

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
June 26, 2019
Time: 8:02 a.m. – 9:51 a.m.**

Present:

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

Absent:

**Mr. Victor Jones
Mr. Stefan Pienkny
Mr. Kenneth Pursley
Ms. Catherine Weide**

Visitors:

**Julie Ferrari, Johnston Mill
Tracy Haynie, Johnston Mill
Erik Johnson, Highland Park Mill #1
Wendy Kelles, Johnston Mill
Jay Levell, Highland Park Mill #1
Randolph Lewis, Ingleside
Lauren Ostrom, Johnston Mill
Juan Powell, Johnston Mill
Davin Stamp, VanLandingham Estate**

1. Chair's Report: Garrett Nelson

Mr. Nelson welcomed the Committee members and visitors to the meeting. Mr. Nelson noted that a quorum was not present and, therefore, motions could not be made and official business could be presented to the Historic Landmarks Commission at its meeting in August as a consensus instead.

2. Director's Report: Dan Morrill

Dr. Morrill thanked the Committee members and visitors for attending the meeting and reminded everyone that design review projects are evaluated by the Secretary of the Interior's Guidelines.

3. Senior Preservation Planner's Report: Stewart Gray

Mr. Gray stated that the Design Review Committee would not meet in July.

4. Ingleside, 7225 Bud Henderson Road, Huntersville, N.C.

Mr. Gray reviewed the proposed site plan of the property and introduced Randolph Lewis, the prospective buyer of the property. Mr. Gray stated that the house largely remains materially unaltered and architecturally significant. Mr. Lewis spoke to the Committee and discussed details about the proposed project. Mr. Benson expressed concern regarding the rear pilasters portraying a false sense of history. Mr. Gray reviewed the Staff recommendation.

The Design Review Committee reached a unanimous consensus to recommend to the Historic Landmarks Commission that the plan for Ingleside, 7225 Bud Henderson Road, Huntersville, N.C., be approved as shown with the condition that the balustrade on the front porch match the existing in design, that the proposed new intermediate pilasters on the rear porch should be better differentiated from the old by scale or by design, while still compatible with the historic elements of the rear elevation, and that a landscape plan for the section of the yard directly in front of the house will be brought directly to the Historic Landmarks Commission for approval.

5. Johnston Mill, 3315 North Davidson Street, Charlotte, N.C.

Mr. Gray stated that the Johnston Mill was renovated in the 1980s but has since fallen into disrepair. Mr. Gray stated that the Machine Storage Building located on the site had also fallen into disrepair. Mr. Gray stated that the applicant is proposing to demolish the Machine Storage Building and reminded the Committee that a Certificate of Appropriateness for Demolition could not be denied.

Mr. Gray reviewed pictures of the current condition of the Machine Storage Building and stated that the building is a contributing structure in the National Register of Historic Places. The applicant stated that he had not yet received a response from the North Carolina State Historic Preservation Office regarding the proposed demolition. Dr. Morrill questioned whether the applicant would be open to retaining the building and the applicant responded that he would have to explore that option. Dr. Morrill stated that the Committee had the option to either not delay the demolition or to delay the effective date of demolition for up to 365 days.

The Design Review Committee reached a unanimous consensus to recommend to the Historic Landmarks Commission that the effective date of the Certificate of Appropriateness for the demolition of the Machine Storage Building at the Johnston Mill, 3315 North Davidson Street, Charlotte, N.C., be delayed 365 days from the date of issuance.

6. Highland Park Mill #1, 340 E. 16th Street, Charlotte, N.C.

Mr. Gray noted that the branding name for Highland Park Mill #1 is currently Optimist Hall. Mr. Gray stated that the applicant has proposed to place signage on the smokestack. Mr. Gray stated that Staff was concerned about the reversibility of using paint on the smokestack. The applicant confirmed that the smokestack has never been painted. The applicant stated that the North Carolina State Historic Preservation Office reviewed the plans and determined that painted lettering was appropriate. Mr. Benson expressed concern over potential damage caused by mechanically fixing signage to the smokestack.

The Design Review Committee, with Ms. Hoover recusing herself, reached a consensus to recommend to the Historic Landmarks Commission that painted letters on the smokestack located at Highland Park Mill #1, 340 E. 16th Street, Charlotte, N.C., not be allowed, but that a reversible option that replicates painted letters may be appropriate, and that flat removable letters may also be appropriate, and with the condition that no mechanical fasteners will be used in affixing signage to the smokestack.

7. VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.

Mr. Gray reviewed the submitted rezoning plan and detailed site changes, which include additional parking, a meeting house, and a topiary. Mr. Gray reviewed the Staff recommendation and stated that it is important that the proposed plans be compatible with the historic significance of the main house. The design team spoke to the Committee regarding its intentions for the historic house to remain an event center. The design team stated that it has held meetings with the Charlotte Historic District Commission and the Plaza Midwood community to solicit feedback on the proposal. Mr. Gieser and Mr. Benson expressed concern that the massing of the topiary may be too large in relation to its placement of the main historic house.

The Design Review Committee reached a unanimous consensus to recommend to the Historic Landmarks Commission that the topiary building proposed at the VanLandingham Estate, 2010 The Plaza, Charlotte, N.C., be pushed towards the rear of the property as much as possible, perhaps with single-loaded parking to the rear of the building, that the parking be limited to the minimum number of spaces required by zoning, that the driveways and parking not be constructed of asphalt or concrete, that the driveways and parking areas be constructed with materials that are compatible with the historic character of the property, and with the condition that the massing of the proposed topiary building be reduced.

8. Old Business

There was no old business.

9. New Business

There was no new business.

The meeting adjourned at 9:51 a.m.