

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Location: 2100 Randolph Road, Charlotte, N. C.
March 23, 2016
Time: 8:00 - 9:40 a.m**

Present:

**Mr. Louis Asbury
Ms. Jennifer Coots
Mr. Joe Elliott/City, HLC Treasurer
Mr. David Gieser
Ms. Laura Hoover/County
Mr. Victor Jones
Mr. Kenneth Pursley/County, Design Review Com. Chair
Mr. Len Norman, HLC Projects Committee 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**

Absent:

**Mr. Matthew Benson
Mr. Mike Rogers
Mr. John Shurley**

Visitors:

**Mr. Frank Quattrocchi, Highland Mill No. 3
Mr. Richard Grubbs, Carolina Theater
Mr. Graham Adams, Phillips House and Morris Barn
Ms. Emily McAllister, Carolina Theater
Ms. Laura Smith, Carolina Theater
Mr. Terry Leonard, Highland Mill No. 3
Mr. George Brant, Oehler House
Mr. Charles Teal, Highland Mill No. 3
Mr. Terry Shook, Highland Mill No. 3
Mr. Ed Bouldin, Delburg St. House
Mr. Peter Wasmer, Mecklenburg County A.F.M.
Ms. Becky Miller, Mecklenburg County A.F.M.**

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. He stated that administration of Certificates of Appropriateness is functioning effectively.

3. Preservation Planner's Report: Stewart Gray

Mr. Gray had no report.

4. Consideration of development planning for the Phillips's House and Morris Barn, 301 W. Charles St., Matthews, N.C.

Dr. Morrill explained that the Historic Landmarks Commission owns the subject property and intends to issue a Request For Proposals from prospective developers of the property at some point in the future. The Mecklenburg County Assets and Facilities Management Department, the Commission Staff, and the Town of Matthews have met with Mr. Graham Adams, a principal of the Adams Group, to develop a recommendation for a proposal to obtain public input on how the property might be developed. This information will be useful to the Commission in defining the parameters within which changes to the property might occur. Dr. Morrill stated that he would solicit financial participation from the Town of Matthews.

Mr. Graham Adams explained the procedures he would follow in preparing various development scenarios for the property. The Commission discussed the issue at length.

MR. GIESER PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT FUND UP TO 50% OF THE COST OF THE PROPOSAL PRESENTED BY THE ADAMS GROUP AND THAT THE ADAMS GROUP PRESENT TO THE DESIGN REVIEW COMMITTEE AT ITS NEXT MEETING EXAMPLES OF SUCCESSFUL PROJECTS THE ADAMS GROUP HAS CONDUCTED TO DATE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Consideration of an Application for a Certificate of Appropriateness for the Carolina Theater, 224 N. Tryon St., Charlotte, N.C.

The applicant proposes to mount a marquee on the historic front facade of the theater and place a blade sign on the Tryon St. front of the building.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ISSUE THE CERTIFICATE OF APPROPRIATENESS FOR THE CAROLINA THEATER, 224 N. TRYON ST. CHARLOTTE, N.C., AND APPROVE THE PLANS INCLUDED IN THE APPLICATION WITH THE UNDERSTANDING THAT THE MARQUEE SHALL EXTEND BETWEEN 8 FEET AND 9 FEET FROM

THE WALL TO WHICH IT IS ATTACHED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

6. Consideration of an Application for a Certificate of Appropriateness for the Oehler House, 14401 Huntersville-Concord Rd., Huntersville, N.C.

The applicant proposes to construct a sewer line across the northern edge of the historic landmark. Staff stated that the project would not adversely affect historic resources on the subject historic landmark.

MR. GIESER PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ISSUE THE CERTIFICATE OF APPROPRIATENESS FOR THE OEHLER HOUSE, 14401 HUNTERSVILLE-CONCORD RD., HUNTERSVILLE, N.C., AS PRESENTED, AND APPROVE THE PLANS INCLUDED IN THE APPLICATION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

7. Consideration of an Application for a Certificate of Appropriateness for the Delburg St. Mill House, 209 Delburg St., Davidson, N.C.

Dr. Morrill explained the the Commission has owned the Delburg St. Mill House since January 2015.

MR. GIESER PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ISSUE THE CERTIFICATE OF APPROPRIATENESS FOR THE DELBURG STREET MILL HOUSE, 209 DELBURG ST., DAVIDSON, N.C., AS PRESENTED, AND APPROVE THE PLANS INCLUDED IN THE APPLICATION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

8. Consideration of conceptual development plans for High Mill Number 3, 2901 N. Davidson St., Charlotte, N.C.

The applicant proposes to construct infill townhouses on the property, one set along North Brevard St. and another set extending westward from North Davidson St.

Mr. Gray explained the staff recommendation: that any new building on the site where the townhomes are shown be set back 33 feet or more from the front elevation of the closest Highland Mill Building fronting on North Davidson Street, or approximately 92'6" from the curb on North Davidson St.

The Committee discussed this matter at length. The applicant stated that in the applicant's opinion the proposed design does meet the Secretary of the Interior's Guidelines.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS

COMMISSION THAT IT APPROVE CONCEPTUALLY THE SUBMITTED PLANS FOR THE HIGHLAND MILL NUMBER 3, 2901 NORTH DAVIDSON STREET, CHARLOTTE, N.C., WITH THE STIUPATION THAT THE TOWNHOUSES ON THE NORTHERN EDGE OF THE PROPERTY BE ALLOWED TO EXTEND TO A LINE PARALLEL WITH THE FRONT FACADE OF THE CLOSEST HIGHLAND MILL NUMBER 3 BUILDING FRONTING ON NORTH DAVIDSON STREET.

Mr. Asbury withdrew his motion in response to concerns raised by members of the Committee.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE CONCEPTUALLY THE SUBMITTED PLANS FOR THE HIGHLAND MILL NUMBER 3, 2901 NORTH DAVIDSON STREET, CHARLOTTE, N.C., WITH THE STIPULATION THE THE TOWNHOUSES ON THE NORTHERN EDGE OF THE PROPERTY BE SET BACK 33 FEET OR MORE FROM THE FRONT ELEVATION OF THE CLOSEST HIGHLAND MILL NUMBER 3 BUILDING FRONTING ON NORTH DAVIDSON STREET, OR APPROXIMATLEY 92 FEET SIX INCHES FROM THE CURB ON NORTH DAVIDSON STREET. THE COMMITTEE APPROVED THE MOTION WITH MR. ELLIOTT AND MR. ASBURY VOTING IN OPPOSTION.

9. Old Business. There was no old business.

10. New Business. There was no new business.

The Committee adjourned at 9:40 a.m.