

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Survey Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N.C.  
April 16, 2018  
Time: 8:00 a.m. – 9:31 a.m.**

**Present:**

**Ms. Diane Althouse (by telephone)  
Mr. Louis Asbury  
Mr. Nathan Clark, HLC Treasurer  
Mr. Tom Egan, HLC Vice Chair  
Ms. Penny Higdon  
Mr. William Hughes  
Mr. Len Norman (ex officio member)  
Mr. Jeff Parsons, HLC Secretary/Survey Committee Chair  
Mr. Jonathan Schulz  
Dr. Lynn Weis  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant**

**Absent:**

**Dr. Thomas Hanchett  
Mr. Michael Rogers**

**Visitors:**

**Christopher Dennis, Lockwood Bungalow  
Philip Hayes, Hennigan Place  
Rick Jasinski, Classica Homes, Hennigan Place**

**1. Chair's Report: Jeffrey Parsons**

**Mr. Parsons welcomed everyone to the meeting and thanked the members for their service on the Committee.**

**2. Director's Report: Dan Morrill**

**a. Processing of Wallace House, 9425 Robinson Church Road, Charlotte, for Historic Landmark Designation**

**Dr. Morrill stated that the Survey and Research Report on the Wallace House, 9425 Robinson Church Road, Charlotte, N.C., will be presented to the Historic Landmarks Commission at its May 14<sup>th</sup> meeting. The Commission is under contract to purchase the**

subject property and designation must occur before closing. Therefore, Staff must expedite processing of the property for designation and will not present the Survey and Research Report for a vote by the Survey Committee. Staff will circulate the Report by email to all members of the Survey Committee and solicit comment before its presentation to the Historic Landmarks Commission.

### **3. Senior Preservation Planner's Report — Stewart Gray**

Mr. Gray reviewed the status of prospective historic landmark designation of the Former Ford Motor Company Plant on Statesville Avenue in Charlotte. He updated the Committee on the status of the Huntersville Survey and reported that it would be presented at a fall meeting of the Committee. Finally, Mr. Gray reviewed the processing of historic landmarks since July 1, 2017.

### **4. Consideration of the Survey and Research Report on the E. L. Baxter Davidson Historic Markers**

Dr. Morrill presented the Survey and Research Report on the E. L. Baxter Davidson Historic Markers and reviewed the factors that document its special cultural and historic significance. Dr. Morrill responded to questions from members of the Committee and explained that Staff recommends that the E. L. Baxter Davidson Historic Markers be processed for historic landmark designation. The Hopewell Church Historic Walls and Markers are already designated.

**DR. WEIS PRESENTED A MOTION SECONDED BY MS. HIGDON THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT THE COMMISSION PROCESS THE E. L. BAXTER DAVIDSON HISTORIC MARKERS FOR HISTORIC LANDMARK DESIGNATION, INCLUDING: 1) THE WILLIAMS MEMORIAL PRESBYTERIAN CHURCH MARKERS, 2) THE MAJOR JOHN DAVIDSON DIRECTIONAL MARKER, 3) THE RURAL HILL FAMILY CEMETERY, 4) THE COWAN'S FORD-DAVIDSON COLLEGE DIRECTIONAL MARKER, AND 5) THE GENERAL WILLIAM LEE DAVIDSON MARKER. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

### **5. Consideration of Placement of Properties on the Study List of Prospective Historic Landmarks**

#### **a. B.C. Deal House (1908), 107 N. Main Street, Davidson**

Mr. Gray explained the historic and cultural significance of the B.C. Deal House and recommended that the Committee recommend to the Historic Landmarks Commission that the B.C. Deal House be placed on the Study List of Prospective Historic Landmarks.

**MR. SCHULZ PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PLACE THE B.C. DEAL HOUSE (1908), 107 N. MAIN STREET, DAVIDSON, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**b. Lockwood Bungalow, 240 Sylvania Avenue, Charlotte**

**Mr. Gray explained the historic and cultural significance of the Lockwood Bungalow and recommended that the Committee recommend to the Historic Landmarks Commission that the Lockwood Bungalow be placed on the Study List of Prospective Historic Landmarks.**

**Chris Dennis, representing the owner, described the current use of the house and reported that it has been restored. He also expressed the owner's support for historic landmark designation of the property.**

**DR. WEIS PRESENTED A MOTION SECONDED BY MR. CLARK THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PLACE THE LOCKWOOD BUNGALOW, 240 SYLVANIA AVENUE, CHARLOTTE, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**6. Request for Removal of Historic Landmark Designation of a Portion of the Hennigan Place**

**Dr. Morrill stated that the Historic Landmarks Commission currently controls all material alterations to the entire parcel. Philip Hayes, the owner, is requesting the removal from historic landmark designation of all but the 1.3 acres allotted to the historic house and outbuildings. Mr. Hayes stated that he wants a homeowner's association to control the design of the new houses that will be constructed on the site rather than having them subject to review by the Historic Landmarks Commission. He further explained that this change was necessary in order to attract homebuilders to the site.**

**Staff recommended that before any decision is made that the owner be required to do the following: Secure legal services to prepare the language of the proposed deed covenants, including the covenant for the historic house, and have the HLC attorney review the language and report to the Survey Committee. Mr. Hayes stated that he supported this recommendation.**

**Mr. Norman left the meeting at 9:17 a.m.**

**DR. WEIS PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT BEFORE ANY DECISION REGARDING THIS MATTER IS MADE THAT THE OWNER BE REQUIRED TO DO THE FOLLOWING: SECURE LEGAL SERVICES TO PREPARE THE LANGUAGE OF THE PROPOSED DEED COVENANTS, INCLUDING THE COVENANT FOR THE HISTORIC HOUSE, AND HAVE THE HLC ATTORNEY REVIEW THE LANGUAGE AND REPORT TO THE SURVEY COMMITTEE. THE COMMITTEE APPROVED THE MOTION WITH THE FOLLOWING VOTE: FOR – ALTHOUSE, ASBURY, CLARK, HIGDON, HUGHES, SCHULZ, WEIS; AGAINST – EGAN, PARSONS.**

**7. Old Business**

**a. Myers Park Shopping Center, 700 block of Providence Road, Charlotte**

**Dr. Morrill reported that Staff has contacted the owner of the Myers Park Shopping Center. The owner stated that he would meet with Staff, but he has given no definite date.**

**b. Bernard and Sherry Richter House, 1030 Huntington Park Drive, Charlotte**

**Dr. Morrill reported that Staff contacted the owner of the Richter House and the owner stated his opposition to designation. Unless directed otherwise, Staff will take no additional action.**

#### **8. New Business**

**Mr. Asbury stated that the news media is reporting the prospective designation of the Wilmore School as a historic landmark. Dr. Weis reported that efforts are underway to establish a private non-profit entity to oversee ongoing preservation of the Elmwood Cemetery, a designated historic landmark.**

**The Committee adjourned at 9:31 a.m.**