

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Design Review Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N.C.  
September 26, 2018  
Time: 8:02 a.m. – 9:13 a.m.**

**Present:**

**Mr. Matthew Benson  
Mr. David Gieser  
Ms. Laura Hoover  
Mr. Victor Jones  
Mr. Garrett Nelson, Design Review Committee Chair  
Mr. Stefan Pienkny  
Ms. Catherine Weide  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Mr. Kenneth Pursley**

**Visitors:**

**Paul Armstrong  
Karl Buddenbaum  
Rachel Cameron  
Lee Jablin  
Bruce Lacy  
Eric Levinson**

**1. Chair's Report: Garrett Nelson**

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

**2. Consulting Director's Report: Dan Morrill**

**Dr. Morrill provided historical context on the sites that the Committee would be reviewing in the meeting.**

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

**Mr. Gray did not have a report.**

**4. COA Application for the Parks Hutchison School, 1400 N. Graham Street, Charlotte, N.C.**

**Mr. Gray stated that the applicant is proposing to install a new HVAC system in the school, which would require replacing some original windows with HVAC grills, and which would also include the addition of free-standing HVAC units in the first and second stories.**

**Mr. Gray reviewed the proposal and site plans provided by the school and stated that Staff does not believe that the proposed plans are appropriate and that they do not meet the Secretary of the Interior's Standards for Rehabilitation.**

**Karl Buddenbaum, CMS Consultant, explained the reasons for installing HVAC units in the windows rather than placing them in an alternative location, and Mr. Buddenbaum answered questions from the Committee members.**

**Mr. Gray recommended that the applicant examine location options for the HVAC system and bring a revised proposal back to the Committee for consideration at its next meeting.**

**The Committee reached a consensus that the applicant should look at alternative locations for the HVAC system that would preserve the historic integrity of the interior and exterior of the building to be considered at the next Design Review Committee meeting.**

**5. COA Application for Edgewood Plantation, 11132 Eastfield Road, Charlotte, N.C.**

**Mr. Gray stated that the applicant is seeking conceptual approval for a development plan for the property that would preserve the property as an active farm. The applicant proposes to add an approximately 5,000 square foot open pavilion and a gravel parking area.**

**Mr. Gray reviewed site plans provided by the applicant and stated that Staff believes the proposed concept is appropriate and should be conceptually approved with the understanding that more detailed site plans would be submitted to the Commission as part of the COA application.**

**Ms. Cameron, applicant, appeared before the Committee and answered questions from the members.**

**MR. BENSON PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AUTHORIZE CONCEPTUAL APPROVAL FOR THE CONSTRUCTION OF AN APPROXIMATELY 5,000 SQUARE FOOT PAVILION WITH SUPPORTING PARKING FOR THE EDGEWOOD PLANTATION, 11132 EASTFIELD ROAD, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**Mr. Benson left the meeting at 9:02 a.m.**

**6. Request for a Revision to the Approved Plan for the Delburg Mill House, 303 Delburg Street, Davidson, N.C.**

**Mr. Gray stated that the applicant is requesting a revision to the porch railing design already approved by the HLC. Mr. Gray stated that Staff believes that the proposed change to the approved plans for the property is not appropriate and does not meet the Secretary of the Interior's Standards for Rehabilitation.**

**Mr. Levinson, property owner, spoke to the Committee and addressed concerns.**

**MR. PIENKNY PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT NOT APPROVE THE REVISED PLANS FOR THE PORCH RAILING DESIGN FOR THE DELBURG MILL HOUSE, 303 DELBURG STREET, DAVIDSON, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**7. Old Business**

**There was no old business.**

**8. New Business**

**There was no new business.**

**The Committee adjourned at 9:13 a.m.**