

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Special Meeting  
January 13, 2017  
Location: 2100 Randolph Road, Charlotte, N. C.  
Time: 3:00 p.m. – 4:05 p.m.**

**Present:**

**Ms. Joy E. Bunch/ Mayor  
Mr. Nathan Clark/County (by telephone)  
Mr. Larken Egleston/City/HLC Secretary/Survey Com. Chair  
Mr. Joe Elliott/City/ HLC Treasurer  
Ms. Laura Hoover/County  
Mr. Mark H. Miller/County  
Mr. Len Norman/City, HLC Chair  
Mr. Jeffrey Parsons/ Mayor  
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. Penny Higdon/County  
Ken Pursley/County, Design Review Com. Chair**

**Visitors:**

**Jim Taylor, Phillips House & Morris Barn  
Caroline Naysmith, Phillips House & Morris Barn  
Donald Naysmith, Phillips House & Morris Barn  
Joy Greer, Phillips House & Morris Barn**

**Dr. Morrill opened the meeting by explaining that State Law mandates that the Commission can discuss the prospective sale of properties only in open session**

**1. Consideration of the Prospective Sale of the Phillips House and Morris Barn, 131 West Charles St., Charlotte, N.C.**

**Caroline Naysmith and Donald Naysmith have submitted an offer to purchase the Phillips House & Morris Barn. This transaction would be part of a 1031 Federal Income Tax Exchange. The prospective buyer must identify the property as a prospective purchase by January 16th. To identify the property, the Naysmiths do not have to be under contract but they must present the I.R.S. an estimate of the acquisition cost. Joy Greer, the Naysmith's daughter, stated that her family would occupy the house as a residence and would want to construct infill buildings so the property could be used as an events venue.**

**Jim Taylor, Mayor of Matthews, expressed his desire for the Commission to delay consideration of the Naysmith's offer until the Commission will have presented to the Matthews Board of Commissioners the findings of the two design workshops the HLC has held concerning development options for the property and until other interested parties will have had an opportunity to submit offers to purchase the Phillips House and Morris Barn.**

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE HISTORIC LANDMARKS COMMISSION, FOR PURPOSES OF TRANSPARENCY, COMPLETE THE PROCESS OF OBTAINING COMMUNITY INPUT AND GIVE OTHER PARTIES THE OPPORTUNITY TO SUBMIT OFFERS FOR THE PHILLIPS HOUSE AND MORRIS BARN, 131 WEST CHARLES ST., MATTHEWS, N.C. AND THAT THE OFFER IN HAND FROM THE NAYSMITHS BE INCLUDED IN THE OFFERS RECEIVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **2. Consideration of the Prospective Sale of the Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte, N.C.**

**Ms. Naysmith stated that she had toured the house and was most impressed. However, she was not submitting an offer because she was uncertain about the design of the new houses that will be built in the neighborhood.**

## **3. Old Business.**

**There was no old business.**

## **4. New Business:**

**Dr. Morrill stated that Caroline Naysmith had submitted an offer to purchase the Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C.**

**Ms. Naysmith stated that she was unaware that the Commission was under contract to sell the house.**

**The Commission stated that it would consider Ms. Naysmith's offer as a "back up" offer if the current contract did not close.**

**The Meeting adjourned at 4:05 p.m.**