

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
September 12, 2016
Location: 2100 Randolph Road, Charlotte, N. C.
Time: 6:00 p.m. – 7:40 p.m.**

Present:

**Ms. Joy E. Bunch/ Mayor
Mr. Nathan Clark/ County
Mr. Larken Egleston/City/HLC Secretary/Survey Com. Chair
Mr. Joe Elliott/City/ HLC Treasurer
Ms. Penny Higdon/ County
Ms. Laura Hoover/County
Mr. Mark H. Miller/County
Mr. Len Norman/City, HLC Chair
Mr. Jeffrey Parsons/ Mayor
Mr. Kenneth Pursley/ County, Design Review 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. Jay Rhodes, County AFM Department**

Absent:

**Mr. John Shurley/ County, HLC Vice-Chair/Projects Com. Chair
Ms. Sy'donia Williams/ City**

Visitors:

**Mr. Brian Jenest, Beaver Dam
Mr. Greg Perry, Beaver Dam**

1. Consideration of Minutes

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. CLARK THAT
THE MINUTES FOR THE AUGUST 8, 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. PARSONS THAT THE CLOSED SESSION MINUTES FOR THE AUGUST 8, 2016, 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 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 closing on the property formerly owned by the F.A.A. has occurred. The Projects Committee will be making a recommendation on a marketing strategy for the property.

2) Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C. The Projects Committee will be making a recommendation on a marketing strategy for the property. Staff has contacted realtor Mr. Eric Gamble, who has visited the site. He will serve as the realtor if the Commission votes to move ahead with offering the house for sale.

3) Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C. Staff continues to meet with prospective buyers of the property. One buyer is ready to make an offer once the cost of environmental cleanup of the buildings is determined. Bids for the environmental cleanup will be opened on September 23rd.

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 in the near future. Staff is securing estimates for the air conditioning. Meetings will occur to consider best uses of the bus.

5) Outen Pottery, 403 Jefferson St., Matthews, N.C. The closing on the Outen Pottery has occurred, and the Town of Matthews has submitted its initial payment. Congratulations to everybody on this significant preservation victory.

6) Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C. The contract with the Adams Group to conduct a study of the Phillips House and Morris Barn has been terminated. One of the principals has expressed an interest in submitting an offer to purchase the property when the property is offered for sale. Staff is coordinating the securing of another consultant to assist with studying the property.

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 and to seek a tenant.

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. The buyer is in his 60-day examination period. Earnest money has been deposited. Staff anticipates that the closing will occur as scheduled.

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) 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.

13) Morgan School. Staff has received a report produced by a Mandatory Referral Meeting on September 7th. The report confirms that CMS plans to place the Morgan School in the Cherry Neighborhood up for sale. Today Staff received notice of a meeting of the Planning Committee that will occur on September 20th at 5:00 p.m. The purpose of the meeting will be to discuss a Planning Staff recommendation that the County acquire the Morgan School, pass title to the HLC, and direct the HLC to work with prospective buyers to develop the property and retaining the Morgan School.

14) Consideration of the Prospective Purchase of the Charles Barnhardt House, 2733 County Club Lane, Charlotte, N.C. Staff has submitted the offer to purchase approved by the Commission, and the owner has responded. Staff has met with the owner of the property to discuss preservation strategies. Staff has initiated due diligence, including obtaining estimates for the refurbishment of the house and grounds. The City is allowing the owner to construct a pedestrian walkway on the property instead of requiring a connector street. This means that the Commission will be able to accomplish its purposes through the purchase of four lots. The owner has locked and boarded the exterior doors to the house, and Preservation North Carolina has arranged for the installation of a security system. Negotiations with the owner continue.

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

16) The Commission continues to work on updating the Commission's website. Ms. Dominick will report on the progress.

4. Public Hearing on the prospective listing of Charlotte Fire Station #4, 420 W. Fifth Street, Charlotte, in the National Register of Historic Places.

Staff explained that the Commission, as a Certified Local Government, has the responsibility to comment on whether properties in Mecklenburg County

proposed for listing in the National Register of Historic Places meet the required criteria for such listing. Staff stated its belief that Charlotte Fire Station #4 does meet the criteria for listing in the National Register of Historic Places. The Commission is required to hold a public hearing to receive public comment.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE COMMISSION OPEN A PUBLIC HEARING FOR PURPOSES OF RECEIVING PUBLIC COMMENT ON WHETHER CHARLOTTE FIRE STATION # 4, 420 W. FIFTH ST., CHARLOTTE, N.C., MEETS THE CRITERIA FOR BEING LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

Nobody appeared to speak.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE COMMISSION CLOSE A PUBLIC HEARING FOR PURPOSES OF RECEIVING PUBLIC COMMENT ON WHETHER CHARLOTTE FIRE STATION # 4, 420 W. FIFTH ST., CHARLOTTE, N.C., MEETS THE CRITERIA FOR BEING LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE HISTORIC LANDMARK COMMISSION AFFIRM THAT IT JUDGES THAT CHARLOTTE FIRE STATION #4, 420 W. FIFTH ST., CHARLOTTE, N.C., MEETS THE CRITERIA FOR BEING LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report -- Mr. Len Norman

a. Recommended Marketing Strategy for the Edward M. Rozzel Farm, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C.

Staff presented conceptual plans of how the property might be developed.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HLC PRODUCE A REPORT ON THE 6.2 ACRES, CONSTITUTING THE EDWARD M. ROZZEL FARM, 11647 ROZZELLES FERRY ROAD, CHARLOTTE, N.C., USING AN R.F.P. FORMAT, HIGHLIGHTING THE DEVELOPMENT POTENTIAL OF THE PROPERTY, THE POTENTIAL TAX CREDITS, HOW DEVELOPMENT WOULD BE REVIEWED BY THE HLC, AND ANY RESTRICTIONS THE HLC WISHES TO IMPOSE. THE COMMISSION

UNANIMOUSLY APPROVED THE MOTION.

b. Recommended Marketing Strategy for the Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C.

Staff explained that restoring the house and offering it for sale would cause the Commission to lose considerable money. Therefore, Staff recommended that the house be offered for sale "as is" Dr. Morrill stated that Mr. Eric Gamble would be the realtor.

THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE HLC PLACE THE DELBURG COTTON MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C., ON THE MARKET "AS IS." THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

c. Discussion of Prospective Purchase of the Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte, N.C. This item was discussed in closed session.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS THE PROSPECTIVE PURCHASE OF THE CHARLES E. BARNHARDT HOUSE, 2737 COUNTRY CLUB LANE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: In closed session the Commission voted to continue negotiations with the owner of the Charles E. Barnhardt House, 2733 County Club Lane, Charlotte, N.C., and to secure an appraisal for the subject property.

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

a. Conceptual plan for development of a portion of Beaver Dam, Davidson-Concord Road, Davidson, N.C. Staff explained that the applicant is proposing residential development on a portion of the historic landmark.

Staff explained the proposed changes to the historic landmark.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT GIVE CONCEPTUAL APPROVAL TO THE PROPOSED PLAN AS PRESENTED FOR THE DEVELOPMENT OF A PORTION OF THE BEAVER DAM HISTORIC LANDMARK, LOCATED ON THE DAVIDSON-CONCORD ROAD, DAVIDSON, N.C., BUT WITH THE FOLLOWING EXCEPTIONS: 1) THE NUMBER OF NEW TOWNHOUSES SHALL BE 24, NOT 25, 2) THAT THE ONE TOWNHOUSE TO BE REMOVED SHALL BE THE TOWNHOUSE CLOSEST TO THE DAVIDSON-CONCORD ROAD AND THAT THE BUFFER BETWEEN THE DAVIDSON-CONCORD ROAD AND THE REMAINING TOWNHOUSES BE ENLARGED ACCORDINGLY 3) THAT THE PROPOSED NATURAL BUFFER BETWEEN THE PROPOSED ROADWAY TO THE SOUTH OF THE TOWNHOUSES BE WIDER, UNDULATED, AND CONTAIN SOME HARDWOODS, AND 4) THAT THE FRONT FACADES OF THE 24 TOWNHOUSES BE EARTH TONE IN COLOR. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

b. Certificate of Appropriateness application for the Craig House, 900 Ardsley Road, Charlotte. The applicant is proposing interior modifications and to add a dormer to the rear of the existing detached garage.

Staff explained the proposed changes to the historic landmark.

THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS APPROVING THE MATERIAL ALTERATIONS AS PRESENTED TO THE CRAIG HOUSE, LOCATED AT 900 ARDSLEY ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

7. Survey Committee Report: Mr. Larken Egleston

a. Consideration of Survey and Research Report for the Barnhardt House, 2733 Country Club Lane, Charlotte, N.C.

Staff reviewed the Survey and Research Report on the property and explained why Staff believes that the Charles E. Barnhardt House meets the criteria for special significance set forth in State law.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT THE CHARLES E. BARNHARDT HOUSE, 2733 COUNTRY CLUB LANE, CHARLOTTE, N.C., BE DESIGNATED AS A HISTORIC LANDMARK (INCLUDING THE INTERIOR OF THE HOUSE, THE EXTERIOR OF THE HOUSE, AND THE FOUR LOTS

ASSOCIATED THEREWITH) AND THAT THE COMMISSION SUBMIT ITS RECOMMENDATION TO THE STATE HISTORIC PRESERVATION OFFICE FOR COMMENT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Staff explained that the subject property would only be designated as a historic landmark if the HLC completes the purchase of the property.

8. Treasurer's Report --Mr. Joe Elliott

Mr. Elliott distributed the monthly Treasurer's Report and reviewed its contents. Dr. Morrill explained that funds encumbered for the Outen Pottery should be removed from the report. Also, the initial payment for the Outen Pottery was received after the report was prepared.

9. Old Business. There was no old business.

10. New Business. Dr. Morrill explained that two members of the Commission must attend annually a preservation workshop as a requirement of the Certified Local Government Program. Preservation North Carolina is holding its annual convention in Greensboro on September 28-30, 2016. He stated that he would work with the County to have the cost of attendance paid for any Commissioner who wanted to attend.

The meeting adjourned at 7:40 p.m.