





Exhibit IV
Potential HLC Revolving Fund Projects*
3/16/2016

* This is an indicative list of potential projects and not a proposal to purchase, which would be subject to a number of factors including the owner's willingness to sell, price, condition and historic significance.

<u>Property</u>	<u>Address</u>	<u>Designated Landmark?</u>	<u>Current Use</u>	<u>Style</u>	<u>Year Built</u>	<u>Tax Value</u>	<u>Est Purchase Price (Tax Value + 10%)</u>	<u>Notes</u>
<u>Charlotte - Central Areas</u>								
<u>Uptown/South End/Dilworth</u>								
Leeper & Wyatt Store Bldg	1923 South Blvd	Yes	Office	Commercial	1923	600,700	660,770	Potential endangerment from redevelopment due to location in South End.
								
Mecklenburg Investment Co Bldg	229 S Brevard St	Yes	Office	Commercial	1922	1,526,900	1,679,590	Former African American owned Insurance company building in Second Ward. Potential endangerment from redevelopment due to location in Uptown.
								
Standard Oil Filling Station	1010 N Tryon	Yes	Vacant	Craftsman	1935	60,400	66,440	Economic development stimulus potential. Example of pre-WWII gas station. Potential endangerment from redevelopment due to location near Uptown.
								
Hovis Funeral Home	516 N Tryon St	Yes	Retail	Neo-Classical	1930	1,509,000	1,659,900	Potential endangerment from redevelopment due to location in Uptown.
								

Bagley Mullen House

129 N Poplar St

Yes

Office

Queen Anne






1900

969,400

1,066,340

Potential endangerment from redevelopment due to location in Uptown.



Walter Brem House	211 East Blvd	Yes	Retail	Classic Revival	1902	1,573,200	1,730,520	Potential endangerment from redevelopment due to location in South End.	
Atherton Mill House	2005 Cleveland Ave	Yes	Vacant	Mill House	1892	141,800	155,980	Threatened. COA allowing demolition in place. One of two surviving example of a mill house in South End.	
House	1412 Baxter St	No	Residence		1905	121,600	133,760	Example of original house in traditional African American neighborhood of Cherry. Potential endangerment from redevelopment due to location in Midtown.	
House	1500 Baxter St	No	Residence		1926	105,700	116,270	Example of original house in traditional African American neighborhood of Cherry. Potential endangerment from redevelopment due to location in Midtown.	
<u>Plaza Midwood/Elizabeth</u>									
Louise Mill	1101 Hawthorn Ln	Yes	Warehouse	Textile Mill	1900	1,943,200	2,137,520	Economic development stimulus potential. Example of mill associated with county's historic textile industry.	

RC Bilberstein House

1600 Elizabeth Ave

Yes

Office

Rectilinear






1906

457,100






502,810

Potential endangerment due to location in Elizabeth Ave corridor.



Industrial Building	1616 W Morehead St	No	Warehouse		1928	501,100	551,210	Economic development stimulus potential. Example of 1920's industrial building.
								
Industrial Building	2000 W Morehead St	No	Warehouse		1935	579,100	637,010	Economic development stimulus potential. Example of 1930's industrial building.
								
Industrial Building	2112 Thrift Rd	No	Warehouse	Modern	1947	315,900	347,490	Economic development stimulus potential. Example of modern style industrial building.
								
Industrial Building	2220 Thrift Rd	No	Warehouse	Modern	1960	452,000	497,200	Economic development stimulus potential. Example of modern style industrial building.
								
Park and Shop Store	3512 Wilkinson Blvd	No	Vacant	Modern	1958	952,300	1,047,530	Economic development stimulus. Example of 1950's modern style retail strip development.
								

Charlotte - Monroe Road Corridor

Commercial Building	2718 Monroe Rd	No	Restaurant		1940	250,940	276,034	Former African American grocery store serving Grier Heights (now Lupie's Restaurant).	
House	344 Skyland Ave	No	Residence		1938	51,600	56,760	Example of original house in traditional African American neighborhood of Grier Heights.	
Arthur Grier House	421 Montrose St	Study List	Residence		1920	119,700	131,670	Home of African American developer of Grier Heights.	
House	4415 Monroe Rd	No	Office	Stone House	1926	498,900	548,790	Example of commercial use of residence in unique stretch of Monroe Road through Oakhurst neighborhood. Example of stone house style.	
House	4929 Monroe Rd	Study List	Office	Stone House	1936	226,800	249,480	Example of commercial use of residence in unique stretch of Monroe Road through Oakhurst neighborhood. Example of stone house style.	

Charlotte - Westside:

Mount Carmel Baptist Church	Johnson C Smith University	Yes	Vacant	Gothic Revival	1902	1,500,000 (S)	1,500,000	Former African American church refurbishment for JCSU classroom/office use. Total project \$4,750,000. JCSU to repay HLC \$1,500,000 over 7 years. HLC level of participation subject to appraisal and financial due diligence.
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McConnell, William & Laura House	4009 Beatties Ford Rd	Yes	NA	Folk Victorian	1886	137,900	151,690	Endangered. Owner may seek COA for demolition.
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Biddleville

House	311 State St	No	Residence	Bungalow	1928	63,100	69,410	Example of original house in traditional African American neighborhood of Biddleville. Potential endangerment due to teardowns in increasingly popular area.
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House	335 State St	No	Residence	Bungalow	1928	75,100	82,610	Example of original house in traditional African American neighborhood of Biddleville. Potential endangerment due to teardowns in increasingly popular area.
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Enderly Park

House	2809 Parkway Ave	No	Residence	Bungalow	1946	50,300	55,330	Example of original house in traditional Westside neighborhood.
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House	3157 Maury St	No	Residence	Bungalow	1948	68,600	75,460	Example of original house in traditional Westside neighborhood.
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Hyde Park

House	4323 LaBrea	No	Residence	Modern	1964	133,900	147,290	Example of modern house in traditional African American neighborhood of Hyde Park.
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House	4346 LaBrea	No	Residence	Modern	1966	160,200	176,220	Example of modern house in traditional African American neighborhood of Hyde Park.
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McCrorey Heights

House	1700 Washington Ave	No	Residence	Bungalow	1950	94,500	103,950	Example of original house in traditional African American neighborhood of McCrorey Heights.
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House	914 Clifton St	No	Residence	Modern	1958	113,900	125,290	Example of original house in traditional African American neighborhood of McCrorey Heights.
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Other Areas

Hoskins Mill Houses

140 S Hoskins Rd No Residence Mill House 1910 37,500 41,250

Example of housing associated with county's historic textile industry.



200 S Hoskins Rd No Residence Mill House 1911 45,300 49,830

Example of housing associated with county's historic textile industry.



Thrift Mill Houses

500 Glasgow St No Residence Mill House 1929 65,500 72,050

Example of housing associated with county's historic textile industry.



504 Glasgow St No Residence Mill House 1929 71,400 78,540

Example of housing associated with county's historic textile industry.



Thrift Depot

8030 Old Mount Holly Rd Yes Vacant RR Station 1911 NA - See Note

RR Station on old Piedmont and Northern Line. State owned and recently moved to new site.



Cooper Log House 5621 Mt Olive Church Rd Yes NA Log 1780 174,700 192,170

Endangered. Deteriorating.



William Grier House 8120 Robbie Circle Yes Vacant Federal 1820 NA - See Note

Endangered. To be relocated by airport.



Neel House 5517 Samuel Neel Rd Yes Residence Federal 1810 177,700

195,470

Example of early 19th century plantation house. Family prominent in Steele Creek area.



Industrial Building 530 E Sugar Creek Rd No Warehouse Modern 1960 1,568,100

1,724,910

Economic development stimulus potential. Located in North Rail Corridor. Example of modern style industrial building.



Industrial Building 2310 N Tryon St No Warehouse 1945 384,200

422,620

Economic development stimulus potential.



Industrial Building 2019 N Tryon St No Warehouse 1941 612,700 673,970 Economic development stimulus potential.



Industrial Building 1500 N Graham St No Warehouse Modern 1950 389,600 428,560 Economic development stimulus potential. Example of modern style industrial building.



Office Building 1514 N Graham St No Office Modern 1954 1,032,500 1,135,750 Economic development stimulus potential. Example of modern style industrial building.



SW & CS Davis Store 8940 Bob Beatty Rd Yes Retail Commercial 1908 95,100 104,610 Croft Community. Example of rural store.



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WB Newell House 8409 University East Dr Yes Residence Vernacular 1887 179,300 197,230

Endangered, Deteriorating.



Eugene Hodges House & Farm. 3900 Rocky River Rd Yes Res/Farm Vernacular 1900 857,652 943,417

Example of county's farming history. One of few remaining examples.



Cornelius:

Cornelius Cotton Mill Oak St No Retail Textile Mill 1920 893,400 982,740

Example of mill associated with county's historic textile industry.



Huntersville:

Commercial Block 100 S Main St Yes Retail Commercial 1919 65,300 71,830

Economic development stimulus potential. Preservation of original Main Street buildings. (First building on the right)



102 S Main St No Retail Commercial 1926 77,400 85,140

Economic development stimulus potential. Preservation of original Main Street buildings



Matthews:

McLaughlin-Bost House	415 W John St	Yes	Residence	Vernacular	1891	1,048,900	1,153,790
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Example of late 19th century house on Matthews' Main Street. Original owner was important in Matthews' development. Sits on 10 acres of land,



Pineville:

Mill Manager Houses	306 Dover St	No	Residence	Mill House	1911	NA - See Note	
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Example of housing associated with county's textile past. Pineville owns houses and will donate structures and new lots adjacent to mill village if HLC moves houses; Estimated cost of moving/stabilizing/rehabilitating is \$150,000. each. Likely to be lost if HLC does not become involved.



	402 Dover St	No	Residence	Mill House	1900	NA - See Note	
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Example of housing associated with county's textile past. Pineville owns houses and will donate structures and new lots adjacent to mill village if HLC moves houses; Estimated cost of moving/stabilizing/rehabilitating is \$150,000. each. Likely to be lost if HLC does not become involved.



Yandell Hotel and Grocery Store	331 Main St	Yes	Retail	Commercial	1925	<u>423,645</u>	<u>466,010</u>
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Important Main Street property. Building is part of tax parcel with 4 structures; Building SF represents 45% of total SF; Land value is \$374,100; Assumed land value associated with building is 45% or \$168,345.

