

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
June 13, 2016
Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:00 p.m. – 8:30 p.m.**

Minutes

Present:

**Mr. Nathan Clark/ County
Mr. Joe Elliott/City/ HLC Treasurer
Mr. David Erdman/Mayor, Present by Telephone
Ms. Laura Hoover/County
Ms. Paula Lester/County, HLC Chair
Mr. Mark H. Miller/County
Mr. Len Norman/City, HLC Projects Chair
Mr. Kenneth Pursley/County, Design Review Com. Chair
Mr. John Shurley/County, HLC Vice-Chair
Ms. Jill Walker/Mayor/HLC Secretary, Survey Com. 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. Peter Wasmer, HLC Projects Manager
Mr. Sandy Carnegie, HLC Lawyer, Present by Telephone**

Absent:

**Mr. Larken Egleston/City
Ms. Sy'Donia Williams/City**

Vistors:

**Mr. Larry Lester
Mr. Cameron Selby, John B. Ross Mill
Ms. Autumn Michael, Barnhardt-Cramer House
Mr. Brian Hines, Walkers Barbershop
Ms. Paula Pridgen, Airplane Bungalow**

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE MINUTES FOR THE MAY 9, 2016, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE MINUTES FOR THE MAY 9, 2016, CLOSED SESSION MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN ABSTAINING IN THE VOTE.

2. Chair's Report: Ms. Paula Lester

Ms. Lester welcomed everyone to the meeting.

Ms. Lester reported that the HLC terms for her and for Mr. Erdman, and Ms. Walker would expire July 2016.

Ms. Lester 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.

Ms. Lester reminded the Commissioners that the Historic Landmarks Commission does not meet in July.

3. Presentation of Appreciation Plaques to David Erdman, Paula Lester, Jill Walker.

Mr. Shurley presented the Plaque of Appreciation to Ms. Paula Lester for her seven years of service on the Historic Landmarks Commission, including her service as HLC Chair. Ms. Lester expressed her appreciation to the members of the Historic Landmarks Commission and thanked the HLC Staff for its commitment to the work of the Commission. The Commission applauded Ms. Lester for the many hours of time, interest, support, enthusiasm, energy, expertise and commitment she has devoted to the HLC.

Ms. Lester presented Plaques of Appreciation to Mr. Erdman and to Ms. Walker and thanked them for their contributions of energy, expertise, time,

support, interest and commitment to the work of the Historic Landmarks Commission. Mr. Erdman and Ms. Walker thanked the Commission for its expressions of appreciation. The Commission applauded them.

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

Dr. Morrill reported the following information:

- 1) Edward Rozzel House. 11647 Old Rozzells Ferry Road, Charlotte, N.C. A prospective buyer has submitted an offer to purchase the Edward M. Rozzel House. This will be discussed under the Projects Committee Report.**
- 2) Delburg Cotton Mill House. 303 Delburg St., Davidson, N.C. The Assets and Facilities Management Department has completed its review of the plans, which will soon be put out for bid.**
- 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.**
- 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. Meetings will occur in the fall to consider best uses of the bus.**
- 5) Outen Pottery, 430 Jefferson St., Matthews, N.C. The Commission will consider a prospective sale of the Outen Pottery to the Town of Matthews. This will be discussed under the Projects Committee Report. The Town Manager has included funds in his recommended budget to purchase the property.**
- 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 (NCDOT) has moved the depot to land purchased by NCDOT. The State continues to refurbish the building.

9) Discussions are occurring regularly with County officials about project management.

10) Walters Barbershop, 114 Main Street, Huntersville, N.C. Staff is processing the property for historic landmark designation. A public hearing has occurred. The Town is prepared to vote before the Commission closes on the property. The Commission has received offers to purchase the building. The Commission will consider this matter in open session. There has been an issue with the survey of the property. HLC Attorney Carnegie has secured an additional 120 days of due diligence.

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.

12) Atherton Cotton Mill House. 2005 Cleveland Ave., Charlotte, N.C. The Commission will consider purchase of the property later on the agenda in closed session. The Commission has completed its due diligence on the property.

13) The County Manager's Budget recommendation does not include replenishment money for the revolving fund.

14) Consideration of the Prospective Purchase of the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C. The owner has approached the Commission to consider alternatives for the VanLandingham Estate. The owner believes that economic considerations will require him to move or demolish the house. He has potential buyers. The Planning Staff has informed this office that existing zoning does not allow the owner to move or demolish the house. The owner would sell the Estate to the Commission for \$5.125 million. If the Commission wishes to consider purchase, it will have to do so in closed session.

15) Consideration of the Prospective Purchase of the Barnhardt-Cramer House, 2377 County Club Lane, Charlotte, N.C. Preservation North Carolina is seeking to develop a preservation strategy with the owner, who intends to build several houses on the property. If the owner is agreeable, the Commission might be asked

to purchase the house and some portion of land. The first step would be for the Commission to authorize the preparation of a Survey and Research Report. The house will have to be designated as a historic landmark before the Commission could close on the property.

16)) HLC Attorney Contract. The HLC Attorney's Contract will be considered for renewal in the Fall. Mr. Carnegie has stated that he will need to attend Commission meetings by telephone because of challenges he faces in driving from Davidson. Mr. Carnegie has stated his interest in continuing to work with the Commission. However, he understands if the Commission believes that its attorney should be physically present for meetings. A general consensus emerged that Mr. Carnegie is providing excellent legal services and that his attendance by telephone is working well.

5. Design Review Committee -- Mr. Ken Pursley

a. Application for a Certificate of Appropriateness for Holly Bend, 3701 Neck Road, Huntersville, N.C.

Staff described the proposed alterations to Holly Bend.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT GIVE CONCEPTUAL APPROVAL FOR THE PROPOSED MATERIAL ALTERATIONS TO HOLLY BEND, 3701 NECK ROAD, HUNTERSVILLE, N.C., WITH THE EXCEPTION THAT THE BATHROOM/WARMING KITCHEN ACCESSORY BUILDING: 1) HAVE A LESS CONSPICUOUS ROOF PROFILE, 2) THAT THE EXTERIOR COLOR BE EARTH TONE, AND 3) THAT A LANDSCAPING PLAN BE DEVELOPED FOR THE BUILDING. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Application for a Certificate of Appropriateness for the John B. Ross Mill, 1000 N.C. Music Factory Blvd., Charlotte, N.C.

Staff described the proposed alterations to the John B. Ross Mill.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ISSUE A CERTIFICATE OF APPROPRIATENESS FOR MATERIAL ALTERATIONS TO THE JOHN B. ROSS MILL, 1000 N.C. MUSIC FACTORY BLVD., CHARLOTTE, N.C., FOR THE PROPOSED PROJECT AS DEPICTED ON THE PLANS PRESENTED TO THE COMMITTEE AT ITS MEETING ON MAY 25, 2016, WITH THE EXCEPTION OF THE

EXTERIOR ENTRANCE FEATURES. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION WITH MR. SHURLEY RECUSING HIMSELF FROM THE VOTE.

6. Survey Committee Report -- Ms. Jill Walker.

a. Consideration of Survey and Research Report on the the Dilworth Airplane Bungalow, 2144 Park Road, Charlotte, N.C.

At its meeting on May 9, 2016, the Commission approved a motion to delay its consideration of whether to recommend the Dilworth Airplane Bungalow for historic landmark designation until the Survey and Research Report was in suitable form. Staff judged that the Survey and Rearch Report was now in suitable form.

MS. WALKER PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT IT DESIGNATE THE DILWORTH AIRPLANE BUNGALOW (INCLUDING THE INTERIOR AND EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL) AT 2144 PARK ROAD, CHARLOTTE, NORTH CAROLINA, A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Consideration of Survey and Research Report on the Midwood Elementary School, 1817 Central Avenue, Charlotte, N.C.

At its meeting on May 9, 2016, the Commission approved a motion to delay its vote on the prospective historic landmark designation of the Midwood Elementary School until the June HLC meeting to allow the owner of the property, Charlotte Mecklenburg Schools, time to consider fully its attitude regarding the prospective designation. Staff reported that the owner has notified the HLC that it neither supports nor opposes the prospective designation.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT IT DESIGNATE THE MIDWOOD ELEMENTARY SCHOOL (INCLUDING THE INTERIOR AND EXTERIOR OF ALL BUILDINGS AND THE ENTIRE TAX PARCEL) AT 1817 CENTRAL AVENUE, CHARLOTTE, NORTH CAROLINA, A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Projects Committee Report -- Mr. Len Norman

a. Consideration of the Purchase of the Barnhardt-Cramer House, 2733 County Club Lane, Charlotte, N.C.

Ms. Autumn Michael, representing Preservation North Carolina (PNC), stated that PNC has contacted the owner of the approximately 15 acres on which the Barnhardt-Cramer House is located. The owner intends to place multiple houses on the property and initially planned to demolish the Barnhardt-Cramer House. PNC has contacted the owner, who has expressed a willingness to consider saving the house with some amount of land. The owner will contact PNC in the near future about a price. The possibility exists that the HLC will purchase the house and some amount of land for resale. The initial step in this process is to prepare a Survey and Research Report, because the house must be a designated historic landmark if the Commission decides to purchase it.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION PREPARE A SURVEY AND RESEARCH REPORT ON THE BARNHARDT-CRAMER HOUSE, 2733 COUNTRY CLUB LANE. CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Consideration of the Purchase of the VanLandingham Estate, 2010 THE PLAZA, CHARLOTTE, N.C.

Staff explained that the owner of the estate has determined that for economic reasons he must sell the property, which will mean that the house will have to be moved or demolished. Staff has met with the owner and his representative to discuss possible preservation strategies, which might involve the HLC purchasing the house. Staff explained that the Planning Department of the City of Charlotte has determined that the house can neither be demolished nor moved without a rezoning of the property, which can only be considered by the Planning Commission on or after September 2017. A consensus emerged among the members of the HLC that no action needs to be taken with regard to the VanLandingham Estate at this time. Staff stated that it would keep the HLC advised.

c. Prospective Sale of the Outen Pottery, 430 Jefferson St., Matthews, N.C.

Staff explained that the Town of Matthews will approve its budget this month. The budget contains a purchase price of \$300,452 for the Outen Pottery, which constitutes a full reimbursement of all expenses paid by the Historic Landmarks Commission during its ownership of the property.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE HISTORIC LANDMARKS COMMISSION SELL THE OUTEN POTTERY, 430 JEFFERSON STREET, MATTHEWS, N.C. TO THE TOWN OF MATTHEWS FOR \$300,452 UNDER THE TERMS THAT THE TOWN OF MATTHEWS WILL PAY FOR THE PROPERTY IN FIVE ANNUAL PAYMENTS OF \$55,000 AND A FINAL PAYMENT OF \$25,452. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

d. PROSPECTIVE SALE OF THE RICHARD ROZZEL HOUSE, 11647 OLD ROZZELLES FERRY ROAD, CHARLOTTE, N.C.

The Commission examined the details of the offer, which contains a purchase price of \$270,000, Earnest money of \$2500, 100 percent Seller Financing with a 5-year balloon note, closing before obtaining rezoning, and a commitment that the HLC purchase the property at full purchase price if rezoning is not obtained, plus other provisions. The general consensus was that the Commission not approve the offer.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE HLC REJECT THE OFFER PRESENTED BY JOHN LINDSLEY TO PURCHASE THE RICHARD ROZZEL PROPERTY, INCLUDING THE FAA LAND YET TO BE ACQUIRED, AT 11647 OLD ROZZELLES FERRY ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commission assumes that the purchase of the FAA property contiguous to the Richard Rozzel Property will add value to the site.

Mr. SHURLEY PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION SECURE AN APPRAISAL ON THE RICHARD ROZZEL PROPERTY ONCE THE HLC HAS PURCHASED THE ADJOINING PROPERTY OWNED BY THE F.A.A. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

e. Prospective sale of the Walters Barbershop, 112-114 South Main Street, Huntersville, N.C.

Staff explained that it has received three offers to purchase the Walters Barbershop.

- 1) Visuro LLC -- \$145,000.**
- 2) LenoxLand -- \$156,000.**

3) Brookstone Properties -- \$157,000.

There was a consensus that the Commission would not discuss the offer from Visuro LLC, because it is not competitive.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO SEEK ADVICE FROM THE HLC ATTORNEY. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Special Note: In Closed Session Commission received information regarding the amount of money it has spent on the subject property.

Mr. Norman explained that the Executive Committee had discussed the prospective sale and had decided to recommend that Lenoxland and Brookstone Properties be asked to submit their highest and best offers.

Mr. Miller stated that he believed the Commission should set a target price for the property and that, if the target price was not met, the Commission should secure a realtor and expose the property to the market. Mr. Brian Hines of LenoxLand stated what he intended to do with the property and explained his commitment to the betterment of the Town of Huntersville.

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION SET A TARGET OF \$180,000 FOR WALTERS BARBERSHOP, 112-114 SOUTH MAIN STREET, HUNTERSVILLE, N.C. IN "AS IS" CONDITION. THE MOTION FAILED WITH THE FOLLOWING VOTE: FAVOR: CLARK, ERDMAN,PURSLEY. OPPOSE: ELLIOTT, HOOVER, LESTER, MILLER, NORMAN, SHURLEY, AND WALKER.

MR. MILLER PRESENTED A MOTION SECONDED BY MS. WALKER THAT THE HISTORIC LANDMARKS COMMISSION SET A TARGET OF \$170,000 FOR WALTERS BARBERSHOP, 112-114 SOUTH MAIN STREET, HUNTERSVILLE, N.C. IN "AS IS" CONDITION. THE MOTION WAS APPROVED WITH THE FOLLOWING VOTE: FAVOR: ELLIOTT, HOOVER, LESTER, MILLER, NORMAN, SHURLEY, AND WALKER. OPPOSE: CLARK, ERDMAN,PURSLEY.

f. Prospective Purchase of the Atherton Cotton Mill House, 2005 Cleveland Avenue, Charlotte, N.C.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS THE PROSPECTIVE PURCHASE OF THE ATHERTON COTTON MILL HOUSE, 2005 CLEVELAND AVENUE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Special Note: In Executive Session the Commission approved a purchase offer for the Atherton Cotton Mill House, 2005 Cleveland Avenue, Charlotte, N.C.

8. Treasurer's Report: Mr. Joe Elliott

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

9. Nominating Committee Report: Mr. Ken Pursley

Mr. Pursley reported that the Committee is nominating the following slate of officers:

Chair: Len Norman

Vice Chair: John Shurley

Secretary: Larken Egleston

Treasurer: Joe Elliott

MR. ERDMAN PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION CLOSE NOMINATIONS AND ELECT THE SLATE OF OFFICERS AS PRESENTED BY ACCLAMATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

10. Old Business.

There was no old business.

11. New Business.

Mr. Miller expressed concern about the fact that State Law requires the Commission to consider the prospective sale of property in open session. Staff explained that it had already raised this issue with County staff but that it would bring the issue to the County's attention again.

The Commission adjourned at 8:30 pm.