

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Survey Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N.C.  
May 22, 2019  
Time: 6:05 p.m. – 7:38 p.m.**

**Present:**

**Ms. Penny Higdon, HLC Secretary  
Mr. Jeffrey Parsons, HLC Vice Chair/Survey Committee Chair  
Mr. Michael Rogers  
Mr. Jonathan Schulz (by telephone)  
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. Louis Asbury  
Mr. Akadius Berry  
Mr. Nathan Clark, HLC Treasurer**

**Visitors:**

**John Howard  
Susan Mayer**

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

**Mr. Parsons thanked the members for their attendance and asked the visitors to introduce themselves.**

**a. Discussion of SHPO Response to the Former Louise Cotton Mill House, 1104 Pamlico Street, Charlotte, N.C.**

**Dr. Morrill stated that it is important for the Historic Landmarks Commission to understand the fundamental purpose of the Survey Committee, which is to examine Survey and Research Reports and advise the Commission that properties be recommended or not recommended for designation as historic landmarks.**

**Dr. Morrill noted that each Committee member had a letter before him/her from Amber Stimpson, Certified Local Government Coordinator for the North Carolina State Historic Preservation Office. Ms. Stimpson's letter detailed the process for reviewing and commenting on local designation reports received from local preservation commission staff.**

**Dr. Morrill reminded the Committee that when the Commission recommends designating a property as a historic landmark that this recommendation must go to the State for comment. Dr. Morrill noted that receiving negative advisory letters from the State is to be sometimes expected given the amount and array of properties the Commission recommends for historic landmark designation.**

**Dr. Morrill stated that the law requires that a historic landmark have special significance and integrity. Dr. Morrill reviewed the criteria used to illustrate the special significance of the Former Louise Cotton Mill House. Dr. Morrill stated that Staff maintains that it is reasonable to proceed with historic landmark designation for the Former Louise Cotton Mill House due to the house being endangered by development and the evidence presented in the Survey and Research Report in support of the special significance of the property. The Committee concurred with this judgment.**

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

**Dr. Morrill stated that he did not have a report.**

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

### **a. Update on Huntersville Survey**

**Mr. Gray stated that Staff has not yet started the initiative to work with the planning department on properties that have special zoning allowances.**

### **b. Update on Forthcoming Designations**

**Mr. Gray updated the Committee on the status of upcoming designations.**

**Mr. Gray stated that in Davidson, the Martin-Worth-Henderson House and the Wally Helper House will be submitted to the Town Board of Davidson in Fall 2019 for prospective historic landmark designation.**

**Mr. Gray stated that in Charlotte, public hearings for the Former Louise Cotton Mill House and the Derita Gymnasium will be held at the HLC meeting in June. Mr. Gray stated that the public hearings for these two properties will be held in July before the Charlotte City Council. Mr. Gray stated that Staff has not yet sent the Bonnie Cone House and Nevins School to Raleigh for comment. Mr. Gray reported that the Reginald Hawkins House was designated by the Charlotte City Council in March and that the ordinance has been registered.**

**Mr. Gray reminded the Committee that the Commission recommended that the Cornelius Town Board designate the Cornelius Agriculture Building as a historic landmark. Mr. Gray stated that the Town has asked Staff to delay the processing of this property until the fall.**

**Mr. Gray stated that Dr. Morrill has produced a Survey and Research Report on the Baxter Davidson Historic Markers on Beatties Ford Road. Mr. Gray stated that the North Carolina Department of Transportation has requested that the processing of the Cowan's**

**Ford – Davidson Directional Monument be expedited due to roadwork occurring in the area and the desire to move the monument.**

**Mr. Gray stated that in Matthews, the Sustare House will be considered by the Town Board at its May 28<sup>th</sup> meeting. Mr. Gray noted that the McLaughlin House and the Freeman House will be presented to the Town Board in the near future.**

**Mr. Parsons commended the Committee members and Staff for the amount of work on historic landmark designations that has been accomplished throughout this year.**

#### **4. Charlotte Modernist Survey**

**(<http://landmarkscommission.org/wp-content/uploads/2019/05/Charlotte-Modernist-Survey-resize.pdf>)**

**Susan Mayer presented the Survey of Modernist Architecture which she completed as a consultant to the Historic Landmarks Commission. Ms. Mayer explained that the list is not comprehensive and that additional areas warrant investigation. Ms. Mayer described her methodology and noted the 83 properties she recommends adding to the Study List of Prospective Historic Landmarks and the 261 additional properties that warrant further study. Dr. Morrill asked the Committee how it could make the community aware of the properties in this study and stated that the public would need to be educated on the importance of modernist architecture. The Committee thanked Ms. Mayer for her diligent work on this study.**

#### **5. Update on the Stafford Slave Cabin, 12215 Plaza Road Extension, Charlotte, N.C.**

**Mr. Gray stated that the Stafford Slave Cabin was identified through the African American Rural Resources Survey that was completed in 2003. Mr. Gray stated that the new owner of the property is supportive of historic landmark designation. Dr. Morrill noted the importance of this property and stated that it would be prudent for the Commission to fund a Survey and Research Report to begin the process of designating the property as a historic landmark.**

**MS. HIGDON PRESENTED A MOTION SECONDED BY MR. WILSON THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT FUND A SURVEY AND RESEARCH REPORT ON THE STAFFORD SLAVE CABIN, 12215 PLAZA ROAD EXTENSION, CHARLOTTE, N.C., AND THAT THIS FUNDING BE DELAYED UNTIL AFTER THE START OF THE NEXT FISCAL YEAR, WHICH BEGINS JULY 1, 2019. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

#### **6. Old Business**

**There was no old business.**

#### **7. New Business**

**Dr. Morrill stated that there will be an event at the Charlotte Museum of History on May 30 at 4:00 p.m., honoring the special importance of a local historic landmark.**

**Mr. Parsons stated that Len Norman will be Chair of the Survey Committee for the next year. Mr. Parsons stated that he has enjoyed being involved with the Committee and that he appreciates all of the work that the Committee has done for Mecklenburg County.**

**The meeting adjourned at 7:38 p.m.**