

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Design Review Committee Minutes  
Virtual Meeting  
July 22, 2020  
8:06 a.m. – 9:44 a.m.**

**Present:**

**Mr. Richard Alsop  
Mr. Robert Barfield  
Mr. Matthew Benson  
Ms. Laura Hoover  
Mr. Garrett Nelson, Design Review Committee Chair  
Mr. Jack Thomson, HLC Executive Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Mr. David Gieser  
Ms. Kristi Harpst  
Mr. Victor Jones  
Mr. Kenneth Pursley**

**Visitors:**

**Jane Campbell  
Leila Farsiani  
Bill Giduz  
Tim Hayes  
Autumn Michael  
Della Scott Michael  
Rusty Miller  
Marion Sekerak  
Betsy Shores  
Michael Supino  
Samantha Taylor  
Karen Whichard**

**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.**

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

**Mr. Gray stated that members of the Design Review Committee who also serve on the full Commission will meet in early August to discuss basic guidelines to provide to applicants who request large additions or infill developments on historic properties in order to manage expectations before the design review process begins. Mr. Gray stated that these guidelines may be brought to the full Design Review Committee for review at its August meeting.**

## **3. Davidson School, 251 South Street, Davidson, N.C.**

**Mr. Gray stated that the Town of Davidson is planning to rehabilitate the historic building into its town hall. Mr. Gray noted that HLC Staff has worked with the Town for at least a year to determine the feasibility of this project. Mr. Gray stated that this is a good example of local government adaptively reusing a historic building.**

**Mr. Gray showed interior and exterior images of the property and reviewed the proposed plans. Mr. Gray stated that many of the original features of the building will be preserved. Mr. Gray stated that a significant alteration will be the addition of a new exterior core that will include a new entrance with elevators and restrooms. Mr. Gray stated that one set of stairs in the auditorium lobby will be demolished in order to create a more appropriate flow between the principal section of the building and the auditorium. Committee members expressed concerns about this demolition and Mr. Gray stated that there is a balance between preserving historic structures with historic integrity and successfully adaptively reusing a historic building.**

**Mr. Gray stated that several original classrooms will be subdivided or altered and upfitted into office space. Mr. Barfield questioned whether the rooms could easily be converted back to their original dimensions. Rusty Miller, architect, stated that existing openings into these rooms will not be altered and that the space could be reverted by removing the proposed interior walls.**

**Mr. Gray stated that changes to the exterior were relatively simple. Mr. Barfield questioned the plans for the original windows and Mr. Gray noted that the windows will be preserved. Mr. Gray also stated that the proposal includes the creation of an accessible outdoor plaza which can be accessed from the parking lot. Marion Sekerak, member of the public, asked if exterior lighting would be installed and, if so, whether it would be possible to use darker lights as opposed to brighter lights. Mr. Miller stated that this has not yet been addressed but that he will explore the options.**

**MR. BENSON PRESENTED A MOTION SECONDED BY MS. HOOVER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE DAVIDSON SCHOOL, 251 SOUTH STREET, DAVIDSON, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

## **4. Reginald Armistice Hawkins House, 1703 Madison Avenue, Charlotte, N.C.**

**Mr. Gray stated that the owners of the Hawkins House are proposing to change the material of the roof from asphalt shingles to metal. Mr. Gray stated that Staff typically advises property owners to not significantly alter roofing material since the roof is a defining characteristic of a property. Mr. Gray stated that the modernist house was built in 1957 and expanded with an addition in 1961.**

**Mr. Gray stated that the house was originally constructed with a built-up tar-and-gravel low pitch roof with concealed gutters. The original roof was soon covered with shingles and noted that both roof and gutters are failing and need to be replaced. Mr. Gray stated that the current owners purchased the house in late 2018 and have been working on issues with the roof since that time. Mr. Gray stated that roofers have informed the owners that a metal roof and different gutter system are needed to ensure the roof does not leak and that the house will stay dry.**

**Mr. Gray noted that installing a metal roof will be a drastic change, but that the low pitch of the roof will help mitigate this change. Mr. Gray stated that ultimately Staff is concerned about endangering a historic house due to water damage. Mr. Barfield stated that this is an extraordinary circumstance and expressed his opinion that if the Committee is adamant about the roof remaining asphalt that it will be at the expense of the house. Mr. Barfield asked about the specifics of both the current and proposed roof and gutter system and Samantha and Jeff Taylor, property owners, provided details.**

**MR. BARFIELD PRESENTED A MOTION SECONDED BY MR. NELSON THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE STANDING SEAM METAL ROOF AS PRESENTED AT EITHER 16 OR 18 INCH WIDTH AND THAT HLC STAFF AND THE DESIGN REVIEW COMMITTEE CHAIR BE AUTHORIZED TO WORK WITH THE PROPERTY OWNERS TO DETERMINE AN APPROPRIATE COLOR FOR THE GUTTERS TO EITHER MATCH EXISTING HOUSE TRIM OR THE NEW METAL ROOF FOR THE REGINALD ARMISTICE HAWKINS HOUSE, 1703 MADISON AVENUE, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

#### **5. Old Business**

**There was no old business.**

#### **6. New Business**

**There was no new business.**

**The meeting adjourned at 9:44 a.m.**