

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee Minutes
Virtual Meeting
August 18, 2021
6:02 p.m. – 7:07 p.m.**

Present:

**Mr. Brian Clarke, Survey Committee Chair/HLC Vice Chair
Ms. Leila Farsiani
Mr. John Howard
Mr. William Hughes, HLC Chair, ex officio member
Ms. Cindy Kochanek
Ms. Elizabeth Luke
Mr. Michael Rogers
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

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.

2. Huntersville Rosenwald Designation Report

Mr. Gray stated that Staff has been working cooperatively with the Town of Huntersville on a designation report for this property. Mr. Gray stated that the consultant completed several drafts of the designation report and that Staff recently received a final draft which is awaiting review. Mr. Gray stated that the surrounding neighborhood is excited about the school moving forward in the designation process. Mr. Gray noted that the town is potentially considering a land swap for affordable housing for additional land surrounding the school and that Staff needs clarification on the specific area that would be designated before proceeding with the designation.

Verona Wynn spoke to the Committee and stated that the community believes it is vital that the designation proceed without delay, particularly due to the potential land swap. Mr. Clarke reassured Ms. Wynn that Mr. Gray is in communication with the town and that the Commission will act before the next Survey Committee meeting if necessary. Mr. Gray agreed with this assessment and noted that he has communicated to the Huntersville town

attorney and assistant town manager that the Commission is ready to proceed with designation and is waiting for further direction.

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

a. 500 Clement Avenue, Charlotte

Mr. Gray stated that this property is a good candidate for the Study List and noted that the owners have provided a brief history of the property. Mr. Gray stated that there are many significant houses in this neighborhood, which does not negate the significance of this property, but if the owners desired hiring a consultant to produce a designation report, Staff would recommend meeting with the owners first to discuss that there would need to be a strong case for individual significance.

Steve and Elizabeth Thomisser, property owners, spoke to the history of the house and described the significance of previous owners, Ernest and Susan Hicks.

Mr. Clarke stated that the associative history of the Hickses is significant and advised the owners to meet with Staff to discuss hiring a consultant to produce the designation report.

MS. LUKE PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE SURVEY COMMITTEE PLACE 500 CLEMENT AVENUE, CHARLOTTE, ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

b. 3116 Country Club Drive, Charlotte

Mr. Clarke stated that this property is located between Plaza Midwood and Country Club Heights.

Mr. Thomson stated that there is a relative deficiency of landmarks associated with the LGBTQ community. Mr. Thomson stated that Staff reached out to the property owners to discuss how this site was the birthplace of a lesbian magazine from 1976, "Sinister Wisdom," which is still in publication at a different location. Mr. Thomson stated that the property owners are interested in learning more about landmark designation.

Mr. Rogers asked how this property came to Staff's attention. Mr. Gray stated that it is listed on the National Trust's website as one of the 10 most significant LGBTQ sites in the southeast.

MR. ROGERS PRESENTED A MOTION SECONDED BY MS. KOCHANЕК THAT THE SURVEY COMMITTEE PLACE 3116 COUNTRY CLUB DRIVE, CHARLOTTE, ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

c. Jones Building, 2925 E. Independence Boulevard, Charlotte

Mr. Gray noted that this building has been on the Study List since the early 2000s. Mr. Thomson stated that he will initiate contact with the owners and gauge interest in landmark designation.

d. 3601 E. Independence Boulevard, Charlotte

Mr. Clarke stated that this building is an example of brutalism, which is a significant architectural movement from the midcentury era.

Mr. Thomson stated that he is unaware of any previous interaction with the property owner. Mr. Thomson stated that the newly designated Ervin Building is located nearby and that this is an interesting strip of midcentury properties on Independence Boulevard.

MR. CLARKE PRESENTED A MOTION SECONDED BY MR. HOWARD THAT THE SURVEY COMMITTEE PLACE 3601 E. INDEPENDENCE BOULEVARD, CHARLOTTE, ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

e. 801 E. 8th Street, Charlotte

Mr. Gray stated that this is one of the few surviving pre-WWII homes in First Ward and was once part of a large African American community that has been lost due to Urban Renewal and modern development pressures. Mr. Gray stated that he recently met with the owner and relayed the history of the property. Mr. Gray noted that the significance of this property would increase if it is in its original location.

Mr. Howard asked about the status of adjacent houses. Mr. Gray stated he could reach out to the owners.

MR. HOWARD PRESENTED A MOTION SECONDED BY MS. KOCHANNEK THAT THE SURVEY COMMITTEE PLACE 801 E. 8TH STREET, CHARLOTTE, ON THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

4. Consideration of Funding a Designation Report for the Davidson Presbyterian Church Sanctuary, 214 Depot Street, Davidson

Mr. Clarke stated that the church congregation were discussing internally whether they were interested in proceeding with landmark designation. Mr. Gray stated that he attended a church meeting and explained the options for designation.

Mr. Gray stated that funding for a designation report would be split between the Commission and the town of Davidson. Mr. Gray explained that Staff would like to get an affirmation from the Committee before proceeding.

Note: Mr. Rogers left the meeting at 6:48 p.m.

The Committee reached a consensus to support funding a designation report for the Davidson Presbyterian Church Sanctuary.

5. Updates

a. Pineville Outreach

Mr. Gray stated that Ms. Farsiani did an excellent job surveying the entire village. Mr. Gray stated that Staff reviewed the inventory and identified approximately 15 houses for outreach to gauge owner interest. Mr. Gray noted that although there has been no response to this effort, a recent response from a letter sent two years ago to a homeowner in the Louise Cotton Mill illustrates that outreach efforts are not wasted. Mr. Gray stated once the pandemic is better managed, Staff recommends having a community meeting in Pineville to inform the residents of this survey.

b. Thrift Mill Village Survey

Mr. Thomson stated that he has engaged Ms. Farsiani and Ms. Luke to survey a community known as the Thrift Mill Village. Mr. Thomson stated that Ms. Farsiani and Ms. Luke will conduct a site visit to determine the status of the properties.

c. Beatties Ford Road Corridor Survey

Mr. Gray stated that the presented version is the refined and final version of this survey. Mr. Gray stated that the next step will be to get community feedback. Mr. Gray stated that Staff is looking for guidance on how to present this survey to the public in additional ways.

Mr. Clarke stated that he, Mr. Berry, Mr. Hughes, and Mr. Wilson have met to discuss this survey and will schedule another meeting to determine how best to present the survey to the community.

6. Staff Report: Jack Thomson and Stewart Gray

Mr. Thomson and Mr. Gray stated they did not have any additional items to report.

7. Old Business

There was no old business.

8. New Business

There was no new business.

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

The meeting adjourned at 7:07 p.m.