

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Survey Committee Minutes  
Virtual Meeting  
February 17, 2021  
6:03 p.m. – 8:23 p.m.**

**Present:**

**Mr. Akadius Berry  
Mr. Brian Clarke, Survey Committee Chair  
Ms. Leila Farsiani  
Mr. John Howard  
Ms. Cindy Kochanek  
Mr. Len Norman  
Mr. Jack Thomson, HLC Executive Director  
Mr. Stewart Gray, HLC Senior Preservation Planner  
Ms. Elizabeth Stuart, HLC Administrative Assistant  
Mr. Tommy Warlick, HLC Consulting Preservation Planner**

**Absent:**

**Ms. Christine Landry  
Ms. Elizabeth Luke  
Mr. Michael Rogers  
Mr. Jonathan Schulz**

**Visitors:**

**Damon Hemmerdinger  
Tommy Mann  
Danna Pentes  
Dorne Pentes**

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

**1. Chair's Report: Brian Clarke**

**Mr. Clarke welcomed everyone to the meeting. Mr. Clarke reported that he and Mr. Thomson have been informed of the Charles Jones House, a potential historic landmark in the Biddleville community. Mr. Clarke stated that Mr. Thomson plans to visit the property soon with the anticipation of bringing it to the Survey Committee in April for potential placement on the Study List.**

**2. Staff Report: Jack Thomson and Stewart Gray**

**Mr. Thomson stated that he has reached out to the owner of the Charles Jones House to note that the property is on the Commission's radar. Mr. Thomson stated that he would also reach out to Dr. Tom Hanchett to learn more about the history of Mr. Jones.**

**Mr. Gray stated that Staff has received a draft designation report of the Stafford property. Mr. Gray stated that Staff will review the report and expect to bring it to the Committee at its April meeting.**

### **3. Updates**

#### **a. Davidson Properties**

**Mr. Gray stated that the Town of Davidson continues to be receptive to collaborating with the Commission on designating more properties as historic landmarks. Mr. Gray stated that two designation reports will be the responsibility of the town and two reports will be the responsibility of the Commission. Mr. Gray stated that the four reports should be ready to review in 2021. Mr. Gray noted that there would be an emphasis on African American resources and that the town has also requested that a variety of properties, including a rural property and a prominent property in downtown Davidson, be considered.**

#### **b. Huntersville Rosenwald School, 508 Dellwood Drive, Huntersville**

**Mr. Gray stated that Staff has been working with the surrounding community to designate this property. Mr. Gray noted that the original consultant for the designation report has announced that he is not able to continue working on the report. Mr. Gray stated that Gate City Preservation will finish the report.**

#### **c. McDonalds Cafeteria, 2023 Beatties Ford Road, Charlotte**

**Mr. Gray stated that Gate City Preservation will produce a designation report for this property.**

#### **d. Pineville Mill Village**

**Mr. Gray stated that Ms. Farsiani has been researching historic resources in the Pineville Mill Village. Mr. Gray stated that this is a good opportunity for the Commission to revisit this area. Mr. Gray stated that he hoped to have an update for the Committee to consider at its April meeting.**

#### **e. Parkwood Avenue A.R.P. Church, 1017 Parkwood Avenue, Charlotte**

**Mr. Gray stated that this property was identified as vulnerable approximately five years ago when the building was for sale. Mr. Gray reminded the Committee that the Commission funded a designation report on the property due to the Commission's consideration of purchasing the property.**

**Mr. Gray stated that the current owners asked Staff to delay the designation process due to plans to rehabilitate the property. Mr. Gray stated that Mr. Warlick recently reached out to the owners to arrange a visit to the property. Mr. Gray noted that there were elements to**

the renovation that would not have been approved had the property been a designated landmark. Mr. Gray stated that Staff is grateful to the owners for preserving the church, which was at risk of being demolished.

Mr. Thomson noted the alteration of the front stairs and reviewed other changes that the Commission would likely have not approved. Mr. Thomson stated that the building has been converted to apartments. Mr. Gray stated that the Commission would not recommend that the interior be designated. Mr. Thomson stated that the designation report should be updated to address these changes and recommended that the owners consider funding a historic architectural consultant to revise the report if they are interested in moving forward with the designation process.

Mr. Norman questioned how the Commission should respond to situations where an applicant renovates a property before approaching the Commission for guidance. Mr. Thomson stated if the applicant is motivated to proceed with designation that a strong case would need to be made. The Committee noted that it does not want this approach to become precedent.

Mr. Gray reiterated that Staff appreciates that the building was not demolished. Mr. Gray stated that Staff will contact the owners with the Committee's concerns and note that the owners are welcome to hire a preservation consultant to update the designation report and then the Survey Committee could proceed with a reviewing of the property for potential designation.

#### **4. Consideration of Funding a Designation Report for the Pentes Log House, 6510 Sharon Hills Road, Charlotte**

Mr. Gray reviewed a short synopsis of the property and noted that the designation report would be focused on the log house. Mr. Gray reminded the Committee that it is unlikely that Staff would fund designation reports unless the Committee determines the property is promising.

Dorne and Danna Pentes spoke to the history of the property and noted the family's concern regarding increased development nearby.

Mr. Norman stated that this is an excellent historic resource and has a lot of associative history.

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE SURVEY COMMITTEE RECOMMEND THAT HLC STAFF FUND THE PRODUCTION OF A DESIGNATION REPORT FOR THE PENTES LOG HOUSE, 6510 SHARON HILLS ROAD, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

#### **5. Consideration of Designation Reports**

##### **a. Larkwood-Chadbourn Hosiery Mill Plant, 451 Jordan Place, Charlotte**

**Mr. Gray reviewed the statement of significance and noted that the architectural significance has been somewhat compromised due to the demolition of a large addition on the back of the plant. Mr. Gray noted that the property is still architecturally significant as a good example of art deco architecture in Charlotte.**

**Erik Johnson, representative of the owner, detailed plans for the property. Mr. Norman asked Mr. Johnson if an addendum explaining the architectural significance relative to Charlotte could be included in the designation report. Mr. Johnson agreed to have the historic consultant create an addendum.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MR. BERRY THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE LARKWOOD-CHADBOURN HOSIERY MILL PLANT, 451 JORDAN PLACE, CHARLOTTE, N.C., FOR HISTORIC LANDMARK DESIGNATION AND THAT THIS DESIGNATION INCLUDE THE INTERIOR AND EXTERIOR OF THE BUILDINGS AND THE LAND PARCEL AS SHOWN, SUBJECT TO THE RECEIPT OF AN ADDENDUM ON ARCHITECTURAL SIGNIFICANCE. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**b. Potts Barber Shop, 21324 and 21328 Catawba Avenue, Cornelius**

**Mr. Warlick reviewed the history of the building and noted that the site is generally believed to be the longest continuously operated African American owned business in Cornelius and is also the site of the first integrated barber shop in Cornelius.**

**MR. BERRY PRESENTED A MOTION SECONDED BY MS. KOCHANЕК THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE POTTS BARBER SHOP, 21324 AND 21328 CATAWBA AVENUE, CORNELIUS, N.C., FOR HISTORIC LANDMARK DESIGNATION AND THAT THIS DESIGNATION INCLUDE THE EXTERIOR OF THE BUILDING AND THE PROPERTY ASSOCIATED WITH THE TAX PARCEL. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**6. Consideration of Historic Buildings Adjacent to the Ford Motor Company Assembly Plant, 1774 Statesville Avenue, Charlotte**

**Mr. Gray stated that this property is an exceptional historic resource in Charlotte. Mr. Gray stated that the applicant intends to preserve a large portion of the buildings.**

**Damon Hemmerdinger and Tommy Mann detailed the current state of the property and noted which sections they are considering for landmark designation.**

**After discussion, the Committee determined that a site visit would be useful in order to understand the scale of this property.**

**7. Consideration of Placement on the Study List of Prospective Historic Landmarks**

**a. 3112 Parkway Avenue, Charlotte**

**Mr. Gray stated that the property owners approached Staff regarding historic landmark designation. Mr. Gray stated that more research is needed.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MS. KOCHANЕК THAT THE SURVEY COMMITTEE PLACE 3112 PARKWAY AVENUE, CHARLOTTE, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**b. Big ‘M’ Stables, 900 Holland Avenue, Charlotte**

**Mr. Clarke stated that this property includes a historic horse stable in the Druid Hills neighborhood. Mr. Thomson stated that it is the regional home of the Black Cowboy Movement.**

**MR. NORMAN PRESENTED A MOTION SECONDED BY MS. KOCHANЕК THAT THE SURVEY COMMITTEE PLACE THE BIG ‘M’ STABLES, 900 HOLLAND AVENUE, CHARLOTTE, N.C., ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.**

**8. Update on Beatties Ford Road Corridor Survey**

**Mr. Gray stated that Mr. Warlick is working on consolidating historic information on the lower Beatties Ford Road Corridor with the anticipation that it will be ready for presentation at the April meeting of the Survey Committee. Mr. Thomson stated that he will reach out to the owners of the Igloo Dairy Bar ice cream shop regarding potential designation.**

**9. Update on Dendrochronology Project**

**Mr. Clarke stated that the dendrochronologist from the University of Kentucky was scheduled to visit March 1<sup>st</sup> but that this visit has been delayed by the university due to concerns over COVID. Mr. Clarke stated he is hopeful that the trip can be rescheduled for the summer.**

**10. Old Business**

**Mr. Norman asked about the status of the designation of Second Ward YMCA. Mr. Thomson stated there is no update.**

**11. New Business**

**There was no new business.**

**The meeting adjourned at 8:23 p.m.**