

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
January 9, 2017  
Location: 2100 Randolph Road, Charlotte, N. C.  
Time: 6:00 p.m. – 7:35 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 (By telephone)  
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)**

**Visitors:**

**Cathy Buchhofer, Charlotte Coliseum  
Justin Bunch  
Sean Sullivan  
Monifa Hendrickson, Charlotte Coliseum  
Tyson Bates, Torrence Lytle School  
Miller Jordan, Charlotte Trolley**

## **1. Consideration of Minutes**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE MINUTES FOR THE DECEMBER 12, 2016, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE CLOSED SESSION MINUTES FOR THE DECEMBER 12, 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 Dr. Morrill anticipated that an offer might be forthcoming in the next few days for property owned by the HLC. The Committee agreed that the full Commission should hold a special meeting, if necessary, to consider any offers.

## **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 will be moving ahead with actively marketing the Edward Rozzel House. The Projects Committee will have a recommendation regarding this matter. Eric Gamble will be the realtor.**
- 2. Delburg Cotton Mill House. 303 Delburg St., Davidson, N.C. The prospective buyer is performing due diligence.**
- 3. Torrence-Lytle School. 302 Holbrooks Road, Huntersville, N.C. Staff continues to meet and negotiate with prospective buyers of the property. The environment cleanup of the building should begin in the very near future. The Projects Committee will have a recommendation regarding this matter.**
- 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. There are two parties that are interested in leasing the bus from the Commission.**
- 5. Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C. Staff will be working with Brian Jenest to schedule a presentation to the Matthews Town Board toward preparing development parameters for the property. This presentation is scheduled for January 23rd.**
- 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.**
- 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 will limit its involvement in this issue to advocacy.

**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. Staff has been notified that Charlotte Trolley will be disbanding. This means that the ownership of Streetcar Number One will revert to the Historic Landmarks Commission or another appropriate entity.

**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 did meet with a developer who might work with the City to adapt the property for work force housing. Negotiations with CMS and the City of Charlotte continue.

**14. Consideration of the Prospective Purchase of the Charles Barnhardt House, 2733 Country Club Lane, Charlotte, N.C.** The owner and the Commission have signed the contract to purchase. Due diligence is underway. Key dates: February 6th, Projects Committee will review results of due diligence and formulate recommendation to the HLC. February 13th, HLC will vote on whether to pursue purchase. 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. [Click here for photographs taken in 2002.](#) [Click here for photographs of the Barnhardt House.](#)

**15. Atherton Cotton Mill House, 2005 Cleveland Avenue, Charlotte.** The property is

under contract, but the prospective buyer has not yet submitted an Application for a Certificate of Appropriateness to demolish the building.

16. Staff has met with the owner of the Red Front Department Store (1902) at 1125 Belmont Avenue in Charlotte, N.C. The property is on the study list of prospective historic landmarks. The owner supports historic landmark designation. Staff will be working on a Survey and Research Report. The owner has the option to submit an application for a pre-zoning meeting with the Charlotte-Mecklenburg Planning Staff.

Dr. Morrill presented the 2016 Annual Report of the Historic Landmarks Commission's activities.

#### **4. Public Hearing on the Prospective Designation of the Sherrill-Robbins House (19726 Zion Avenue, Cornelius, N.C.) as a historic landmark.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. EGLESTON TO OPEN A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE SHERRILL-ROBBINS HOUSE (19726 ZION AVENUE, CORNELIUS, N.C.) AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

Nobody addressed the Commission.

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR SHURLEY TO CLOSE A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROSPECTIVE DESIGNATION OF THE SHERRILL-ROBBINS HOUSE (19726 ZION AVENUE, CORNELIUS, N.C.) AS A HISTORIC LANDMARK. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE HISTORIC LANDMARKS COMMISSION AFFIRM ITS RECOMMENDATION THAT THE SHERRILL-ROBBINS HOUSE (19726 ZION AVENUE, CORNELIUS, N.C.) BE PROCESSED FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

#### **5. Design Review Committee Report: Mr. Ken Pursley**

Mr. Pursley stated that the Committee did not schedule a meeting in December. Also, no applications for Certificates of Appropriateness have been received.

Mr. Gray stated that the City of Charlotte has brought illustrations of a proposed connector building between the Charlotte Coliseum and Ovens Auditorium and is asking that the members of the Commission express whatever strong opposition anyone might have to the construction of the aforesaid connector building. After viewing the plans, no member of the Commission stated that he or she had strong opposition.

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

Mr. Larken reported that the Survey Committee did not meet. Meetings of the Survey Committee will be scheduled as needed.

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

Mr. Elliott and Staff presented and reviewed the Treasurer's Report. Dr. Morrill said that Bryan Turner would be making adjustments to the balances in the report to reflect actual expenses and income.

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

a. the Projects Committee presented the following seconded motions regarding the Torrence Lytle School, 302 Holbrooks Road, Huntersville, N.C.:

**THE PROJECTS COMMITTEE PRESENTS A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION AMEND THE CONTRACT FOR THE SALE OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., TO ELIMINATE SECTION 20 OF SAID CONTRACT. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE PROJECTS COMMITTEE PRESENTS A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION AMEND SECTION 3-A OF THE CONTRACT FOR THE SALE OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. TO STIPULATE THAT THE BUYER'S DUE DILIGENCE PERIOD SHALL COMMENCE ON THE DATE THE CONTRACT IS EXECUTED AND SHALL END IN 120 DAYS OF SAID EXECUTION DATE OR THE DATE THE SELLER COMPLETES THE ASBESTOS REMEDIATION OF THE PROPERTY, WHICHEVER EVENT OCCURS LAST. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**THE PROJECTS COMMITTEE PRESENTS A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE CONTRACT AS AMENDED FOR THE SALE OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

b. the Projects Committee presented the following seconded motion regarding the Edward M. Rozzel Farm, 11647 Old Rozzelles Ferry Road, Charlotte, N.C.:

**THE PROJECTS COMMITTEE PRESENTS A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE A SALES PRICE OF \$299,000 FOR THE EDWARD M. ROZZEL FARM, 11647 OLD ROZZELLES FERRY ROAD,**

**CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Note: In closed session the Historic Landmarks Commission voted to submit an offer to purchase the Charles E. Barnhardt House, 2733 Country Club Lane, Charlotte, N.C.**

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

**10. New Business: Mr. Norman stated that he and Dr. Morrill had met with Miller Jordan and Jim Lockman, members of the board of Charlotte Trolley, Inc. Mr. Norman explained that Charlotte Trolley is asking that the Historic Landmarks Commission support the extension of Charlotte Trolley's lease of the Trolley Museum Building on Camden Road, so that Charlotte Trolley can remove its physical assets and archives from the Museum Building.**

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION DIRECT DR. MORRILL TO PARTICIPATE IN A MEETING WITH CITY OFFICIALS TO COMMUNICATE THE FOLLOWING: 1) THE HISTORIC LANDMARKS COMMISSION IS INTERESTED IN MAINTAINING FOR FUTURE USE IN MECKLENBURG COUNTY HISTORIC TROLLEY CARS AND INVENTORY OF PARTS, INCLUDING CARS 85 AND 1 THAT ARE CURRENTLY STORED AT THE NORTH CAROLINA TRANSPORTATION MUSEUM; 2) THE HISTORIC LANDMARKS COMMISSION AND CHARLOTTE TROLLEY ARE INTERESTED IN WORKING TOGETHER TO PROMOTE THE RETURN OF HISTORIC TROLLEY SERVICE TO MECKLENBURG COUNTY AND SEEK FUNDING FOR HISTORIC TROLLEY OPERATIONS AND FOR PRESERVATION OF HISTORIC PROPERTIES. IN ADDITION, DR. MORRILL WAS DIRECTED TO COMMUNICATE THE HISTORIC LANDMARKS COMMISSION'S SUPPORT FOR AN EXTENSION OF THE LEASE OF THE TROLLEY MUSEUM BUILDING ON CAMDEN ROAD TO ALLOW THE HISTORIC ARTIFACTS AND ARCHIVES IN THE TROLLEY MUSEUM TO BE REMOVED AND PRESERVED. DR. MORRILL WAS DIRECTED TO SEEK CLARIFICATION FROM THE CITY OF ITS PLANS FOR THE FUTURE OF THE MUSEUM BUILDING AND THE DISPOSITION OF WHATEVER FUNDS WOULD BE GENERATED BY THE SALE OF THE MUSEUM BUILDING. THE COMMISSION APPROVED THE MOTION WITH MR. ELLIOTT ABSTAINING IN THE VOTE.**

**The Meeting adjourned at 7:35 p.m.**