

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
2100 Randolph Road, Charlotte, N.C.  
March 5, 2019  
6:02 p.m. – 8:30 p.m.**

**Present:**

**Mr. Nathan Clark, HLC Treasurer  
Mr. Tom Egan, HLC Chair  
Ms. Penny Higdon, HLC Secretary (by telephone)  
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**

**Absent:**

**Mr. William Hughes  
Mr. Peter Wasmer, HLC Project Manager**

**Visitors:**

**Regina Bates, Torrence Lytle  
Tyson Bates, Torrence Lytle  
BeeJay Caldwell, Torrence Lytle  
Dora DuBose, Torrence Lytle  
Eric Gamble, HM Properties  
Matthew Hagler, Standard Oil Company Service Station  
Edwin Wilson (by telephone)**

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

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

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

**a. Discussion with Realtors for the Standard Oil Company Service Station, 1010 N. Tryon Street, Charlotte, N.C.**

**Dr. Morrill stated that he recently visited the property. The realtor for the property, Matthew Hagler, spoke to the Committee about the history of the building as a service station. Mr. Hagler described the condition of the building and surrounding areas and stated his belief that there are many potential uses for the building.**

**b. Consideration of Payment for Electrical Service for Testing of Streetcar 85 for damage. (From Operational Budget)**

**Dr. Morrill stated that Gomaco, Inc. will assess the damage to Streetcar 85. Dr. Morrill explained that the Streetcar must have electrical power in order to test its functionality. Dr. Morrill stated that money is available in the operational budget to pay for an electrician to install the necessary equipment and that the Committee must decide whether it will pay for this work to be completed.**

**Sandy Carnegie, HLC attorney, reported that the lease agreement between the HLC and Lakewood Trolley does not require the HLC to pay this expense. Mr. Carnegie suggested that the Committee move forward with approving payment of this work in the interest of expediting matters.**

**MR. CLARK PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE PROJECTS COMMITTEE APPROVE PAYMENT OF NO MORE THAN HALF OF THE INVOICE FROM L.S. WILLIAMS ELECTRIC FOR ELECTRICAL WIRING FOR STREETCAR 85. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**3. Update on Projects**

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

**Dr. Morrill distributed the term sheet for the Torrence Lytle School sale to the Bateses. Mr. Norman reviewed the document and thanked Tyson and Regina Bates for their continuing interest. The Bateses answered questions from the Committee and reaffirmed their desire to preserve the property.**

**MR. EGAN PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE PROJECTS COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE TERM SHEET FOR TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., WITH THE FOLLOWING CHANGES: 1) THE BATESES WILL PAY \$5000 EARNEST MONEY AT SIGNING AND AN ADDITIONAL \$5000 AT THE END OF THE FEASIBILITY PERIOD (TO BE APPLIED TO SELLER NOTE AT MATURITY); THE \$40,000 DOWN PAYMENT AT CLOSING WILL NO LONGER BE REQUIRED; AND THE AMOUNT OF THE SELLER NOTE WILL BE THE FULL AMOUNT OF EXPENDITURES AT THE CLOSING DATE WHICH IS CURRENTLY \$409,296.26. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

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

**Mr. Carnegie reviewed the Offer To Purchase And Contract for Ingleside. Mr. Carnegie and Mr. Norman reviewed the breakdown of financial figures for the transaction.**

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

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

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE PROJECTS COMMITTEE APPROVE THE OFFER TO PURCHASE AND CONTRACT FOR INGLESIDE, 7225 BUD HENDERSON ROAD, HUNTERSVILLE, N.C., SUBJECT TO THE HLC CHAIR AND PROJECTS CHAIR OBTAINING AND REVIEWING FINANCIAL DOCUMENTS FROM THE BUYER TO ENSURE THAT THE BUYER HAS SUFFICIENT FINANCIAL RESOURCES TO FULFILL THE OBLIGATIONS OF THE CONTRACT. 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 stated that discussions with Mecklenburg County regarding the future of the property continue. Mr. Gray stated that he would be attending a meeting on March 6 to review the Memorandum of Understanding between the County and the prospective buyers of the properties.**

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

**Dr. Morrill stated that Sandy Carnegie and Peter Wasmer continue to work on securing proposals for the environmental mitigation of the property. The property owner is also seeking an alternative remedy of potential environmental contamination. Mr. Carnegie reviewed an email from Benjamin Hervey regarding the Phase II environmental study.**

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

**Dr. Morrill stated that Historic Charlotte has nominated the Excelsior Club for placement on the National Trust for Historic Preservation's list of the country's most endangered historic landmarks. Dr. Morrill reminded the Committee that discussions of preservation strategies continue, but that the property owner has been issued a Certificate of Appropriateness for demolition, which will become effective on June 12, 2019. Dr. Morrill reviewed an email received from Leslie Johnson, Assistant County Manager, stating that the Board of County Commissioners has no additional update on the County's involvement with the Excelsior Club at this time.**

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

**Dr. Morrill stated that Peter Wasmer, Project Manager, has estimated that repairs to the house will take approximately two months to complete. Dr. Morrill also stated that Stewart Gray has been working to have electricity restored at the house. Eric Gamble, realtor for the Barnhardt House, provided updates on the status of interest in the property.**

**g. Louise Cotton Mill Mill Houses, 1104 and 1108 Pamlico Street, Charlotte, N.C.**

**Dr. Morrill stated that he recently met with the owners of the two mill houses. Dr. Morrill reported that the owners are not interested in historic landmark designation. Mr. Parsons noted the rapid development in this area and stated that he is concerned that more houses will be demolished in the neighborhood.**

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

**Dr. Morrill stated that the Ad Hoc Committee continues to search for a site to which it would be economically viable to move the house. Edwin Wilson stated that he did not have an update on this effort. Dr. Morrill reported that the owner has been issued a Certificate of Appropriateness for demolition, which will become effective on June 12, 2019.**

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

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

#### **4. Old Business**

**There was no old business.**

#### **5. New Business**

**There was no new business.**

**The meeting adjourned at 8:30 p.m.**