

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Virtual Meeting
November 18, 2020
8:02 a.m. – 10:07 a.m.**

Present:

**Mr. Robert Barfield
Mr. Matthew Benson
Mr. David Gieser
Ms. Kristi Harpst
Ms. Laura Hoover, HLC Secretary
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:

**Gary Adams
Andy Alicandri
Justin Berry
Ted Cleary
Ben Collins
Amy Dominov
Matt Ewers
Rob Haney
Mike Higgins
Brian Jenest
Dennis LaCaria
Dan Morrill
Kyle Novak
Frank Wiseman**

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

1. Chair's Report: Garrett Nelson

Mr. Nelson welcomed everyone to the meeting.

2. Staff Report: Jack Thomson and Stewart Gray

Mr. Gray stated that the Design Review Committee typically does not meet in December and that he would inform the Committee if a meeting was needed.

3. Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.

Mr. Gray reminded the Committee that the infill development plan for the Shaw House was conceptually approved by the Historic Landmarks Commission at a previous meeting. Mr. Gray reviewed the proposed plans and stated that there will be 10 additional lots on the property with two in front of the Shaw House and eight in the rear of the property. Mr. Gray noted that in 2019 the Commission voted to begin the process of de-designating the rear property. Mr. Gray stated that the Committee can set the architectural tone for the infill houses before they are de-designated.

Mr. Pursley expressed concerns about the massing of the duplexes that will be constructed at the rear of the property and stated that they may appear as one large house. Rob Haney, president of The Terranova Group, explained that the duplexes will be landscaped so that they will appear as two separate structures. Mr. Haney also stated that though the intent is to de-designate the rear portion of the property, this area will be governed by a Homeowner Association which will maintain landscaping and exterior maintenance.

Ben Collins, neighboring property owner and builder and investor for the Shaw House property development, stated that the Historic Landmarks Commission will maintain control over the landscaping of the Shaw House and the front two lots, thereby controlling how the rear portion will be screened.

Members of the Committee agreed that the exact heights of the Shaw House and the infill residences were necessary to determine the impact of the infill residences on the Shaw House.

MR. JONES PRESENTED A MOTION SECONDED BY MR. BENSON THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE VICTOR SHAW HOUSE, 2400 MECKLENBURG AVENUE, CHARLOTTE, N.C., WITH THE FOLLOWING CONDITIONS: THAT THE APPLICANT PROVIDE THE RIDGE HEIGHTS OF THE SHAW HOUSE AND THE INFILL BUILDINGS AND A SITE DRAWING DEPICTING THE INFILL DEVELOPMENT AND PROSPECTIVE LANDSCAPING, AND BEFORE A CERTIFICATE OF APPROPRIATENESS IS ISSUED THAT THE APPLICANT WORK WITH HLC STAFF TO PRESENT A LANDSCAPE PLAN TO BE DISTRIBUTED TO THE DESIGN REVIEW COMMITTEE

FOR COMMENT. THE COMMITTEE APPROVED THE MOTION WITH MR. PURSLEY VOTING IN OPPOSITION.

Note: Mr. Gieser left the meeting at 9:00 a.m.

4. Garinger High School, 1100 Eastway Drive, Charlotte, N.C.

Mr. Gray reviewed the proposed plans and noted that the proposal includes upgrades in several classrooms and bathroom areas as well as the construction of a fire wall in building #300. Mr. Gray stated that there are also proposed changes to exterior window sections and noted that the proposal replicates the form of the existing windows. Mr. Gray stated that the Commission approved the proposed window design in one building at a previous meeting and that it would be useful to have the same design approved for the remainder of the buildings.

Mr. Jones asked whether the new windows would be operable and Mr. Gray stated they would all be fixed. Ms. Harpst stated that the school might consider operable windows and noted that the vertical mullions in the new windows are wider than the original.

Andy Alicandri, architect, answered questions from the Committee members.

MR. PURSLEY 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 GARINGER HIGH SCHOOL, 1100 EASTWAY DRIVE, CHARLOTTE, N.C., WITH THE STIPULATION THAT THE VERTICAL MULLION DIVISIONS MATCH THE EXISTING CONDITION AND THAT CLEAR GLASS BE USED FOR THE WINDOWS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray stated that Garinger High School is also proposing the construction of a two-story classroom building located near the rear of the campus. Mr. Gray stated that Staff found the plans to be appropriate.

Mr. Jones asked if the entire campus was designated as a historic landmark and Mr. Gray stated that it was.

Mr. Benson asked how the proposed building's massing would relate to adjacent structures. Mr. Alicandri stated that the building is 125 feet away from other structures. Amy Dominov discussed the dimensions of nearby buildings and stated that renderings could be provided to show how the buildings relate.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE CONSTRUCTION OF A TWO-STORY CLASSROOM BUILDING AT GARINGER HIGH SCHOOL, 1100 EASTWAY DRIVE, CHARLOTTE, N.C. THE COMMITTEE APPROVED THE MOTION WITH MR. BENSON VOTING IN OPPOSITION.

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

Mr. Gray reviewed the proposed landscape plan and stated that Staff found the plan to be appropriate.

Ted Cleary, landscape architect, stated that it was important to retain the spirit of the historic landscape. Mr. Cleary detailed the proposed plans and explained that due to the property's elevation, privacy through landscaping was necessary. Mr. Cleary also described the proposed site wall.

Members of the Committee spoke positively of the plan and thanked Mr. Cleary for presenting a thoughtful plan.

MR. JONES PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C., WITH THE CONDITION THAT THE DESIGN OF THE REAR DRIVEWAY GATE BE 4'6" MINIMUM HEIGHT AND PREDOMINANTLY OPAQUE AND THAT CONSTRUCTION DETAILS BE APPROVED BY THE DESIGN REVIEW COMMITTEE CHAIR AND HLC STAFF. 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 10:07 a.m.