

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
December 11, 2017  
Location: 2100 Randolph Road, Charlotte, N. C.  
Time: 6:00 p.m. – 7:03 p.m.**

**Draft Minutes**

**Present:**

**Ms. Diane Althouse/County  
Mr. Nathan Clark/County/HLC Treasurer (by telephone)  
Mr. Thomas Egan/County  
Mr. Joe Elliott/City/Design Review Committee Chair  
Ms. Laura Hoover/County  
Mr. Mark H. Miller/County/Projects Committee Chair  
Mr. Garrett Nelson/Mayor  
Mr. Len Norman/City/HLC Chair  
Mr. Jeffrey Parsons/Mayor/HLC Secretary/Survey Committee Chair  
Mr. Jonathan Schulz/City  
Mr. Sandy Carnegie, HLC Attorney (by telephone)  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Ms. Penny Higdon/County**

**Visitors:**

**Eric Gamble, HM Properties  
Eric Levinson, Delburg Mill House  
Lisa Rudisill**

## **1. Consideration of Minutes**

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE MINUTES FOR THE NOVEMBER 13, 2017, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

## **2. Chair's Report: Mr. Len Norman**

**Mr. Norman asked the Commissioners to check their attendance and to make Ms. Stuart aware of any issues. Mr. Norman also reminded the Commissioners that the HLC Holiday Party is on December 13<sup>th</sup>. Mr. Norman also stated that he visited the North Carolina**

Transportation Museum and led a discussion on Charlotte Streetcar #85 to children riding on the Polar Express.

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

Dr. Morrill reported the following:

#### **Action Items.**

1. Staff recommends that the HLC prepare a National Register of Historic Places Application for the Charles E. Barnhardt House. The money to pay for the report would come from the Due Diligence Money set aside for HLC Projects. Staff believes that the tax credits would assist in marketing the house. This matter must be considered in closed session. Dr. Morrill suggested that because this item would have to be considered in closed session that it would best be moved to the end of the agenda. The Commission agreed.

#### **Information Items.**

1. Torrence Lytle School. Michael Sullivan, realtor for the property, has listed the property for sale. The listing contract is for six months. Dr. Morrill reported that Michael Sullivan had sent a hyperlink to a brochure that the Nichols Company has developed to market the property. Dr. Morrill said that he would email the hyperlink to the Commissioners.

2. Charles E. Barnhardt House. The Commission has closed on the property. Peter Wasmer, Project Manager, is securing the necessary bids to begin the refurbishment of the house and the grounds. Preservation North Carolina will bring volunteers to help with cleanup of the interior of the house. Eric Gamble, realtor, is working with Staff on promotional materials for the sale of the house. The *Charlotte Observer* recently published an article on the Commission's acquisition of the property. Dr. Morrill showed a promotional video on the Barnhardt House, and the Commissioners commented.

3. Edward Rozzel Farm. The prospective buyer is scheduled to close on the property on December 19<sup>th</sup>. The Commission did provide a credit on the purchase because of estimated repairs of the historic house. Eric Gamble, realtor for the Rozzel Farm, explained that the prospective buyers are requesting an extension of the closing date until December 27<sup>th</sup> because of difficulties which have arisen due to the interruption of County computer service. Sandy Carnegie, HLC attorney, confirmed that the prospective buyers needed to delay the closing.

**MR. MILLER PRESENTED A MOTION SECONDED BY MR. EGAN THAT THE CLOSING DATE ON THE PURCHASE OF THE ROZZEL FARM BE EXTENDED UNTIL DECEMBER 27, 2017. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

4. James C. Dowd House and Former Charlotte Fire Station Number Ten. Staff met with

County officials and a prospective buyer to discuss arrangements for the possible conveyance of the properties to the HLC. The HLC would sell the properties to the prospective buyer. The prospective buyer is performing due diligence. Staff is meeting with the prospective buyer to discuss design review issues. Stewart Gray, HLC Senior Preservation Planner, confirmed that he had met with the prospective buyer to discuss the design of additions to the James C. Dowd House.

5. **The William and Nell Freeman House, Matthews, N.C.** Staff has completed the Survey and Research Report on the property and will bring it to the Commission at its January Meeting. The Historic Preservation Advisory Committee of Matthews met with Staff to review the report. The Committee supports historic landmark designation of the property and will be working with the owner, Matthews Presbyterian Church, to devise a preservation strategy for the property. Len Norman explained that the Survey and Research Report would be taken directly to the Commission without review by the Survey Committee, because the house is under considerable endangerment.

6. **Charlotte Fire Station Number Eight and Cornelius School Agricultural Building.** Staff will be preparing Survey and Research Reports on the two properties in the upcoming months. One report, and perhaps both, will be presented to the Survey Committee at its January meeting.

7. **Walnut Avenue Project.** Staff continues to await the rezoning decision on the two properties on Walnut Avenue in the Wesley Heights Historic District. The Drakeford Company continues to have an interest in having the Commission purchase the two historic homes on the property. If it secures approval for the rezoning, the Drakeford Company will resume negotiations with the HLC. Dr. Morrill reported that many residents of Wesley Heights are opposed to the rezoning petition. Dr. Morrill stated that he had told opponents of the petition that the Historic Landmarks Commission was neither opposed to nor in favor of the petition.

8. **Certified Local Government Report.** Staff has prepared the annual report required for its participation in the Certified Local Government Program. Mr. Norman requested that the Certified Local Government Report be circulated to the Commissioners.

9. **Revolving Fund Video.** Bruce Bowers and I spent a day interviewing individuals and filming HLC projects. Work on the video continues. Mr. Parsons asked if the video would be completed by early January. Dr. Morrill answered that the video would be completed sometime before July 1, 2018.

10. **Morgan School. 500 South Torrence Street, Charlotte.** There have been no new developments regarding the Morgan School. The HLC's offer to purchase the property has still not been submitted to the Board of Education. Staff has prepared a brief video on the status of the property.

**4. Design Review Committee Report: Mr. Joe Elliott**

a. COA application for Delburg Mill House, 303 Delburg Street, Davidson, N.C.

The applicant proposed to demolish the existing outbuilding and construct a new garage building.

Stewart Gray reviewed the application; and Eric Levinson, the applicant, made comments.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT THE COA APPLICATION FOR THE DELBURG MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C., BE APPROVED AS SHOWN WITH ALTERNATES, THAT THE APPLICANT HAVE THE FLEXIBILITY TO REMOVE THE CHIMNEY, AND THAT THE DESIGN OF THE GARAGE DOOR AND THE FENCE BE SUBMITTED FOR STAFF APPROVAL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

### **5. Survey Committee Report: Mr. Jeff Parsons**

Mr. Parsons reported that the Survey Committee had not met since the last HLC meeting, but would meet on January 17, 2018.

### **6. Treasurer's Report: Mr. Nathan Clark**

Dr. Morrill explained that because of the interruption in County computer service neither the revolving fund nor the operational budget reports was available. Dr. Morrill stated that he would distribute the report to the Commissioners by email when they were available.

### **7. Projects Committee Report: Mr. Mark Miller**

Consideration of a back-up offer for the Edward M. Rozzel Farm, 11601 Old Rozzelles Ferry Road, Charlotte, N.C.

The Commission did consider the back-up offer for the purchase of the Rozzel Farm, but decided to table consideration until after the scheduled December 27<sup>th</sup> closing on the property.

### **8. Old Business:**

There was no old business.

### **9. New Business:**

Mr. Norman stated that the Nominating Committee is seeking a new Vice Chair for the Historic Landmarks Commission, with voting taking place in January.

Dr. Morrill reported that two new applicants have applied for the seat Larken Egleston vacated.

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE COMMISSION CONVENE IN CLOSED SESSION TO DISCUSS THE COST OF PREPARING A NATIONAL REGISTER OF HISTORIC PLACES APPLICATION FOR THE CHARLES E. BARNHARDT HOUSE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. PARSONS PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Note: In closed session, the Commission approved the expenditure of funds to prepare a National Register of Historic Places Application for the Charles E. Barnhardt House.**

**The meeting adjourned at 7:03 p.m.**