

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Virtual Meeting
March 31, 2021
8:00 a.m. – 9:36 a.m.**

Present:

**Mr. Richard Alsop
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:

Visitors:

**David Booth
Ben Collins
Sean Green
Robert Haney
Katie Lloyd
Dan Morrill
Mary Springsteed**

Note: This meeting was held virtually through the Webex 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 noted the sensitivity of the audio in Webex and asked for participants to mute themselves while not speaking.

3. Long Creek Mill Ruin, located approximately 1,000 feet southeast of the intersection of Mt. Holly-Huntersville Road and Beatties Ford Road

Mr. Gray stated that Mecklenburg County owns the Long Creek Mill Ruin property and that the historic designation runs through two tax parcels. Mr. Gray stated that the County is proposing to add a greenway trail, a parking lot, a bridge, and trail connectivity throughout the property. Mr. Gray stated that Staff believes that the proposed location of the parking lot is appropriate and will not significantly affect the historic landmark.

Katie Lloyd, representative of Mecklenburg County's Park and Recreation Department, clarified that the greenway trail will be a combination of concrete and asphalt. Ms. Lloyd stated that constructing boardwalks with concrete surfaces makes them safer and easier to maintain.

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 LONG CREEK MILL RUIN. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Mr. Gray stated that this project will be considered by the Historic Landmarks Commission at its meeting on April 12.

4. McNinch House, 2401 Sharon Lane, Charlotte

Mr. Gray stated that the Committee will be reviewing the architectural designs of eight infill houses on the land associated with the McNinch House. Mr. Gray reminded the Committee that the schematic site plan was approved by the Commission in May 2020, and a more refined plan was approved by the Commission in November 2020.

Mr. Gray stated that the current plan is essentially the same site plan that was reviewed and approved by the Commission in fall 2020. Mr. Gray stated that the development plan has already been conceptually approved by the Commission. Mr. Gray stated that feedback regarding the architecture of the infill houses has been provided to the architect and that if the current plan is approved, a Certificate of Appropriateness could be issued, permitting the houses to be built.

Mr. Pursley asked how the view of the historic house will be affected by the infill development. Robert Haney, architect, stated that the main view corridor will not be obscured.

Mr. Benson asked whether the footprints of the infill houses on each lot were specified on previous approvals from the Commission and if it is possible to push the structures back on the lots so that the center view corridor is larger. Mr. Gray stated the footprints of the houses are generally in the same area as presented on previous plans and that Staff can double-check to ensure the development is compliant based upon what was previously approved.

Mr. Nelson asked if the architectural design that has been presented will be repeated on all of the houses. Mr. Gray stated the houses will be nearly identical with the exception of the rear entrances.

Mr. Pursley asked about landscaping and Mr. Haney stated that the landscape plan has not yet been developed. Mr. Gray stated that the landscape plan would need to be reviewed and approved by the Committee.

Ben Collins and Sean Green described how the view of the historic house was considered in the placement of the infill houses.

Mr. Benson and Mr. Pursley expressed concerns regarding how the houses closest to Sharon Lane will address it as a primary street. Mr. Haney stated that the alternative design plan addresses this concern with the entrance placed on the side of the house that faces the street. Mr. Haney stated that landscaping could also soften the view.

Mr. Gray stated that Staff would need clarification on the final layout of the sidewalks. Mr. Haney stated that what is shown is a placeholder and will be further enhanced in the landscape plan.

Dr. Dan Morrill of Preserve Mecklenburg asked how the Secretary of the Interior's Standards would speak to the issue of the infill development addressing the street. Mr. Gray stated that the Standards would be mainly focused on the historic McNinch House. Dr. Morrill stated that the McNinch House was designated as a historic landmark for its individual significance, not as part of the neighborhood. Mr. Gray stated that it was important that the infill development leave an appropriate amount of open space around the McNinch House and that the development plan retains a view of the house from Sharon Lane.

Mr. Jones stated that if the view of the McNinch House is not respected that this would be disrespectful to the house.

Note: David Gieser left the meeting at 9:26 a.m.

Mary Springsteed, neighbor, noted the incline of the property and stated that the presentation was shown as though the land is flat. Ms. Springsteed asked whether the cul-de-sac would be gated and how traffic will flow through the property. Ms. Springsteed also asked for the square footage of the houses.

Mr. Green stated that the houses will be approximately 4000 square feet in total. Mr. Haney stated that the cul-de-sac meets zoning requirements and will be 82 feet wide. Mr. Haney stated that the highest point on the property will be the McNinch House.

Mr. Nelson thanked Ms. Springsteed for her comments. Mr. Nelson thanked Mr. Haney, Mr. Green, and Mr. Collins for being receptive to the Committee's comments and concerns. Mr. Nelson stated that the most important thing to remember is that the McNinch House is being preserved.

MR. BENSON PRESENTED A MOTION SECONDED BY MR. PURSLEY THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE MCNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N.C., WITH THE CONDITION THAT LOTS 3 AND 4 AS SHOWN ON THE PRESENTED PLANS NOT BE APPROVED AND WITH THE UNDERSTANDING THAT THE DESIGN OF LOTS 3 AND 4 SHOULD ADDRESS SHARON LANE AND THAT LOTS 3 AND 4 AND THE LANDSCAPE PLAN FOR THE PROPERTY WILL BE REVIEWED AT A LATER DATE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Old Business

Mr. Gray informed the Committee that Staff met with Mr. Barfield, Ms. Hoover, and Mr. Nelson to discuss feedback on the proposed guidelines for infill development and residential additions. Mr. Gray stated that he distributed National Register technical bulletins which illustrate the Secretary of the Interior's Standards. Mr. Gray stated that he anticipates that the Commission will consider the proposed guidelines at its next meeting and wanted to give the rest of the Committee an opportunity to provide additional comments. There were no comments from the Committee.

6. New Business

There was no new business.

The meeting adjourned at 9:36 a.m.