

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Design Review Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N. C.  
May 25, 2016  
Time: 8:00 - 9:35 a.m**

**Present:**

**Mr. Matthew Benson  
Ms. Jennifer Coots  
Mr. David Gieser  
Mr. Victor Jones  
Ms. Laura Hoover/County  
Mr. Kenneth Pursley/County, 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. Louis Asbury  
Mr. Joe Elliott/City, HLC Treasurer  
Mr. Mike Rogers  
Mr. John Shurley**

**Visitors:**

**Mr. Ed Bouldin, Holly Bend  
Mr. Matt Draughn, Holly Bend  
Mr. Frank Quattrocchi  
Ms. Diane Long, Hennigan Place  
Mr. Cam Selby, Ross Mill  
Mr. John Oxenfeld, Hennigan Place  
Mr. James Ross, Highland Mill No. 3  
Mr. Peter Harakas, Highland Mill No. 3  
Mr. Peter Wasmer, Holly Bend  
Mr. Charles Teal, Highland Mill No. 3  
Mr. Donnie Love, Charlotte Fire Station No. 4  
Mr. Jonathan Blain, Charlotte Coliseum  
Mr. John Howard, Charlotte Fire Station No. 4**

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

**Mr. Pursley welcomed everyone to the meeting and thanked the members for their service on the Committee. All visitors introduced themselves and stated which property they represented.**

## **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. He stated that all Staff recommendations are based upon Staff's interpretation of the Secretary of the Interior's Guidelines.**

**Dr. Morrill showed photographs of the Hennigan Place and the James A. Blakeney Farm to illustrate the challenges associated with the design of infill development on historic landmarks.**

## **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 Holly Bend, 3701 Neck Road, Huntersville, N.C.**

**Staff explained that the owner of the property is Mecklenburg County. The County proposes to develop a new entrance drive, a parking lot, a bathroom/warming kitchen accessory building, an accessible connector to the rear of the house, to detach the "rear el" of the house, and to make modifications to the interior and exterior of the house.**

**Staff explained the intended changes; the applicant addressed the Committee; and members of the Committee asked questions.**

**MR. GIESER PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT GIVE CONCEPTUAL APPROVAL FOR THE PROPOSED MATERIAL ALTERATIONS TO HOLLY BEND, 3701 NECK ROAD, HUNTERSVILLE, N.C., WITH THE EXCEPTION THAT THE BATHROOM/WARMING KITCHEN ACCESSORY BUILDING: 1) HAVE A LESS CONSPICUOUS ROOF PROFILE, 2) THAT THE EXTERIOR COLOR BE EARTH TONE, AND 3) THAT A LANDSCAPING PLAN BE DEVELOPED FOR THE BUILDING. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

### **b. Consideration of an Application for a Certificate of Appropriateness for the John B. Ross Mill, 1000 N.C. Music Factory Boulevard, Charlotte, N.C.**

**The applicant proposes to add a concrete seating area to the exterior of the building that would be enclosed by a new metal handrail.**

**MS. HOOVER PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE JOHN B. ROSS MILL, 1000 N.C. MUSIC FACTORY BLVD., CHARLOTTE, N.C., FOR THE PROPOSED PROJECT AS DEPICTED ON THE PLANS PRESENTED TO THE COMMITTEE AT ITS MEETING ON MAY 25, 2016, WITH THE EXCEPTION OF THE EXTERIOR ENTRANCE FEATURES. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**c. Committee response to a request for conceptual approval of the design of infill townhouses at the Highland Park Manufacturing Plant No. 3, 2901 North Davidson Street, Charlotte, N.C.**

**The Committee reached a consensus that the proposed design of the townhouses does not respond adequately to the vernacular architectural features of the landmark mill. The Committee stated that the design of the townhouses should be more subdued and should be less conspicuous and should be subordinate to the visual impact of the landmark mill. The Committee stated that it needed to see a full set of elevations for the townhouses and to see how the townhouses would be viewed from the landmark mill. Finally, the site plan needs to depict landscape features that would be located between the landmark mill and the townhouses.**

**d. Committee response to a request for an amendment to an approved Certificate of Appropriateness for Hennigan Place, 3503 Tilley Morris Road, Charlotte, N.C.**

**The prospective developer of the property requested that the requirement that no asphalt shingle be used on the roofs of infill houses be removed as a condition in the approved Certificate of Appropriateness.**

**The Committee stated that the property must be of a higher quality than most housing developments because of the presence of the historic landmark. The Committee took no action on the request.**

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

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

**The Committee adjourned at 9:35 a.m.**