

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee Minutes
2100 Randolph Road, Charlotte, N.C.
January 22, 2020
6:00 p.m. – 7:52 p.m.**

Present:

**Mr. John Howard
Ms. Christine Landry
Mr. Len Norman, Survey Committee Chair
Mr. Michael Rogers
Mr. Jonathan Schulz
Mr. Jack Thomson, HLC Executive Director
Mr. Stewart Gray, HLC Senior Preservation Planner**

Absent:

**Mr. Akadius Berry
Mr. Brian Clarke**

Visitors:

**Howard Arthur, The Kimberlee
Joe Byrnes, The Kimberlee
Dexter Carv
Dora DuBose, Dellwood
Dawn Huntley, The Kimberlee
Michael Webb
Varona Wynn, Dellwood**

1. Chair's Report: Mr. Len Norman

Mr. Norman welcomed everyone to the meeting.

2. Director's Report: Mr. Jack Thomson

Mr. Thomson stated that he did not have a report.

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

Mr. Gray stated that the Survey Committee would continue to meet every other month and that the next meeting is scheduled for March 18.

4. Update on the Beatties Ford Road Corridor Study

Mr. Gray stated that Brandon Lunsford, consultant for the Beatties Ford Road Corridor Study, has submitted a draft of his work, and Mr. Gray stated that the work is impressive. Mr. Gray reviewed Mr. Lunsford's spreadsheet.

Mr. Norman asked about other components of the study. Mr. Gray stated that the report will also cover green book properties, the contextual history and a list of "best of" examples of architecture of University Park. Mr. Gray stated that he would expect the report to be presented at the Survey Committee meeting in May.

Mr. Schulz asked whether the final product would include recommendations. Mr. Gray stated that the report would include recommendations for University Park. Mr. Gray noted that the scope for other survey areas does not include a short list of recommendations, but that he would expect Mr. Lunsford to be willing to include this information.

5. The Kimberlee, 1300 Reece Road, Charlotte, N.C.

Residents of the Kimberlee attended the meeting and spoke to the Committee regarding their support of historic landmark designation of the property. Mr. Gray noted the location of the property and presented images provided by residents of the property. The Committee questioned whether the interior, exterior, or both would be considered when recommending historic landmark designation. Mr. Gray noted that the property is a Louis Asbury and Sons design that covers 4.7 acres.

Mr. Gray stated that a Survey and Research Report would provide a legal standing of significance and integrity. Mr. Gray noted that residents of the property may have reservations regarding the design review process, which can be arduous. The Committee advised residents that historic landmark status should be considered permanent.

HLC Staff will meet with residents to discuss the potential for designating the property.

6. Arthur Samuel Grier House, 421 Montrose Street, Charlotte, N.C.

Mr. Thomson updated the Committee on his interactions with Tom Hanchett and Mike Sullivan. Mr. Thomson noted that Mr. Hanchett and Mr. Sullivan have encouraged him to pursue a preservation solution for the property.

Mr. Norman stated that the Crossroads Corporation, associated with Myers Park Presbyterian Church, is active in the neighborhood, and he could introduce Mr. Thomson to representatives from the church.

Mr. Gray detailed the current condition of the property and noted pertinent details from the Survey and Research Report written in 2003. Mr. Gray stated that since the

preparation of this report, the property has fallen into disrepair and has suffered from a fire. Mr. Gray noted that despite the poor condition of the house, significant architectural features remain.

MR. SCHULZ PRESENTED A MOTION SECONDED BY MS. LANDRY THAT IF THE OWNER OF THE ARTHUR SAMUEL GRIER HOUSE, 421 MONTROSE STREET, CHARLOTTE, N.C., AGREES TO PROCEED WITH HISTORIC LANDMARK DESIGNATION OF THE PROPERTY, THE SURVEY COMMITTEE WILL AUTHORIZE HLC STAFF TO UPDATE THE EXISTING SURVEY AND RESEARCH REPORT. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

The Committee further discussed the condition of the property. Staff reminded the Committee that the State Historic Preservation Office has new, stringent requirements for the information included in Survey and Research Reports.

7. Consideration of Funding for Survey and Research Reports

a. Huntersville Rosenwald School, 508 Dellwood Drive, Huntersville, N.C.

Mr. Gray stated that the property is in good condition, but that there are integrity challenges. Mr. Gray stated that the State Historic Preservation Office (SHPO) reached out to the Historic Landmarks Commission to gauge interest in producing a Survey and Research Report on this property. The Committee asked whether SHPO is aware of integrity issues. Mr. Gray stated that he assumes SHPO is aware, but that Staff has not yet received a definitive response regarding this. Mr. Gray stated that the town of Huntersville is aware that HLC Staff and SHPO have been in communication. Mr. Gray stated that HLC Staff would support historic landmark designation, but it is important to hear reactions from SHPO and the town of Huntersville regarding designation.

Mr. Schulz asked who would be responsible for funding the Survey and Research Report for this property. Mr. Gray updated the Committee on the funds it has available to produce Survey and Research Reports. Mr. Norman recommended approaching the town of Huntersville to see whether it would be willing to assist in the funding of the report.

Ms. Varona Wynn spoke to the Committee and detailed her memories of attending the Huntersville Rosenwald School. Ms. Wynn noted the many uses of the building throughout the years and stated that it has been a great resource to the community. Ms. Wynn requested that the Historic Landmarks Commission explore grants for Rosenwald Schools that are available through the North Carolina State Historic Preservation Office and the National Trust for Historic Preservation.

Reverend Dora DuBose stated that she was representing the Huntersville Community Development Association and voiced her agreement of Ms. Wynn's assessment of the importance of the Huntersville Rosenwald School. Reverend DuBose requested that the Historic Landmarks Commission pursue processing a Survey and Research Report on the Huntersville Rosenwald School. Reverend DuBose thanked Mr. Gray for his ongoing support of the neighborhood and encouraged Mr. Thomson to support this preservation effort.

Reverend DuBose detailed the dilapidated condition of the Torrence Lytle School and questioned why the Historic Landmarks Commission had not replaced the roof. Mr. Gray stated that there were numerous buyers that had fallen through over the years. Mr. Gray stated that the Historic Landmarks Commission had not found the replacement of the roof to be feasible. Mr. Norman stated that a serious consideration of replacing the roof had been repeatedly delayed due to the number of unsuccessful buyers.

Mr. Dexter Carv questioned whether the Historic Landmarks Commission would have been more attentive to the condition of the school if it had been in a different neighborhood. Mr. Carv stated that the Commission has made it difficult for buyers of historic landmarks to redevelop the sites due to having stringent regulations. Mr. Carv asked that the Commission actively support the current prospective buyer of the Torrence Lytle School.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. HOWARD THAT THE SURVEY COMMITTEE DIRECT STAFF TO CONTACT THE NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE TO CONFIRM SUPPORT FOR THE LANDMARK DESIGNATION OF THE HUNTERSVILLE ROSENWALD SCHOOL, 508 DELLWOOD DRIVE, HUNTERSVILLE, N.C., AND TO CONTACT THE TOWN OF HUNTERSVILLE TO REQUEST (BUT NOT REQUIRE) ASSISTANCE IN FUNDING THE SURVEY AND RESEARCH REPORT FOR THE HUNTERSVILLE ROSENWALD SCHOOL, AND RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONSIDER FUNDING A SURVEY AND RESEARCH REPORT FOR THE HUNTERSVILLE ROSENWALD SCHOOL. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

b. Ca. 1936 YMCA Building, 416 E. 3rd Street, Charlotte, N.C.

Mr. Norman presented a brief historical context of the property, including the recent sale of the property. Mr. Norman stated that Dr. Dan Morrill, the former Consulting Director of the HLC, previously contacted the owner of the property regarding historic landmark designation and did not receive a positive response. Mr. Norman stated that several properties throughout Mecklenburg County, including Ratcliffe Florist Shop in Charlotte, have been processed as historic landmarks over the objections of the owners. Mr. Gray stated that he has emailed the property owner regarding the Commission's interest in

producing a Survey and Research Report and informed the owner that this report could lead to historic landmark designation of the property.

MR. HOWARD PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT FUND A SURVEY AND RESEARCH REPORT FOR THE CA. 1936 YMCA BUILDING, 416 E. 3RD STREET, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

8. Charlotte Modernist Survey

Mr. Gray requested direction from the Committee regarding contacting owners of properties on the “short list” to gauge interest in historic landmark designation. The Committee agreed.

During this discussion the future of the Cole Manufacturing Company Plant was discussed. Mr. Gray stated that there was no update on the Cole Manufacturing Company Plant. Mr. Howard stated that he has a meeting scheduled with the new owners about redevelopment ideas. Mr. Gray noted that a portion of the site is within the railroad right of way, which places constraints on redevelopment.

9. Consideration of Potential Historic Resources in Druid Hills

Mr. Gray defined the general location of Druid Hills and an approximate period of significance. Mr. Gray suggested that at a future meeting the Survey Committee could consider hiring a consultant to identify historic resources if funds were available.

10. Update on Mecklenburg County GIS

Mr. Gray updated the Committee on the GIS map layer of historic properties.

11. Old Business

There was no old business.

12. New Business

There was no new business.

The meeting adjourned at 7:52 p.m.