

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Design Review Committee Minutes  
2100 Randolph Road, Charlotte, N.C.  
January 29, 2020  
8:04 a.m. – 9:38 a.m.**

**Present:**

**Mr. Robert Barfield  
Ms. Kristi Harpst  
Ms. Laura Hoover  
Mr. Victor Jones  
Mr. Garrett Nelson, Design Review Committee Chair  
Mr. Jeff Parsons, HLC Chair, ex officio member  
Mr. Kenneth Pursley  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Mr. Richard Alsop  
Mr. Matthew Benson  
Mr. David Gieser**

**Visitors:**

**Joe Beato, Blakeney House  
Cheryl Butera, Blakeney House  
Creighton Call, Blakeney House  
Christina Chin, Blakeney House  
Nick Chin, Blakeney House  
Elizabeth Cohen, McNinch House  
David Dettmer, Blakeney House  
Karri Files  
Jared Gardner, McNinch House  
Leslie Haupricht, Blakeney House  
Brian Jenest, McNinch House  
Dan Morrill, McNinch House  
Dale Olson, Hennigan Place  
Ed Palacio, Blakeney House  
Caldwell Rose, McNinch House  
Hank Smith, Blakeney House  
Susan Smith, Blakeney House  
Mary Springsteed, McNinch House**

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

**Mr. Nelson thanked the visitors for attending the meeting and stated they would be given time to introduce themselves and speak to the Committee later in the meeting. Mr. Nelson welcomed Kristi Harpst, Program Manager for the Historic District Commission, as the newest member of the Design Review Committee. Mr. Nelson asked Ms. Harpst to briefly introduce herself.**

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

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

### **3. Hennigan Place, 3603 Tilley Morris Road, Matthews, N.C.**

**Mr. Gray stated that the applicant is proposing modifications to the house's existing historic stone foundation. Mr. Gray stated that the Hennigan Place is one of the few remaining homes being used as a residence that is sitting atop stone piers. Mr. Gray stated that there are issues with having the crawl space exposed, including a loss of insulation and animals that shelter under the house.**

**Dale Olsen, representative of the property, stated that the plan is to enclose the entire crawl space. Mr. Olsen stated his intent to also enclose underneath the front porch. Mr. Gray recommended to leave the porch open but stated that this issue is not critical for Staff. Committee members stated that they would prefer for the stone piers to remain exposed.**

**MR. JONES PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PROPOSED PLANS FOR THE HENNIGAN PLACE, 3603 TILLEY MORRIS ROAD, MATTHEWS, N.C., AS PRESENTED WITH THE FOLLOWING CONDITIONS: 1) THE STONE PIERS UNDER THE PORCH WILL BE VISIBLE FROM THE EXTERIOR, AND 2) THAT THE APPLICANT WILL PROVIDE DETAILS AND LOCATIONS FOR THE VENTS AND THE CONSTRUCTION DETAIL FOR THE NON-MASONRY PART OF THE UNDERPINNING TO HLC STAFF AND THE DESIGN REVIEW COMMITTEE CHAIR BEFORE THE FEBRUARY 10 MEETING OF THE HISTORIC LANDMARKS COMMISSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

### **4. Blakeney House, 9118 Blakeney Heath Road, Charlotte, N.C.**

**Mr. Gray detailed the proposal for the development of property that is included in the historic designation of the Blakeney House. Former HLC Consulting Director, Dr. Dan Morrill, was in attendance and stated that the Historic Landmarks Commission bought this property, restored the house, and placed deed covenants on the house, which protects it**

from demolition. Mr. Gray provided other examples of infill development that has involved the Historic Landmarks Commission, including the Victor Shaw House and Edgewood Farm. Mr. Gray explained the history of the property and stated that additional developed land parcels around the historic house were historically part of the Blakeney farm.

Mr. Gray reviewed the proposed infill development plan and stated that he had advised the developers to push back the development in order to create an adequate barrier around the historic house. Mr. Gray stated that HLC Staff did not discuss in detail that the property would need to be rezoned with the applicant, but that the Historic Landmarks Commission would generally need a compelling case from the developers to support denser zoning. Mr. Gray stated that the Commission historically respects existing zoning requirements.

Mr. Pursley stated that he does not find the site plan to be thoughtful and questioned why the land needed to be developed at all. Mr. Jones asked whether the owners of the historic house have filed for a Certificate of Appropriateness for demolition and Mr. Gray answered that they have not and that the historic house is on a separate parcel, has different owners, and is protected by preservation easements. Mr. Gray stated that Staff recommends moving the development away from the house in order to preserve the existing character of the property.

Shannon Boling and Creighton Call, representatives of the property, spoke to the Committee and detailed their current status in the rezoning process.

Neighbors of this property asked questions of the Committee and applicants. Committee members reminded the visitors that the function of the Design Review Committee is to evaluate projects according to the Secretary of the Interior's Guidelines. Mr. Gray reiterated that the Historic Landmarks Commission is sensitive to the rights of neighboring property owners.

**MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE DESIGN REVIEW COMMITTEE TABLE THE DECISION OF THE PROPOSED DEVELOPMENT OF THE BLAKENEY HOUSE, 9118 BLAKENEY HEATH ROAD, CHARLOTTE, N.C., UNTIL THE FEBRUARY 26, 2020, MEETING OF THE DESIGN REVIEW COMMITTEE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**5. Frank R. McNinch House, 2401 Sharon Lane, Charlotte, N.C.**

Mr. Gray stated that the earlier plan the Committee reviewed has been withdrawn, and that the plan presented at this meeting is a new conceptual plan, not a revision to the now-withdrawn plan.

Mr. Gray reviewed the location of the property and the proposed site plan. Mr. Gray stated that Staff recommendation is that the plan does meet the Secretary of the Interior's

**Guidelines. Mr. Gray noted that Staff is aware that if there is no successful development of this property that the house may be at risk of being demolished.**

**Mr. Gray stated that the proposed site plan addresses earlier concerns from the Commission regarding the visibility of the historic house from Sharon Lane. Mr. Gray stated that this proposed development would significantly alter the property and negatively impact the historic character of the house. Mr. Gray noted that despite this, the proposed plan does save the house and, therefore, Staff finds the plan to be appropriate.**

**Caldwell Rose, owner of the property, and Brian Jenest, representative of the applicant, spoke to the Committee. Mr. Jenest stated that the proposed plan not only preserves the house and the view of the house from the street, but that deed restrictions would be placed on the open green space in the front of the development, giving the Historic Landmarks Commission design review control over the historic house and the open land between the house and the road.**

**Mr. Pursley questioned the necessity of the cul-de-sac. Mr. Jenest stated that it is a requirement of the current zoning, but that he would investigate having it removed since the cul-de-sac is not needed.**

**Dr. Morrill noted that houses on large lots will face increasing developmental pressure as the City of Charlotte continues to grow. Dr. Morrill noted the sensitivity of this proposed plan. Mr. Jenest stated that the property will be landscaped so that the visibility of the houses near the road will be minimal.**

**Mary Springsteed, neighbor of the McNinch House property, questioned the viability of the plan, arguing that current deed restrictions on the property should limit development to one house per parcel. Mr. Gray stated that relevant documents need to be presented to HLC Staff so it can appropriately respond.**

**MR. NELSON PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE PLAN AS PRESENTED FOR THE FRANK R. MCNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N.C. 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 9:38 a.m.**