

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
September 20, 2018
Time: 6:02 p.m. – 7:46 p.m.**

Present:

**Ms. Diane Althouse
Mr. Louis Asbury
Ms. Penny Higdon, HLC Secretary (by telephone)
Mr. Jeff Parsons, HLC Vice Chair/Survey Committee Chair
Mr. Jonathan Schulz
Mr. Edwin Wilson
Dr. Dan L. Morrill, HLC Consulting Director
Mr. Stewart Gray, HLC Senior Preservation Planner
Ms. Elizabeth Stuart, HLC Administrative Assistant**

Absent:

**Mr. Nathan Clark, HLC Treasurer
Mr. Michael Rogers**

Visitors:

Karen Hauch, Charles R. McLaughlin House

1. Chair's Report: Jeffrey Parsons

Jonathan Schulz, Senior HLC Member present, opened the meeting in Mr. Parsons's absence. Mr. Parsons was delayed in his arrival because of traffic.

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

2. Director's Report: Dan Morrill

Dr. Morrill stated that at the request of the Chair he was going to present an explanation of the role of the Survey Committee and its importance to the work of the Historic Landmarks Commission.

a. Explanation of Importance of Survey and Research Reports

Dr. Morrill stated that the fundamental responsibility of the Survey Committee is to authorize the preparation of Survey and Research Reports on prospective historic landmarks and to determine whether such reports meet the statutory requirements for historic landmark designation. Dr. Morrill presented examples of Survey and Research

Reports, explained the process that consultants follow in preparing Survey and Research Reports, and responded to questions from Committee members.

3. Senior Preservation Planner's Report: Stewart Gray

Mr. Gray stated that the Survey and Research Report on the Bonnie Cone House will be brought to the Survey Committee in the near future.

4. Consideration of Survey and Research Reports

a. PowerPoint Presentation on Prospective Landmarks

b. Charles R. McLaughlin House, 501 W. John Street, Matthews

Dr. Morrill presented the findings of fact supporting the special significance of the Charles R. McLaughlin House, 501 W. John Street, Matthews, N.C., and responded to questions from Committee members. Ms. Hauch, owner of the McLaughlin House, questioned the Committee about the consequences of historic landmark designation and members of the Committee responded.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE SURVEY COMMITTEE DIRECT THE HLC STAFF TO MEET WITH THE OWNER OF THE CHARLES R. MCLAUGHLIN HOUSE, 501 W. JOHN STREET, MATTHEWS, N.C., TO DEFINE THE BOUNDARIES OF THE PROSPECTIVE HISTORIC LANDMARK, AND TO REPORT THE RESULTS OF THE DISCUSSION TO THE COMMITTEE AT ITS NEXT MEETING. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

c. Barnum A. Sustare House, 110 W. Matthews Street, Matthews

Dr. Morrill presented the findings of fact supporting the special significance of the Barnum A. Sustare House, 110 W. Matthews Street, Matthews, N.C., and responded to questions from the Committee members. Dr. Morrill reported that the owner does not support the designation of the interior of the structure as part of the historic landmark. State law requires owner consent for the designation of the interior and, therefore, it will not be included. Finally, Dr. Morrill reported that the owner will most likely attend the HLC meeting on October 8.

MR. ASBURY PRESENTED A MOTION SECONDED BY MS. ALTHOUSE THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE BARNUM A. SUSTARE HOUSE (INCLUDING THE EXTERIOR OF THE HOUSE AND THE ENTIRE TAX PARCEL UPON WHICH THE SUSTARE HOUSE IS LOCATED), 110 W. MATTHEWS STREET, MATTHEWS, N.C., FOR HISTORIC LANDMARK DESIGNATION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Update on Cornelius Agricultural Building, 21126 Catawba Avenue, Cornelius

Dr. Morrill reported that he is preparing the Survey and Research Report on the Cornelius Agricultural Building for presentation at the next meeting of the Survey Committee.

6. Derita High School Gymnasium, 6115 Rumble Road, Charlotte

Dr. Morrill stated that he is requesting that Jeff Parsons, Survey Committee Chair, authorize him to prepare a Survey and Research Report on the Derita High School Gymnasium. Mr. Parsons did authorize Dr. Morrill to prepare the Survey and Research Report on the Derita High School Gymnasium.

Ms. Higdon left the meeting at 7:29 p.m.

7. Update on Butler House, 240 Sylvania Avenue, Charlotte

Mr. Gray stated that the owners are requesting that the Historic Landmarks Commission fund a Survey and Research Report on the property. Mr. Gray stated that Dr. Tom Hanchett, historian, believes that the Butler House is worthy of historic landmark designation. HLC Staff will select a consultant to prepare the Survey and Research Report.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT FUND A SURVEY AND RESEARCH REPORT FOR THE BUTLER HOUSE, 240 SYLVANIA AVENUE, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

8. North Charlotte Baptist Church, 3117 Whiting Avenue, Charlotte

Mr. Gray stated that the property owners have requested that this property be placed on the Study List of Prospective Historic Landmarks. Mr. Gray explained the historic significance of the North Charlotte Baptist Church.

MS. ALTHOUSE PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE NORTH CHARLOTTE BAPTIST CHURCH, 3117 WHITING AVENUE, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

9. Update on Dr. Bonnie E. Cone House, 9234 Sandburg Avenue, Charlotte

Dr. Morrill explained that William Jeffers has completed the historical essay on the Dr. Bonnie E. Cone House, and that Mr. Gray would be preparing the architectural description.

10. Consideration of a Comprehensive Survey of Historic Resources in the Beatties Ford Road Corridor

Dr. Morrill reported that he had met with Mattie Maxwell and Dorothy Counts Scoggins, residents of the Beatties Ford corridor in northwest Charlotte. They expressed to him a concern about preserving historic sites in their neighborhood. Dr. Morrill stated that he told them that a comprehensive survey of historic resources in the Beatties Ford Road corridor would be helpful in formulating a preservation plan for the area. Dr. Morrill

stated that the Survey Committee should consider recommending such a study, most likely in the next fiscal year.

11. Consideration of Identifying Historic Resources That Can Be Used for Affordable Housing

Mr. Parsons stated that he was interested in exploring ways that the Historic Landmarks Commission could combine the preservation of historic resources with the need to provide affordable housing in Charlotte-Mecklenburg.

12. Old Business

There was no old business.

13. New Business

There was no new business.

The Committee adjourned at 7:46 p.m.