

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee Minutes
June 22, 2022
6:00 p.m. – 7:59 p.m.**

Present

Lesley Carroll
Brian Clarke, Survey Committee Chair/HLC Vice Chair
John Howard
William Hughes, HLC Chair, ex officio member
Cindy Kochanek
Michael Rogers
Jack Thomson, HLC Executive Director
Stewart Gray, HLC Historic Resources Program Manager
Elizabeth Stuart, HLC Senior Administrative Support Assistant
Tommy Warlick, HLC Consulting Preservation Planner

Absent

Akadius Berry
Nadine Ford

Note: This meeting was held onsite at the Wadsworth House, 400 S. Summit Avenue, Charlotte

1. Wadsworth House Tour by the Owner

Mark and Alyson Miller, property owners, gave a tour of the property to staff and Committee members.

2. Chair's Report: Brian Clarke

Vice Chair Clarke stated that he had no additional items to report.

3. Designation Process Discussion

Historic Resources Program Manager Gray stated that staff has broken down the designation process and has determined that the Commission needs an application for properties to be placed on the Study List and a separate, more formal application for landmark designation.

4. Integrity Best Practice

Historic Resources Program Manager Gray stated that he recently visited Washington DC to meet with the city's combined Historic Preservation Office and Historic Preservation Commission as well as staff from the National Trust. He stated that he was informed by the HPO/HPC's liberal views of integrity and their focus on the importance of place.

Executive Director Thomson stated that the Commission must determine how to explain the importance of properties that have undergone changes and may no longer have the integrity that the State Historic Preservation Office (SHPO) emphasizes.

5. Updates

a. Blythe House Designation, 121 Gilead Road, Huntersville

b. Franks 3rd Ward Bungalow Designation, 305 Dunbar Street, Charlotte

Preservation Planner Warlick stated that staff recently received negative comment letters from SHPO regarding the proposed designations of the Blythe House and Franks Third Ward Bungalow. He stated that the letter detailed that the change caused by the removal of the wraparound porch at the Blythe House was too dramatic to recommend designation. He stated that comments for the Franks Third Ward Bungalow were similar and noted the loss of integrity due to architectural alterations. He explained that the comment letters are not binding but that staff is required to share them with the applicable legislative body. He reported that he reached out to SHPO to discuss the letters.

Vice Chair Clarke questioned why SHPO overlooked the fact that Franks Third Ward Bungalow is the sole surviving structure of a community. Historic Resources Program Manager Gray stated that the author of the designation report could have better articulated this fact.

Executive Director Thomson explained how SHPO's focus on integrity can be detrimental to other factors such as scarcity.

Committee Member Kochanek asked if staff has ever taken a negative comment letter to City Council. Historic Resources Program Manager Gray stated that it has been done once before and staff was able to overcome the challenge, but it may be more difficult with new members on City Council. Preservation Planner Warlick stated that elected officials must answer to the public, which is hard with a negative letter. Executive Director Thomson stated the importance of Commissioners and Committee members cultivating relationships with local elected officials.

Committee Member Howard asked if the Commission could change its policy to include specific language for integrity. Historic Resources Program Manager Gray stated this would be useful for justifying future reports.

Executive Director Thomson stated that Study List properties could be taken to each jurisdiction for feedback.

Preservation Planner Warlick stated that he has reached out to the consultant who produced the designation report for Franks Third Ward Bungalow and offered to help revise the report as well as advised her to contact SHPO for a copy of the letter with the negative language redacted that could be taken to the City Council meeting.

The Committee encouraged staff to make presentations at City Council meetings for properties that may need more support.

c. 801 E. 8th Street, Charlotte

Historic Resources Program Manager Gray stated that this property is on the Study List and is an original First Ward house. He stated that the house was relocated rather than demolished during urban renewal. He stated that staff discussed landmark designation with the owner approximately six months ago and the owner recently indicated an interest in proceeding with a designation report, which the Commission will fund.

d. Sinister Wisdom House, 3116 Country Club Drive, Charlotte

Historic Resources Program Manager Gray stated that a consultant is currently researching the property. He reported that the consultant is experienced with the LGBTQ+ community. He noted that the National Trust is interested in marketing the property's story when the research is completed.

e. Davidson Historic African American Properties

Preservation Planner Warlick stated that he reached out to members of the Davidson United Presbyterian Church regarding landmark designation and got the impression that they are not ready to proceed with the process. He reported on other properties important to the African American community in Davidson.

f. 4530 W. Tyvola Road, Charlotte

Historic Resources Program Manager Gray stated that he has been unable to contact the property owners, but staff will do a site visit.

g. Jones House, 2112 W. Trade Street, Charlotte

Historic Resources Program Manager Gray stated that this property is on the Study List. He stated that the property was recently purchased and that the new owners are reportedly interested in landmark designation.

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

a. 858 Concord Road, Davidson

b. 838 Concord Road, Davidson

Historic Resources Program Manager Gray stated that 840 Concord Road was a National Register contributing property and was recently demolished. He stated that 858 and 838 Concord Road are the neighboring properties.

c. 255 Ridgewood Avenue, Charlotte

Executive Director Thomson stated that this Spanish Revival house is located across from Wing Haven.

d. 114 Norwood Drive, Charlotte

Executive Director Thomson stated that this Spanish Revival house is located near the recently relocated Shotgun Houses. He reported that staff received a call from a realtor that the house is for sale.

e. 2004 Park Drive, Charlotte

Executive Director Thomson stated that this property is on the eastern side of Independence Park. He stated that the property recently sold but that the buyer does not appear to be associated with the other immediate tracts around it. He reported that it is in the National Register and would be a good candidate for an easement.

f. Former Croft School, 9413 Old Statesville Road, Charlotte

Historic Resources Program Manager Gray stated that this property is a former VFW post and is a good example of a surviving rural school.

g. Lambeth House, 435 Hermitage Road, Charlotte

Executive Director Thomson stated that Lambeth was Charlotte's mayor from 1931-1933. He reported that staff is currently researching the property's history and noted that Charles Barton Keen was the architect. He stated that the owners are interested in having the property designated.

THE SURVEY COMMITTEE VOTED BY UNANIMOUS CONSENT TO ADD THE FOLLOWING PROPERTIES TO THE STUDY LIST OF PROSPECTIVE HISTORIC LANDMARKS: 858 CONCORD ROAD, DAVIDSON; 838 CONCORD ROAD, DAVIDSON; 255 RIDGEWOOD AVENUE, CHARLOTTE; 114 NORWOOD DRIVE, CHARLOTTE; 2004 PARK DRIVE, CHARLOTTE; FORMER CROFT SCHOOL, 9413 OLD STATESVILLE ROAD, CHARLOTTE; AND LAMBETH HOUSE, 435 HERMITAGE ROAD, CHARLOTTE.

7. HLC Staff Report

Executive Director Thomson recommended that the Committee read "A Field Guide to American Houses" by Virginia McAlester. He stated that staff has an inventory of designated properties that still need to receive a designation plaque. He stated that funds have been set aside for these plaques and for two roadside markers.

Historic Resources Program Manager Gray stated that staff will engage the community in Huntersville on the design of the roadside marker for Huntersville School #2.

8. Old Business

There was no old business.

9. New Business

There was no new business.

The meeting adjourned at 7:59 p.m.