

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Survey Committee Minutes  
2100 Randolph Road, Charlotte  
November 30, 2022  
6:03 p.m. – 7:39 p.m.**

**Present**

Akadius Berry (remote)  
Lesley Carroll  
Brian Clarke, Survey Committee Chair/HLC Vice Chair  
Nadine Ford  
John Howard  
William Hughes, HLC Chair, ex officio member  
Cindy Kochanek  
Michael Rogers (remote)  
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**

None

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

Chair Clarke thanked those that attended the Steele Creek Cemetery preservation event. He stated that preservation events are positive for the community and noted that he would like to hold another event at this location soon.

**2. Presentation of Hyde Park Estates: John Howard**

Committee Member Howard reviewed his presentation of Hyde Park Estates, focusing on the history and development of the neighborhood. Howard stated that there is the potential for properties to be considered for local landmark designations or for listing on the National Register. He stated that research is ongoing and that additional historians will contribute as the project proceeds.

Commissioners Ford and Berry noted their familiarity with the neighborhood.

Executive Director Thomson stated that this research could help slow growth along Beatties Ford Road. Historic Resources Program Manager Gray explained how landmark designation could protect houses that front Beatties Ford Road. Howard stated that staff could assist in educating residents on the implications of landmark designation.

Commissioners Ford and Berry stated their willingness to reach out to residents for assistance in furthering the research.

### **3. Discussion of 2232 Sherwood Avenue, Charlotte**

Commissioner Carroll stated she received several messages from concerned citizens regarding the sale of this property. Gray stated that the property is already listed on the Commission's Study List. Chair Clarke asked Thomson to reach out to the real estate agent to discuss the potential of placing a covenant on the property and Thomson stated he would do so.

**Note:** Commissioner Berry left the meeting at 7:03 p.m.

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

#### **A. Rogers-McConnell House, 119 Gilead Road, Huntersville**

Gray explained the architectural significance of the house. He described the usage of pressed block in the house's design and noted that this housing type was short-lived. He stated that the house is located near Huntersville's commercial center and noted the development pressure on the property. He stated that the house is endangered due to this prominent location. He reported that the owner is interested in preserving the house. Chair Clarke asked staff to discuss donating a covenant on the property with the owner.

#### **B. Camp Greene Memorial, Corner of Wilkinson Blvd and Monument Street, Charlotte**

Thomson stated that this memorial is located close to the Dowd House. He explained that the Daughters of the American Revolution contacted staff after learning of the designation of the Baxter Davidson Markers.

#### **C. James K. Polk Birthplace Marker, 12031 Lancaster Hwy, Pineville**

Thomson stated that this marker was submitted for consideration at the same time as the Camp Greene Memorial. He explained that there is currently no staff request beyond adding the markers to the Study List. Chair Clarke stated that the Commission needs to be proactive with this area due to the planned expansion of the city's light rail, which will likely lead to increased development.

#### **D. Oehler Rustic Revival House, 4301 Ridge Road, Charlotte**

Thomson stated that the Oehler family sold this property, which is currently being used as a church office.

Commissioner Carroll presented a motion seconded by Commissioner Ford that the Survey Committee place the following properties on the Study List of Prospective Historic Landmarks: Rogers-McConnell House, 119 Gilead Road, Huntersville; Camp Greene Memorial, Corner of Wilkinson Boulevard and Monument Street, Charlotte; James K. Polk Birthplace Marker, 12031 Lancaster Highway, Pineville; and Oehler Rustic Revival House, 4301 Ridge Road, Charlotte. The Committee unanimously approved the motion.

### **5. Property Updates**

### **A. Chantilly Montessori, 701 Briar Creek Road, Charlotte**

Gray stated that it has been announced to school staff and the school PTO that the building is slated for demolition with the students being moved out in 2024 for relocation. He stated that the property may be transferred to Mecklenburg County's Park and Recreation department. He explained that the property was brought to staff's attention through a submittal in the study list portal by a concerned parent. He reminded the Committee that they previously directed staff to reach back out to the applicant to recommend that they produce a designation report but during this time, staff discovered that the situation is not as straightforward as initially thought. He suggested to the applicant that they speak to the school board and noted that staff is not currently asking for any action from the Committee.

### **B. 801 E. 8<sup>th</sup> Street, Charlotte**

Gray stated that MDM Historical Consultants is under contract to produce a designation report on the house, which was moved within First Ward as an attempt to mitigate the negative impacts of Urban Renewal. He stated that the report should be ready for review in 2023.

## **6. Staff Report**

### **A. Funding of Designation Reports**

#### **I. Plans to Fund the Conner-Falls House, 122 Mock Road, Davidson**

Thomson stated that this is one of the best-preserved historic houses in the African American Mock Hill neighborhood and reported that the Town of Davidson will match the funding for this report.

#### **II. Tudor-Style Houses**

##### **a. 858 Concord Road, Davidson**

##### **b. 838 Concord Road, Davidson**

Thomson stated that staff is reaching out to the owners of the Tudor Style Houses at 858 and 838 Concord Road in Davidson to determine if they would support landmark designation. He noted that these houses contribute to the Davidson National Register District and determine the easternmost boundary of the district. He stated that a similar Tudor Style House between them was demolished recently, and that preservation of 858 and 838 Concord Road would help preserve the integrity of the historic district. He reported that the Town of Davidson would match funding for these properties.

#### **III. Rogers-McConnell House, 119 Gilead Rd, Huntersville**

Thomson reported that this house is architecturally significant as a rare pressed-block construction, unique in North Mecklenburg. He stated that it is prominently located on Gilead Road near the center of the town, and that the long-term survival of the property is threatened by potential new development in the fast-growing area.

### **B. Report on History of Women Architects in Charlotte**

Consulting Preservation Planner Warlick reported that staff believes that it would be important to produce a brief history of women's involvement in architecture in Charlotte. He stated that he has begun interviewing some sources and staff anticipate that a consultant will be contracted to produce the report.

### **C. Steele Creek Cemetery Preservation Project**

Warlick reported that the Adventure Club held a preservation event at Steele Creek Cemetery on Saturday, October 29, focused on 75 Bigham stones. He stated that 28 volunteers attended, and that staff hopes to plan another preservation project at the cemetery in the spring.

Chair Clarke stated the importance of holding preservation events with tangible results.

### **D. Application Portal**

Gray reminded the Committee that staff has been updating technology used and noted that every property that was considered for the Study List earlier in the meeting was submitted through the new electronic study list portal. He encouraged the Committee to direct people to the Commission's website to submit potential historic properties through this portal.

Chair Clarke noted the importance of having diverse landmarks and asked the Committee to let him know of any obscure properties.

### **7. Old Business**

There was no old business.

### **8. New Business**

Senior Administrative Support Assistant Stuart reminded the Committee of the upcoming holiday party and asked everyone to let her know of their intent to attend.

**The meeting adjourned at 7:39 p.m.**