

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
September 25, 2019
Time: 8:03 a.m. – 9:04 a.m.**

Present:

**Mr. Richard Alsop
Mr. Robert Barfield
Mr. Matthew Benson
Mr. David Gieser
Ms. Laura Hoover
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:

**Larken Egleston, Wadsworth House
Tony Gray, Wadsworth House
Philip Hayes, Hennigan House
Kris Kellogg, Wadsworth House
Alyson Miller, Wadsworth House
Mark Miller, Wadsworth House
Dave Olson, Hennigan House
Scott Stevens, Former Standard Oil Company Service Station**

1. Chair's Report: Garrett Nelson

Mr. Nelson welcomed the Committee members and visitors to the meeting. Mr. Nelson stated that Robert Barfield and Richard Alsop recently joined the Committee. Mr. Barfield and Mr. Alsop briefly introduced themselves.

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 thanked the Committee members for attending and stated how important it is to maintain a quorum. Mr. Gray also noted that the November meeting of the Design Review Committee has been rescheduled for November 20th.

4. Wadsworth House, 400 S. Summit Avenue, Charlotte, N.C.

Dr. Morrill provided a brief statement on the history of the property.

Mr. Gray reviewed the proposed plans and stated that the applicants are proposing significant renovations to the rear of the house. Mr. Gray stated that much of the proposed renovations are to bring portions of the house back to its original state. Mr. Gray stated that the North Carolina State Historic Preservation Office has tentatively approved the proposed plans.

Mark Miller, owner of the property, and Tony Gray, architect, spoke to the Committee. Mr. Miller and Mr. Gray also answered questions from Committee members.

MR. JONES PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE RENOVATION PLANS FOR THE WADSWORTH HOUSE, 400 S. SUMMIT AVENUE, CHARLOTTE, N.C., AS PRESENTED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Hennigan Place, 3603 Tilley Morris Road, Matthews, N.C.

Dr. Morrill stated that the Hennigan Place, an antebellum farm house, was moved to its current site and meticulously restored by its former owners. Dr. Morrill stated that after it was moved, the house and land were sold and the land has since been subdivided.

Phil Hayes and Dale Olson, representatives of the property, spoke to the Committee and provided updates on already-approved development of the property.

Mr. Gray stated that Staff recommends that the current shake roof be maintained rather than replaced with a different roofing material.

MR. GIESER PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT WOOD SHAKE ROOFING BE RETAINED ON THE PRINCIPAL SECTION OF THE HOUSE AND THAT METAL ROOFING NOT BE APPROVED ON THE PRINCIPAL SECTION OF THE HENNIGAN PLACE, 3603 TILLEY MORRIS ROAD, MATTHEWS, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

6. Former Standard Oil Company Service Station, 1010 N. Tryon Street, Charlotte, N.C.

Dr. Morrill provided a brief history of the building and stated that no comparable building exists in Mecklenburg County.

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

Mr. Gray reminded the Committee that the Historic Landmarks Commission was in negotiations to purchase the property and decided to terminate negotiations. Mr. Gray stated that the property is currently listed for sale. Mr. Gray stated that the applicant is seeking a Certificate of Appropriateness for demolition and is requesting either no delay or a shortened delay of the effective date of the Certificate of Appropriateness. Mr. Gray stated that Staff recommends that the effective date of the Certificate of Appropriateness for demolition be delayed for 365 days to allow for potential discussions concerning the preservation of the property to occur.

Scott Stevens, realtor for the property, spoke to the Committee and explained that the property owners are exploring all options regarding the prospective sale of the property.

MR. BENSON PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE FORMER STANDARD OIL COMPANY SERVICE STATION, 1010 N. TRYON STREET, CHARLOTTE, N.C., BE DELAYED FOR 365 DAYS. 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 9:04 a.m.