

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
2100 Randolph Road, Charlotte, N.C.  
March 25, 2019  
6:03 p.m. – 8:42 p.m.**

**Present:**

**Mr. Tom Egan, HLC Chair  
Ms. Penny Higdon, HLC Secretary  
Mr. William Hughes  
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  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant  
Mr. Peter Wasmer, HLC Project Manager**

**Absent:**

**Mr. Nathan Clark, HLC Treasurer**

**Visitors:**

**None**

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

**Mr. Norman welcomed the Committee members to the meeting.**

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

**Dr. Morrill stated that he had no report.**

**3. Brief Update on Projects: Dan Morrill and Peter Wasmer**

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

**Mr. Norman reviewed the term sheet from Tyson and Regina Bates and stated that the term sheet has not changed since the Committee last reviewed it. Mr. Carnegie and Mr. Norman reviewed the financial documents from the Bateses. Dr. Morrill stated that the neighborhood surrounding the Torrence Lytle School has expressed interest in the status of the property.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. HUGHES THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT: 1) ACCEPT THE OFFER OUTLINED IN THE TERM SHEET AND AGREED TO BY REGINA AND TYSON BATES FOR THE PURCHASE OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., AND 2) ALLOW THE PROJECTS COMMITTEE TO NEGOTIATE AND APPROVE THE TERMS OF THE PURCHASE AND SALE AGREEMENT BASED ON TERM SHEET AND DELEGATE NEGOTIATION AND APPROVAL OF ANY SUBSEQUENT CHANGES TO THE TERMS OF THE PURCHASE AND SALE AGREEMENT TO THE HISTORIC LANDMARKS COMMISSION CHAIR AND THE PROJECTS COMMITTEE CHAIR. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**b. Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.**

**Mr. Wasmer updated the Committee on the status of repairs to Ingleside. Dr. Morrill stated that it is under contract and that the prospective buyers are currently doing due diligence.**

**c. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.**

**Mr. Wasmer stated that he has received an additional bid for mold remediation. Mr. Wasmer reviewed the cost of repairs for the property and answered questions from the Committee regarding specific repairs. Mr. Norman asked if interested purchasers would be able to view the house during remediation work. Mr. Wasmer stated that they would.**

**d. Edgewood Farm, 11132 Eastfield Road, Charlotte, N.C.**

**Dr. Morrill stated that he is still negotiating with the owner and a prospective buyer.**

**e. Former Standard Oil Company Service Station, 1010 N. Tryon Street, Charlotte, N.C.**

**Mr. Carnegie stated that the contract was sent to the realtor two weeks ago. Mr. Carnegie noted that the contract has been delayed due to inaccuracies.**

**f. James C. Dowd House and Former Charlotte Fire Station #10, 2216 Monument Avenue and 2136 Remount Road, Charlotte, N.C.**

**Dr. Morrill stated that discussions with Mecklenburg County continue.**

**g. Streetcar #85**

**Dr. Morrill reported that a representative from Gomaco inspected the streetcar. Mr. Norman questioned who would be responsible for paying for repairs and Mr. Carnegie advised that the repairs would only be paid by the Commission if they were directly attributable to the Commission's actions. Dr. Morrill stated that he would discuss this issue with Mr. Carnegie when the final determination of damage was determined.**

**h. Trolley Car #1**

**Dr. Morrill stated that he and Ms. Stuart recently visited Trolley Car #1 at the North Carolina Transportation Museum. Dr. Morrill reported that he would be preparing a Survey and Research Report on Trolley Car #1 pro bono.**

#### **4. Discussion of Ranking of Projects**

**Dr. Morrill stated that he was asked to rank current HLC real estate projects. Dr. Morrill described the numerical system he used, which weighed the level of historical and cultural significance, the level of endangerment, and the economic viability of each property. Dr. Morrill reviewed his recommendations and answered questions from the Committee. Mr. Norman stated that the Commission should be cognizant of spreading out its resources throughout Mecklenburg County.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE PROJECTS COMMITTEE CONVENE IN CLOSED SESSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE PROJECTS COMMITTEE RECONVENE IN OPEN SESSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

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

**There was no old business.**

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

**Mr. Parsons questioned the status of the Historic Landmarks Commission's offer for the Morgan School. Mr. Norman stated that there has not yet been a determination on the status of the property.**

**The meeting adjourned at 8:42 p.m.**