

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
January 16, 2019
Time: 6:31 p.m. – 8:13 p.m.**

Present:

**Mr. Louis Asbury
Mr. Jeffrey Parsons, HLC Vice Chair/Survey Committee Chair
Mr. Michael Rogers (by telephone)
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:

**Ms. Diane Althouse
Mr. Akadius Berry
Mr. Nathan Clark, HLC Treasurer
Ms. Penny Higdon, HLC Secretary**

Visitors:

**David Erdman
Len Norman, Projects Committee Chair**

1. Chair's Report: Jeffrey Parsons

Mr. Parsons stated that a quorum was present and, therefore, official business could be conducted. Mr. Parsons also welcomed Len Norman and David Erdman and thanked them for taking the time to attend the meeting.

2. Director's Report: Dan Morrill

Dr. Morrill stated how important the Survey Committee is to the work of the Historic Landmarks Commission. Dr. Morrill reiterated that the Committee is the foundation of the Historic Landmarks Commission since it recommends properties for historic landmark designation for consideration by the HLC.

3. Senior Preservation Planner's Report: Stewart Gray

a. Update on Committee Meeting Schedule

Mr. Gray stated that in order to help Committee members plan for upcoming meetings, the Committee will establish a regular meeting schedule. Mr. Gray reported that the May

meeting has been rescheduled for May 22. Mr. Parsons noted that the March meeting of the Survey Committee conflicts with Preservation North Carolina's Annual Conference. Mr. Gray stated that the March meeting will be rescheduled and that Staff would send out notice of the new date.

b. Davidson Initiative

Mr. Gray stated that there is an abundance of historic resources in the Town of Davidson and that he has met with town officials for assistance in identifying properties. Mr. Gray stated that he has received interest from residents in Davidson regarding preservation and what the process of historic landmark designation entails.

i. ca. 1901 Sherrill Farmhouse, 21525 Shearer Road, Davidson, N.C.

Mr. Gray stated that the Sherrill Farmhouse is endangered due to being located on a road that may be widened. Mr. Gray reported that the owner is supportive of historic landmark designation. Mr. Gray stated that Staff believes this property would be a good candidate for historic landmark designation and Staff recommends that a Survey and Research Report be produced for the property.

MR. SCHULZ 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 SHERRILL FARMHOUSE, 21525 SHEARER ROAD, DAVIDSON, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

ii. ca. 1900 Wally House, 603 North Main Street, Davidson, N.C.

Mr. Gray stated that this property is a good example of a 19th century farmhouse. Mr. Gray noted that the house was originally named the Helper House and was perhaps associated with the Helper Hotel, which is a designated landmark in Davidson. Mr. Gray stated that Staff believes that the Town of Davidson will hire a consultant to produce a Survey and Research Report for the Wally House.

iii. Martin-Worth-Henderson House, 310 Concord Road, Davidson, N.C.

Mr. Gray reported that a Survey and Research Report for the Martin-Worth-Henderson House was previously produced in 2005 by Dr. Morrill and Jennifer Payne. Mr. Gray stated that Staff recommends that the Survey Committee instruct Staff to update the report and then present it to the Historic Landmarks Commission for processing for historic landmark designation.

MR. SCHULZ PRESENTED A MOTION SECONDED BY MR. WILSON THAT HLC STAFF UPDATE THE SURVEY AND RESEARCH REPORT ON THE MARTIN-WORTH-HENDERSON HOUSE, 310 CONCORD ROAD, DAVIDSON, N.C., AND THAT THE SURVEY COMMITTEE REVIEW THE SURVEY AND RESEARCH REPORT BEFORE IT IS PRESENTED TO THE HISTORIC LANDMARKS COMMISSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

c. Update on Charlotte Modernist Survey

Mr. Gray stated that the Historic Landmarks Commission has embarked on a non-comprehensive modernist architecture survey produced by Susan Mayer. Mr. Gray reported that Ms. Mayer is approximately halfway finished with the survey. Mr. Gray reviewed a brief presentation produced by Ms. Mayer, highlighting updates to the survey and showing examples of work that will be included in the final survey. Mr. Gray stated that the survey will be presented to the Historic Landmarks Commission when it is completed.

d. Update on Park Terrace Theater, 4289 Park Road, Charlotte, N.C.

Mr. Gray reported that he has reached out to the new owners of the Park Terrace Theater. Mr. Gray stated that the owners informed him that they would not consider historic landmark designation before the new theater is open. Mr. Gray stated that he has had no further contact with the owners.

e. Update on Parkwood Avenue A.R.P. Church, 1017 Parkwood Avenue, Charlotte, N.C.

Mr. Gray reported that the Historic Landmarks Commission has voted to designate Parkwood Avenue A.R.P. Church as a historic landmark. Mr. Gray reported that since voting for designation, the property has been purchased and is under new ownership. Mr. Gray stated that the owner has requested that the historic landmark designation be delayed due to the property undergoing renovations. Mr. Gray stated that as of December, the owners were still working on renovations and he has not received any further response.

Dr. Morrill stated that a Survey and Research Report has already been produced for the property. Dr. Morrill noted that designation of the interior will be difficult due to the interior's integrity and the attitude of the owner. Dr. Morrill questioned if the Historic Landmarks Commission should continue with scheduling a public hearing for the property. Mr. Parsons stated that having owner support is important. Mr. Gray stated that he would send a letter to the owner inquiring about the attitude towards landmark designation and would provide a date by which to respond.

f. Update on Dr. Reginald Hawkins House, 1703 Madison Avenue, Charlotte, N.C.

Mr. Gray stated that the public hearing for the Hawkins House had been delayed due to the house being sold. Mr. Gray reported that the current owners are supportive of landmark designation. Mr. Gray stated that he has given the owners a deadline of February 21 to determine if they will allow interior designation. Mr. Gray stated that the public hearing will proceed after this time.

g. Update on Butler House, 240 Sylvania Avenue, Charlotte, N.C.

Mr. Gray stated that a consultant is continuing to work on the Survey and Research Report for the Butler House.

4. Presentation of Historic Context of Louise Cotton Mill Village: Dr. Morrill

Dr. Morrill reported that the Commission has expressed interest in the remaining Louise Cotton Mill Village properties. Dr. Morrill stated that he has produced an essay on the village, which provides historic context to the significance of the remaining houses. Dr. Morrill noted that Staff will be mailing letters to owner-occupied properties in the Louise Mill Village to see if there is any interest in landmark designation. Dr. Morrill reported that the area is being gentrified and that time is of the essence in saving these properties. Dr. Morrill stated that if the Historic Landmarks Commission decides to process any of the properties, he would expand the report to include architectural descriptions.

Mr. Parsons recommended moving forward with landmark designation for 1104 and 1108 Pamlico Street. Dr. Morrill stated that he has not discussed the subject of landmark designation with the property owner and would like to wait until he has received clarification of acquisition of the properties. Dr. Morrill reminded the Committee that HLC's voting for landmark designation will provide a level of protection through a 180-day delay on demolition or when the properties become historic landmarks, whichever comes first.

MR. SCHULZ PRESENTED A MOTION SECONDED BY MR. WILSON THAT THE SURVEY COMMITTEE SUPPORT HISTORIC LANDMARK DESIGNATION OF 1104 AND 1108 PAMLICO STREET, CHARLOTTE, N.C., WHETHER OR NOT THE HISTORIC LANDMARKS COMMISSION PURCHASES THE HOUSES, WITH THE UNDERSTANDING THAT ARCHITECTURAL DESCRIPTIONS FOR THE HOUSES WILL BE COMPLETED, IF POSSIBLE, BY THE FEBRUARY MEETING OF THE HISTORIC LANDMARKS COMMISSION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

5. Potential Study List Properties

Mr. Gray detailed the purpose of the Study List of Prospective Historic Landmarks and stated that it is used by Staff and the Commission as an organizational tool. Mr. Gray noted that placing a property on the Study List is the first step in the historic landmark designation process and that owner notification is not required.

a. Thomasboro House, 4439 Hovis Road, Charlotte, N.C.

Mr. Gray stated that the Thomasboro House is located near the Hoskins Mill. Mr. Gray stated that the owners are supportive of placing the property on the Study List.

MR. WILSON PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE THOMASBORO HOUSE, 4439 HOVIS ROAD, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

b. Smith Building, 21320 Catawba Avenue, Cornelius, N.C.

Mr. Gray stated that this property is located on a heavily-trafficked street in Cornelius. Mr. Gray reported that the property is part of several store fronts and that the building may have significant structural problems.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. WILSON THAT THE SMITH BUILDING, 21320 CATAWBA AVENUE, CORNELIUS, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

c. Patterson Grocery Store, 2515 Booker Avenue, Charlotte, N.C.

Dr. Morrill reported that he has contacted the owner of the house located directly behind the store. The owner has stated that he is dedicated to the preservation of the building but has not contacted Dr. Morrill recently. Dr. Morrill stated that the store was built in the early 1930s.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE PATTERSON GROCERY STORE, 2515 BOOKER AVENUE, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

d. Providence Road Shopping Center. Providence Road, Charlotte, N.C.

Dr. Morrill stated that this shopping center was built immediately after World War Two and was an early indicator of the direction of suburban shopping and the popularity of strip malls. Dr. Morrill reported that the building is at risk of being demolished. Len Norman stated that he has spoken to Councilperson Larken Egleston who has agreed to speak to the property owners about historic landmark designation. David Erdman distributed photographs illustrating ways the building could be preserved and updated.

MR. SCHULZ PRESENTED A MOTION SECONDED BY MR. ASBURY THAT THE PROVIDENCE ROAD SHOPPING CENTER, PROVIDENCE ROAD, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

e. Myers Park Shopping Center. Providence Road, Charlotte, N.C.

Dr. Morrill reviewed the history of the building and stated that it has been a significant part of the Myers Park community. Dr. Morrill stated that the Study List has no legal consequence and to anticipate owner opposition.

MR. ASBURY PRESENTED A MOTION SECONDED BY MR. SCHULZ THAT THE MYERS PARK SHOPPING CENTER, PROVIDENCE ROAD, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. 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 8:13 p.m.