

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Projects Committee Minutes
2100 Randolph Road, Charlotte, N.C.
February 4, 2019
6:00 p.m. – 8:16 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:

**Tyson Bates, Torrence Lytle School
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. Mr. Norman also stated that the projects spreadsheet has been updated. Dr. Morrill thanked him for his hard work on the spreadsheet.

2. Director's Report: Dan Morrill

Dr. Morrill stated that he had no report other than the items that are covered in the regular agenda.

3. Update on Projects

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

Tyson Bates spoke to the Committee and affirmed his continuing interest to acquire Torrence Lytle School for use as a new private school. The Committee discussed how it might assist Mr. Bates in acquiring the property and agreed that the issuance of a Certificate of Appropriateness for the demolition of buildings B and C should be delayed until it was determined whether Mr. Bates could secure the necessary financing to buy the property. Staff and the Projects Chair will work with Mr. Bates on a proposal to be submitted to the Projects Committee.

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

Mr. Norman reported that Abigail Jennings has submitted a Letter of Intent to purchase Ingleside. He explained the terms of the purchase which essentially consist of a 10% down payment of the purchase price and shall be the same as the amount of money the Commission has spent on the property at the time of closing.

MR. EGAN PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ACCEPT THE OFFER PRESENTED IN THE LETTER OF INTENT SUBMITTED BY ABIGAIL JENNINGS FOR THE PURCHASE OF INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C., WITH THE STIPULATIONS THAT THE PROPERTY REMAIN LISTED FOR SALE UNTIL CLOSING AND THAT THE DEED CONTAIN PRESERVATION COVENANTS TO ASSURE THE PRESERVATION OF THE PROPERTY IN PERPETUITY AND THAT THE FINAL AMOUNT SPENT ON THE PROPERTY BE RECONCILED WITH THE OFFERED PRICE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

Dr. Morrill reported that he, Stewart Gray, and Tom Egan attended a meeting with County officials to consider arrangements for the prospective sale of the James C. Dowd House and Former Fire Station No. 10.

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

Dr. Morrill reported that Bryan Cameron, a prospective buyer of Edgewood Farm, has stated his continuing interest in purchasing the property. Dr. Morrill stated that he had distributed Mr. Cameron's business plan to Tom Egan, Len Norman, and Buddy Green, a specialist in the development of event centers. Mr. Egan and Mr. Norman will review the business plan in preparation for possibly meeting with Mr. Cameron to discuss how the Commission might assist in redevelopment of the property.

e. Excelsior Club, 921 Beatties Ford Road, Charlotte, N.C.

Dr. Morrill reported that he, Stewart Gray, Jeff Parsons, William Hughes, and Tom Egan had participated in a meeting at Center City Partners to discuss possible preservation

strategies for the Excelsior Club. Mr. Egan reported that he would be contacting Carla Cunningham, the owner of the property, about the possibility of her agreeing to a one-year option to purchase the property.

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

Dr. Morrill asked Sandy Carnegie to explain the liability waiver forms for individuals who have asked to gain entry into the Barnhardt House for purposes of taking photographs. Mr. Carnegie stated that he would send these forms to the interested parties and explain the procedure for completing them.

MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE PROJECTS COMMITTEE APPROVE THE LIABILITY WAIVER FORMS PREPARED BY SANDY CARNEGIE, HLC ATTORNEY, FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

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

4. Old Business

There was no old business.

5. New Business

Dr. Morrill reported that he would be unable to meet with the Projects Committee on the evening of March 4. The Committee agreed that it would meet on the evening of March 5 instead.

The meeting adjourned at 8:16 p.m.