

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Survey Committee Minutes  
Location: 2100 Randolph Road, Charlotte, N.C.  
November 13, 2019  
Time: 6:02 p.m. – 7:50 p.m.**

**Present:**

**Mr. Brian Clark  
Mr. John Howard  
Ms. Christine Landry  
Mr. Len Norman, Survey Committee Chair  
Mr. Michael Rogers  
Mr. Jonathan Schulz  
Dr. Dan L. Morrill, HLC Consulting Director  
Mr. Stewart Gray, HLC Senior Preservation Planner**

**Absent:**

**Mr. Akadius Berry**

**Visitors:**

**Christopher Dennis, Butler House  
Angela Haigler, Butler House  
Jim Jordan, 625 Hermitage Court  
Michelle Mattison, Butler House  
Jeff Parsons, HLC Chairman**

**1. Chair's Report: Len Norman**

**Mr. Norman stated that he did not have a report.**

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

**Dr. Morrill discussed the importance of the Survey Committee and stated that the Committee needs to look critically at prospective historic landmarks. Dr. Morrill also gave his assessment of the challenges associated with the review of Survey and Research Reports by the State Historic Preservation Office.**

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

**Mr. Gray updated the Committee on the Beatties Ford Road Corridor Survey, which he reported should begin soon.**

**4. Consideration of the Survey and Research Report for the Butler House, 240 Sylvania Avenue, Charlotte, N.C.**

**Mr. Gray presented the Survey and Research Report for the Butler House. Mr. Gray explained that the report makes the following claims of significance:**

**1) The Butler House is one of the best extant examples of the Craftsman bungalow in the Lockwood neighborhood, originally developed as Locke Wood in 1915.**

**2) The Butler House is part of the second wave of development in the Lockwood neighborhood, which was initiated when the Ford Motor Company announced plans for a plant nearby on Statesville Avenue.**

**3) The Butler House is representative of the history of the Lockwood neighborhood, an early twentieth-century north Charlotte development impacted by 1930s redlining policies that slowly shifted demographically from a majority-white to a majority-black neighborhood following Urban Renewal in the 1960s and 1970s.**

**4) The Butler House is a good example of a late period Craftsman-style bungalow built in Charlotte during the 1920s. The Butler House has maintained its integrity over the years despite alterations due to being converted to a duplex and back to a single-family home, changes which mirror those of the Lockwood neighborhood over the years. The Committee discussed the architectural changes that had been made recently to the property, and how those changes affect the historic character of the property.**

**Mr. Norman requested that Ms. Mayer supply a more thorough context of the house in terms of Craftsman-style houses in the Lockwood Neighborhood.**

**Mr. Howard noted the significance of the retention of the original windows, and questioned the appropriateness of the painted brick.**

**Mr. Dennis discussed the structural reasons that necessitated the replacement of the front porch columns, and siding on the front of the house. Mr. Dennis discussed the process of preserving the house.**

**MR. ROGERS PRESENTED A MOTION SECONDED BY MR. HOWARD THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE BUTLER HOUSE, 240 SYLVANIA AVENUE, CHARLOTTE, N.C., FOR HISTORIC LANDMARK DESIGNATION, WITH THE UNDERSTANDING THAT THE SURVEY AND RESEARCH REPORT BE REVISED TO ADDRESS QUESTIONS OF INTEGRITY AND SIGNIFICANCE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

## **5. Study List Properties**

### **a. Simmons House, 625 Hermitage Court, Charlotte, N.C.**

**Mr. Jordan, the owner of the house, stated that he is willing to enter into a preservation easement.**

**MR. SCHULZ PRESENTED A MOTION SECONDED BY MR. CLARKE TO ADD THE SIMMONS HOUSE, 625 HERMITAGE COURT, CHARLOTTE, N.C., TO THE HLC'S STUDY LIST. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

### **b. Ca. 1936 YMCA Building, 317 S. Caldwell Street, Charlotte, N.C.**

**The Committee discussed the significance of the building and the challenges associated with preserving the building on an extremely valuable piece of property.**

**MR. CLARKE PRESENTED A MOTION SECONDED BY MR. HOWARD TO ADD THE CA. 1936 YMCA BUILDING, 317 S. CALDWELL STREET, CHARLOTTE, N.C., TO THE HLC'S STUDY LIST. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**c. Pentes Log House and Property, 6510 Sharon Hills Road, Charlotte, N.C.**

**Dr. Morrill and Mr. Gray discussed the significance and endangerment of the property.**

**MR. CLARKE PRESENTED A MOTION SECONDED BY MS. LANDRY TO ADD THE PENTES LOG HOUSE AND PROPERTY, 6510 SHARON HILLS ROAD, CHARLOTTE, N.C., TO THE HLC'S STUDY LIST. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**Dr. Morrill stated that he would contact the owner to determine if the owner would be willing to fund a Survey and Research Report.**

**d. Morris Field Chapel, 5415 Airport Drive, Charlotte, N.C.**

**Mr. Gray described the property and its potential significance. Mr. Clarke reported that there are other old buildings in the area, including a barracks across Airport Drive.**

**MR. CLARKE PRESENTED A MOTION SECONDED BY MR. ROGERS TO ADD THE MORRIS FIELD CHAPEL, 5415 AIRPORT DRIVE, CHARLOTTE, N.C., TO THE HLC'S STUDY LIST. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**e. Davidson Log House, Eastfield Road, Huntersville, N.C.**

**Mr. Gray described the property to the Committee and stated that the house may date from the 1850s.**

**MR. CLARKE PRESENTED A MOTION SECONDED BY MR. HOWARD TO ADD THE DAVIDSON LOG HOUSE, EASTFIELD ROAD, HUNTERSVILLE, N.C., TO THE HLC'S STUDY LIST. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

## **6. Old Business**

**There was no old business.**

## **7. New Business**

### **a. LiDAR Scan**

**Brian Clarke stated that he has discovered that there was a LiDAR scan of all of Mecklenburg County performed in 2017/18 and the data set is publicly available. Mr. Clarke suggested that a great deal of survey data could likely be extracted from this LiDAR data.**

**Mr. Gray stated that he will contact the County GIS department to determine what sorts of useful data the County might be able to produce for the HLC.**

**b. Consideration of Amending the Designation Ordinance for the Victor Shaw House, 2400 Mecklenburg Avenue, Charlotte, N.C.**

**Dr. Morrill discussed the concept of amending the ordinance for the Victor Shaw House in coordination with in-fill development proposed for the property.**

**MR. ROGERS PRESENTED A MOTION SECONDED BY MR. CLARKE THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT AMEND THE DESIGNATION ORDINANCE FOR THE VICTOR SHAW HOUSE, 2400 MECKLENBURG AVENUE, CHARLOTTE, N.C., TO DE-DESIGNATE THE PROPERTY EXCEPT FOR THE LOT CONTAINING THE ORIGINAL HOUSE AND THE TWO PROPOSED LOTS THAT WILL BORDER MECKLENBURG AVENUE ON THE FINAL DEVELOPMENT PLAN. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**c. Protective Covenants**

**Mr. Gray stated that he would contact the owners of the Butler House and ask if they would allow protective covenants to be put on the property.**

**The meeting adjourned at 7:50 p.m.**