

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
2100 Randolph Road, Charlotte, N.C.  
October 4, 2018  
5:55 p.m. – 7:39 p.m.**

**Present:**

**Mr. Tom Egan, HLC Chair  
Ms. Penny Higdon, HLC Secretary  
Mr. Len Norman, Projects Committee Chair  
Mr. Jeffrey Parsons, HLC Vice Chair/Survey Committee Chair  
Mr. Sandy Carnegie, HLC Attorney (by telephone)  
Dr. Dan L. Morrill, HLC Consulting Director  
Ms. Elizabeth Stuart, HLC Administrative Assistant  
Mr. Peter Wasmer, HLC Project Manager**

**Absent:**

**Mr. Nathan Clark, HLC Treasurer  
Mr. William Hughes  
Mr. Stewart Gray, HLC Senior Preservation Planner**

**Visitors:**

**Eric Gamble, HM Properties**

**1. Chair's Report: Len Norman**

**Mr. Norman welcomed everyone to the meeting and thanked each member for his/her service on the Committee.**

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

**Dr. Morrill and Mr. Wasmer, Project Manager, reviewed the revolving fund budget and answered questions from the Committee.**

**3. Discussion of Project Management Procedures: Peter Wasmer**

**Mr. Wasmer explained the need to prioritize the performance of necessary repairs and improvements to projects and to work within the framework of project management practices established by the Asset and Facility Management Department of Mecklenburg**

County. Mr. Wasmer distributed the Matrix for Roles and Responsibilities for HLC Projects, explained its content, and responded to questions.

#### **4. Update on Projects**

##### **a. Charles E. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.**

**Dr. Morrill stated that repair of the house continues. The architectural shingle roof is installed. An electrician visited the house but declined to do work because of extensive mold in the basement. Staff also requested a proposal from a landscaper to suggest improvements to the grounds. Additional repairs to the house are required.**

**Eric Gamble, realtor for the Barnhardt House, stated that he and a prospective vendor visited the Barnhardt House and examined the extent of environmental contamination and determined that the removal of mold is imperative.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE PETER WASMER, PROJECT MANAGER, TO OBTAIN PROPOSALS FOR PERFORMING THE FOLLOWING TASKS AT THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C.: MOLD REMEDIATION, ODOR REMOVAL, ASBESTOS ABATEMENT, REMOVAL OF THE UNDERGROUND STORAGE TANK, ELECTRICAL CONNECTION, TAP FEES, LANDSCAPING, AND PAINTING OF THE EXTERIOR, AND THAT MR. WASMER REPORT THE FINDINGS OF HIS INVESTIGATION BACK TO THE PROJECTS COMMITTEE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**MS. HIGDON PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE PETER WASMER, PROJECT MANAGER, TO OBTAIN AN APPRAISAL FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

##### **c. McConnell House, 4009 Beatties Ford Road, Charlotte, N.C.**

**Dr. Morrill reported that Sandy Carnegie and HLC Staff participated in a conference telephone call with officials of Martin Marietta, owner of the McConnell House. The owner agreed to consider allowing the house to be preserved at the present site. The owner is not interested in pursuing the signing of an option to purchase. Staff anticipates hearing from Martin Marietta in early October.**

**d. Wallace House, 9425 Robinson Church Road, Charlotte, N.C.**

**Dr. Morrill reported that Charlotte City Council is scheduled to vote in October on the designation of the Wallace House as a historic landmark. The Historic Landmarks Commission is scheduled to close on the property in late October or early November.**

**The Environment Assessment Study on the property identified a possible environmental hazard produced by a refuse dump on the property. Sandy Carnegie has recommended that this potential hazard needs to be investigated further.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGAN THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE PETER WASMER, PROJECT MANAGER, TO OBTAIN AN ENVIRONMENTAL ASSESSMENT LIMITED TO THE REFUSE PIT FOR THE WALLACE HOUSE, 9425 ROBINSON CHURCH ROAD, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**e. James C. Dowd House and Former Charlotte Fire Station No. 10, 2216 Monument Street and 2136 Remount Road, Charlotte, N.C.**

**Dr. Morrill reported that Mecklenburg County has distributed a Request For Qualifications to prospective buyers of the two properties. The County is awaiting responses. The involvement of the Historic Landmarks Commission in this process will initially involve participation in the review of submitted proposals.**

**f. Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.**

**Dr. Morrill reported that Staff has solicited an assessment of the marketability of the property by an official of Laurel Street Developers. Staff is awaiting a report.**

**g. Charlotte Streetcar Number One**

**Dr. Morrill reported that Staff has discussed the future status of Streetcar Number One with officials of Charlotte Trolley, the current owner. The US-built streetcar operated in Greece until the 1980s when it was purchased and brought to Charlotte. It is now housed at the North Carolina Transportation Museum in Spencer. Charlotte Trolley in the near future will most likely propose that ownership of the trolley be transferred to the HLC. This will require the car to be processed for historic landmark designation. Staff has agreed to prepare a Survey and Research Report on the trolley at no expense. Dr. Morrill stated that he would convey to the Committee whatever initiatives are taken by Charlotte Trolley.**

#### **h. Proposed UNCC Student Internship**

**Dr. Morrill explained that Lakewood Trolley has submitted a request that the Historic Landmarks Commission and Lakewood Trolley jointly administer a UNCC student internship to provide assistance in project management for the establishment of vintage trolley operations on the Stewart Creek Greenway. The internship would require no outlay of funds by the HLC. Dr. Morrill stated that he would share the responsibility with Lakewood Trolley of evaluating student performance.**

**MR. EGAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT JOIN WITH LAKEWOOD TROLLEY IN ADMINISTERING A UNCC STUDENT INTERNSHIP TO CONSIDER HOW BEST TO INITIATE VINTAGE TROLLEY OPERATIONS ON THE STEWART CREEK GREENWAY. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

#### **i. VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.**

**Dr. Morrill reported that the owner of the VanLandingham Estate has received Certificates of Appropriateness for the demolition of the VanLandingham Estate. One from the Historic Districts Commission for October and one from the Historic Landmarks Commission for November. The intentions of the owner are uncertain. Staff will attempt to contact the owner to ascertain his intentions.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS REAL ESTATE ISSUES AND PERSONNEL ISSUES. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**MR. PARSONS 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 made decisions regarding improvements to Ingleside, 7225 Bud Henderson Road, Huntersville, N.C. It also discussed the status of the efforts to preserve the Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C. It also discussed the prospect of increased work hours for the HLC Administrative Assistant.**

#### **5. Old Business**

**There was no old business.**

#### **6. New Business**

**There was no new business.**

**The meeting adjourned at 7:39 p.m.**