

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Design Review Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N. C.  
August 31, 2016  
Time: 8:00 - 9:30 a.m.**

**Present:**

**Mr. Louis Asbury  
Ms. Joy Bunch  
Ms. Jennifer Coots  
Mr. Joe Elliott  
Mr. David Gieser  
Ms. Laura Hoover  
Mr. Victor Jones  
Mr. Len Norman, HLC Chair  
Mr. Kenneth Pursley, Design Review Com. Chair  
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**

**Absent:**

**Mr. Matthew Benson  
Mr. Michael Rogers**

**Visitors:**

**Mr. Robby Westmoreland, Beaver Dam  
Ms. Susan Irwin, Beaver Dam  
Mr. David Nelson, Beaver Dam  
Mr. Dieter Crago, Beaver Dam  
Mr. Craig Perry, Craig House  
Mr. Peter Harakas, Highland Mill Manufacturing Company No. 3.**

**1. Chair's Report: Ken Pursley**

**Mr. Pursley 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 to the Committee.**

### **3. Preservation Planner's Report: Stewart Gray**

**Mr. Gray had no report.**

### **4. Consideration of Applications for Certificates of Appropriateness.**

#### **a. Consideration of an Application for a Certificate of Appropriateness for Conceptual Approval of a proposed development on a portion of the Beaver Dam Historic Landmark, located on the Davidson-Concord Road, Davidson, N.C.**

**Staff explained the circumstances that caused the property to be included in the Beaver Dam historic landmark. The purpose was to protect the historic ambience of Beaver Dam. Staff explained that the applicant was seeking conceptual approval for the plan, meaning that more detailed plans would be presented at a future meeting of the Design Review Committee. Staff also stated that the determination of the appropriateness or inappropriateness of the proposed plan depended solely upon the plan's meeting the requirements for compatibility set forth in the Secretary of the Interior's Guidelines, which the Commission has adopted as its guidelines for design review.**

**Staff recommended that a significant natural buffer be created to screen the new roadway and the new townhouses from the remainder of the historic landmark and that the new townhouses be kept as far as feasibly possible from the Beaver Dam House.**

**Considerable discussion ensued among members of the Committee and other attendees of the meeting. The owner of the property expressed his opposition to the fact that his family's property was included in the historic landmark. Staff explained the particulars of the plan and set forth its recommendation. Staff stated that it was most important to make sure that future owners of the property understood their obligation to have material alterations to their property approved by the Historic Landmarks Commission.**

**A general consensus emerged that the new development contain 24 townhouses, that the reduction of one townhouse from the present plan allow the natural buffer between Davidson-Concord Road and the townhouses to be increased, that the natural buffer on the south side of the new roadway be undulated and include hardwoods, and that the front facades of the townhouses be earth tone.**

**MR. ELLIOTT PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT GIVE CONCEPTUAL APPROVAL TO THE PROPOSED PLAN AS PRESENTED FOR THE DEVELOPMENT OF A PORTION OF THE BEAVER DAM HISTORIC LANDMARK, LOCATED ON THE DAVIDSON-CONCORD ROAD, DAVIDSON, N.C., BUT WITH THE FOLLOWING EXCEPTIONS: 1) THE NUMBER OF NEW TOWNHOUSES SHALL BE 24, NOT 25, 2) THAT THE ONE TOWNHOUSE TO BE REMOVED SHALL BE THE TOWNHOUSE CLOSEST TO THE DAVIDSON-CONCORD ROAD AND THAT THE BUFFER BETWEEN THE DAVIDSON-CONCORD ROAD AND THE REMAINING TOWNHOUSES BE ENLARGED ACCORDINGLY 3) THAT THE PROPOSED NATURAL BUFFER BETWEEN THE**

**PROPOSED ROADWAY TO THE SOUTH OF THE TOWNHOUSES BE WIDER, UNDULATED, AND CONTAIN SOME HARDWOODS, AND 4) THAT THE FRONT FACADES OF THE 24 TOWNHOUSES BE EARTH TONE IN COLOR. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**b. Consideration of an Application for a Certificate of Appropriateness for Conceptual Approval of material alterations to the Craig House, 900 Ardsley Road, Charlotte, N.C.**

**Staff explained that the applicant proposes to add a dormer at the rear of the detached garage and to make modifications to the interior, including new cabinets and bathroom finishes and fixtures. Staff recommended that the proposed material alterations be approved as presented.**

**MR. GIESER PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ISSUE A CERTIFICATE OF APPROPRIATENESS APPROVING THE MATERIAL ALTERATIONS AS PRESENTED TO THE CRAIG HOUSE, LOCATED AT 900 ARDSLEY ROAD, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

#### **5. Informaton Items**

**a. Proposed Infill Development at the Highland Mill Manufacturing Company Plant No. 3, 2909 North Davidson Street, Charlotte, N.C.**

**Staff explained that the developers of proposed townhouses on the Highland Mill Manufacturing Company Plant No. 3, 2909 North Davidson Street, Charlotte, N.C., have received rezoning approval for the proposed development. However, the Historic Landmarks Commission must approve the final design of the proposed townhouses. Sketches of the proposed townhouses were shown, and members of the Committee were asked to give their informal reaction. Members of the Committee provided feedback. Staff will work with the developer in taking the Committee's advice into account in formulating a final proposal that will be brought to the Design Review Committee at a future meeting.**

**6. Status of the Survey and Study of Community Attitudes about future development of the Phillips House and Morris Barn, 131 West Charles Street, Matthews, N.C.**

**Staff updated the Committee on the status of the Survey and Study that the Commission has approved. A meeting of HLC Members and Staff, Matthews Town Officials, and Mecklenburg County Officials, will assemble to consider next steps.**

**7. Old Business. There was no old business.**

**8. New Business. There was no new business.**

**The Committee adjourned at 9:30 a.m.**