

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Projects Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N. C.  
September 6, 2016  
Time: 9:00 - 10:20 a.m.**

**Present:**

**Mr. Larken Egleston  
Mr. Joe Elliott  
Mr. Len Norman/HLC Chair  
Mr. John Shurley, Projects Committee Chair/HLC Vice Chair  
Ms. Mary Dominick, HLC Administrative Assistant  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Preservation Planner  
Ms. Mary Lynn Morrill, HLC Recording Consultant  
Mr. Sandy Carnegie, HLC Attorney (by telephone)  
Mr. Peter Wasmer, Project Manager**

**Absent:**

**Mr. Mark H. Miller  
Mr. Jeffrey Parsons**

**1. Projects Committee Chair's Report: John Shurley**

**Mr. Shurley did not have a report.**

**2. HLC Chair's Report: Len Norman**

**Mr. Norman did not have a report.**

**3. Consulting Directors Report: Dan Morrill**

**Dr. Morrill stated that he, Mr. Shurley, and Mr. Norman will be meeting with Mr. John Howard, Administrator of the Charlotte Historic Districts Commission, to discuss how the Commission might assist with using its revolving fund to increase affordable housing by purchasing and selling properties in Historic Districts.**

**Dr. Morrill reviewed the factors the Commission takes into account when determining whether to undertake projects. They are: 1) historic and cultural significance, 2) level of endangerment, 3) economic viability.**

**4. Update on the Walters Barbershop. 112-114 South Main Street, Huntersville, N.C.**

**Dr. Morrill and HLC Attorney Carnegie reviewed the status of the property. The buyer is in a 60-day due diligence period and has deposited his earnest money.**

**5. Update on Charles E. Barnhardt House, 2733 County Club Lane, Charlotte, N.C.**

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS THE PROSPECTIVE PURCHASE OF THE CHARLES E. BARNHARDT HOUSE, 2733 COUNTY CLUB LANE, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE COMMITTEE RECONVENE IN OPEN SESSION.**

**Note: In Closed Session the Committee decided to schedule a meeting with the owner of the Charles E. Barnhardt House to discuss aspects of the contract.**

**6. Update on Streetcar 85.**

**Dr. Morrill reported that the Commission is obligated to pay for an electric generator and a cart to power Streetcar 85, which is now leased to the North Carolina Transportation Museum. The Museum has yet to provide specifications to the Commission for the equipment. Dr. Morrill also explained that the Lakewood Trolley Organization continues to pursue the establishment of a vintage trolley line along the Stewart Creek Greenway.**

**7. Update on the General Motors New Look Bus.**

**Dr. Morrill reported that the rebuilding of the engine has been completed but that estimates for the air conditioning are yet to be provided. Staff anticipates that it will need to ask the Commission to authorize the expenditure of additional money to pay for the air conditioning, because the amount authorized by the Commission for the bus is almost depleted.**

**8. Updates on the Phillips House and Morris Barn. 131 W. Charles St., Matthews, N.C.**

**Dr. Morrill explained that the Adams Group is no longer studying the property, because one of the principals wants to submit an offer to purchase the property when it becomes available. Staff has obtained the agreement of Brian Jenest to assist the Commission in soliciting community input into development options for the property.**

**9. Discussion of a Marketing Strategy for the Edward M. Rozzel Farm, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C.**

**Staff reported that the Commission has closed on the 1.4 acres formerly owned by the F.A.A. Staff has been putting together development scenarios which will not require a rezoning. Staff stated that it was recommending that a marketing package be developed to present to prospective buyers that would adhere to R.F.P. guidelines of the County but would not constitute a formal R.F.P.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE COMMITTEE 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 A 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 COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**10. Discussion of a Marketing Strategy for the Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C.**

Staff explained that the economic viability of the prospective rehabilitation of the house is questionable. Investment to date: \$150,000. Estimated renovation costs: \$250,000. Estimate income from sale: \$220,000 - \$250,000. Based on these figures, Staff is recommending that the property be sold "as is."

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. EGLESTON THAT THE COMMITTEE 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 COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

Staff will select a realtor and will report the asking price to the Commission at its meeting on September 13, 2016.

**11. Update on the Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C.**

Dr. Morrill reported that there are two prospective buyers of the property. One will submit an offer once the costs of environmental cleanup of the property have been determined. Bids will be opened on September 23rd.

**12. Old Business.**

There was no old business.

**13. New Business.**

There was no new business.

The Committee adjourned at 10:20 a.m.