

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee Minutes
Virtual Meeting
August 19, 2020
6:01 p.m. – 7:56 p.m.**

Draft Minutes

Present:

**Mr. Akadius Berry
Mr. Brian Clarke, Survey Committee Chair
Ms. Cindy Kochanek
Ms. Christine Landry
Mr. Len Norman
Mr. Michael Rogers
Mr. Jack Thomson, HLC Executive Director
Mr. Stewart Gray, HLC Senior Preservation Planner
Ms. Elizabeth Stuart, HLC Administrative Assistant**

Absent:

**Mr. John Howard
Mr. Jonathan Schulz**

Visitors:

**Allen Brooks
Abigail Jennings
Jim Jordan
Susan Mayer
Marianna McQueen
Allen Sherrill
Maudie Sherrill
Steve Sherrill
Samantha Smith
Tommy Warlick**

Note: This meeting was held virtually through the Zoom video conferencing platform.

Mr. Clarke welcomed everyone to the meeting. Mr. Clarke introduced Cindy Kochanek and stated that Ms. Kochanek recently joined the Committee. Ms. Kochanek briefly introduced herself.

1. Staff Report: Jack Thomson and Stewart Gray

Mr. Gray stated that Staff is still determining how best to present the Beatties Ford Road Corridor study on the Commission's website and that the information should be available by the next Survey Committee meeting. Mr. Gray stated that Staff is working on the meeting schedule for the Survey Committee for the upcoming year and will distribute the schedule to members when it is finalized.

2. Consideration of Placement on the Study List of Prospective Historic Landmarks

a. Larkwood-Chadbourn Hosiery Mill, 451 Jordan Place, Charlotte, N.C.

Mr. Gray stated that this property is located on the edge of NoDa and that the mill was functional for much of the 20th century. Mr. Gray stated that additions to the mill have recently been demolished and what remains is a good representation of the earliest incarnation of the mill. Mr. Gray noted that Staff believes the historic character of the mill has been preserved and that the property has the necessary historic integrity to be a designated historic landmark.

Mr. Gray stated that placing properties on the Study List provides Staff a chance to examine properties and provide criticism or recommendations before an applicant begins work on the designation report. Mr. Gray noted that properties placed on the Study List have the potential to be designated as historic landmarks, but that this listing does not mean that properties will definitely become historic landmarks. Mr. Gray stated that Staff thinks this property is a good candidate for placement on the Study List.

Mr. Clarke questioned whether the current owner will be reopening any of the windows that have been bricked over. Mr. Gray stated that the picture of the current status of the building is what is being proposed and that some windows are uncovered and some are still covered. Mr. Norman asked about interior alterations and whether the property would be considered for both interior and exterior designation. Mr. Gray stated that specifics about designation would be discussed after the property is placed on the Study List.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE LARKWOOD-CHADBOURN HOSIERY MILL, 451 JORDAN PLACE, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

b. Potts Barber Shop, 21324 Catawba Ave, Cornelius, N.C.

Mr. Gray stated that this property is located on the main street in Cornelius and appears to be an extremely good candidate for historic landmark designation. Mr. Gray stated that this is a notable property in that it was built in the 1920s and overcame Jim Crow obstacles to become the oldest continuously running African American business in north Mecklenburg County. Mr. Gray stated that both the associative history and the architectural significance of the property is strong.

Abigail Jennings provided a brief history of the building and noted that there is a wonderful story about this building being the first site of desegregation in Cornelius. Ms.

Jennings stated that the owner is concerned about surrounding development. Mr. Gray showed a map of the property to the Committee and noted the new development. Mr. Berry questioned whether the owner is interested in preserving the interior of the building. Mr. Gray stated that Staff could do a site visit before the designation report is produced in order to assist the applicant in understanding what landmark designation entails. Ms. Jennings stated that the applicant would likely be requesting that the Commission fund the production of the designation report.

MR. BERRY PRESENTED A MOTION SECONDED BY MS. KOCHANЕК THAT THE POTTS BARBER SHOP, 21324 CATAWBA AVENUE, CORNELIUS, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

c. 2122 Roswell Avenue, Charlotte, N.C.

Mr. Gray stated that this property is located in the Myers Park neighborhood and that there is a high bar for what could be considered for historic landmark designation due to the amount of significant residential architecture in the neighborhood. Mr. Gray stated that Staff critically examined the house and noted that it is significant due to the technology used to make the house fireproof.

Allen Brooks, local architect with a strong history of preservation work, reviewed photographs of the property. Marianna McQueen, property owner, provided a brief background of the house. Mr. Gray stated that Staff would meet with the applicant before the designation report was produced to further discuss the significance of the house.

MR. NORMAN PRESENTED A MOTION SECONDED BY MR. CLARKE THAT 2122 ROSWELL AVENUE, CHARLOTTE, N.C., BE PLACED ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

3. Consideration of Designation Reports

a. Johnson Sherrill Farmhouse, 21525 Shearer Road, Davidson, N.C.

Mr. Gray stated that in 1909, Mecklenburg County was the leading agricultural producer in the state, which is an important factor in the County's history. Mr. Gray stated that this property was owned by a Yeoman farmer who built a comfortable house for its time. Mr. Gray stated that this type of architecture is increasingly endangered as Mecklenburg County becomes more developed. Mr. Gray reviewed the special significance of the property as described in the designation report and stated that the report also contains a good amount of family history.

MS. LANDRY PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE JOHNSON SHERRILL FARMHOUSE, 21525 SHEARER ROAD, DAVIDSON, N.C., INCLUDING THE INTERIOR AND EXTERIOR

OF THE HOUSE AND THE LAND AS SHOWN IN THE DESIGNATION REPORT FOR HISTORIC LANDMARK DESIGNATION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

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

Mr. Thomson reminded the Committee that Staff previously brought this property to the Commission's attention to consider funding the designation report through the revolving fund. Mr. Thomson stated that the property owner was notified of the meeting and was initially reluctant to the idea of historic landmark designation but has agreed to continue discussions after speaking with Mr. Gray.

Mr. Thomson stated that the owner of the Brooklyn YMCA Building also owns the Hovis Funeral Home, which is a designated historic landmark. Mr. Thomson noted that the property owner has requested that the consideration of historic landmark designation be deferred so that discussions can continue. Samantha Smith, consultant, asked about the timeline for sending the designation report to the State Historic Preservation Office. Mr. Gray stated that he will start a dialogue with the property owner and educate the owner on the benefits of historic landmark designation. Mr. Clarke expressed concerns that the building will be demolished and noted that continuing dialogue will delay placing protections on the building.

MR. BERRY PRESENTED A MOTION THAT THE SURVEY COMMITTEE RECOMMEND THAT THE HISTORIC LANDMARKS COMMISSION CONSIDER THE ISSUE OF HISTORIC LANDMARK DESIGNATION OF THE BROOKLYN YMCA BUILDING, 416 E. 3RD STREET, CHARLOTTE, N.C., AT ITS MEETING ON SEPTEMBER 14TH.

After further discussion, Mr. Berry rescinded his motion.

Mr. Clarke recommended that the Committee defer action on this item to provide Staff the opportunity to arrange discussions regarding landmark designation with the property owner with the intent of bringing the issue to the Historic Landmarks Commission at its September meeting for consideration. The Committee agreed with Mr. Clarke's recommendations.

c. F.M. Simmons House, 625 Hermitage Court, Charlotte, N.C.

Mr. Gray showed pictures of the current state of the house and noted the strong architectural significance of the property. Mr. Gray stated that Staff looked at the house with a critical eye due to the large addition that has been constructed on the rear of the house. Mr. Gray stated that Mr. Simmons was a key figure in the development of the Heritage Court neighborhood. Mr. Jordan, property owner, thanked the Committee for considering the house for historic landmark designation.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. LANDRY THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS

COMMISSION THAT IT PROCESS THE F.M. SIMMONS HOUSE, 625 HERMITAGE COURT, CHARLOTTE, N.C., INCLUDING THE EXTERIOR OF THE HOUSE AND THE OUTBUILDINGS AND LAND AS SHOWN IN THE DESIGNATION REPORT FOR HISTORIC LANDMARK DESIGNATION. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

4. Old Business

There was no old business.

5. New Business

There was no new business.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. LANDRY THAT THE MEETING OF THE SURVEY COMMITTEE ADJOURN. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

The meeting adjourned at 7:56 p.m.