

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Design Review Committee Minutes  
2100 Randolph Road, Charlotte, N.C.  
February 26, 2020  
8:02 a.m. – 9:39 a.m.**

**Present:**

**Mr. Robert Barfield  
Mr. Matthew Benson  
Mr. David Gieser  
Ms. Kristi Harpst  
Ms. Laura Hoover  
Mr. Victor Jones  
Mr. Garrett Nelson, Design Review Committee Chair  
Mr. Kenneth Pursley  
Mr. Jack Thomson, HLC Executive Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Mr. Richard Alsop**

**Visitors:**

**Joe Angelon, Mayes House  
Lyle Darnall, Atherton Cotton Mill  
Matt Ewers, Barnhardt House  
Robert Horsley, Atherton Cotton Mill  
Dan Morrill, Mayes House  
Jill Walker, Mayes House  
Karen Weston-Chien, Independence Park**

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

**Mr. Nelson welcomed everyone to the meeting. Mr. Nelson introduced Mr. Jack Thomson as the new Executive Director of the Charlotte-Mecklenburg Historic Landmarks Commission. Mr. Thomson briefly introduced himself. Mr. Thomson stated that on January 1, 2021, the Design Review Committee will become quasi-judicial, which means additional protocols will need to be followed. Mr. Thomson welcomed the visitors and stated that they are invited to participate in the discussion of the properties as allowed by the Chair.**

## **2. Senior Preservation Planner's Report: Mr. Stewart Gray**

**Mr. Gray stated that comments from visitors, not including applicants, will be limited to three minutes to account for time.**

## **3. Atherton Cotton Mill, 2108 South Boulevard, Charlotte, N.C.**

**Mr. Gray noted that signage has already been installed on the property's smokestack without an approved Certificate of Appropriateness (COA). Mr. Gray stated that the Committee should consider the COA for the proposed signage as though it were not already installed.**

**Mr. Gray displayed current photographs of the smokestack, which illustrate that aluminum letters painted white have been affixed to the masonry stack. Mr. Gray stated that the project does meet the Secretary of the Interior's Guidelines due to its reversibility. Mr. Gray stated that the Historic Landmarks Commission is typically supportive of signage and that the aluminum letters are appropriate.**

**Robert Horsley and Lyle Darnall, representatives of EDENS, stated that the letters are glued onto the smokestack. Mr. Horsley and Mr. Darnall stated that originally the letters were to be painted onto the smokestack, but there were concerns about potential damage to the smokestack caused by pressure washing. Mr. Darnall thanked the Committee for its collaboration as the property has been rehabilitated.**

**MR. PURSLEY PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE SIGNAGE FOR THE SMOKESTACK AT THE ATHERTON COTTON MILL, 2108 SOUTH BOULEVARD, CHARLOTTE, N.C., BE APPROVED AS PRESENTED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

## **4. Mayes House, 435 E. Morehead Street, Charlotte, N.C.**

**Mr. Gray stated that although the Committee would be considering a COA to demolish the building, the owner is exploring preservation options for the property. Dr. Dan Morrill, Secretary of Preserve Mecklenburg, spoke to the Committee on behalf of the property owner. Dr. Morrill stated that the house is in good condition and has been restored by the current owner. Dr. Morrill stated that the land on which the house sits is valuable and that the house would likely need to be moved to a new parcel in order to be saved. Dr. Morrill noted that the owner is aware of the probability that the Commission will implement a 365-day delay of demolition and reiterated that the owner hopes to find a preservation solution. Dr. Morrill stated that representatives of Preserve Mecklenburg are scheduled to meet with Mr. Thomson to discuss a potential collaboration with the Historic Landmarks**

**Commission regarding preserving this property.**

**Mr. Pursley asked whether the interior of the house was suited for residential use and Dr. Morrill answered that it has recently been used as an office but could be suitable as a residence. Mr. Jones described the intricate details of the house and stated that many of the changes are reversible and that the house could be reverted to a residence. Ms. Harpst asked if the Commission requires documentation of properties that may be demolished. Mr. Gray stated that the Commission cannot legally require documentation but can discuss the issue with the owner. Dr. Morrill stated that the house has been extensively photographed on the interior. Mr. Thomson asked if the owner has indicated pursuing the demolition of the house himself if it is still available at the end of the 365-day delay and Dr. Morrill stated that he was unclear of the owner's intention in that scenario.**

**MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT DELAY THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION FOR THE MAYES HOUSE, 435 E. MOREHEAD STREET, CHARLOTTE, N.C., FOR 365 DAYS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**5. Independence Park, 1400 and 1500 blocks of Park Drive, Charlotte, N.C.**

**Mr. Gray stated that the presented plans are part of a larger master plan for the park. Mr. Gray stated that the applicant is proposing to pour concrete paving behind the ballfield backstop and to also create a concrete pathway. Mr. Gray stated that the proposal includes removing portions of an existing historic stone wall. Mr. Gray stated that Staff is supportive of the project and that it is an appropriate restoration of a historic place.**

**Mr. Benson questioned the location of the accessible seating and Mr. Gray stated that the seating should be located with the rest of the seating and not separated. Karen Weston-Chien, representative of the applicant, stated that there would be accessible seating at both the top and bottom of the seating area. Ms. Weston-Chien stated that the master plan is to have accessible paths throughout the park and that currently there is no paved path connecting the ballfield to the park.**

**Ms. Harpst asked whether the stone that will be removed would be reused elsewhere in the park and Ms. Weston-Chien stated that it would be. Ms. Harpst suggested not pouring the concrete all the way to the stone wall to allow for maintenance without needing to remove more of the stone wall. Mr. Pursley asked whether the sections of stone that have been proposed to be removed exceeded the minimum requirements and Ms. Weston-Chien stated that the proposal was in relation to the location of the stairs.**

**MR. JONES PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE**

**DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PLANS AS PRESENTED FOR INDEPENDENCE PARK, 1400 AND 1500 BLOCKS OF PARK DRIVE, CHARLOTTE, N.C., WITH THE STIPULATION THAT EXPANSION JOINT MATERIAL BE USED BETWEEN THE HISTORIC STONE WALL AND THAT THE STONE WALL BE PROTECTED DURING THE INSTALLATION OF THE CONCRETE.**

**MS. HARPST OFFERED A FRIENDLY AMENDMENT TO THE ORIGINAL MOTION THAT THE STONE REMOVED FROM THE STONE WALL BE REUSED AT ANOTHER LOCATION IN INDEPENDENCE PARK. MR. JONES AND MS. HOOVER ACCEPTED THE AMENDMENT. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION AS AMENDED.**

**6. Violet W. Currie House, 525 N. Main Street, Davidson, N.C.**

**Mr. Gray stated that the Committee would be reviewing a revision to plans that were approved by the Commission in June 2019. Mr. Gray detailed the plans and stated that the proposed square footage has not been significantly altered. Mr. Gray reminded the Committee that this house was at risk of being demolished before being rehabilitated. Mr. Benson asked whether the windows in the historic house were being replaced. Ms. Harpst asked whether the side door on the south elevation would remain. Mr. Gray stated that he was uncertain but would confirm with the owners regarding the status of the windows and side door.**

**MR. JONES PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE PROPOSED PLANS FOR THE VIOLET W. CURRIE HOUSE, 525 N. MAIN STREET, DAVIDSON, N.C., BE APPROVED AS PRESENTED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**7. Charles E. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.**

**Mr. Gray stated that the Committee would be reviewing a revision to plans that were approved by the Commission in December 2019. Mr. Gray stated that the owner is proposing to convert a billiards room and garage in the rear of the house to an open porch. Mr. Gray stated that the owner is also proposing to expand the master closet. Mr. Gray explained that two historic windows would be removed as part of the renovation. Ms. Harpst and Ms. Hoover requested that the historic windows be incorporated into the design of the new addition.**

**Matt Ewers, owner of the property, answered questions from the Committee regarding the proposed alterations. Mr. Pursley expressed concerns about installing appropriate**

landscaping to frame the historic house. Mr. Gray stated that landscaping plans would be considered by the Committee at a future meeting.

**Note: Matt Benson left the meeting at 9:34 a.m.**

**MR. PURSLEY PRESENTED A MOTION SECONDED BY MS. HARPST THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PROPOSED PLANS FOR THE MASTER CLOSET FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT AVENUE, CHARLOTTE, N.C., AS PRESENTED WITH THE STIPULATION THAT THE SOUTH ELEVATION CONTAIN THE ORIGINAL WINDOWS THAT THE ADDITION WILL OBSCURE IN THEIR ORIGINAL CONFIGURATION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**MR. JONES PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE REVISIONS TO PLANS FOR THE NEW REAR WING AS PRESENTED FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT AVENUE, CHARLOTTE, N.C., AS PRESENTED WITH THE STIPULATION THAT THE DESIGN REVIEW COMMITTEE BE PROVIDED THE FOLLOWING FOR REVIEW: 1) PLANS FOR LANDSCAPING; 2) PLANS FOR THE DRIVEWAY; AND 3) FINAL COLOR AND FINISH SELECTIONS FOR THE ADDITION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

#### **8. Old Business**

**There was no old business.**

#### **9. New Business**

**There was no new business.**

**The meeting adjourned at 9:39 a.m.**