

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Location: 2100 Randolph Road, Charlotte, N. C.
September 28, 2016
Time: 8:00 - 9:20 a.m**

Present:

**Ms. Joy Bunch
Ms. Jennifer Coots
Mr. Joe Elliott
Mr. David Gieser
Ms. Laura Hoover
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. Louis Asbury
Mr. Matthew Benson
Mr. Victor Jones
Mr. Michael Rogers**

Visitors:

**Mr. Philip M. Hayes, Hennigan Place
Mr. Terry Leonard, Highland Park Manufacturing Company Plant No. 3
Mr. Peter T. Harrakas, Highland Park Manufacturing Company Plant 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 on the Committee. Dr. Morrill stated that staff bases its Certificate of Appropriateness recommendations on the Secretary of the Interior's Guidelines, which the Commission has adopted as its design review guidelines.

Dr. Morrill stated that Cole Jenest & Stone is working with the Commission to plan a community workshop to consider options for future development of the Phillips House and Morris Barn, which the Commission owns.

3. Preservation Planner's Report: Stewart Gray

Mr. Gray had no report.

4. Consideration of Application For A Certificates of Appropriateness For Highland Manufacturing Company Plant No. 3., 2909 North Davidson Street, Charlotte, N.C.

The applicant presented plans for the new infill townhouses fronting on 33rd Street and Brevard Street. A general consensus emerged from the discussion concerning the need to make the rear elevations of both sets of townhouses more compatible with the historic mill complex.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE DEVELOPMENT PLAN AS PRESENTED FOR THE HIGHLAND PARK MANUFACTURING COMPANY PLANT NO. 3 WITH THE FOLLOWING CONDITIONS: 1) THAT THE HLC DIRECTOR AND PRESERVATION PLANNER AND CHAIR OF THE DESIGN REVIEW COMMITTEE MUST APPROVE CHANGES TO THE REAR ELEVATION OF THE TOWNHOUSES FRONTING ON 33RD STREET THAT WILL MITIGATE THEIR MONOLITHIC APPEARANCE THROUGH THE USE OF DIFFERENT COLORS, TEXTURES, OR MATERIALS, AND 2) THAT THE HLC DIRECTOR AND PRESERVATION PLANNER AND CHAIR OF THE DESIGN REVIEW COMMITTEE MUST APPROVE A LANDSCAPE PLAN FOR THE REAR ELEVATION OF THE TOWNHOUSES FRONTING ON BREVARD STREET. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Consideration Of An Amendment To The Certificate Of Appropriateness previously issued for Hennigan Place, 3503 Tilley Morris Road, Charlotte, N.C.

The applicant requested that the stipulation in the approved Certificate of Appropriateness that no asphalt shingles shall be used on houses on the property be removed. The applicant stated that prospective builders have informed him that using different roofing materials was not economically feasible. Mr. Pursley stated that he believed the use of asphalt shingles would not be appropriate on houses built on this historic landmark. Other members of the Committee stated that they believed some asphalt shingles would be appropriate, especially if they were approved through the issuance of Minor Works Certificates of Appropriateness.

MR. SHURLEY PRESENTED A MOTION SECONDED BY MR. ELLIOTT THAT ASPHALT SHINGLES BE ALLOWED ON STRUCTURES ERECTED ON THE HENNIGAN PLACE HISTORIC LANDMARK WHEN THE ROOFING MATERIAL WAS APPROVED THROUGH THE MINOR WORKS CERTIFICATE OF

APPROPRIATENESS PROCESS. THE COMMITTEE APPROVED THE MOTION WITH MR. PURSLEY VOTING IN OPPOSITION.

Dr. Morrill stated that he would be contacting the applicant to visit the Hennigan Place.

6. Old Business. There was no old business.

7. New Business. There was no new business.

The Committee adjourned at 9:20 a.m.