

**MANDATORY REFERRAL REPORT NO. 98-34**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
***ACQUISITION, REFURBISHMENT AND SALE OF GLUYAS HOUSE***

**OCTOBER 1998**

**PROJECT LOCATION**

The Gluyas House is located in Northern Mecklenburg County at 7314 Mount-Holly Huntersville Road. The house sits on approximately 131.400 acres of land (tax parcel # 033-141-08).

**PROJECT PROPOSAL**

The Historic Landmarks Commission proposes to acquire, refurbish and sale with restrictive deeds the Gluyas house and 2.628 acres of land surrounding the house.

**PROJECT JUSTIFICATION**

The Historic Landmarks Commission proposes to acquire and refurbish the Gluyas house because it is historical to Mecklenburg County. The Gluyas house was built in the mid-1800's by a Confederate officer named Thomas Gluyas. The Historic Landmarks Commission believes that the Gluyas house is an important component of Mecklenburg County's rural heritage and has developed a preservation strategy to protect the property. Once the house is refurbished it will become a highly marketable property.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

This project is a part of the Historic Landmarks Commission's on-going historic preservation revolving fund program by which it purchases, renovates, and sells endangered historic elements of the built environment of Charlotte and Mecklenburg County.

Rhein Interests is developing a subdivision on land surrounding the Gluyas house and has worked with the North Carolina Division of Archives and History to devise a preservation strategy for this site.

The proposed I-485 outer loop corridor cuts through the southern edge of the property and is expected to be complete in the year 2007.

The house is vacant and the land is currently zoned R-4. As part of the preservation strategy, the covenants in the deeds will preserve the house and the Landmarks Commission will not allow additional houses to be built on the 2.628 acre site. The land to the north, south, and west is vacant and currently zoned R-3. The land to the east of the property is developed with single family units and is also zoned R-3.

**PROJECT IMPACT**

The acquisition, refurbishment and selling of the Gluyas house will result in the preservation and selling of a historical house and maintain a part of Mecklenburg County's rural heritage

**PROJECT COST****TOTAL: \$170,000**

Acquisition - \$130,000

Yard Maintenance - \$1200

Insurance - \$1,200

Repairs - \$31,846

Historic Designation - \$3,500

Legal Fees - \$1,254

Project Administration - \$1,000

**STAFF RECOMMENDATION**

Staff recommends the acquisition, refurbishment, and sale of the Gluyas House and 2.628 acres surrounding the house. The proposal will have no adverse impacts on the neighborhood and will preserve a piece of history and the rural heritage of Northern Mecklenburg County.

**PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee recommends the acquisition, refurbishment, and sale of the Gluyas house as requested by the Historic Landmarks Commission.

Approximate location of the Site  
2.628 Acres

BK. 23-06

(141)

8  
131.408 AC.

PROPOSED  
OUTER  
LOOP

CORRIDOR

FLOOD-PLAIN

FLOOD-PLAIN

LONG

PG. 18

PG. 17

CLABONE WOODS

(141)

BLK. 10K

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### **Estimated Project Budget For The Gluyas House**

1. Acquisition: \$130,000. HLC has negotiated purchase price with the owner.
2. Repairs: \$31,846. HLC has acquired firm estimates for contractors.
3. Legal Fees: \$1254. Based on HLC experience with restoration projects.
4. Insurance: \$1200. Based on HLC experience with restoration projects.
5. Historic Designation: \$3500. Based on HLC experience with Restoration Projects.
6. Project Administration: \$1000
7. Yard Maintenance: \$1200

**Total: \$170,000**