

Pottstown Community Discussion
TORRENCE-LYTLE SCHOOL

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The Charlotte-Mecklenburg Historic Landmarks Commission (HLC)

- The fundamental purpose of the HLC is to recommend and process the designation of local historic landmarks.
- The HLC also ensures the preservation of the historic character of designated properties by reviewing and approving renovations, repairs, and additions.
- The HLC can also purchase and sell historic properties with the intention of finding a good adaptive reuse for the property.

HLC has acquired and sold over 40 historic properties.



Typically, the HLC does not restore the historic properties they own. Instead, they try to find a new owner with the means to restore and preserve the property.



HLC Proposal Review Process

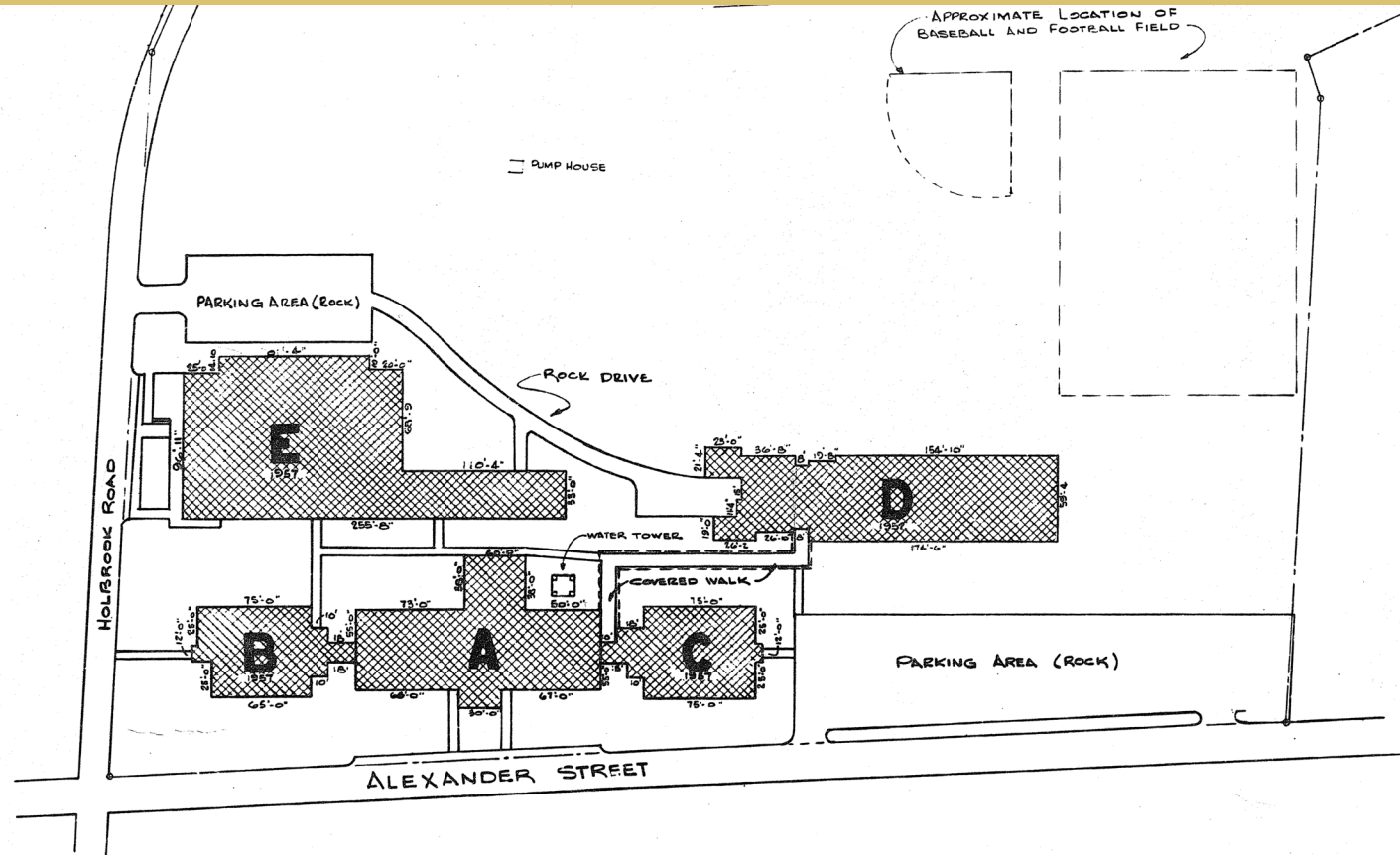
- All offers to purchase a historic property owned by the HLC are reviewed by the Commission's Projects Committee.
- If the Projects Committee believes an offer is viable, they may then make a recommendation to the full Commission.
- The final decision on any sale would be made by the full Commission.
- No offer for the purchase of the Torrence-Lytle School will be considered by the full Commission without Community feedback on the specific project.


HLC Proposal Review Process

- Solicited Proposals
- Unsolicited Proposals
- Required Community Feedback Meeting(s)

QUESTIONS?

Torrence-Lytle Overview



7/15/65							
		DRAWING TYPE	SCHOOL NAME & TYPE	BLOCS. SHOWN	NAME OF ADMINISTRATION UNIT	UNIT NO.	SHT. NO.
		PLOT PLAN SCALE 1" = 100'	TORRENCE LYTLE SCHOOL P.O. BOX 450336 HUNTERVILLE, N.C. 28078	ALL BUILDINGS ARE SHOWN THIS SHEET	CHARLOTTE - MECKLENBURG BOARD OF EDUCATION 420 EAST FOURTH STREET CHARLOTTE, NORTH CAROLINA	600 - 556	1 OF 2
		ACRES 17.14					

Torrence-Lytle Overview

- The Torrence-Lytle School was designated as a local historic landmark in 2005.
- The HLC took ownership of the Torrence-Lytle School in 2009.
- The property is composed of four buildings totaling more than 40,000 Sq Ft sitting on 3.6 acres.

Polaris 3G Map – Mecklenburg County, North Carolina

TL

3.55 acres(154841.11 sq ft)

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Torrence-Lytle Overview

2010 - Present

- Early Proposals

- Valea Village (2010)
- Todd Development (under contract 2011)
- Landmark Asset Services, Inc. – The Landmark Group, Winston Salem (2011)
- From the earliest discussions with potential buyers, the HLC emphasized the need for the projects to have a positive community impact.

2010 - Present

- 2014
 - HLC developed a Request for Proposals (RFP).
- 2016
 - Asbestos and lead paint was removed from all the buildings at a cost of \$250K.
 - The HLC voted to allow the demolition of any of the buildings, except for the original 1937 building to accommodate potential development.

2010 - Present

- Proposed use of Torrence-Lytle Property for a School
 - At least four groups have proposed using the property as a school, including the Pioneer School, the Community School of Davidson, and most recently the Bates, who are local educators. The Bates were under contract to purchase the property twice (2017 and 2019), but they did not close.

2010 - Present

- Since 2018
 - Brock Ventures, Ms. Jolly Dale, the Youth Leadership Group, Mr. Steven Swanick, and others have made offers or investigated purchasing the property.
 - The HLC has engaged several realtors to find good owners for the Torrence-Lytle School. The most recent was The Nichols Company.

2010 - Present

- Lawsuit
 - Because of a lawsuit brought by the Bastes, the HLC has not had the property listed or has actively sought buyers during most of 2022 and 2023. Recently legal counsel has advised the HLC that the Commission can receive offers from interested parties.

2010 - Present

- Current Interest
 - During 2023, the HLC was contacted by two parties interested in purchasing the Torrence-Lytle School, both were unsolicited.
 - Arlene Douglas and the non-profit “Beyond the Walls” is currently working on a proposal for the property.
 - Ezra and Associates has submitted a proposal to purchase the property for \$500K for a mixed-use development. Ezra made a presentation to the HLC Projects Committee in May.

Community Engagement Plans

QUESTIONS?

Next Steps

Thank You