

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
2100 Randolph Road, Charlotte, N.C.
May 27, 2020
8:03 a.m. – 11:27 a.m.**

Present:

**Mr. Richard Alsop
Mr. Robert Barfield
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. Matthew Benson

Visitors:

**Brian Akin, Blakeney House
Shannon Boling, Blakeney House
John Bolton, Currie House
Cris Bremner, Blakeney House
Walter Fields, Blakeney House
Ann French, Blakeney House
Tom Keeling, Hunter House
Ron Koppelman, Blakeney House
Becky Miller, Mecklenburg County Project Manager, Independence Park
Eduardo Palacio, Blakeney House
Chris Peace, Blakeney House
David Strange, Currie House
Peter Wasmer, Hunter House
Karen Weston-Chien, Mecklenburg County Project Manager, Independence Park**

Note: This meeting was held virtually through the Zoom video conferencing platform.

1. Chair's Report: Mr. Garrett Nelson

Mr. Nelson welcomed everyone to the meeting and explained that the Committee would conduct official business through a roll call to ensure accurate recording. Mr. Nelson took a roll call for attendance and determined that a quorum was present.

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

Mr. Gray stated that the agenda item for the Hawkins House would not be discussed at this meeting. Mr. Gray explained the process for how the meeting would be conducted.

3. James A. Blakeney House, 9118 Blakeney Heath Road, Charlotte, N.C.

Mr. Gray showed a map of the location of the proposed development and stated that the historic house is not part of the development. Mr. Gray stated that the original historic landmark designation was much larger than it is presently and included rural farmland that has been subdivided over time.

Mr. Gray stated that the proposed plan was considered by the Historic Landmarks Commission at its May meeting and is being brought back to the Design Review Committee for further consideration. Mr. Gray stated that the proposed plan was altered to be more sensitive to the surrounding areas per Staff and Committee comments. Mr. Gray noted that concerns have been expressed regarding the existence of outbuildings still standing on the land. Mr. Gray showed images depicting the current condition of the buildings and noted that they are in various states of disrepair.

Shannon Boling and Walter Fields, applicants, explained that they altered the proposed plans to remove townhomes after receiving feedback from the Committee. Mr. Boling stated that he is willing to work with Staff to provide photographic documentary of the water trough. Mr. Boling stated he is also willing to work with Staff to further discuss neighbor recommendations regarding the design of the houses.

William Bollock, representative of the property owner, stated his desire for the historic nature of the property to be preserved. Mr. Bollock also expressed concern over unauthorized access that has occurred on the property.

Several neighboring property owners spoke to the Committee and stated concerns over how the proposed development will impact the surrounding area, including the historic Blakeney house. Neighbors also expressed concerns regarding potential environmental impacts, the existence of structures on the property, and the proposed architectural design of the new houses.

Mr. Gray stated that if anyone was not able to speak due to technological reasons that visitors may submit written comments to be discussed at the Historic Landmarks Commission meeting on June 8.

Committee members discussed next steps in the process and asked what feedback in community meetings has been received. Ron Koppelman stated that the community meeting was well-attended and the majority of the comments were not in favor of the proposed development. Shannon Boling stated that the meeting occurred before the proposal had been updated and, therefore, still included townhomes.

Committee members discussed the density of the proposed houses and stated that the tree buffer between the historic house and proposed development could be increased.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE CONCEPTUAL PLAN FOR RESIDENTIAL DEVELOPMENT OF THE JAMES A. BLAKENEY HOUSE PROPERTY, 9118 BLAKENEY HEATH ROAD, CHARLOTTE, N.C., NOT BE APPROVED. THE COMMITTEE APPROVED THE MOTION WITH MR. JONES VOTING IN OPPOSITION.

4. Independence Park, 300 block of Hawthorne Lane, Charlotte, N.C.

Mr. Gray detailed the evolution of Independence Park and showed its current condition. Mr. Gray reviewed the renovation plan and stated that it does meet the Secretary of the Interior's standards.

Karen Weston-Chien, landscape architect, and Becky Miller, architect, discussed the proposed changes and stated that ensuring the entire park is accessible is necessary.

Committee members commended Mecklenburg County Park and Recreation Department for creating a plan for the park that is detailed and sensitive to the surrounding community.

Mr. Gray stated that if anyone was not able to speak due to technological reasons that visitors may submit written comments to be discussed at the Historic Landmarks Commission meeting on June 8.

MR. NELSON PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE RENOVATION PLAN FOR INDEPENDENCE PARK, LOCATED AT THE 300 BLOCK OF HAWTHORNE LANE, CHARLOTTE, N.C., AS PRESENTED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. John Hunter House, 5607 Sardis Road, Charlotte, N.C.

Mr. Gray showed the current condition of the house and stated that the proposed changes meet the Secretary of the Interior's standards.

Tom Keeling, architect for the property, stated that in order to maintain the integrity of the historic house, the proposed additions and master bedroom wing were pushed back to mitigate the impact on the existing house.

Peter and Antonia Wasmer, property owners, stated that their intent is to maintain and restore the historic house while bringing the site back to a more rural character.

Committee members noted the differentiation of the proposed addition and questioned whether the proposed materials could be more similar in design to the historic house. Mr. Keeling stated that the proposed fenestration was designed differently in order to be identified as an addition and to not mimic the original house. Mr. Gray stated there is a balance between compatibility and differentiation in appropriate renovations.

MR. JONES PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS FOR THE JOHN HUNTER HOUSE, 5607 SARDIS ROAD, CHARLOTTE, N.C., AS PRESENTED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Gray stated that the homeowners are proposing to build a guest house on the property. Mr. Gray stated that the view of the guest house will be largely blocked by the garage and that the proposed plans are in accordance with the Secretary of the Interior's standards.

John Bolton, property owner, and David Strange, architect, stated that the guest house will be located behind the garage and only part of the roof will be visible from the street. Mr. Bolton stated that this is the final structure that will be built on the property. Mr. Strange stated that the Town of Davidson has given preliminary approval of the guest house.

MR. JONES PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS FOR THE GUEST HOUSE AT THE VIOLET W. CURRIE HOUSE, 525 N. MAIN STREET, DAVIDSON, N.C., AS PRESENTED.

MR. NELSON PRESENTED A FRIENDLY AMENDMENT ACCEPTED BY MR. JONES AND MR. PURSLEY THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS FOR THE GUEST HOUSE AT THE VIOLET W. CURRIE HOUSE, 525 N. MAIN STREET, DAVIDSON, N.C., AS PRESENTED WITH THE STIPULATION THAT IF THERE ARE ZONING CHANGES THAT WILL ALTER THE LOCATION OR ARCHITECTURE OF THE GUEST HOUSE THAT THE PROJECT MUST BE RESUBMITTED TO THE HISTORIC LANDMARKS COMMISSION FOR FURTHER REVIEW. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION AS AMENDED.

7. Reginald Armistice Hawkins House, 1703 Madison Avenue, Charlotte, N.C.

Mr. Nelson stated that the Committee will not consider the proposed changes to the Hawkins House at this meeting.

8. Old Business

There was no old business.

9. New Business

There was no new business.

The meeting adjourned at 11:27 a.m.