

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee  
December 6, 2023  
2100 Randolph Road, Charlotte  
6:05 p.m. – 7:43 p.m.**

**Minutes**

**Present**

Brian Clarke, HLC Chair  
Victoria Grey, HLC Secretary  
Edwin Wilson, Projects Committee Chair  
Stewart Gray, HL Director  
John Howard, HL Historic Preservation Manager  
Elizabeth Stuart, HL Senior Administrative Support Assistant

**Absent**

Lesley Carroll, Survey Committee Chair/HLC Treasurer  
Nadine Ford, HLC Vice Chair

**Note:** This meeting was held in-person at the Historic Landmarks office at 2100 Randolph Road, Charlotte.

**1. Chair's Report: Edwin Wilson**

Chair Wilson welcomed John Howard, who was recently hired as the Historic Preservation Manager. The Committee members introduced themselves.

**2. Discussion of the Smith-Richter House, 1030 Huntington Park Drive, Charlotte**

Chair Wilson stated that he, HLC Chair Clarke, associate Charlie Miller, the property owners and their realtor recently met to tour the property. Chair Wilson stated that at that point they were not sure when the property would be listed for sale. Chair Wilson stated that the property has since been listed for \$7 million.

Chair Wilson detailed the potential subdivision map and noted that there is a deed restriction on Huntington Park Drive that states that parcels can only be subdivided one time. He expressed his intent to create a viable and economically responsible plan to preserve the house. He stated that the house is in good condition and is in a desirable location.

Director Gray explained that the Commission has been involved in some tough projects that have been expensive. He stated that it is more manageable for the revolving fund to be used on smaller plans such as landscaping or stabilization rather than completely renovating a building. He reminded the Committee that the Commission controls the revolving fund. He explained that the Mecklenburg Board of County Commissioners would expect a staff report with assessment.

The Committee discussed the Brookshire hunting lodge located on the property and determined that although it is in poor condition, it would also be worth saving.

Chair Wilson advised that if the Commission decides to not consider this project that they should contact the property owners and ask them to subdivide the property and negotiate with the Commission to purchase the parcel that contains the house.

Commissioner Grey stated that this could be a good project to document as part of community outreach.

Chair Wilson stated that this should be brought to the full Commission for discussion at their December 11 meeting.

HLC Chair Clarke updated the Committee on the status of the J.J. Akers House, 6501 Sardis Road, Charlotte.

### **3. Development of Guidelines for the Use of the Revolving Fund**

HLC Chair Clarke explained that Mecklenburg County wants the Commission to have written guidance with criteria defining how the revolving fund will be used. He stated his interest in expanding the revolving fund's usage to include other factors such as easements and emergency repairs for designated landmarks.

### **4. Update on Potential Project With CLT Involving the Douglas House, the Grier House, and the Steele Creek Church Manse**

HLC Chair Clarke stated that he and Gray have had discussions with Charlotte Douglas International Airport regarding the status of historic structures located near the airport. He stated that discussions have included relocating the Grier House and the Douglas House to the parcel that contains the Steele Creek Church Manse, with the idea that the Spratt-Grier Farmhouse could be moved to this location if necessary in the future. He explained that the Manse is critically endangered and noted that the Commission will discuss this at the December 11 meeting.

### **5. Old Business**

There was no old business.

### **6. New Business**

#### **a. Roof Repair for Torrence-Lytle School**

Gray explained that roof repairs to the original building will cost approximately \$100,000.

Chair Wilson presented a motion seconded by Commissioner Grey that the Projects Committee recommend to the Historic Landmarks Commission that it authorize Historic Landmarks staff to spend approximately \$100,000 for roof repairs to the 1937 original building at the Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C., with the understanding that approval from the Executive Committee is required for final bid approval. The Committee unanimously approved the motion.

The meeting adjourned at 7:43 p.m.