

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Design Review Committee Minutes  
Virtual Meeting  
September 30, 2020  
8:04 a.m. – 9:53 a.m.**

**Present:**

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

**Visitors:**

**Julie Ferrari  
Tae-Sun Kim  
Ross Magette  
Rusty Miller  
Juan Powell  
Rob Pressley  
Justin Smith  
Michael Supino**

**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 Staff would be scheduling a follow-up meeting with Robert Barfield, Laura Hoover, and Garrett Nelson to further refine the design review guidelines for applicants proposing additions or infill developments. Mr. Gray stated that the guidelines**

may be ready for review by the Design Review Committee and Historic Landmarks Commission this Fall.

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

Mr. Gray reminded the Committee that it recently approved a major renovation for the Davidson School. Mr. Gray stated that the current request from the Town of Davidson, which plans to use the building as its town hall, is to install acoustic ceiling tile as a substitute to the gypsum ceiling in several of the rooms. Mr. Gray stated that the Town has requested this alteration for the ceilings in rooms that will be used as offices in order to have the ability to easily make changes to lighting. Mr. Gray stated that Staff recommends that the Community Room have a hard ceiling due to it being a public room. Mr. Gray stated that the Town expressed concerns regarding having a hard ceiling in this room due to needing flexibility when placing projectors and other equipment for presentations.

Rusty Miller, architect, stated that the request for the Community Room to have an acoustic tile ceiling was due to the room being used for town functions that may require audio or video capabilities. Mr. Miller stated that it would be beneficial to have the acoustic ceiling tile allowed in this room.

**MR. JONES PRESENTED A MOTION SECONDED BY MR. GIESER 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. Johnston Mill, 3315 North Davidson Street, Charlotte, N.C.**

Mr. Gray stated that the applicant is proposing a full renovation of the historic mill and the construction of a large infill development on the property. Mr. Gray stated that in the late 1980s/early 1990s, the mill was renovated and adaptively reused as apartments. Mr. Gray stated that the property is currently vacant and has fallen into disrepair. Mr. Gray stated that the property has been submitted to the federal historic preservation tax incentive program and has been reviewed by the North Carolina State Historic Preservation Office (SHPO). Mr. Gray stated that the application is currently awaiting review by the National Park Service (NPS).

Mr. Gray reviewed the site plan and detailed the infill development. Mr. Gray noted that Staff is deferential to SHPO's review, which was positive, and stated that Staff recommends that the plans be approved as shown.

Mr. Thomson stated that the current plan varies greatly from the one that was submitted to SHPO due to preliminary discussions between SHPO and the property owner, which ultimately altered the proposed plan. Mr. Gray stated that SHPO noted that it wanted to see a differentiation on the infill building so that it was not a copy of historic mill buildings. Mr. Gray stated that Staff believes the differentiation of materials in the plans meets the Secretary of the Interior's guidelines.

**MR. JONES PRESENTED A MOTION SECONDED BY MR. ALSOP THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE JOHNSTON MILL, 3315 NORTH DAVIDSON STREET, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**Mr. Alsop asked what the next step is after the project is reviewed by NPS and has been approved by SHPO and the Historic Landmarks Commission. Mr. Gray stated once approved by NPS, historic tax credits are guaranteed if the job is completed as shown.**

**5. James C. Dowd House, 2216 Monument Street, Charlotte, N.C.**

**Mr. Gray reviewed the historical significance of the property and stated that it is now owned by Mecklenburg County. Mr. Gray stated that the prospective buyer, Rob Pressley, is seeking assurance that he will be able to upfit the property into office space before he purchases the property.**

**Mr. Gray reviewed the property's existing conditions and noted the prominence of the historic house. Mr. Gray reviewed the proposed site plan and stated that proposed changes include an addition to the historic house and construction of a carriage house, an event lawn, and a formal garden on the property.**

**Mr. Thomson stated that he recently visited the site and noted that the windows may not be original but are approximately 75 years old. Mr. Gray stated that the windows should be preserved unless the applicant can confirm that the windows are modern.**

**Mr. Gray stated that the applicant has proposed to add a two-story addition to the back of the historic house and to include a hipped roof porch on the addition which would help identify it as new construction. Mr. Gray stated that Staff and Mr. Nelson agreed that the addition is appropriate.**

**Mr. Gray reviewed the proposed interior changes and noted that no walls will be demolished. Mr. Gray stated that the applicant is proposing to replace the majority of the fireplace mantels. Mr. Thomson stated he is confident that the mantel located in the upstairs rear bedroom is original due to its size and simple design. Mr. Gray stated that Staff recommends the preservation of mantels if historic.**

**Mr. Gray reviewed changes to the flooring and stated that the historic pine flooring upstairs and on the stairway landing needs to be protected. Mr. Gray stated that the strip oak flooring downstairs should also be protected but that there can be more flexibility if repairs are necessary.**

**Ms. Harpst thanked Mr. Gray for his thorough review of the project and stated that she is excited to see the project moving forward. Mr. Nelson thanked the applicants, Rob Pressley and Justin Smith, for submitting a detailed presentation.**

**Rob Pressley, applicant, stated that he has been working on this project for two years. Mr. Pressley stated that throughout this time he has received feedback from Mecklenburg**

County and the community surrounding the Dowd House regarding plans for the property and that the current site plan reflects this collaboration. Mr. Pressley stated that he intends to open the property twice a year for non-profit events that would provide the community the opportunity to visit the property.

Mr. Pressley also stated that the inclusion of a carriage house is another commitment to the community and that it will serve as a meeting venue and additional storage. Mr. Pressley stated he would like to continue discussions with Staff regarding the preservation of the windows and the mantels.

Tae-Sun Kim, member of the public, stated that she is looking forward to this renovation and recommended that the Indigenous and African American communities be reflected in the design of the property however may be suitable.

**MR. NELSON PRESENTED A MOTION SECONDED BY MS. HARPST THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE PRESENTED PLANS FOR THE JAMES C. DOWD HOUSE, 2216 MONUMENT STREET, CHARLOTTE, N.C., WITH THE UNDERSTANDING THAT FINAL CONSTRUCTION DOCUMENTS WILL BE SUBMITTED FOR STAFF APPROVAL AND WITH THE FOLLOWING CONDITIONS: 1) THE ADDITION OF NEW WALLS PROTECTING BUT OBSCURING THE ORIGINAL WALL DESIGNS ON THE FIRST AND SECOND STORIES IS NOT ALLOWED; 2) THE EXPANSION OF THE SINGLE DOOR OPENING TO ACCOMMODATE DOUBLE DOORS ON THE FIRST STORY IS NOT ALLOWED; 3) THE EXISTING WINDOWS SHOULD BE RETAINED UNLESS IT CAN BE CLEARLY SHOWN THAT THE WINDOWS ARE MODERN REPLACEMENTS, AND THE DESIGN OF ANY REPLACEMENT WINDOWS MUST BE PRESENTED TO THE HISTORIC LANDMARKS COMMISSION FOR REVIEW; 4) THE EXISTING MANTELS MUST BE RETAINED UNLESS IT CAN BE CLEARLY SHOWN THAT THE MANTELS ARE MODERN ADDITIONS, AND THE DESIGN OF ANY REPLACEMENT MANTELS MUST BE PRESENTED TO THE HISTORIC LANDMARKS COMMISSION FOR REVIEW; 5) THE ORIGINAL ITALIANATE MANTEL ON THE SECOND STORY WILL BE PRESERVED; AND 6) THE FLOORING ON THE LANDING AND ALL OF THE SECOND STORY FLOORING WILL BE PRESERVED. 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 9:53 a.m.