

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
January 31, 2018
Time: 8:00 a.m. – 9:14 a.m.**

Present:

**Mr. Joe Elliott, Design Review Committee Chair
Mr. David Gieser
Ms. Laura Hoover
Mr. Garrett Nelson
Mr. Stefan Pienkny
Mr. Kenneth Pursley
Ms. Catherine Weide
Dr. Dan L. Morrill, HLC Consulting Director
Mr. Stewart Gray, HLC Senior Preservation Planner
Ms. Elizabeth Stuart, HLC Administrative Assistant**

Absent:

**Mr. Matthew Benson
Ms. Jennifer Coots
Mr. Victor Jones**

Visitors:

**Mark Blair, Nebel Knitting Mill
Kristi Harpst, Charlotte Historic District Commission
Jessica Hindman, 1708 Park Road
Leigh Hickman, 1708 Park Road
Reed Kracke, Nebel Knitting Mill**

1. Chair's Report: Joe Elliott

Mr. Elliott welcomed everyone to the meeting and thanked the members for their service on the Committee.

2. Consulting Director's Report: Dan Morrill

Dr. Morrill expressed his appreciation for each member's service on the Committee. He stated that the Commission uses the Secretary of the Interior's Guidelines to determine the appropriateness or inappropriateness of proposed alterations to historic landmarks. He also stressed the importance of the Committee basing its judgements with specific reference to the Guidelines.

3. Preservation Planner's Report: Stewart Gray

Mr. Gray reiterated the importance of the Secretary of the Interior's Guidelines. Mr. Gray also stated that if there were any questions regarding these guidelines, Staff is agreeable to setting aside time to address any concerns.

4. COA Application for Nebel Knitting Mill, 101 W. Worthington Avenue, Charlotte

The applicant proposes to convert a portion of the historic building for use as a restaurant.

Staff reported that it does not believe that the proposed new entrance on West Worthington is appropriate and that that portion of the project conflicts with the Secretary of the Interior's Standards No. 2.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE COA APPLICATION FOR NEBEL KNITTING MILL, 101 WEST WORTHINGTON AVENUE, CHARLOTTE, N.C., AS PRESENTED WITH THE STAFF RECOMMENDATION OF NOT APPROVING THE PROPOSED NEW ENTRANCE ON WEST WORTHINGTON AVENUE, AND THAT THE FINAL DETAILS OF THE PROPOSED NEW DOOR ON CAMDEN ROAD AND ANY ALTERATIONS TO THE FLOORPLAN BE APPROVED BY THE DESIGN REVIEW CHAIR AND HLC STAFF, AND THAT THE APPLICANT BE REQUIRED TO PROVIDE A RECORD PHOTOGRAPH TO THE HLC OF THE EXISTING CONDITION OF THE WINDOW THAT IS BEING REMOVED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. COA Application for the Ranson House, 412 S. Old Statesville Road, Huntersville

The applicant proposes to demolish the milk house on the property.

Staff reported that in the middle of the 20th century a porch (now enclosed) was added to the rear wing, and water running off the milk house is causing issues with the foundation of the rear wing. Staff believes that the integrity of the milk house has been compromised, that the changed orientation of the house to the milk house negatively impacts the significance of the milk house, and that in light of the potential for continuing water damage, demolition of the milk house is appropriate. Staff believes that the removal of the milk house meets Secretary of the Interior's Standards No. 2.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE COA APPLICATION FOR DEMOLITION OF THE RANSON HOUSE MILK HOUSE BUILDING, 412 S. OLD STATESVILLE ROAD, HUNTERSVILLE, N.C., AS PRESENTED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

6. Review of a proposed project at 1708 Park Road, Charlotte

Staff reported that 1708 Park Road is protected by historic covenants that require the HLC to approve any material alterations to the property.

Staff stated that it believes that the proposed changes to the stairway door and doorway are not appropriate, and that the existing triple windows on the rear elevation should be left in place, and that those proposed changes conflict with the Secretary of the Interior's Standards Numbers 2 and 9.

MR. GIESER PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PROJECT AT 1708 PARK ROAD, CHARLOTTE, N.C., AS PROPOSED WITH THE STIPULATION OF USING THE EXISTING FRAMED OPENING AS A NEW OPENING, PRESERVING AS MUCH OF THE BRICK AND TRIPLE WINDOW WALL AS POSSIBLE, AND INCLUDING THE STAFF RECOMMENDATION THAT THE STAIRWAY DOOR NOT BE REMOVED.

Upon further discussion, Mr. Gieser proposed to amend the motion to include that the stairway door opening could be enlarged as shown, but that the original door must be retained but could be enlarged or that a new larger door of same design could be used, and that the character of the trim be preserved. Ms. Hoover, the seconder of the original motion, accepted the amendment as shown below.

MR. GIESER PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PROJECT AT 1708 PARK ROAD, CHARLOTTE, N.C., AS PROPOSED WITH THE STIPULATION THAT THE EXISTING STAIRWAY DOOR BE KEPT IN PLACE, BUT THAT ALTERATIONS TO THE DOOR TO FIT THE ENLARGED OPENING BE ALLOWED, AND THAT AS MUCH OF THE BRICK AND TRIPLE WINDOW WALL AS POSSIBLE ON THE ORIGINAL REAR ELEVATION BE PRESERVED, AND THAT HLC STAFF AND THE DESIGN REVIEW CHAIR COULD APPROVE THE FINAL DESIGN OF THE NEW WALL. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

7. Old Business

There was no old business.

8. New Business

Mr. Elliott stated that he will be retiring soon and moving to New Bern, N.C. HLC Staff and members of the Design Review Committee expressed their excitement and their gratitude for Mr. Elliott's service on the Committee.

The Committee adjourned at 9:14 a.m.