

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
April 17, 2019
Time: 6:00 p.m. – 7:34 p.m.**

Present:

**Mr. Akadius Berry
Ms. Penny Higdon, HLC Secretary
Mr. Jeffrey Parsons, HLC Vice Chair/Survey Committee Chair
Mr. Michael Rogers
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. Nathan Clark, HLC Treasurer
Mr. Jonathan Schulz
Mr. Edwin Wilson**

Visitors:

**Dontressa Ashford, Ashford House
Brian Clarke, Sloan-Porter House
Adam Lawlor, Nevin School
A. Nixon, Ashford House
Dan Paradis**

1. Chair's Report: Jeffrey Parsons

Mr. Parsons welcomed everyone to the meeting. Mr. Parsons noted that a quorum was not present and, therefore, motions could not be made and official business would be presented to the Historic Landmarks Commission as a consensus instead. Mr. Parsons stated that the Committee would meet next in May.

2. Director's Report: Dan Morrill

Dr. Morrill stated the importance of historic landmark designation as a powerful planning tool. Dr. Morrill also noted the ways that designating a property as a historic landmark impact the property directly. Dr. Morrill stated that all of the powers that the Historic Landmarks Commission has are a direct result from actions of the Survey Committee. Dr. Morrill also reminded the Committee that properties under consideration for historic

landmark designation should have special significance and that standards should remain high when determining whether to designate a property as a historic landmark.

Mr. Parsons questioned under what grounds the Survey Committee should exercise constraint. Dr. Morrill stated that the purpose of a Survey and Research Report is to make the case for special significance of a property.

3. Senior Preservation Planner's Report: Stewart Gray

a. Update on Davidson Initiative

Mr. Gray stated that Staff has been working with the Town of Davidson on identifying potential historic properties for several years. Mr. Gray stated that the recent recommendations brought forth from the Historic Landmarks Commission have been receiving support from the town. Mr. Gray noted the town's enthusiasm in working with the Commission on preserving properties in Davidson.

Mr. Parsons questioned whether Staff and the Design Review Committee could handle an increased workload that may be a result of the Davidson Initiative. Dr. Morrill stated that limiting historic landmark designation to the exterior and tax parcel would help mitigate the workload. Dr. Morrill also stated that the Commission could hire a consultant to work on an hourly basis and assist with design review.

Mr. Parsons asked the visitors to introduce themselves and state what properties they represent.

4. Consideration of Funding a Survey and Research Report for the Ashford House, 241 Hoskins Avenue Drive, Charlotte, N.C.

Mr. Gray stated that the Historic Landmarks Commission, in conjunction with the North Carolina State Historic Preservation Office, sponsored a survey listing African American resources that were not located in urban settings. Mr. Gray stated that the Ashford House was identified as part of this survey. Mr. Gray noted the proximity of the house to the Hoskins Mill and stated that it was close enough to the mill to be associated. Mr. Gray stated that the house has a lot of integrity and does not appear to have been greatly altered.

The owners of the Ashford House spoke to the Committee and provided history of the house and surrounding land. Dr. Morrill noted the house's similarity to a mill house and Mr. Gray stated that a Survey and Research Report would identify any connection to the Hoskins Mill.

The Survey Committee reached a unanimous consensus to recommend to the Historic Landmarks Commission that it fund a Survey and Research Report for the Ashford House, 241 Hoskins Avenue Drive, Charlotte, N.C., and that this funding be delayed until after the start of the next fiscal year, which begins July 1, 2019.

5. Update on the Lawrence Orr House, 5025 Lawrence Orr Road, Charlotte, N.C.

Dr. Morrill stated that Lawrence Orr was a strong advocate for voting rights and adequate education for African Americans and was also a major figure in the Hickory Grove area. Dr. Morrill stated that the house is currently on the Historic Landmarks Commission's Study List and that the owners have stated that they are interested in the house being considered for historic landmark designation.

Dr. Morrill stated that the owners have expressed a willingness to donate the house to the Historic Landmarks Commission with the condition that the Commission would relocate the structure. Dr. Morrill stated that Code Enforcement has granted a 90-day extension on the required demolition of the house. Dr. Morrill stated that he would clarify Code Enforcement's stance and would also contact the property owners to see if the house must be relocated. Dr. Morrill asked the Committee if it was interested in considering the house for historic landmark designation and the Committee stated its interest.

The Survey Committee reached a unanimous consensus to authorize Dr. Morrill to contact Code Enforcement and the owners of the Lawrence Orr House, 5025 Lawrence Orr Road, Charlotte, N.C., to gather options for preserving the house, which Dr. Morrill will then present to the Committee at its May meeting.

6. Consideration of Highest Ranked Properties on the Huntersville Survey

Mr. Gray reminded the Committee that the Historic Landmarks Commission funded a survey of Huntersville properties, which ultimately identified 30 historic properties. Mr. Gray stated that he had selected seven properties from this survey which he believed warranted further examination. Mr. Gray detailed the seven properties and noted the significance and endangerment of each.

Dr. Morrill stated that he would like to contact the owners of each property and initiate discussions on the process of historic landmark designation.

The Survey Committee reached a unanimous consensus to authorize HLC Staff to meet with the owners of the seven ranked properties from the Huntersville Survey to determine their interest in historic landmark designation.

7. Consideration of Survey and Research Reports

a. Nevin School, 3523 Nevin Road, Charlotte, N.C.

Mr. Gray reviewed the Survey and Research Report on the Nevin School and detailed its history and special significance. Mr. Gray stated that Nevins, similarly to Derita, was once a community separate from the City of Charlotte. Mr. Gray stated that the owners are interested in historic landmark designation of the exteriors and tax parcels for the 1923 school building and the 1949 auditorium.

Adam Lawlor, Executive Director of Nevins, Inc., spoke to the Committee and affirmed the organization's interest in historic landmark designation.

The Survey Committee reached a unanimous consensus to recommend to the Historic Landmarks Commission that it process the Nevin School (including the exteriors of the

1923 school building and the 1949 auditorium, as well as the tax parcels upon which the buildings sit), 3523 Nevin Road, Charlotte, N.C., for historic landmark designation.

Note: Mr. Rogers left the meeting at 7:12 p.m.

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

Mr. Gray stated that the Survey and Research Report on this property was originally produced in 2005 and had recently been updated. Dr. Morrill stated that the house is highly significant not only in terms of its architecture, but also due to it being formerly owned by Dr. Mary Turpin Martin Sloop, who established the Crossnore School. Mr. Gray stated that the current owner of the property is supportive of historic landmark designation of the interior, exterior, and tax parcel upon which the house sits.

The Survey Committee reached a unanimous consensus to recommend to the Historic Landmarks Commission that it process the Martin-Worth-Henderson House (including the interior and exterior of the building, as well as the entire tax parcel upon which it sits), 310 Concord Road, Davidson, N.C., for historic landmark designation.

c. Bonnie E. Cone House, 9234 Sandburg Avenue, Charlotte, N.C.

Dr. Morrill detailed the importance of Bonnie Cone, the founder of the University of North Carolina at Charlotte. Mr. Gray showed the Committee plans and photographs of the house and stated that the architect was Murray Whisnant. Mr. Gray stated that the house has a high degree of integrity and that the owner is requesting historic landmark designation of the exterior of the building and the tax parcel upon which the house sits.

The Survey Committee reached a unanimous consensus to recommend to the Historic Landmarks Commission that it process the Bonnie E. Cone House (including the exterior of the building as well as the entire tax parcel upon which it sits), 9234 Sandburg Avenue, Charlotte, N.C., for historic landmark designation.

8. Old Business

There was no old business.

9. New Business

a. Proposal for Dating Log Buildings

Mr. Parsons introduced Brian Clarke, owner of the Sloan-Porter House. Mr. Clarke stated that he is interested in having the logs in his house dated through the process of dendrochronology. Mr. Clarke stated that he reached out to officials at the North Carolina State Historic Preservation Office, who recommended approaching the Historic Landmarks Commission to see if it would be interested in facilitating a survey of the remaining log buildings in Mecklenburg County to help reduce the cost for the owners.

Mr. Parsons asked if the Commission had ever produced a survey of log houses and Dr. Morrill stated that the Commission had not completed a comprehensive survey of log

structures. The Committee agreed that it is interested in such a survey, but that there are other surveys that currently require more attention. It was agreed that the Committee would scrutinize future budgets to determine if money was available for this purpose.

The meeting adjourned at 7:34 p.m.