

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee Minutes
Virtual Meeting
April 21, 2021
6:08 p.m. – 8:15 p.m.**

Present:

**Mr. Brian Clarke, Survey Committee Chair
Ms. Leila Farsiani
Mr. John Howard
Ms. Cindy Kochanek
Ms. Elizabeth Luke
Mr. Michael Rogers
Mr. Jeffrey Parsons, HLC Chair, ex officio member
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:

**Mr. Akadius Berry
Mr. Len Norman**

Visitors:

**Holli Adams
Leslie Freeman
Dawn Huntley
William Clifford Mursch
Judy Osborn
Mark Pierman
Diann Schroeder
Jim Wooden**

Note: This meeting was held virtually through the Webex video conferencing platform and onsite at Camp North End, 1824 Statesville Avenue, Charlotte

1. Chair's Report: Brian Clarke

Mr. Clarke welcomed everyone to the meeting and stated it was nice to be at Camp North End.

2. Tour of Camp North End, 1824 Statesville Avenue, Charlotte

The meeting was suspended while those in-person participants toured Camp North End. The meeting resumed at 6:45 p.m.

3. Consideration of Designation Reports

a. Stafford Properties

Mr. Gray stated that the slave cabin on the property is the only identified extant slave quarters in Mecklenburg County of which Staff is aware. Mr. Gray stated that there is also an early 19th century farmhouse located on the property. Mr. Gray stated that the farmhouse was built circa 1800 and was altered in the 1960s when brick veneer was added, which significantly affected the farmhouse's integrity.

Mr. Gray reviewed the statement of significance and noted that the report recommends the interior of the farmhouse, the interior and exterior of the log cabin and log outbuilding and the tax parcel for designation. Mr. Gray stated that Staff will work with Heather Fearnbach, consultant, to additionally include the exterior of the farmhouse for designation.

Mr. Clarke stated that the bricks that were used to cover the exterior of the house were salvaged from the demolition of the Woolworth Building in the 1960s. Mr. Gray showed interior pictures of the house and stated that the upcoming dendrochronology project will clarify the construction date of the house.

Mr. Gray stated that the designation report makes a strong case that the log cabin was originally built as a slave dwelling and later used as a tenant house. Mr. Gray stated that many of these artifacts throughout Mecklenburg County have been lost through demolition or deterioration. Mr. Gray stated that the log cabin is in poor condition and will need funding for its continued preservation.

Leslie Freeman, property owner, thanked Mr. Gray for his assistance through the designation process. Ms. Freeman agreed to further discussions regarding the extent of the designation.

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. HOWARD THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE STAFFORD PROPERTY FOR HISTORIC LANDMARK DESIGNATION, INCLUDING THE INTERIOR AND EXTERIOR OF THE HOUSE, THE INTERIOR AND EXTERIOR OF THE LOG SLAVE QUARTER-TENANT HOUSE AND THE OUTBUILDINGS, AND THE ASSOCIATED SITE AS SHOWN ON THE BOUNDARY MAP IN THE DESIGNATION REPORT. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

b. Kimberlee Apartments

Mr. Warlick provided a brief history of the building and surrounding area. Mr. Warlick stated that the building has a high degree of architectural significance with several

contributing features on the property. Mr. Warlick stated that most of the apartment units have been updated but that the common areas retain high levels of integrity.

Mr. Gray stated that the designation report recommends that the interior and exterior of the building and the associated original auxiliary structures and landscape and hardscape elements on the tax parcel be included in the designation.

Residents of the Kimberlee Apartments spoke to the Committee and noted their enthusiasm for historic landmark designation.

Mr. Rogers thanked the residents for attending the meeting and supporting the designation.

Mr. Parsons commended the designation report and noted he is glad to focus on a midcentury property.

MR. ROGERS PRESENTED A MOTION SECONDED BY MS. KOCHANЕК THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE KIMBERLEE APARTMENTS FOR HISTORIC LANDMARK DESIGNATION, INCLUDING THE INTERIOR AND EXTERIOR OF THE BUILDINGS AS WELL AS THE ASSOCIATED AUXILIARY STRUCTURES, THE LAND, AND THE LANDSCAPE AND HARDCAPE ELEMENTS ON THE APPROXIMATELY 4.61-ACRE PARCEL AS SHOWN ON THE BOUNDARY MAP IN THE DESIGNATION REPORT. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Note: Elizabeth Luke left the meeting at 7:30 p.m.

4. Camp North End Discussion

Damon Hemmerdinger and Tommy Mann discussed the status of the preservation of the property, which would include preserving much of the existing buildings but would also include demolition of portions of existing buildings and some infill development. The Committee reached a consensus to recommend to the owners to proceed with the production of a designation report.

5. Pineville Mill Village Presentation

Mr. Gray stated that Ms. Farsiani volunteered to survey the Pineville Mill Village and has produced a report on her findings. Mr. Gray stated that the area is facing a great deal of developmental pressure. Mr. Gray stated that no action was currently needed on the report. Mr. Gray thanked Ms. Farsiani for the diligent effort she put into the survey and report. Staff will work to develop some action items based on the report.

6. Updates

a. Dendrochronology Project: Brian Clarke

Mr. Clarke reminded the Committee that Maegen Rochner, dendrochronologist, has not been able to visit due to COVID concerns and that he anticipates Ms. Rochner being able to visit the area in late May or June. Mr. Clarke reviewed a list of properties that he is interested in Ms. Rochner studying and requested that the Committee inform him of other properties that may be relevant to this project. The list of properties includes: Sparrow Nest, located on the campus of Davidson College; Ingleside; Oehler; Stafford Properties; Sloan-Porter House; and Davidson Cabin. Mr. Gray noted that visits will have to be coordinated with property owners.

b. Davidson Properties

Mr. Gray reminded the Committee that the Town of Davidson has agreed to fund two designation reports with the Commission funding two additional designation reports. Mr. Gray stated that the reports will concentrate on African American resources.

c. Huntersville Rosenwald School, 508 Dellwood Drive, Huntersville

Mr. Gray stated that the designation report for the Huntersville Rosenwald School is in process.

d. McDonalds Cafeteria, 2023 Beatties Ford Road, Charlotte

Mr. Gray stated that the designation report for McDonalds Cafeteria is in process.

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

Mr. Gray stated Staff has received no update from the owners.

f. Charles Jones House

Mr. Thomson provided an update on the Charles Jones House.

g. Pentes Log House, 6510 Sharon Hills Road, Charlotte

Mr. Gray stated that the owners have determined that they are not interested in pursuing landmark designation at this time.

h. Beatties Ford Road Corridor Survey

Mr. Gray stated that Mr. Warlick has worked on surveying and integrating neighborhoods adjacent to those previously surveyed. Mr. Gray stated that Mr. Warlick and Ms. Stuart are creating a web page to illustrate these additional properties with the anticipation of reviewing the project at the Survey Committee's June meeting.

i. 3112 Parkway Avenue, Charlotte

Mr. Gray stated that letters have been sent to the owners and no response has been received.

j. Big 'M' Stables, 900 Holland Avenue, Charlotte

Mr. Thomson provided an update on the status of Big ‘M’ Stables.

k. 2nd Ward YMCA, 416 East 3rd Street, Charlotte

Mr. Thomson provided an update on the status of 2nd Ward YMCA.

7. Staff Report: Jack Thomson and Stewart Gray

Mr. Gray stated that the processing for historic landmark designation is underway for several properties, as is the amending of the designation ordinances for the Shaw House and Edgewood Plantation properties.

8. Old Business

There was no old business.

9. New Business

There was no new business.

The meeting adjourned at 8:15 p.m.