

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION**

**December 14, 2015**

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

**Time: 6:00 p.m. – 7:55 p.m.**

**Present:**

**Mr. Larken Egleston/City**

**Mr. Joe Elliott/City, HLC Treasurer**

**Mr. David Erdman/Mayor**

**Ms. Laura Hoover/County**

**Ms. Paula Lester/County, HLC Chair**

**Mr. Mark H. Miller/County**

**Mr. Len Norman/City, HLC Projects Chair.**

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

**Mr. John Shurley/County, HLC Vice-Chair**

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

**Dr. Dan L. Morrill, HLC Consulting Director**

**Mr. Stewart Gray, HLC Preservation Planner**

**Ms. Mary Dominick, HLC Administrative Assistant**

**Ms. Mary Lynn Morrill, HLC Recording Consultant**

**Mr. Prosser Carnegie, HLC Attorney**

**Absent:**

**Mr. Nathan Clark/County**

**Mr. Cameron Wright/City**

**Visitors:**

**Mr. Tom Winstead, Richard E. Rozzel House**

**Ms. Tammy Winstead, Richard E. Rozzel House**

**Mr. Peter Wasmer, County AFM Department**

**Mr. Matthew Draughn, Delburg Cotton Mill House**

**Mr. Ed Bouldin, Delburg Cotton Mill House**

**Mr. Eric Levinson, Delburg Cotton Mill House**

**Mr. Rick Solow, Independence Rose Garden**

**Mr. Tim Turner, Independence Rose Garden**

**Mr. Bernard Brunt**

**Mr. Sherman Brunt**

**1. Consideration of Minutes**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE MINUTES FOR THE NOVEMBER 9, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN ABSTAINING.**

**2. Chair's Report: Ms. Paula Lester**

**Ms. Lester stated that Commissioners should keep a check on their attendance by reviewing the attendance sheet posted on the HLC's website, cmhpf.org.**

**Ms. Lester thanked Mr. Norman for graciously hosting the Commission's Holiday Party.**

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

**A. Action Items**

**1. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. The Town of Huntersville has requested that the Commission delay the implementation of the HLC's stabilization and cleanup of the Torrence Lytle School until after the HLC meeting on March 14, 2016. This request resulted from a meeting with the County Manager. The hope is that the delay will allow time to develop a collaborative effort to preserve the original school building and the gymnasium. Staff supports approval of the requested delay.**

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION DELAY THE IMPLEMENTATION OF THE HISTORIC LANDMARKS COMMISSION'S STABILIZATION AND CLEANUP OF THE TORRENCE LYTLE SCHOOL, 302 HOLBROOKS ROAD, HUNTERSVILLE, N.C., UNTIL THE HISTORIC LANDMARKS COMMISSION'S MEETING ON MARCH 14, 2016. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**2. Update on the Sherrill-Robbins House, 19726 Zion Avenue, Cornelius, N.C. and the Bewell Robert Harviel, Sr. House, 19738 Zion Avenue, Cornelius, N.C. The HLC has encumbered money for the prospective purchase of the Sherrill-Robbins House and the Bewell Robert Harviel Sr. House in Cornelius. Cam Finley, who has purchased the two houses, has decided to use his resources to preserve the houses. Staff recommends that the money set aside for this project be unencumbered.**

**MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ERDMAN THAT THE HISTORIC LANDMARKS COMMISSION UNENCUMBER THE FUNDS IN THE HLC'S REVOLVING FUND PREVIOUSLY ENCUMBERED BY THE HISTORIC LANDMARKS COMMISSION FOR THE PROSPECTIVE PURCHASE OF THE SHERRILL-ROBBINS HOUSE, 19726 ZION AVENUE, CORNELIUS, N.C., AND THE BEWELL ROBERT HARVIEL, SR. HOUSE, 19738 ZION AVENUE, CORNELIUS, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**The Commission reached a general consensus that Action Items 3 and 4 be considered later in the meeting.**

**B. Information Items.**

**1. Biddleville Cemetery, Cemetery Street, Charlotte, N.C. Susan Mayer is preparing a Survey and Research Report on the property.**

**2. Delburg Cotton Mill House, 303 Delburg Street, Charlotte, N.C. Peter Wasmer of the Asset and Facilities Management Department of Mecklenburg County is Project Manager. A revised architectural plan has been presented to the Design Review Committee. The Committee will make a recommendation regarding this matter as part of the regular agenda.**

**Dr. Morrill introduced Eric Levinson, who has expressed a strong interest in pursuing purchase of the Delburg Cotton Mill House. Mr. Levinson requested that the Historic Landmarks Commission delay moving ahead with the bidding process and any other improvements to the Delburg Cotton Mill House until the January 11, 2016, meeting of the Historic Landmarks Commission. He explained that he needed time to investigate the complexities associated with formulating an offer.**

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. SHURLEY THAT THE HISTORIC LANDMARKS COMMISSION DELAY MOVING AHEAD WITH THE BIDDING PROCESS AND ANY OTHER IMPROVEMENTS TO THE DELBURG COTTON MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C., UNTIL THE JANUARY 11, 2016, MEETING OF THE HISTORIC LANDMARKS COMMISSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**3. Main St. Commerical Building, Huntersville, N.C. The Asset and Facilities Management Department of Mecklenburg County has secured a structural assessment of the building. Staff has informed the owner that the roof is failing. Further consideration will be made of the feasibility of moving ahead with purchase. A consensus emerged that staff contact the owner in an effort to establish a sales price.**

**4. Thrift Piedmont and Northern Depot. 8030 Old Mount Holly Road, Charlotte, N.C. The North Carolina Department of Transportation has begun the process of moving and restoring the depot. The Commission will be documenting the project in photographs and videos. The issue of whether the HLC will be asked to participate financially in the project is still uncertain.**

**5. Preservation Strategy For Cornelius. Staff is continuing to work with the Town of Cornelius in formulating a preservation strategy for the town. Len Norman and I met with Anthony Roberts, the Town Manager. The Town intends to acquire the Former Cornelius Cotton Gin and will seek advice, but not money, from the Historic Landmarks Commission.**

**6. 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.**

**7. Charlotte General Motors New Style Bus. The County Procurement Department is working with Staff, and a refurbished motor is being installed in the bus. Meetings will be scheduled with CATS to determine how it might be involved on an on-going basis with use and maintenance of the bus.**

**8. Huntersville Jail, Huntersville, N.C. Staff is waiting to learn whether the Town of Huntersville wants Staff to participate in a Task Force to consider possible future uses for the property.**

**9. William Grier House. 8120 Robbie Circle, Charlotte, N.C. Staff will meet with Airport officials to discuss preservation efforts. Discussions will continue.**

**10. Outen Pottery. 430 Jefferson Street, Matthews, N.C. Repair of elements of the site has begun.**

**11. Replenish Money For HLC Revolving Fund. Planning continues for a request for replenishment money for the Revolving Fund. A meeting to discuss the Former Mt. Carmel Baptist Church with President Ronald Carter of Johnson C. Smith University did occur on December 17th.**

**12. Atherton Cotton Mill House, 2005 Cleveland Ave., Charlotte, N.C. An individual who has the Atherton Cotton Mill House under contract and who intends to demolish the structure has offered to donate the house to the**

**Commission if it is moved elsewhere. He has also agreed to participate in paying the cost of moving the house. Staff has collected data on the cost of nearby lots. Staff believes that moving the house is not economically feasible.**

**13. Discussion of Modifications to the Charlotte Zoning Ordinance. Stewart Gray is meeting with John Howard, administrator of the Charlotte Historic Districts Commission. They are developing a list of suggestions for amendments to the Charlotte Zoning Ordinance that would provide greater sensitivity to the special needs of preserving historic properties.**

**4. Design Review Committee Report: Ken Pursley  
Applications For Certificate of Appropriateness.**

**A. Independence Park Rose Garden, 300 Hawthorne Lane, Charlotte, N.C.  
The applicant is seeking to obtain approval for a new design and planting scheme for the rose garden in Independence Park.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE SITE PLAN AND PLANTING SCHEME AS DESCRIBED IN THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE INDEPENDENCE PARK ROSE GARDEN, 300 HAWTHORNE LANE, CHARLOTTE, N.C. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**B. Delburg Cotton Mill House, 303 Delburg Street, Davidson, N.C.  
The applicant is seeking to obtain approval for a restoration plan for the house. Staff explained that the Historic Landmarks Commission is the applicant, because the Commission owns and will undertake the restoration of the house. Mr. Pursley explained the reasons he had voted against the approval of the restoration plan at the meeting of the Design Review Committee.**

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE RESTORATION PLANS AS DESCRIBED IN THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE DELBURG COTTON MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C. THE COMMITTEE APPROVED THE MOTION WITH MR. PURSLEY VOTING IN OPPOSITION AND MS. WALKER ABSTAINING.**

**C. Consideration of unapproved changes to the Bulding at 314 Main Street, Pineville, N.C.**

Staff explained the circumstances which led to an unauthorized release of the historic zoning hold on the property.

**THE DESIGN REVIEW COMMITTEE PRESENTED A SECONDED MOTION THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE CHANGES ALREADY MADE TO THE FRONT OF THE BUILDING AT 314 MAIN STREET, PINEVILLE, N.C. AND THAT A CERTIFICATE OF APPROPRIATENESS BE ISSUED FOR THESE CHANGES ONCE AN APPLICATION IS RECEIVED.**

Considerable discussion ensued. Mr. Erdman expressed concern about the precedent that might be established by approving the seconded motion. He recommended that the motion be tabled until the January 11, 2016, meeting of the Historic Landmarks Commission and that staff be directed to compose an explanation of the circumstances that caused a building permit to be inappropriately issued and that this explanation be included as an addendum to the motion.

**MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. EGGLESTON THAT THE MOTION BE TABLED UNTIL THE JANUARY 11, 2016, MEETING OF THE HISTORIC LANDMARKS COMMISSION AND THAT STAFF BE DIRECTED TO COMPOSE AN EXPLANATION OF THE CIRCUMSTANCES THAT CAUSED A BUILDING PERMIT FOR THE BUILDING AT 314 MAIN STREET, PINEVILLE, N.C., TO BE ISSUED AND THAT THIS EXPLANATION BE INCLUDED AS AN ADDENDUM TO THE MOTION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**5. Survey Committee Report: Jill Walker**

Ms. Walker stated that the Survey Committee did not meet.

**6. Projects Committee Report: Len Norman**

Mr. Norman reported that the Projects Committee did not meet.

**7. Treasurer's Report: Mr. Elliott**

Mr. Elliott distributed the Treasurer's Report and explained its contents.

**8. Consideration of Action Items 3 and 4 in the Director's Report.**

**3. Rozzel House. 11647 Old Rozzelles Ferry Road, Charlotte, N.C. The Commission has received an offer to purchase the Richard E. Rozzel House. The Commission must consider this matter in open session. The prospective buyers hope to use the property as a campus for a private school. To be viable, additional property must be acquired and added to the historic landmark. Further details of the offer will be forthcoming. Len Norman has prepared a memorandum explaining the offer.**

The prospective buyers of the Rozzel House, Tom and Tammy Winstead, described their vision for the property -- to make it part of the campus of a private school they operate. Included in their vision is the restoration of the Rozzel House.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION ACCEPT THE OFFER TO PURCHASE THE RICHARD ROZZEL HOUSE, 11647 OLD ROZZELLES FERRY ROAD, CHARLOTTE, N.C., SUBJECT TO THE FOLLOWING TERMS AND CONDITONS. THE COMMISSION APPROVED THE MOTION WITH MR. ERDMAN VOTING IN OPPOSITION.

**Terms and Conditions:**

<b>Purchase Price:</b>	<b>\$240,000</b>
<b>Financing Terms:</b>	
<b>Interest Rate:</b>	<b>4% Fixed</b>
<b>Term:</b>	<b>5 Years</b>
<b>Monthly Payment:</b>	<b>\$2,133       *</b>
<b>Legal/Closing Fees:</b>	<b>Paid by Purchaser</b>

**Conditions:**

- Historic Designation of FAA tract;**
- Recognition of funds for HLC to purchase FAA tract;**
- Purchase of FAA tract and binding agreement for reimbursement of sales price to HLC;**
- Rezoning of property to allow use as a school;**
- Arrangement of Purchaser financing to provide funds for renovation/purchase of FAA tract.**
- Purchaser provision of timeline for property development/rehabilitation.**

4. Outen Pottery. 430 Jefferson Street, Matthews, N.C. The development potential of the Outen Pottery site is affected by deed covenants that severely restrict the business uses of the property. The Commission shall consider whether it should pursue legal action to secure relief from the deed covenants. The Commission must go into closed session to obtain legal advice.

Mr. EGLESTON PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN CLOSED SESSION TO RECEIVE LEGAL ADVICE. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

**MR. EGLESTON PRESENTED A MOTION SECONDED BY MR. MILLER THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN OPEN SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.**

**Special Note: In closed session the Commission voted to pursue legal action to secure relief from deed covenants.**

**9. Old Business**

**There was no old business.**

**10. New Business**

**There was no new business.**

**The Commission adjourned at 7:55 pm.**