

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
February 13, 2017  
Location: 2100 Randolph Road, Charlotte, N. C.  
Time: 6:00 p.m. – 7:15 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  
Mr. Mark H. Miller/County  
Mr. Len Norman/City, HLC Chair  
Mr. Jeffrey Parsons/ Mayor  
Mr. Kenneth Pursley/ County, Design Review Com. Chair  
Mr. Jonathan Schulz, City  
Mr. John Shurley/ County, HLC Vice-Chair/Projects Com. Chair  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Preservation Planner  
Ms. Mary Lynn Morrill, HLC Recording Consultant  
Mr. Sandy Carnegie (by telephone)**

**Absent:**

**Ms. Laura Hoover/County**

**Visitors:**

**Mr. Ted Alexander, Charles E. Barnhardt House  
Ms. Deborah Triplett, Charles E. Barnhardt House**

**1. Consideration of Minutes**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE JANUARY 9, 2017, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE MINUTES FOR THE JANUARY 13, 2017, SPECIAL CALLED 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 attendance records restarted in January. All Commissioners should check their attendance records to be aware of the attendance requirements for the Historic Landmarks Commission and its constituent bodies.**

**Mr. Norman reported that the Executive Committee had met and made recommendations regarding the travel policy of the HLC and the renewal of the Consulting Director's contract. These recommendations will be presented to the Commission at its meeting on March 13th.**

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

**Dr. Morrill reported the following information:**

**1. Edward Rozzel House. 11647 Old Rozzelles Ferry Road, Charlotte, N.C. Staff believes that the best approach to selling this property is to allow infill development. The Projects Committee will be presenting a recommendation regarding the Commission's entering into a contract with Cole Jenest & Stone to develop a marketing package for the property.**

**2. Delburg Cotton Mill House. 303 Delburg St., Davidson, N.C. The prospective buyer is performing due diligence and is requesting an adjustment of the sales price. The Projects Committee will be presenting a recommendation regarding the Commission's response to this request.**

**3. Torrence-Lytle School. 302 Holbrooks Road, Huntersville, N.C. The**

environmental cleanup of the buildings is underway and should be completed in approximately three months. The prospective buyers of the property are continuing to perform due diligence.

4. **General Motors New Style Bus 1074.** Staff continues to negotiate with CATS about a service and storage arrangement. Staff is working with Ron Tober to locate parts for the original air conditioning system.

5. **Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C.** Staff and Brian Jenest of Cole Jenest & Stone made a presentation to the Matthews Board of Commissioners in January. The purpose was to summarize the results of the two design workshops that the Commission held in Matthews last year. The Matthews Town Board is meeting tonight and is expected to decide what levels of development it will allow on the property. Staff will be working with the Projects Committee in discussing how the Commission should move forward with marketing the property.

6. **The James C. Dowd House, 2216 Monument Avenue, Charlotte, N.C.** Staff has met with County Park and Recreation officials to discuss possible methods for best assuring the long-term preservation of the property. Negotiations continue. Staff and members of the Commission recently toured the Dowd House and provided advice on how the house should be upfitted for the 100th anniversary celebration of the opening of Camp Greene that will occur in July 2017.

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. There has been no contact from the County about the need for changes to the State Enabling Legislation to allow the Commission to meet in closed session when discussing the sale of property. Staff awaits developments.

10. **Siloam Rosenwald School, John Adams Road, Charlotte, N.C.** Staff is working with the Charlotte Museum of History to develop a preservation strategy for the

property. Officials of the State Historic Preservation Office are also involved. Staff has asked Kay Peninger, president of the Charlotte Museum of History, to obtain an estimate of the cost of moving the building to the grounds of the Charlotte Museum of History.

11. **Streetcar 85.** The Streetcar was moved on March 9, 2016, 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. Staff has contacted the Museum about the status of the streetcar. Staff anticipates that the Museum will need the generator and the cart in the Spring of 2017.

12. **Consideration of the Prospective Purchase of the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.** Staff contacted the owner, who reported that the property is under contract. The prospective buyer reportedly plans to pursue infill development and will preserve the house. The prospective buyer has not contacted the Commission.

13. **Morgan School.** Staff has talked with Pamela Wideman of the City. She reported that the City's appraisal of the property will be completed in March. The Cherry Neighborhood Association supports affordable housing on the property but wants the school building to be preserved. Staff anticipates that it will not have to purchase the property to assure the preservation of the Morgan School.

14. **Consideration of the Prospective Purchase of the Charles Barnhardt House, 2733 County Club Lane, Charlotte, N.C.** The Projects Committee will have a recommendation regarding the prospective purchase of the Charles E. Barnhardt House. If the Commission decides to move forward, here are the upcoming key dates: February 21st, Board of County Commissioners will vote on whether to recognize the funds to purchase; March 20th, Charlotte City Council will vote on whether to designate the property a historic landmark.

15. **Atherton Cotton Mill House, 2005 Cleveland Avenue, Charlotte.** The property is under contract to a new buyer. The prospective buyer has not contacted the Commission.

16. Staff is considering how the acquisition of real estate options might be used as a preservation tool by the Commission, thereby increasing the number of properties preserved.

#### **4.. Projects Committee Report -- John Shurley**

**a. Prospective Purchase Of The Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte, N.C.**

**Deborah Triplett, a visitor, spoke to the Commission about her support for the preservation of the Charles E. Barnhardt House.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO CONSIDER THE PROSPECTIVE PURCHASE OF REAL ESTATE.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION.**

**Note: In Closed Session the Historic Landmarks Commission voted to pursue the purchase of the Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte, N.C.**

**b. Prospective Sale of the Delburg Mill House, 303 Delburg Street, Davidson, N.C.**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT OFFER TO REDUCE THE SALES PRICE OF THE DELBURG MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C. BY \$5000, AND THAT, IF THE PROSPECTIVE BUYER REFUSES THIS OFFER, THE COMMISSION LIST THE PROPERTY WITH ERIC GAMBLE, REALTOR, AND THAT THE INITIAL ASKING PRICE FOR THE PROPERTY BE \$175,000. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**c. Marketing Of The Edward M. Rozzel Farm, 11647 Old Rozzelles Ferry Road, Charlotte, N.C.**

**THE PROJECTS COMMITTEE PRESENTED A SECONDED MOTION TO RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE A CONTRACT WITH COLE JENEST & STONE TO PREPARE FOR A FEE OF \$1800 A MARKETING PACKAGE FOR THE EDWARD M. ROZZEL FARM, 11647 OLD ROZZELLS FERRY ROAD, WHICH SHALL INCLUDE A SCHEMATIC SITE PLAN FOR INFILL DEVELOPMENT ON THE PROPERTY AND AN EXPLANATION OF THE ZONING REGULATIONS AND OTHER RESTRICTIONS ON FUTURE DEVELOPMENT OF THE**

**PROPERTY. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

## **5. Design Review Committee Report -- Ken Pursley.**

**Mr. Pursley reported that no Applications for Certificates of Appropriateness have been received. Therefore, the Design Review Committee has not met since the January meeting. The Design Review Committee will not meet in March.**

## **6. Survey Committee Report -- Larken Egleston**

**Mr. Clark, Survey Committee Vice Chair, reported that staff has prepared a Survey and Research Report on the Red Front Department Store Building at 1125 Belmont Ave., Charlotte, N.C.**

**Dr. Morrill and Mr. Gray reviewed the Survey and Research Report, which described the building and set forth the reasons the property meets the criteria of special significance required for historic landmark designation.**

**MR. CLARK PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CHARLOTTE CITY COUNCIL THAT IT DESIGNATE THE RED FRONT DEPARTMENT STORE, 1125 BELMONT AVENUE, CHARLOTTE, N.C., (INCLUDING THE INTERIOR OF THE BUILDING, EXTERIOR OF THE BUILDING, AND THE ENTIRE TAX PARCEL ON WHICH THE BUILDING IS LOCATED) AS A HISTORIC LANDMARK AND RECOMMEND THAT THE HISTORIC LANDMARKS COMMISSION PERFORM ALL STATUTORY REQUIREMENTS OF DUE PROCESS PURSUANT THERETO. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **7. Treasurer's Report: Joe Elliott**

**Mr. Elliott and Staff presented and reviewed the Treasurer's Report.**

**8. Old Business: There was no old Business.**

**9. New Business:**

**Mr. Carnegie stated that he had been contacted by the press about the status of the prospective sale of the former Torrence Lytle School. Mr. Carnegie stated that he had reported that all parties were in due diligence.**

**Mr. Norman reported that he had been contacted by Steve Crump of WBTV about a forthcoming story about the Green Books that were published in the 20th century to give guidance to facilities open to African American patrons.**

**The Meeting adjourned at 7:15 p.m.**