

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee Minutes
Virtual Meeting
October 20, 2021
6:03 p.m. – 8:12 p.m.**

Present:

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

Absent:

**Mr. Akadius Berry
Ms. Elizabeth Luke**

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. Consideration of Designation Reports

a. Charlotte Quartermaster Depot, 300 Camp Road, Charlotte

Mr. Gray reminded the Committee that this property includes the Ford Motor Company Assembly Plant, which was designated as a local historic landmark in 2020. Mr. Gray stated that this is a large property under renovation and that additional buildings on the property may come to the Committee for landmark consideration at a future meeting. Mr. Gray noted that staff is appreciative that the developer values historic buildings and is willing to preserve and adaptively reuse these buildings.

Mr. Gray briefly explained the history of the property and its special significance related to the Ford Motor Company Assembly Plant. Mr. Gray showed images of the current condition and stated that the developer's philosophy is to utilize the buildings that are already present and make these appropriate for modern use while emphasizing the character of the property.

Damon Hemmerdinger, Co-President of ATCO, stated that the overall commitment is to adaptively reuse approximately 850,000 square feet of buildings and that this application is part of realizing this goal.

Mr. Clarke thanked the representatives of ATCO for their involvement in the preservation of these buildings.

Mr. Gray questioned if the proposal for landmark designation included the interior of the buildings. Mr. Hemmerdinger stated the proposal would include all interiors in the highlighted area on the presented map except for 701 Keswick Avenue. Mr. Gray asked Mr. Hemmerdinger to update the description for recommendation so that it is more explicit in the designation report. Mr. Gray also requested that representative interior photographs be added to the designation report. Mr. Gray stated that conceptual design drawings should be ready by the Commission meeting on November 8 as a separate addendum.

MR. ROGERS PRESENTED A MOTION SECONDED BY MR. HOWARD THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE CHARLOTTE QUARTERMASTER DEPOT FOR HISTORIC LANDMARK DESIGNATION TO INCLUDE THE SITE AS PRESENTED ON THE BOUNDARY MAP IN THE DESIGNATION REPORT. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

b. Huntersville School #2/The Little School, 508 Dellwood Drive, Huntersville

Mr. Warlick provided a brief history of Huntersville School #2 and stated that though the building closed as a school in 1958, it has remained active as a community center. Mr. Warlick stated that the building's original form has been largely maintained but that the exterior has undergone substantial alterations, including the repositioning of the main entryway from the back elevation to the front elevation, installation of new siding, and alterations of the window designs and location.

Several members of the community spoke in support of landmark designation of this property.

Verona Wynn stated that the property has been a wonderful resource for the community, and she is grateful for the opportunity for the property to be designated as a landmark.

Senator Natasha Marcus thanked Ms. Wynn for her work preserving this building.

Senator Marcus thanked Mr. Warlick for his thoughtful presentation.

Mecklenburg County Commissioner Elaine Powell stated that this property is important to the community and has its full support.

Reverend Dora Dubose stated she was grateful for the time and effort everyone has put into this process. Reverend Dubose thanked Commissioner Powell and Senator Marcus for attending this meeting and supporting historic landmark designation for this property.

Mr. Hughes thanked the visitors for their support and noted that this designation is a good opportunity for the Commission to do positive work in this area of north Mecklenburg.

Mr. Gray thanked Mr. Warlick for his presentation. Mr. Gray showed two historic photographs of the school and noted that the building's original exterior could easily be restored. Mr. Gray stated that Bobby Williams, Assistant Town Manager for Huntersville, sent an email thanking the Commission for discussing the designation of the school. Mr. Gray stated that it is possible that part of the associated land could be used by the town for affordable housing. Mr. Gray reminded the Committee that it could recommend designating the full 2.7-acre parcel but when it goes to the local governing board for consideration, the board could approve less than the full parcel.

MR. HOWARD PRESENTED A MOTION SECONDED BY MS. KOCHANЕК THAT THE SURVEY COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE HUNTERSVILLE SCHOOL #2/THE LITTLE SCHOOL, 508 DELLWOOD DRIVE, HUNTERSVILLE, N.C., FOR HISTORIC LANDMARK DESIGNATION TO INCLUDE THE EXTERIOR OF THE BUILDING AND THE ASSOCIATED TAX PARCEL AS PRESENTED IN THE DESIGNATION REPORT. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

Note: John Howard left the meeting at 7:08 p.m.

c. McDonald's Cafeteria, 2023 Beatties Ford Road, Charlotte

Mr. Gray showed a map of the property and stated that its location is in the heart of one of the most historic sections of the African American community in Charlotte. Mr. Gray briefly reviewed the significance of the property and stated that the designation report provided a thorough first-hand account of Mr. McDonald.

Christopher Dennis, property owner, stated that he is looking forward to proceeding with landmark designation of the property.

Mr. Hughes asked whether the electric utilities would be visible from Beatties Ford Road. Mr. Dennis stated that they are currently visible but will ultimately be hidden from view.

The present members of the Committee expressed their support for the Historic Landmarks Commission processing the McDonald's Cafeteria, 2023 Beatties Ford Road, Charlotte, N.C., for historic landmark designation to include the exterior of the building and the associated tax parcel as presented in the designation report.

d. E. L. Baxter Davidson Historic Markers and Monuments Designation Report

Staff noted that the E. L. Baxter Davidson Historic Markers and Monuments include Cowan's Ford – Davidson College Monument; General William Lee Davidson Memorial; Battle of McIntyre's Farm Monument; Rural Hill Directional Marker; and Williams Memorial Presbyterian Church Wall and Marker.

Mr. Warlick stated that these markers were created in the 1920s by E. L. Baxter Davidson, a local real estate magnate. Mr. Warlick noted that in April and May 2018, the markers were approved by the Commission for landmark designation but were never brought to the Huntersville Town Board for consideration. Mr. Warlick stated that in 2018, the focus was solely on the stone structures themselves. Mr. Warlick stated that staff is seeking feedback from the Committee regarding appropriate buffer zones for the markers.

Mr. Gray stated that due to the types of structures being considered, the Commission would need a defensible definition of the area of land to be designated. Mr. Gray stated that one method of achieving such a definition would be to have a surveyor plot points at each site. A simpler option may be to simply measure a radius from the center of the markers, or a distance from the outermost edge of the objects.

Mr. Clarke stated that having a defined buffer would be a comprehensible and appropriate way to describe the exact designation rather than having a surveyor plot points. Mr. Clarke stated that it is particularly important to designate the markers as a collection that will demonstrate their inherent historic value given the varied ownership of the monuments.

Mr. Gray stated that staff would determine a logical buffer for each property for further review by the Committee.

Commissioner Powell stated that these monuments are important to north Mecklenburg and offered to visit the sites with interested Committee members.

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

a. Matthews Chapel Church Building, 624 Matthews Chapel Road, Matthews

Mr. Clarke stated that this building is in the Crestdale Community in Matthews and is an important African American resource.

Mr. Warlick stated that the property owner reached out to staff recently and stated a tentative interest in landmark designation. Mr. Warlick provided a brief history of the property and noted that it is intimately tied to the history of Murkland Presbyterian Church, a former local historic landmark lost to arson.

The present members of the Committee supported adding the Matthews Chapel Church Building to the Commission's Study List of Prospective Historic Landmarks.

4. Update on the 2013 East Charlotte Survey

Mr. Gray stated that Ms. Stuart updated the east Charlotte survey produced by Len Norman in 2013. Mr. Gray stated that this survey and other surveys completed throughout the years are living documents and have a wealth of information within them. Mr. Gray stated that staff needs to analyze the information in the east Charlotte survey and that additional properties in the survey may be reviewed by the Committee at a future meeting.

Mr. Clarke stated that the communities featured in the east Charlotte survey are threatened and there are many properties to examine and survey.

5. Staff Report: Jack Thomson and Stewart Gray

Mr. Gray stated that he had no additional items to report.

Mr. Thomson stated that staff is continuing to follow up on relevant items from the previous agenda.

6. Old Business

There was no old business.

7. New Business

There was no new business.

The meeting adjourned at 8:12 p.m.