

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
August 28, 2019
Time: 8:04 a.m. – 9:49 a.m.**

Present:

**Mr. Robert Barfield
Mr. Matthew Benson
Mr. David Gieser
Ms. Laura Hoover, Education Committee Chair
Mr. Victor Jones
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. Kenneth Pursley

Visitors:

**Ben Collins, Victor Shaw House
Sean Green, Victor Shaw House
Bob Haney, Victor Shaw House
Rob Haney, Victor Shaw House
Brian Jenest, Victor Shaw House
Sheridan Lorenz, Victor Shaw House
Henrietta Palmer, Victor Shaw House
Davin Stamp, VanLandingham Estate**

1. Chair's Report: Garrett Nelson

Mr. Nelson asked the visitors to introduce themselves and state which property they were representing.

2. Director's Report: Dan Morrill

Dr. Morrill stated that he recommends that hereafter when the effective date of a Certificate of Appropriateness is delayed that the Historic Landmarks Commission inform the applicant of how he/she/it/they might contact agencies such as the State Historic Preservation Office, Preservation North Carolina, and Preserve Mecklenburg to investigate alternatives to demolition.

Dr. Morrill stated that when a Certificate of Appropriateness for demolition is delayed, alternatives to preserving the property should be sought. Dr. Morrill stated that many people may not be aware of alternatives to demolition.

Dr. Morrill thanked the Committee members for their service and reminded the Committee that its function is to judge whether proposed material alterations are appropriate given the Secretary of the Interior's Guidelines.

3. Senior Preservation Planner's Report: Stewart Gray

Mr. Gray stated that the American Legion Memorial Stadium had been removed from the agenda and would not be discussed at this meeting.

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

Mr. Gray stated that the applicant has submitted an application for a Certificate of Appropriateness for a renovation and addition to the main house. Mr. Gray reviewed the existing condition of the house and stated that there would be extensive alterations to the upstairs interior. Mr. Gray stated that Staff has found the proposed changes to be appropriate.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PRESENTED PLANS FOR THE VANLANDINGHAM ESTATE, 2010 THE PLAZA, CHARLOTTE, N.C., WITH THE FOLLOWING STIPULATIONS: 1) THE APPLICANT WILL SUPPLY PHOTOGRAPHS AND/OR DRAWINGS OF CURRENT CONDITIONS FOR LOCATION OF THE PROPOSED LIFT; 2) THE APPLICANT WILL PROVIDE PHOTOGRAPHS OF THE EXISTING CONDITIONS ON THE SECOND STORY; AND 3) THAT THE APPLICANT WILL INCORPORATE BOXED BEAMS OR SOME OTHER ARCHITECTURAL DETAIL THAT CLEARLY IDENTIFY THE ORIGINAL WALL CONFIGURATION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.

Dr. Morrill stated that Preserve Mecklenburg, a non-profit, private preservation organization, has signed an exclusive, assignable option to purchase, which expires on December 1, 2019, for the Victor Shaw House property, and that a potential buyer for the property has been identified. Dr. Morrill stated that the owner has received a Certificate of Appropriateness to demolish the house, which becomes effective on December 17, 2019. Dr. Morrill stated that the owner intends to demolish the house and allow development of the site if the option to purchase is not assigned. Dr. Morrill stated that due to his involvement with Preserve Mecklenburg, he would recuse himself from the discussion to avoid a perceived conflict of interest.

Note: Dr. Morrill recused himself from the discussion of this issue.

Mr. Gray stated that the applicant is seeking conceptual approval of the site plan. Mr. Gray presented current pictures of the property from various angles, including from the street and from the rear of the property. Mr. Gray stated that allowing infill development would be a significant alteration to the historic property, but that Staff is aware that the historic house is endangered and believes the proposed site plan is appropriate.

Representatives of the applicant reviewed the site plan and answered questions from the Committee and visitors. The Committee expressed concerns about the two houses that are proposed to be constructed in front of the Shaw House. The Committee stated its desire that the Shaw House be the focus of the property and that the proposed houses be constructed in a manner sensitive to the historic house. The representatives stated that they were receptive to comments and would explore options regarding the final design and location of the proposed houses.

MR. JONES PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE SITE PLAN AS SHOWN FOR THE VICTOR SHAW HOUSE, 2400 MECKLENBURG AVENUE, CHARLOTTE, N.C., WITH THE FOLLOWING STIPULATIONS: 1) THAT THE APPLICANTS WILL EXPLORE OPTIONS FOR THE SITING AND MASSING OF HOUSES #1 AND #10 AS LABELED ON THE SITE PLAN TO BE LESS CONSTRICTIVE ON THE SETTING OF THE VICTOR SHAW HOUSE; AND 2) THAT HLC STAFF AND THE DESIGN REVIEW CHAIR BE AUTHORIZED TO APPROVE THE LOCATION OF THE HOUSES IN THE REAR OF THE PROPERTY IF THE STRIP OF LAND SHOWN ON THE SITE PLAN IS NOT PURCHASED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

6. Old Business

There was no old business.

7. New Business

There was no new business.

The meeting adjourned at 9:49 a.m.