

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
November 28, 2018
Time: 8:00 a.m. – 9:43 a.m.**

Present:

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

Absent:

**Mr. David Gieser
Ms. Catherine Weide**

Visitors:

**Greg Bean, Hamilton Jones House
Kim Belk, Hamilton Jones House
Kevin Brickman, Mecklenburg County
Debbie Cole, Victor Shaw House
Ben Collins, Victor Shaw House
Don Duffy, Kilgo House
Tom Egan, Historic Landmarks Commission
Toni Finch, Rosedale
Mark Hahn, Mecklenburg County
Robert Hancock, Victor Shaw House
Kristi Harpst, Historic District Commission
Victor Jones, Jenkins Peer Architects/American Legion Memorial Stadium
Joanne McKinney, Jenkins Peer Architects/American Legion Memorial Stadium
Bill Palmer, Victor Shaw House
Henrietta Palmer, Victor Shaw House
Clifton Settlemyer, American Legion Memorial Stadium
Melanie Sizemore, American Legion Memorial Stadium
Mark Stephens, Victor Shaw House
Nancy Townsend, Victor Shaw House
Bryan Turner, Mecklenburg County
D.L. Wentz, Victor Shaw House**

1. Chair's Report: Garrett Nelson

Mr. Nelson welcomed everyone to the meeting and thanked the members for their service on the Committee. Mr. Nelson also thanked the Committee members who attended the site visit to American Legion Memorial Stadium on November 19th.

2. Consulting Director's Report: Dan Morrill

Dr. Morrill explained the function of the Design Review Committee in formulating recommendations on Certificates of Appropriateness for the Historic Landmarks Commission's consideration.

3. Senior Preservation Planner's Report: Stewart Gray

Mr. Gray reiterated the statements from Dr. Morrill and reported that the Historic Landmarks Commission would meet on December 10th.

4. COA Application for the American Legion Memorial Stadium, 1300 Block of Charlottetowne Avenue, Charlotte, N.C.

Mr. Gray reviewed the Staff recommendation and stated that the applicant revised the proposed plans based on the Committee's prior recommendations. Dr. Morrill discussed the historic features of the stadium that will be retained. Victor Jones spoke on behalf of the applicant and further explained what features of the stadium will be preserved or replicated.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLAN FOR THE AMERICAN LEGION MEMORIAL STADIUM, 1300 BLOCK OF CHARLOTTETOWNE AVENUE, CHARLOTTE, N.C., AS PRESENTED WITH THE FOLLOWING CONDITIONS: 1) ARTIFICIAL STONE WILL NOT BE ALLOWED ON THE FIELD-LEVEL WALL; 2) THE FIELD-LEVEL WALL WILL BE CONSTRUCTED IN A CURVILINEAR FASHION; 3) FINAL DESIGN FOR ALL ARCHITECTURAL ELEMENTS WILL BE PRESENTED FOR REVIEW BY THE DESIGN REVIEW COMMITTEE; 4) THE TICKET BOOTH ROOFS WILL REPLICATE THE ORIGINAL DESIGNS. THE COMMITTEE APPROVED THE MOTION.

Note: Victor Jones recused himself from the vote.

Staff noted that if the project is approved, phases of construction could proceed concurrently with further design review of the proposed architecture.

5. COA Application for the Hamilton Jones House, 201 Cherokee Road, Charlotte, N.C.

Mr. Gray reviewed the Staff recommendation and stated that the applicant proposes to build a new pool house and construct an addition on the back porch. Ken Pursley spoke on behalf of the applicant and stated that the construction will be sensitive to historical aspects of the property.

MR. JONES PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLAN AS PRESENTED FOR THE HAMILTON JONES HOUSE, 201 CHEROKEE ROAD, CHARLOTTE, N.C. THE COMMITTEE APPROVED THE MOTION.

Note: Ken Pursley recused himself from the vote.

6. COA Application for Rosedale, 3427 N. Tryon Street, Charlotte, N.C.

Mr. Gray reviewed the proposed plans and stated that Staff does not believe that the proposed pavilion will significantly impact the historic character of the property. The applicant answered questions regarding the location of the proposed pavilion and stated that there is no intent to impact the historic plantation.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. PIENKNY THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLAN AS PRESENTED FOR ROSEDALE, 3427 N. TRYON STREET, CHARLOTTE, N.C., WITH THE CONDITION THAT EITHER METAL ROOFING OR ASPHALT SHINGLES WOULD BE ALLOWED AND THAT THE EXISTING LANDSCAPE BUFFER BETWEEN THE HOUSE AND THE PROPOSED PAVILION BE RETAINED, AND THAT THE CHOICE OF BRICK FOR THE FIREPLACE AND COLORS FOR THE ROOF AND THE PAVILION FRAME BE REVIEWED AND APPROVED BY HLC STAFF AND DESIGN REVIEW CHAIR. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

7. COA Application for the Bishop John C. Kilgo House, 2100 The Plaza, Charlotte, N.C.

Mr. Gray reviewed the proposed plans, noting the location of the proposed pool and driveway. Mr. Gray stated that Staff thinks the plans are appropriate and that there is no significant impact to the main house.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLAN AS PRESENTED FOR THE BISHOP JOHN C. KILGO HOUSE, 2100 THE PLAZA, CHARLOTTE, N.C., WITH THE CONDITION THAT A SIX FOOT VEGETATED BUFFER BE MAINTAINED ALONG BELVEDERE AVENUE, AND THAT THE CHOICE OF BRICK FOR THE PERIMETER WALL BE REVIEWED AND APPROVED BY HLC STAFF AND DESIGN REVIEW CHAIR. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

8. COA Application for the Demolition of the Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.

Dr. Morrill stated that the Committee cannot deny a Certificate of Appropriateness for Demolition, but demolition can be delayed for up to 365 days. The property owner spoke to his attempts to renovate the house and his desire for the delay of demolition to be kept under 365 days. Dr. Morrill stated that Mr. Gray and Peter Wasmer, Project Manager, recently visited the house and maintain that it is salvageable.

MS. HOOVER PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT DELAY THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION FOR THE VICTOR SHAW HOUSE, 2400 MECKLENBURG AVENUE, CHARLOTTE, N.C., FOR 365 DAYS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

9. Old Business

There was no old business.

10. New Business

There was no new business.

The Committee adjourned at 9:43 a.m.