

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Virtual Meeting
October 28, 2020
8:01 a.m. – 9:17 a.m.**

Present:

**Mr. Robert Barfield
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
Mr. Matthew Benson**

Visitors:

**Jeff Carl
Ben Collins
Renee Couret
Mac Crisco
Brett Gerig
Rob Haney
Brian Jenest
Peyton Jenest
Dan Morrill
Caldwell Rose**

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. Mr. Nelson noted that there were several projects to be reviewed and that a three-minute limit would be imposed on visitor comments.

2. Staff Report: Jack Thomson and Stewart Gray

Mr. Gray stated that the November Design Review Committee meeting would be moved to November 18 to avoid conflicts with Thanksgiving.

3. Highland Mill #3, 2901, 2903, 2905, 2907, 2909, and 2911 N. Davidson Street, Charlotte, N.C.

Mr. Gray stated that the applicant is seeking approval for exterior signage for the property. Mr. Gray noted that most of the larger project has already been approved by Staff through minor works' Certificates of Appropriateness. Mr. Gray explained that the current proposal had to be considered by the full Committee due to the types of signs proposed including directional blade signs and graphics to be placed on existing fencing around the swimming pool.

Brett Gerig, property owner, stated that there is existing signage on the property and that the intent is to replace and update the signage with modern signs that will be consistent with updates to the rest of the property.

MS. HOOVER PRESENTED A MOTION SECONDED BY MS. HARPST THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR HIGHLAND MILL #3, 2901 N. DAVIDSON STREET, CHARLOTTE, N.C., WITH THE OPTION TO RAISE BLADE SIGN IF NECESSARY. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

4. Freeman House, 201 S. Ames Street, Matthews, N.C.

Mr. Gray stated that the Historic Landmarks Commission has already conceptually approved an addition to the historic house and that plans have been revised to address the Commission's concerns regarding the massing of the addition. Mr. Gray stated that the updated plan for the addition includes clipped gables and that the shed dormers previously proposed have been eliminated. Mr. Gray also noted that the applicant is proposing to remove a non-historic side porch, which would help the historic integrity of the house.

Mac Crisco, prospective homeowner, stated that he updated the design of the addition so that it is smaller. Mr. Crisco stated that the addition would be constructed on the rear of the house so that the exterior of the front and sides would not be altered and so that the addition could be removed without affecting the existing structure if desired in the future. Mr. Crisco stated that the intent is for the historic home to be the most prominent part of the design.

Mr. Pursley asked about the driveway placement. Mr. Crisco stated that currently the driveway is located on Ames Street but that there are plans to pave College Street and the driveway will then be accessed from that street.

MR. JONES PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE PRESENTED PLAN REVISIONS TO THE

ARCHITECTURE OF THE FREEMAN HOUSE, 201 S. AMES STREET, MATTHEWS, N.C. THE COMMITTEE APPROVED THE MOTION WITH THE FOLLOWING VOTE: FAVOR – ROBERT BARFIELD, DAVID GIESER, LAURA HOOVER, AND VICTOR JONES; OPPOSE – KRISTI HARPST, GARRETT NELSON, AND KEN PURSLEY.

Mr. Crisco asked for details regarding concerns from those who voted against the plan. Mr. Thomson stated that he would contact the Committee members after the meeting and compile this information for Mr. Crisco. Mr. Gray reminded the Committee that Staff has worked with Mr. Crisco on plans for the addition and that Mr. Crisco is the only party who has presented a plan for preserving the house.

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

Mr. Gray reviewed the site plan that was conceptually approved by the Historic Landmarks Commission earlier in the year. Mr. Gray noted that the minutes from this previous meeting do not accurately reflect the motion that the Commission made, which was to conceptually approve a schematic site plan with the understanding that the architecture of the infill housing would still need to be reviewed by the Commission.

Mr. Gray reviewed the proposed site plan and noted that it could still be modified but is overall a final plan. Mr. Gray stated that Rob Haney intends to purchase the property and needs assurance that the development is appropriate before moving forward.

Mr. Haney agreed with Mr. Gray's assessment and stated that he needed further guidance regarding the general location and design of the infill houses. Mr. Haney stated that the historic house is in good condition and that he does not intend to undertake any remodeling at this point. Brian Jenest, architect, updated the Committee on subdivision plans and stated that Mr. Haney would be placing a permanent conservation easement on the house. Mr. Jenest stated that the final design of the infill houses would be presented to the Committee when completed.

Mr. Gray stated that the applicant is also requesting to demolish the garage. Mr. Gray showed pictures of the current condition of the garage and stated that it does not have a lot of historic integrity but could continue to contribute to the overall property. Caldwell Rose, current property owner, stated that the previous owner gutted the interior to make it into an artist studio.

Mr. Pursley asked about the function of the cul-de-sac. Mr. Jenest stated that it is required by zoning, but he would like to mitigate its effect or remove it altogether. Mr. Barfield stated his concern that the scale of the infill houses will compete with the historic house but noted that the topography of the land may help lessen the impact.

MR. JONES PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE THE DEVELOPMENT PLAN AS PRESENTED INCLUDING THE DEMOLITION OF THE GARAGE, THE GENERAL FOOTPRINTS

AND HEIGHTS OF THE INFILL HOUSING FOR THE FRANK R. MCNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N.C., AND THAT DEVELOPMENT BE APPROVED WITH THE UNDERSTANDING THAT THE PLANS MAY BE SLIGHTLY ALTERED. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Mr. Nelson thanked the applicants for creating a detailed plan that will keep the historic McNinch House prominent. Mr. Haney thanked Dr. Dan Morrill for his commitment to preserving the house. Mr. Caldwell thanked the Committee for its feedback and stated he was looking forward to seeing the house be preserved.

6. Old Business

There was no old business.

7. New Business

There was no new business.

The meeting adjourned at 9:17 a.m.