

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Design Review Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N.C.  
March 27, 2019  
Time: 8:02 a.m. – 9:12 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  
Mr. Kenneth Pursley  
Ms. Catherine Weide  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**None**

**Visitors:**

**Steve Christie, Delburg Mill House  
Don Duffy, Lambeth-Gossett House  
Leila Farsiani  
Paul Gorenflo, First National Bank Building  
Eric Levinson, Delburg Mill House  
Sandra Lopez, First National Bank Building  
Marie Thomas, First National Bank Building**

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

**Mr. Nelson welcomed the Committee members and visitors to the meeting.**

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

**Dr. Morrill briefly spoke on the importance of the Delburg Mill House and stated that it was a good example of the special protection that the Historic Landmarks Commission is able to provide to otherwise endangered historical properties.**

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

**Mr. Gray stated that he did not have a report.**

**4. Revisions to COA 17-59 for the Delburg Mill House, 303 Delburg Street, Davidson, N.C.**

**Mr. Gray stated that the applicant has requested a revision of the existing Certificate of Appropriateness to include a design change to the garage. Mr. Gray reviewed the proposed plans and presented a recent image of the property provided by the property owner, which showed that the view of the garage from Delburg Street was largely hidden behind the mill house. Eric Levinson, owner of the property, appeared before the Committee and answered questions regarding specificities of the garage plan. Mr. Nelson expressed concern about an overhang bracket on the garage and Mr. Levinson stated that it was not needed. Mr. Gray stated that Staff found the proposed plans to be appropriate and recommends that the Committee approve the plans as shown.**

**MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE REVISED PLANS FOR THE DELBURG MILL HOUSE GARAGE, 303 DELBURG STREET, DAVIDSON, N.C., AS SUBMITTED WITH THE CONDITION THAT THE OVERHANG BRACKET BE REMOVED FROM THE PLAN. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**5. COA Application for the Lambeth-Gossett House, 923 Granville Road, Charlotte, N.C.**

**Dr. Morrill detailed the history of Myers Park and stated that the Lambeth-Gossett House is one of the oldest houses in the neighborhood. Mr. Gray stated that the house is a great example of a large Craftsman house.**

**Mr. Gray reviewed the proposed plans, which involve porch additions on the rear of the house. Mr. Gray reminded the Committee that the Historic Landmarks Commission is more concerned with projects on the front of a property and that it has more flexibility when dealing with issues on the rear of a property. Mr. Gray stated that he and Mr. Nelson recently visited the property and found the project appropriate and determined that it would not significantly negatively impact the historic character of the property.**

**Don Duffy, architect for the property, spoke to the Committee and detailed the current state of the house. Mr. Pursley expressed concern about the visibility of the proposed skylight from the rear of the property. Mr. Duffy stated that the property owners desire a skylight to provide additional light into the house. Mr. Gray stated that the Committee can be flexible with the skylight due to its location at the rear of the house.**

**Mr. Gray reviewed the grill-porch elevation, explained that the portion of the house where the grill-porch would be located is not an original part of the house, and stated that staff found that the grill-porch design was appropriate.**

**Mr. Benson suggested that the proposed masonry base of the cooking area should be a cabinet or produced in another material.**

**MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLANS FOR THE LAMBETH-GOSSETT HOUSE, 923 GRANVILLE ROAD, CHARLOTTE, N.C., AS SUBMITTED WITH THE FOLLOWING STIPULATIONS: 1) THAT THE PROPOSED MASONRY BASE OF THE COOKING AREA SHOULD NOT BE APPROVED AND THAT A DESIGN FOR A CABINET OPTION FOR THE OUTDOOR GRILL WOULD BE SUBMITTED TO THE HISTORIC LANDMARKS COMMISSION; AND 2) THAT THE FINAL DESIGN OF THE PITCH OF THE HIPPED ROOF SKYLIGHT BE APPROVED BY HLC STAFF AND THE DESIGN REVIEW CHAIR. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**6. COA Application for the First National Bank Building, 110 and 112 South Tryon Street, Charlotte, N.C.**

**Dr. Morrill explained the importance of Louis Asbury, architect of the First National Bank Building. Dr. Morrill also detailed the history of the building and stated that the changes that the Committee would be considering were on a portion of the building that historically was connected to another building and, therefore, was not visible. Dr. Morrill asked the Committee to consider how important it is to the historical character of the building that windows be installed in a wall that originally was not visible.**

**Mr. Gray stated that the First National Bank Building is one of the most impressive and often overlooked buildings in Charlotte. Mr. Gray stated that the Committee would be deciding whether to allow additional window penetrations in the wall on the first floor near the Thomas Polk Park. Mr. Gray stated that Staff was not concerned with changes to the building's entrance. Mr. Jones stated that he would prefer the specifics of the logo placed at the building's entrance be reviewed by the entire Committee rather than be approved by Staff and the Design Review Chair. The Committee agreed.**

**Mr. Gray introduced the architect, Paul Gorenflo. Mr. Gray stated that the applicant is proposing three double windows set into the side elevation. Mr. Gray stated that Staff is concerned that the double-single-double rhythm of the windows on the second story should be mimicked on the first story.**

**Mr. Nelson recommended removing the third double window. Mr. Gray stated that at this point the submitted plans would be approved conceptually and would likely be reviewed by the Committee again with further refinement.**

**MR. GIESER PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE GLAZED OPENINGS ALONG THE WALL FOR THE FIRST NATIONAL BANK BUILDING, 110 AND 112 SOUTH TRYON STREET, CHARLOTTE, N.C., WITH THE CONDITION THAT REFINED PLANS WILL BE RESUBMITTED TO THE COMMITTEE FOR FURTHER REVIEW. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**7. Old Business**

**There was no old business.**

**8. New Business**

**There was no new business.**

**The meeting adjourned at 9:12 a.m.**