

Charlotte-Mecklenburg  
**HISTORIC LANDMARKS COMMISSION**

June 8, 2015

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

Time: 6:00 p.m. – 7:55 p.m.

**Present:**

Mr. Nathan Clark/County

Mr. Larken Egleston/City

Mr. Joe Elliott/City

Mr. David Erdman/Mayor

Mr. David Gieser/County, HLC Vice-Chair

Ms. Paula Lester/County, HLC Treasurer, Projects Com. Chair

Mr. Len Norman/City

Mr. Kenneth Pursley/County, Design Review Com. Chair

Mr. Mike Rogers/City

Ms. Jill Walker/Mayor/HLC Secretary, Survey Com. Chair

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Admin. Assistant

Ms. Patricia Nystrom, HLC Attorney

**Absent:**

Mr. Mark H. Miller/County

Mr. John Shurley/County, HLC Chair

**Visitors:**

Mr. David Kerman, Guest

Mr. John Burgess, VanLandingham Estate

Mr. Barney Stewart, Rozzel Farm  
Ms. Shannon Harris, Philip Carey Building  
Mr. Brian Bradley, Philip Carey Building  
Mr. Scott Betzold, Ross Mill  
Mr. Brian Bradley, Philip Carey Building  
Mr. Cecil Krimminger, VanLandingham Estate  
Mr. Brian Jenest, VanLandingham Estate  
Mr. Jacob Bachman, VanLandingham Estate  
Mr. Billy Maddalon, VanLandingham Estate  
Mr. Daniel Levine, Philip Carey Building  
Mr. Andrew Anderson, Philip Carey Building  
Ms. Bobbie Mabe, Rozzel Farm

#### **1. Consideration of Minutes**

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE MINUTES FOR THE MAY 11, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. ROGERS PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE MINUTES FOR THE CLOSED SESSION OF THE MAY 11, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

#### **2. Chairman's Report:** Mr. David Gieser

Mr. Gieser welcomed everyone to the meeting. He said that Mr. Shurley, HLC Chair, is out of town this evening.

Mr. Gieser stated that an attendance sheet for Commissioners can be found on the HLC's website ([www.cmhpf.org](http://www.cmhpf.org)).

Mr. Gieser reminded the Commissioners that the HLC does not hold meetings in July.

Mr. Gieser invited Mr. Rogers to come forward to receive his plaque in honor of his six years of service on the Historic Landmarks Commission. Mr. Rogers addressed the Commission and affirmed how much he had enjoyed serving on the Commission. Mr. Rogers will remain as a member of the HLC until the City appoints his replacement in late August.

Mr. Gieser stated that Ms. Nystrom had requested that the agenda be amended to consider the Projects Committee Report before the Design Review Committee Report, as she had to leave the meeting early.

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

Dr. Morrill reported the following items for information.

1) Dr. Morrill presented an annual report of the Commission's activities for the period from July 1, 2014 to date. It included a review of revolving fund projects, certificates of appropriateness issued, properties processed for historic landmark designation, properties owned by the HLC, and properties recommended for listing in the National Register of Historic Places.

Dr. Morrill called upon Ms. Bobbie Mabe and Mr. Barney Stewart to explain their vision for the use of the Rozzel Farm for growing crops. Dr. Morrill stated that he anticipated that a recommended lease of the property would be presented to the Commission at its August meeting.

2) Thrift Piedmont and Northern Depot, 8030 Old Mount Holly Road, Charlotte, N.C. The North Carolina Department of Transportation is moving ahead with purchasing the new site and moving the depot. Staff has been asked to assist with photographing the project. This is a major preservation victory.

3) White Oak Plantation, 7729 Hood Road, Charlotte, N.C. The property and the lawn tractor are sold. The property is protected from destruction by deed covenants.

4) Preservation Strategy For Cornelius. Staff is continuing to work with the Town of Cornelius in formulating a preservation strategy for the town. Ms. Susan Mayer is preparing a Survey and Research Report on the Cornelius Cotton Gin.

5) Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Bryan Turner has submitted a Request For Board Action to have the funds recognized on June 16th, so the Commission can proceed with cleaning the buildings environmentally and stabilizing the original school building.

6) Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. Staff has been meeting with prospective lessees of the property. Staff hopes to bring a draft of the lease to the Commission for its consideration at the August meeting.

7) Phillips House and Barn, 301 West Charles St., Matthews, N.C. The Historic Landmarks Commission has purchased the Phillips House and Barn. The current owner has a right of life tenancy. Staff has met with officials of Matthews to discuss the town's interest in how the property is treated.

8) Charlotte Streetcar 85.

Charlotte Streetcar 85 remains in a secure location. Discussions have begun with the North Carolina Transportation Museum about locating the Streetcar there. Efforts continue to secure funding for developing a vintage trolley line in West Charlotte.

9) Charlotte General Motors New Style Bus.

The Charlotte General Motors New Style Bus is currently in storage in the CATS Bus Garage on South Tryon St. Discussions have begun with the North Carolina Transportation Museum about locating the bus there. The Lakewood Trolley organization has also expressed interest in using the bus in the revitalization of West Charlotte neighborhoods. A Request For Board Action has been submitted asking the Board of County Commissioners to recognize funds to restore the bus. This will be on the Board's agenda for June 16th.

10) Atherton Cotton Mill House, 2005 Cleveland Ave., Charlotte, N.C.

Staff reminds the Commission that the delay of the demolition of the building will occur in August.

Ms. Walker expressed an interest in considering whether the Commission should pursue purchase of the Atherton Cotton Mill House to assure its preservation. A consensus emerged that this matter should be discussed in the forthcoming closed session.

11) Delburg Cotton Mill House, 303 Delburg St., Davidson, N.C.

Staff continues to work with the County to complete the scope of services for the architect. Staff is also considering the feasibility of selling the house "as is."

12) William Grier House. 8120 Robbie Circle, Charlotte, N.C.

Consultant Dean Ruedrick has inspected the property and has determined that the house is a good candidate for disassembly. His report will be forthcoming. Staff plans to approach airport officials about possible preservation solutions for the house.

13) Huntersville Jail. Huntersville, N.C.

Staff explained that the the project will most likely not involve the transfer of ownership of the jail to the HLC. Staff will be advising Huntersville on the restoration and repair of the building. Emergency repair of the roof is scheduled for this week.

14) William Grier House, 8120 Robbie Circle, Charlotte, N.C.

Consultant Dean Ruedrick will be inspecting the property on May 28th to assess the feasibility of disassembling the structure.

15) Consideration of Repairs to the Ratcliffe-Otterbourg House, 2100 Randolph Road, Charlotte, N.C.

The Historic Landmarks Commission has occupied the Ratcliffe-Otterbourg House since 1997. The house is in need of repair, including a new hot water heater, new toilet, repair of the floors, improvement of the back porch, additional storage space, etc. Staff has received estimates for the repairs and requests approval of a motion to spend up to \$25,000 on repairs.

**MR. ROGERS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE COMMISSION SPEND UP TO \$25,000 ON REPAIRS AND IMPROVEMENTS TO THE RATCLIFFE-OTTERBOURG HOUSE, 2100 RANDOLPH ROAD, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**5. Projects Committee Report:** Ms. Paula Lester

**MR. ROGERS PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE COMMISSION CONVENE IN CLOSED SESSION TO CONSIDER THE PURCHASE OF REAL ESTATE AND TO RECEIVE LEGAL ADVICE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

Note: In closed session the Commission approved offers to submit for the prospective purchase of the R. F. Outen Pottery, 430 Jefferson St., Matthews, N.C. and the Atherton Cotton Mill House, 2005 Cleveland Avenue, Charlotte, N.C. Ms. Nystrom reported on the resolution of the issue of compensation for the realtor who marketed the Edward M. Rozzel property.

**6. Design Review Committee Report:** Ken Pursley

The Design Review Committee met May 27, 2015, at the HLC office. Minutes from the meeting can be found on the HLC's website, [www.cmhpf.org](http://www.cmhpf.org) under Design Review.

**A. Applications For Certificates of Appropriateness**

**1. John B. Ross and Company Mill, 1000 Seaboard Street, Charlotte.**

Mr. Pursley and Mr. Gray described the intended changes to the property and responded to questions.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE JOHN B. ROSS MILL, 1000 SEABOARD STREET, CHARLOTTE, N.C., PERMITTING THE OWNER TO ADD WINDOWS AND DOORS TO THE NORTH ELEVATION OF THE NORTHWESTERN CORNER OF THE THE MILL COMPLEX AS DESCRIBED AS OPTION C IN THE SUBMITTED PLANS AND TO CONSTRUCT A DECK ON THE WEST ELEVATION OF THE NORTHWESTERN CORNER OF THE MILL COMPLEX WITH THE STIPULATION THAT THE EXISTING STAIRS AND HANDRAIL MAY BE REMOVED BUT THAT THE DECK MUST ABUT THE LOADING DOCK, WHICH MUST BE PRESERVED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION WITH MR. ELLIOTT ABSTAINING FROM THE VOTE.**

## **2. Philip Carey Building, 301 East 7th St., Charlotte.**

Mr. Pursley and Mr. Gray described the intended changes to the property and responded to questions.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE PHILIP CAREY BUILDING, 301 EAST SEVENTH STREET, CHARLOTTE, N.C., APPROVING THE ADDITION OF NEW DOORS, NEW WINDOWS, NEW SKYLIGHTS TO THE EXTERIOR OF THE BUILDING, AND A NEW ATRIUM THROUGH THE CENTER OF THE BUILDING WHICH WILL INVOLVE THE REMOVAL OF PORTIONS OF THE SECOND FLOOR DECKING AND NEW SECOND FLOOR WALL OPENINGS, ALL AS DEPICTED IN THE SUBMITTED PLANS, WITH THE EXCEPTION OF THE NEW DOORWAY ON THE FIRST FLOOR OF THE SOUTHEAST CORNER OF THE BUILDING. THE OWNER IS ALSO REQUIRED TO PROVIDE DOCUMENTARY PHOTOGRAPHS OF EXISTING CONDITIONS OF THE BUILDING.**

Mr. Pursley stated that the Design Review Committee had agreed that language regarding waterproofing should be included in the motion.

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE FOLLOWING LANGUAGE SHOULD BE INSERTED INTO THE PRESENTED MOTION FOLLOWING THE WORDS "THE SOUTHEAST CORNER OF THE BUILDING" "AND THAT DETAILS FOR WATERPROOFING THE PROPOSED NEW UNGLAZED EXTERIOR OPENINGS, AND DETAILS FOR WATERPROOFING THE INTERIOR OF THE UNCONDITIONED NEW ATRIUM AREA SHALL BE SUBMITTED FOR APPROVAL TO STAFF AND THE DESIGN REVIEW CHAIRMAN." THE COMMISSION UNANIMOUSLY APPROVED THE MOTION AS AMENDED.**

## **3. VanLandingham Estate, 2010 The Plaza, Charlotte.**

Mr. Pursley and Mr. Gray described the intended changes to the property and responded to questions.

Mr. Erdman left the meeting at this point -- 7:45 p.m.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS APPROVING AN IN-FILL DEVELOPMENT, WHICH INVOLVES THE CONSTRUCTION OF 18 TOWNHOUSES AND FACILITIES FOR A SWIM CLUB (POOL AND POOL HOUSE) ALL AS DEPICTED IN THE SUBMITTED PLANS, INCLUDING ALTERNATE ELEVATIONS FOR UNITS 19, 13, 12, 11, FOR THE VANLANDINGHAM ESTATE, 2010 THE PLAZA, CHARLOTTE, N.C. THE OWNER IS ALSO REQUIRED TO SUBMIT APPLICATIONS FOR MINOR WORKS CERTIFICATES OF APPROPRIATENESS FOR WHATEVER CHANGES TO THE SUBMITTED PLANS ARE MADE BY THE CHARLOTTE HISTORIC DISTRICTS COMMISSION AT ITS MEETING ON JUNE 10, 2015, AND AT ANY SUBSEQUENT MEETINGS OF THE CHARLOTTE HISTORIC DISTRICTS COMMISSION. ALL**

**COMMISSIONERS PRESENT APPROVED THE MOTION WITH MR. EGLESTON ABSTAINING FROM THE VOTE AND MR. PURSLEY VOTING IN OPPOSITION.**

**7. Survey Committee Report:** Jill Walter

Ms. Walker stated that the Survey Committee has not met since the May meeting. Notice will be given when the next meeting is scheduled.

**8. Treasurer's Report:** Paula Lester

Ms. Lester distributed the Treasurer's Report and explained its contents.

**9. Nominating Committee Report:** Ken Pursley

Mr. Pursley presented the recommended slate of officers and opened the floor for nominations.

Recommended Slate Of Officers:

Ms. Paula Lester: Chair

Mr. John Shurley: Vice Chair

Ms. Jill Walker: Secretary

Mr. Joe Elliott: Treasurer

Design Review Committee Chair: Mr. Ken Pursley

Projects Committee Chair: Mr. Len Norman

Survey Committee Chair: Ms. Jill Walker (Larken Egleston 2016-2017)

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT NOMINATIONS BE CLOSED AND A UNANIMOUS BALLOT BE CAST ELECTING THE SLATE OF OFFICERS AS PRESENTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

Officers assume their new positions at the close of this meeting.

**10. Old Business**

There was no old business.

**11. New Business**

There was no new business.

The Commission adjourned at 7:55 p.m.