

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
August 8, 2016
Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:00 p.m. – 8:05 p.m.**

Minutes

Present:

**Ms. Joy E. Bunch/ Mayor - First meeting
Mr. Nathan Clark/ County
Mr. Larken Egleston/City/Secretary/Survey Comm. Chair
Mr. Joe Elliott/City/ HLC Treasurer
Ms. Penny Higdon/ County - First meeting
Ms. Laura Hoover/County
Mr. Mark H. Miller/County
Mr. Len Norman/City, HLC Chair
Mr. Jeffrey Parsons/ Mayor - First meeting
Mr. Kenneth Pursley/ County, Design Review Com. Chair
Mr. John Shurley/ County, HLC Vice-Chair/Projects Comm. Chair
Dr. Dan L. Morrill, HLC Consulting Director
Mr. Stewart Gray, HLC Preservation Planner
Ms. Mary Dominick/ HLC Administrative Assistant
Ms. Mary Lynn Morrill, HLC Recording Consultant
Mr. Jay Rhodes, County AFM Department
Mr. Sandy Carnegie/ HLC Lawyer,Present by Telephone**

Absent:

Ms. Sy'donia Williams/ City

Visitors:

**Mr. Eric Gamble, Barnhardt Cramer House
Mr. Ted Alexander, Barnhardt Cramer House
Mr. Myrick Howard, Barnhardt-Cramer House
Mr. Mr. Cary McCaskill, Walters Barbershop
Mr. Brian Clarke, Sloan-Porter House**

**Mr. Jack Haynes, Thrift P&N Depot.
Mr. Jim Sloan, Sloan-Porter House
Mr. Neal Kanipe, Charlotte Fire Station Number 4
Mr. Johnathan Blain, Charlotte Coliseum**

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE MINUTES FOR THE JUNE 13, 2016, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE MINUTES FOR THE JUNE 13, 2016, CLOSED SESSION MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chair's Report: Mr. Len Norman

Mr. Norman welcomed everyone to the meeting.

Mr. Norman welcomed Ms. Bunch, Ms. Higdon, and Mr. Parsons as new members of the Commission.

Mr. Norman stated that Commissioners should keep a check on their attendance by reviewing the attendance sheet posted on the HLC's website. The new website address is cmlandmarkscommission.org.

3. Director's Report: Dr. Dan L. Morrill

Dr. Morrill reported the following information:

1) Edward Rozzel House. 11647 Old Rozzels Ferry Road, Charlotte, N.C. The Board of County Commissioners has recognized the funds to purchase the F.A.A. property. Staff will be working with realtors and land brokers to develop a marketing strategy for the property.

2) Delburg Cotton Mill House. 303 Delburg St., Davidson, N.C. The Assets and Facilities Management Department has secured an estimate for the costs for

restoring the house. This matter will be discussed at the September meeting of the Projects Committee.

3) Torrence-Lytle School. 302 Holbrooks Road, Huntersville, N.C. Staff is coordinating with the County in moving forward with the approved environmental cleanup of all buildings owned by the HLC and with stabilizing the original school building. The prospective buyer has not submitted an offer to purchase. Another prospective buyer has expressed interest in the property.

4) General Motors New Style Bus 1074. Staff is negotiating with CATS about a service and storage arrangement. Installation of the air conditioning will occur over the summer. Staff is securing estimates for the air conditioning. Meetings will occur in the fall to consider best uses of the bus. [Click here for a video on the Charlotte GM New Look Bus.](#)

5) Outen Pottery, 403 Jefferson St., Matthews, N.C. The Town of Matthews has approved the purchase of the Outen Pottery. [Click For Photos of Cleanup.](#) [Click here for a video highlighting the Outen Pottery.](#)

6) Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C. The Town of Matthews and the Assets and Facilities Management Department are assembling the materials necessary for moving ahead with the study of future development of the property. The Historic Landmarks Commission will be the client and will be heavily involved in the project.

7) William Grier House. Douglas International Airport owns this house. Staff has met with Airport officials and will consider preservation strategies if the property is deemed eligible for listing in the National Register of Historic Places. There have been no developments since the last meeting of the Historic Landmarks Commission.

8) Thrift Piedmont and Northern Depot. The North Carolina Department of Transportation has moved the depot to land purchased by NCDOT. The State continues to refurbish the building. [Click Here For Photos.](#)

9) Mr. Norman and Dr. Morrill met with the County to discuss the need for changes to the State Enabling Legislation to allow the Commission to meet in closed session when discussing the sale of property. Talks continue.

10) Walters Barbershop, 112-114 Main Street, Huntersville, N.C. Staff is preparing

documents to close on the property. It has been designated as a historic landmark by the Town of Huntersville. The Projects Committee will present a recommendation on the prospective sale of the property.

11) Streetcar 85. The Streetcar was moved on March 9th to the North Carolina Transportation Museum in Spencer, N.C. The Commission will be responsible for securing a generator and a cart to power the Streetcar. [Click Here For Photos.](#)

12) Atherton Cotton Mill House. 2005 Cleveland Ave., Charlotte, N.C. The owner was notified of the Commission's decision. There has been no response.

13) Staff is working on the inclusion of Historic Landmark information on the County's Polaris mapping system. This will allow ready access to information about the properties the Commission has identified as having special historic significance.

14) Consideration of the Prospective Purchase of the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C. The property is being offered for sale. The owner has not approached the Commission since the June meeting.

15) Consideration of the Prospective Purchase of the Barnhardt-Cramer House, 2377 County Club Lane, Charlotte, N.C. Staff has met with the owner of the property to discuss preservation strategies. The Projects Committee will present a recommendation regarding the HLC's prospective purchase of the property as part of the regular agenda.

16) The Projects Committee will recommend administrative procedures for the handling of prospective sales and purchase of property by the HLC.

17) The Charlotte City Council will hold three public hearings on resolutions in September for: Midwood School, Biddleville Cemetery, and the Dilworth Airplane Bungalow.

4. Projects Committee Report: Mr. John Shurley

a. Consideration of the Purchase of the Barnhardt Cramer House, 2377 Country Club Lane, Charlotte, N.C.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO CONSIDER THE PROSPECTIVE PURCHASE OF THE BARNHARDT-CRAMER HOUSE,

2377 COUNTRY CLUB LANE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Note: In executive session the Historic Landmarks Commission voted to pursue the purchase of the Barnhardt Cramer House, 2377 Country Club Lane, Charlotte, N.C.

b. Consideration of the Sale of the Walkers Barbershop, 112-114 South Main Street, Huntersville, N.C.

Staff explained that prior to the August meeting of the Projects Committee the most competitive offer submitted to the HLC staff was from Visuro LLC for a sales price of \$171,000, \$5000 earnest money, a 90-day examination period, and an opportunity to extend the examination period for 30 days. Based on this information, the Projects Committee formulated a recommendation for the Commission's consideration.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PRESENT A COUNTER TO THE OFFER SUBMITTED BY VISURO LLC WHEREBY VISURO LLC SHALL PAY \$175,000 FOR THE WALTERS BARBERSHOP "AS IS," THAT VISURO LLC SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL REAL ESTATE COMMISSIONS AND OTHER FEES, THAT VISURO LLC SHALL DEPOSIT \$5000 EARNEST MONEY ON THE CONTRACT DATE AND SHALL HAVE A 60 DAY EXAMINATION PERIOD WITH THE RIGHT TO EXTEND THE EXAMINATION PERIOD 30 DAYS WITH THE UNDERSTANDING THAT THE \$5000 EARNEST MONEY WILL GO "HARD" UPON THE COMMENCEMENT OF THAT EXTENSION. THE COMMISSION UNANIMOUSLY OPPOSED THE MOTION.

Subsequent to the Projects Committee Meeting, Brookstone Properties submitted an offer to purchase the Walters Barbershop under the following terms: Purchase Price \$179,000. \$5000 Earnest Money. No Due Diligence. 30 days closing period.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION ACCEPT THE OFFER PRESENTED BY BROOKSTONE PROPERTIES FOR THE PURCHASE OF THE WALTERS BARBERSHOP,

112-114 SOUTH MAIN STREET, HUNTERSVILLE, N.C., FOR A PURCHASE PRICE OF \$179,000 "AS IS" WITH A DEPOSIT OF \$5000 EARNEST MONEY UNREFUNDABLE AND A CLOSING DATE OF 30 DAYS FOLLOWING THE CONTRACTURAL DATE AND WITH THE TECHNICAL CHANGES TO THE CONTRACT MADE BY HLC ATTORNEY PROSSER CARNEGIE. THE COMMISSION UANANIMOUSLY APPROVED THE MOTION.

c. Consideration of Administrative Procedures for the Purchase and Sale of Real Estate.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ESTABLISH THE FOLLOWING PROCEDURES FOR ADMINISTERING THE PURCHASE OR SALE OF REAL ESTATE BY THE HLC. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

PROCEDURES FOR THE SALE OF REAL ESTATE

If HLC has a realtor:

- 1) Realtor oversees marketing of properties and brings all offers with recommendations to the attention of the Consulting Director of the Commission.**
- 2) Consulting Director consults with the Chair of the Commission and the Chair of the Projects Committee to determine if a meeting of the Projects Committee should be scheduled. If answer is "yes," HLC Staff sends out a notice for the Projects Committee Meeting.**
- 3) The Projects Committee meets and determines whether: a) a recommendation on the submitted offer(s) should be made to the HLC or b) counter offer(s) should be pursued. Once counter offer(s), if any, are resolved, the Projects Committee makes a recommendation and presents it to the HLC for action.**

If HLC does not have a realtor:

- 1) Any inquiries for purchase are made to the Consulting Director of the Commission. The Consulting Director states no sales price but invites the party(ies) to submit their highest and best offer.**
- 2) If an offer(s) is submitted to the Consulting Director, the Consulting Director**

consults with the Chair of the Commission and the Chair of the Projects Committee to determine if a meeting of the Projects Committee should be scheduled. If answer is "yes," HLC Staff sends out a notice for the Projects Committee Meeting.

3) The Projects Committee meets and determines whether: a) a recommendation on the submitted offer(s) should be made to the HLC or b) counter offer(s) should be pursued. Once counter offer(s), if any, are resolved, the Projects Committee makes a recommendation and presents it to the HLC for action.

PROCEDURES FOR THE PURCHASE OF REAL ESTATE

If HLC has a realtor:

1) Realtor oversees investigation of prospective purchase of properties by the HLC and brings all prospective purchases by the HLC with recommendations to the attention of the Consulting Director of the Commission.

2) Consulting Director consults with the Chair of the Commission and the Chair of the Projects Committee to determine if a meeting of the Projects Committee should be scheduled. If answer is "yes," HLC Staff sends out a notice for the Projects Committee Meeting.

3) The Projects Committee meets and determines whether: a) a recommendation on the prospective purchase(s) by the HLC should be made to the HLC or b) counter offer(s) should be pursued. Once counter offer(s), if any, are resolved, the Projects Committee makes a recommendation and presents it to the HLC for action.

If HLC does not have a realtor:

1) Any prospective purchases by the HLC are presented to the Consulting Director of the Commission.

2) The Consulting Director consults with the Chair of the Commission and the Chair of the Projects Committee to determine if a meeting of the Projects Committee should be scheduled. If answer is "yes," HLC Staff sends out a notice for the Projects Committee Meeting.

3) The Projects Committee meets and determines whether: a) a recommendation on the prospective purchase(s) by the HLC should be made to the HLC or b)

counter offer(s) should be pursued. Once counter offer(s), if any, are resolved, the Projects Committee makes a recommendation and presents it to the HLC for action.

5. Design Review Committee Report -- Mr. Ken Pursley

a. Charlotte Coliseum, 2700 E. Independence Boulevard, Charlotte, N.C.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED MATERIAL ALTERATION OF THE CHARLOTTE COLISEUM, 2700 EAST INDEPENDENCE BOULEVARD, CHARLOTTE, N.C., AS DESCRIBED IN CERTIFICATE OF APPROPRIATENESS APPLICATION NUMBER 16-46 WITH THE FOLLOWING STIPULATION: 1) THAT THE BLUE-GLAZED BLOCKS REMOVED FROM THE BUILDING BE SAVED AND STORED IN A SECURE PLACE ON SITE. THE COMMISSION VOTED UNANIMOUSLY TO OPPOSE THE MOTION.

Members of the Commission expressed concern about the prominence of the placement of the proposed addition, especially viewed from Independence Boulevard. A consensus emerged that alternative configurations of the proposed addition should be explored.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION REFER THE ISSUE OF THE PROPOSED ADDITION TO THE CHARLOTTE COLISEUM, 2700 E. INDEPENDENCE BOULEVARD, CHARLOTTE, N.C., TO THE DESIGN REVIEW COMMITTEE FOR FURTHER STUDY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Sloan- Porter House, 10124 Walkers Ferry Road, Charlotte, N.C.

The applicant is proposing renovations to the interior and an addition to the exterior. This is a Certificate of Appropriateness Application for consideration by the full Commission. The Design Review Committee did review the proposed changes conceptually at its June meeting.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE PLANS AS SHOWN IN THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE SLOAN-

PORTER HOUSE, 10124 WALKERS FERRY ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Revisions to Charlotte Fire Station # 4, 420 W. 5th Street, Charlotte, N.C.

The applicant is proposing several changes to the previously issued COA (issued in May 2016) for material alterations to the interior and exterior of the building in order to convert it into a restaurant. These are revised plans for a previously issued Certificate of Appropriateness. Changes were made to meet requirements of the State Historic Preservation Office.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE PLANS AS REVISED FOR CHARLOTTE FIRE STATION NUMBER 4, 420 WEST 5TH STREET, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

6. Survey Committee Report: Mr. Larken Egleston

Mr. Egleston reported that the Survey Committee did not meet.

7. Treasurer's Report: Mr. Joe Elliott

Mr. Elliott distributed the monthly Treasurer's Report and explained its contents.

8. Old Business.

There was no old business.

9. New Business.

Mr. Haynes explained that a group is interested in placing a railroad museum in the Thrift Piedmont and Northern Depot. Dr. Morrill explained that the depot was under the administration of the North Carolina Department of Transportation which is seeking a tenant for the building.

Mr. Shurley made note of the large addition which will be constructed at the Charlotte Federal Courthouse. Dr. Morrill stated that the building is not a designated historic landmark. It is listed in the National Register of Historic Places.

Mr. Norman welcomed the new members to the Commission. All members introduced themselves.

The Commission adjourned at 8:05 pm.