

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
April 24, 2019
Time: 8:03 a.m. – 9:26 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
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. David Gieser

Visitors:

**Paul Gorenflo, First National Bank Building
Shawn Kasayap, First National Bank Building
Bert Lynn, American Legion Memorial Stadium
Joanne McKinney, American Legion Memorial Stadium
Alicia Ross, George Stephens House**

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 reminded the Committee that its function is to enforce the Secretary of the Interior's Guidelines when reviewing plans for designated historic landmarks.

3. Senior Preservation Planner's Report: Stewart Gray

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

4. American Legion Memorial Stadium, 310 N. Kings Drive, Charlotte, N.C.

Mr. Gray reviewed the motion that the Design Review Committee presented to the Historic Landmarks Commission at its December 2018 meeting. Mr. Gray reminded the Committee

that the motion directs this project. Mr. Gray noted that the presentation shown to the Committee was an update and, therefore, a motion was not required at this time.

Mr. Gray reviewed the design update provided by the applicant. Victor Jones and Joanne McKinney stated that meetings regarding the design of the stadium are ongoing and that it is useful to have feedback from the Committee during this process.

Dr. Morrill stated that the ticket booths must appear as they did originally and that the proposed new windows in the ticket booths are not appropriate. Dr. Morrill also requested that the Committee acquire record photographs of the current state of the stadium for historic reference.

Note: Dr. Morrill left the meeting at 8:30 a.m.

Mr. Jones and Ms. McKinney stated that new, larger windows are needed in the ticket booths in order for them to continue to function as ticket booths. Mr. Gray stated that the ticket booths had been updated in the past but reiterated the importance of not placing windows in them since the ticket booths are original features of the stadium. The Committee spoke of concerns about the functionality of the ticket booths without the new windows. Mr. Gray reminded the Committee that a motion was not needed at this point and that the applicants would return to the Committee with more concrete plans in the future.

Mr. Jones and Ms. McKinney detailed proposed landscape in and around the stadium. Mr. Jones and Ms. McKinney also discussed plans for the stone field-level wall. Mr. Jones reiterated that details are not definitive and that the applicants are interested in receiving feedback about the proposal.

The Committee reached a consensus to not allow a large window opening in the middle of the ticket booths, but has requested the applicant produce plans showing smaller window openings on each side, which would match the original window openings already present in the ticket booths.

5. First National Bank Building, 110 and 112 South Tryon Street, Charlotte, N.C.

Mr. Gray reviewed the motion that the Design Review Committee presented to the Historic Landmarks Commission at its April 2019 meeting. Mr. Gray also reviewed the Staff recommendation, which stated that the proposed new windows and sills should match the existing windows on the north elevation.

Mr. Gray showed images of the current windows and detailed the design of the windows that are being proposed for the first floor. Mr. Nelson noted the placement of the right window and questioned its location in regard to the outdoor seating area in Polk Place Park.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE PROPOSED WINDOW DESIGNS FOR THE FIRST STORY LEFT AND MIDDLE WINDOWS ON THE NORTH ELEVATION AS SHOWN ON THE PRESENTED PLAN FOR THE FIRST NATIONAL BANK BUILDING, 110 AND 112 SOUTH TRYON STREET, CHARLOTTE, N.C., BE IDENTICAL IN DESIGN TO THE EXISTING WINDOWS ON THE NORTH ELEVATION WITH THE EXCEPTION OF THE SINGLE HORIZONTAL DIVIDER AND THAT THE THIRD RIGHT WINDOW BE SHORTER IN ORDER TO AVOID THE SEATING AREA IN POLK PLACE PARK AND THAT STAFF AND THE DESIGN REVIEW CHAIR WILL APPROVE THE CHANGES BEFORE A CERTIFICATE OF APPROPRIATENESS IS ISSUED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

6. George Stephens House, 821 Harvard Place, Charlotte, N.C.

Mr. Gray detailed the proposed site plan and explained that the deck is not original. Mr. Gray stated that the applicant is proposing to expand the outdoor kitchen. Mr. Gray stated that Staff recommends that the deck not extend all the way to the side elevation of the house, but that it be set back and clearly delineated. Mr. Gray also stated that Staff recommends that the pergola not project past the side elevation. A representative for the property stated that the property owner would not object to the recommendations.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE PROPOSED DECK ADDITION FOR THE GEORGE STEPHENS HOUSE, 821 HARVARD PLACE, CHARLOTTE, N.C., SHOULD STEP-BACK FROM THE SIDE ELEVATION AND THAT THE PERGOLA SHOULD NOT PROJECT PAST THE SIDE ELEVATION. 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 9:26 a.m.