

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Design Review Committee Minutes  
Location: 2100 Randolph Road, Charlotte, NC  
June 28, 2017  
Time: 8:00 a.m. - 9:50 a.m.**

**Present:**

**Mr. Joe Elliott  
Mr. David Gieser  
Ms. Laura Hoover  
Mr. Michael Rogers  
Mr. Stefan Pienkny  
Mr. Kenneth Pursley, Design Review Com. Chair  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Mr. Louis Asbury  
Mr. Matthew Benson  
Ms. Joy Bunch  
Ms. Jennifer Coots  
Mr. Victor Jones  
Mr. John Shurley**

**NO QUORUM.**

**Visitors:**

**Randy Mitchell, Phillips House  
Joy Greer, Phillips House  
Josh Greer, Phillips House  
Andrew Woodruff, Phillips House  
Betty Connelly, Delburg House  
Eric Levinson, Delburg House  
David Strange, Delburg House  
Brad Bartholomew, Johnston Building  
Michael Montgomery, Johnston Building**

### **Chair's Report: Ken Pursley**

**Mr. Pursley welcomed everyone to the meeting and thanked the members for their service on the Committee.**

### **Consulting Director's Report: Dan Morrill**

**Dr. Morrill expressed his appreciation for each member's service on the Committee. He stated that the Commission uses the Secretary of the Interior's Guidelines to determine the appropriateness or inappropriateness of proposed alterations to historic landmarks. Dr. Morrill also stated that there was no quorum, so the Committee could not make motions, but could make recommendations to the Historic Landmarks Commission.**

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

**Mr. Gray had no report.**

**1. Consideration of an Application for Certificate of Appropriateness 17-35 for material alterations to the Johnston Building, 212 S. Tryon Street, Charlotte, N.C.**

**The Committee was presented with plans for alterations to the interior and exterior of the building that would include removing an entry canopy, creating a new exterior opening and exterior seating area, relocating an exterior ATM, and replacing ATM with a storefront entry.**

**Mr. Gieser made a recommendation that the Committee recommend to the Historic Landmarks Commission that it move forward with conceptual approval of the plans as presented for the Johnston Building, 212 S. Tryon Street, Charlotte, N.C., with the exception of the proposed exterior wood cladding that would surround the new side entrance. The Committee unanimously approved the recommendation.**

**2. Consideration of an Application for Certificate of Appropriateness 17-37 for material alterations to the Phillips House and Morris Barn, 131 W. Charles Street, Matthews, N.C.**

**Staff explained that the applicant is proposing to make changes to the interior and exterior of the house. Proposed changes to the house include expanding the kitchen and laundry room, removing a portion of the wall to expose stairwell, and**

**adding a new rear dormer and new rear entrance. The applicant is also proposing to demolish the garage and replace the garage with a framed structure of approximately the same size with a carport attached to the north side of the building. The applicant is also proposing the addition of a picket fence.**

**Staff recommended that the proposed new opening at the stairwell not be allowed. Staff expressed concerns over the prominence of the proposed rear gabled dormer, and suggested that the architect be charged with demonstrating the need for the headroom that the gable design would provide.**

**Committee members requested of the applicant a rear elevation showing the proposed gable and rear steps, and a site plan showing the location of the proposed garage and fence.**

**Mr. Elliott made a recommendation that the applicant submit the additional needed plans for the Committee to review in July. If the plans are satisfactory, they then could be considered by the HLC at their August 12th meeting. The Committee unanimously approved the recommendation.**

### **3. Consideration of an Application for Certificate of Appropriateness 17-26 for material alterations to the Delburg Mill House, 303 Delburg Street, Davidson, N.C.**

**The Committee was presented with plans for alterations to the interior and exterior of the house.**

**Staff explained that the applicant is proposing to raise and rotate the house slightly, rebuild the front porch and chimney, and add rear and side additions. The applicant is also proposing to replace a single window in the west elevation with paired windows.**

**Staff recommends:**

**The applicant provide a site plan that clearly indicates the current location of the house as well as the proposed location.**

**Replacing the existing single window on the west elevation with a double window is not appropriate and does not meet the Secretary Of The Interior's Standards For Rehabilitation numbers 2, 3, and 9.**

**The chimney, if replaced, should be the same dimensions as the existing.**

**The existing layout of the front foyer be preserved.**

**The details and dimensions of the fence shown on the site plan should be presented.**

**The applicant should investigate reducing the height of the roof ridge of the proposed rear addition.**

**Ms. Hoover made a recommendation that the Committee recommend to the Historic Landmarks Commission that it approve a COA for the project following the above stated Staff recommendations, and that the siding on the west addition be differentiated from the original siding. The Committee unanimously approved the recommendation.**

**Old Business.**

**There was no old business.**

**New Business.**

**Mr. Pursley announced that Mr. Elliott will be the new Chair of the Design Review Committee.**

**The Committee adjourned at 9:50 a.m.**