

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION**

March 13, 2017

Location: 2100 Randolph Road, Charlotte, N. C.

Time: 6:00 p.m. – 7:30 p.m.

Present:

Ms. Joy E. Bunch/ Mayor

Mr. Larken Egleston/City/HLC Secretary/Survey Com. Chair

Mr. Joe Elliott/City/ HLC Treasurer

Ms. Penny Higdon/County

Ms. Laura Hoover

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, Senior Preservation Planner

Ms. Mary Lynn Morrill, HLC Recording Consultant

Mr. Sandy Carnegie (by telephone)

Mr. Peter Wasmer, Mecklenburg County AFM Department

Absent:

Mr. Nathan Clark/County

Visitors:

Ms. Joy Greer, Phillips House and Morris Barn

Ms. Kay Peninger, Siloam Rosenwald School

1. Consideration of Minutes

MR. SHURLEY PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE MINUTES FOR THE FEBRUARY 13, 2017, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION APPROVED THE MOTION WITH MS. HOOVER ABSTAINING.

MR. PARSONS PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE MINUTES FOR THE FEBRUARY 13, 2017, CLOSED SESSION MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED WITH THE CHANGES THAT MS. HOOVER WAS NOT PRESENT AND MR. SCHULZ WAS PRESENT. THE COMMISSION APPROVED THE MOTION WITH MS. HOOVER ATSTAINING.

2. Chair's Report: Mr. Len Norman

Mr. Norman announced that the Nominating Committee will present a recommended slate of officers at the May meeting of the HLC, and the election of officers will occur at the June meeting. Mr. Norman stated that Mr. Pursley will serve as Chair and that Mr. Egleston and Mr. Elliott will serve as Nominating Committee members.

Mr. Norman announced that Ms. Elizabeth Stuart will begin her service as Administrative Assistant to the Commission on March 20th.

The terms of Commissioners Pursley(County) and Shurley(County) will end in July. They are not eligible for reappointment and will be greatly missed. Commissioners Clark(County), Egleston(City) and Norman(City) are eligible to renew their three year terms.

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

Ms. Kay Peninger and Ms. Joy Greer introduced themselves as visitors.

Dr. Morrill reported the following information:

1. Edward Rozzel House, 11647 Old Rozzelles Ferry Road, Charlotte, N.C. Mr. Brian Jenest of Cole Jenest & Stone is preparing a site plan for infill development. Upon its receipt, Staff will meet with Mr. Eric Gamble, who has a listing on the property, to prepare a marketing program for the property.

2. Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C. The prospective buyer has committed to purchase the property and has scheduled a closing for

sometime in April.

3. Torrence-Lytle School, 302 Holbrooks Road, Huntersville, N.C. The environmental cleanup of the buildings is underway and should be completed by May. The prospective buyers of the property are continuing to perform due diligence. They have until mid-May to make a decision. Mr. Peter Wasmer is also showing the property to other prospective buyers.

4. General Motors New Style Bus 1074. Staff is in contact with CATS to discuss arrangements for storing and servicing the bus.

5. Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C. Brian Jenest of Cole Jenest & Stone has completed his work on the property. Staff has a recommendation on the contents and scheduling of a Request For Proposals (RFP) from prospective buyers.

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. Dr. Morrill stated that he would contact the County about this issue.

10. Siloam Rosenwald School, John Adams Road, Charlotte, N.C. Staff continues to work with the Charlotte Museum of History to develop a preservation strategy for the property. Staff has asked Ms. 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.

Dr. Morrill asked Ms. Kay Peninger, President of the Charlotte Museum of History, to explain the efforts of the Museum to relocate the Siloam Rosenwald School. Dr. Morrill asked the Commission if it would entertain the prospect of seeking County approval for providing some funding toward this effort. The reaction of the Commission was positive.

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. Dr. Morrill reported that he and Mr. Norman had met with the County Manager to discuss the possibility of the Commission's receiving some portion of the money for its revolving fund that the County might receive from the City's purchase of the former Trolley Museum on Camden Road.

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 Ms. Pamela Wideman of the City. She reported that the City's appraisal of the property will be completed this month. 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 vote of City Council on historic landmark designation, originally scheduled for March 20th, has been postponed until after the recording of a plat on the property.

Dr. Morrill stated that the date of the City Council's vote to designate the Barnhardt House as a historic landmark must be postponed, because the developer has not yet produced a recordable plat of the property. The developer has stated that a plat will be produced by May 1, 2017. Staff recommends that the

due diligence period for the prospective purchase of the Charles E. Barnhardt House be extended until May 1, 2017.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE HISTORIC LANDMARKS COMMISSION EXTEND THE DUE DILIGENCE PERIOD FOR THE PROSPECTIVE PURCHASE OF THE CHARLES E. BARNHARDT HOUSE, 2733 COUNTRY CLUB LANE, CHARLOTTE, N.C. UNTIL MAY 1, 2017. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

The Commission asked that the County place a sign on the property indicating that the Commission is seeking to preserve the house. Mr. Wasmer stated that he would work on this.

15. 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.

16. The Excelsior Club. Staff met with the owner of the Excelsior Club to discuss possible preservation strategies for the property. Dr. Morrill explained that the Board of County Commissioners has directed the Historic Landmarks Commission to investigate preservation strategies for the Excelsior Club. Staff believes that the first step would be for the Commission to secure an appraisal on the property.

Mr. EGGLESTON PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE EXPENDITURE OF UP TO \$2500 TO SECURE AN APPRAISAL ON THE EXCELSIOR CLUB. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

17. Staff has developed, with Mr. Pursley's and Mr. Shurley's assistance, a procedure for soliciting and processing proposals from prospective buyers of the Phillips House and Morris Barn at 131 West Charles Street, Matthews, N.C.

Staff described the proposed timetable and the proposed contents of the Request For Proposals and the Design Parameters for the development of the Phillips House and Morris Barn. The Commissioners considered the issue at length.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE TIMETABLE AND THE CONTENTS OF THE REQUEST FOR PROPOSALS AND THE DESIGN PARAMETERS FOR THE DEVELOPMENT OF THE PHILLIPS HOUSE AND MORRIS BARN, 131 WEST CHARLES STREET, MATTHEWS, N. C., WITH THE FOLLOWING CHANGES: 1) THE

RECOMMENDATION OF THE SELECTION COMMITTEE (COMPOSED OF THE HLC DESIGN REVIEW COMMITTEE AND THE HLC PROJECTS COMMITTEE MEETING JOINTLY) SHALL BE PRESENTED AT THE MAY 8, 2017 MEETING OF THE HLC WITH THE UNDERSTANDING THAT THE HLC WILL HAVE AN OPPORTUNITY TO COUNTER ANY PROPOSALS; AND 2) THAT THE HLC WILL MAKE ITS FINAL RANKING OF THE PRIMARY AND ALTERNATE BUYER AT THE JUNE 12, 2017 MEETING OF THE HLC. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Members of the Commission suggested other venues for advertising the availability of the property. Other members stated that plans could be presented in a variety of electronic formats, not just DVDs.

4. Design Review Committee Report: Mr. 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 February. The Design Review Committee will meet March 29th.

5. Survey Committee Report: Mr. Larken Egleston

Mr. Egleston stated that the Survey Committee will meet on May 25, 2017.

6. Treasurer's Report: Mr. Joe Elliott

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

7. Projects Committee Report: Mr. John Shurley

Mr. John Shurley announced that the Projects Committee did not meet.

8. Executive Committee Meeting

The Commission will consider a proposed Commission Travel Policy at the April meeting.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. PARSONS THAT THE COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS PERSONNEL MATTERS. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

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

Note: In Closed Session the Commission approved a two-year contract with Dr. Dan L. Morrill as Consulting Director.

9. Old Business: There was no old Business.

10. New Business: There was no new Business.

The Meeting adjourned at 7:30 p.m.