

**Mecklenburg Board of Commissioners
Action Item**

CLOSED SESSION

February 21, 2017

**Title: Property Acquisition – Charles E. Barnhardt House
Historic Landmarks Commission**

Action: Approve the Historic Landmarks Commission purchase of the house and subdivided land parcel # 09504315 located at 2733 Country Club Lane, Charlotte, NC 28205 for \$975,000.00 and recognize and appropriate up to a total of \$205,000.00 for building paint, landscape, UST removal, maintenance, asbestos abatement, broker fees, survey, title search, and attorney fees for the structure located on the aforementioned parcel.

**Staff Contact:
Dr. Dan L. Morrill, Consulting Director
Telephone: 704-376-9115
Peter Wasmer AIA, Project Manager
Asset and Facility Management**

Presentation: Yes No

BACKGROUND JUSTIFICATION.

The Charles E. Barnhardt House (1938) at 2733 Country Club Lane is the most imposing residence constructed in the Plaza-Midwood neighborhood of Charlotte during the Great Depression of the 1930s. The architect was Martin E. Boyer, Jr. Boyer was among the most prominent designers of Charlotte homes in the twentieth century. The house was built for Charles E. Barnhardt, a successful cotton broker and civic leader. Attesting to the architectural importance of the Charles E. Barnhardt House is the fact that plans for the residence are deposited in the North Carolina State University Archives.

The Historic Landmarks Commission (HLC) uses three criteria to determine which properties to buy. They are: endangerment, cultural significance, and economic viability. If the HLC does not acquire the Charles E. Barnhardt House, it will be demolished. Therefore, the house is demonstrably endangered. The house is culturally and historically significant because of its exceptional architectural features. The HLC recognizes that it would be buying the house at a price above appraised value. However, the HLC, after consulting with real estate professionals, judges that the Charles E. Barnhardt House will benefit from the escalation of property values that is occurring in Plaza-Midwood and will receive an acceptable return on its investment.

The money to purchase the Charles E. Barnhardt House and four lots would come from the HLC's revolving fund. The HLC will actively market the property and place the proceeds from the sale back into its revolving fund. Preservation covenants will be placed in the deed to assure the preservation of the Charles E. Barnhardt House in perpetuity.

PROCUREMENT BACKGROUND:

The HLC has executed an agreement based on the Due Diligence Report attached to this document. Further stated in the agreement is to fully execute based on the Board of County Commission approval.

POLICY IMPACT:

FISCAL IMPACT: \$1,180,000.00

The funding for this acquisition will come from the existing Historic Landmarks Commission Revolving Fund. These funds already exist and do not require either operating expenditures or capital issuance by the County.

ATTACHMENTS: