley still needs to provide the HLC the lease between Lakewood Trolley and the storage building.

7. Update on Barnhardt House, 3217 Maymount Place, Charlotte, N.C.

Mr. Gray reported that the Barnhardt House is being added to the National Register's Study List. Eric Gamble, Realtor, updated the Committee on the marketing of the property. Mr. Wasmer reviewed examples of architectural shingle roofs and answered questions from the Committee. Dr. Morrill stated that at its May meeting, the HLC voted to place an architectural shingle roof on the house if such was necessary to protect the building. Dr. Morrill reported that Fred Caligiuri, the developer of the Cramer's Pond Neighborhood, has not approved the architectural shingle roof. Dr. Morrill stated that he and Mr. Norman would be meeting with Mr. Caligiuri soon to discuss the status of the property.

8. Update on Potential Demolition of the William and Laura McConnell House, 4009 Beatties Ford Road, Charlotte, N.C.

Dr. Morrill reported that Beatties Ford Road is being widened, which will have a significant impact on the McConnell House. Dr. Morrill stated that the Design Review Committee has recommended to the HLC that it delay the effective date of the Certificate of Appropriateness for Demolition of the house for 365 days from the date of issuance. Dr. Morrill asked the Committee for advice regarding what action Staff should take in publicizing the potential demolition.

9. Discussion of Status of Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C., and Update on Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.

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

THE COMMITTEE RECONVENED IN OPEN SESSION.

Note: In Closed Session, the Committee discussed the status of the Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C., and voted to amend the purchase price of Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.

10. Old Business

There was no old business.

11. New Business

There was no new business.

The meeting adjourned at 9:38 a.m.