

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee
September 27, 2023
2100 Randolph Road, Charlotte
6:13 p.m. – 7:13 p.m.**

Minutes

Present

Lesley Carroll, Survey Committee Chair/HLC Treasurer
Whitney Feld
Victoria Grey, HLC Secretary
Michael Rogers (remote)
Stewart Gray, HL Director
Elizabeth Stuart, HL Senior Administrative Support Assistant

Absent

Akadius Berry
Nadine Ford, HLC Vice Chair
John Howard

Note: This meeting was held virtually through the Microsoft Teams video conferencing platform and in-person at the Historic Landmarks office at 2100 Randolph Road, Charlotte.

1. Chair's Report: Lesley Carroll

Chair Carroll did not have a report.

2. Consideration of the Revised Designation Report for the Parkwood Avenue Associate Reformed Presbyterian Church, 1017 Parkwood Avenue, Charlotte

Director Gray explained that this building was endangered before the current owners purchased it and converted it into housing. He stated that significant changes were made to the property during this adaptive reuse. He stated that much of the historic character of the front elevation was retained except for the removal of two front stained glass windows, which were a character-defining element. He explained that the Commission stated that the windows should be reinstalled to proceed with landmark designation. He stated that the applicant worked with staff to reinstall different stained glass windows in this location. He stated that staff does recommend landmark designation for the building's exterior and the surrounding lot including the parking but excluding the infill buildings.

Committee Member Rogers stated his agreement with the staff recommendation and noted his excitement that designation for this property is proceeding.

Eid Refaey, property owner, thanked the Committee for considering this property for landmark designation.

Commissioner Grey presented a motion seconded by Committee Member Feld that the Survey Committee recommend to the Historic Landmarks Commission that it process the Parkwood Avenue Associate Reformed Presbyterian Church, 1017 Parkwood Avenue, Charlotte, N.C., for historic landmark designation including the exterior of the church and the property associated with tax parcel 08309309. The Committee unanimously approved the motion.

3. Consideration of the Designation Report for the Bonnie Cone House, 9234 Sandburg Avenue, Charlotte

Gray stated that staff has discussed the status of the Bonnie Cone House with the owners, who have recently moved back to the area and are living in the house. He noted that Murray Whisnant was the architect for this house. He stated that Bonnie Cone is arguably one of the most important historic figures in Charlotte in the 20th century and was instrumental in founding the University of North Carolina at Charlotte. He stated that the owners would like to make some changes to the house and have requested to meet with staff to further understand what owning a historic landmark entails. He recommended that the Committee table this item until the next meeting. The Committee agreed.

4. Update on the Caldwell Bradford Schoolhouse, 16401 Davidson-Concord Road, Davidson

Gray stated that this property has been on staff's radar for a long time but does not appear to be listed on the Study List. He stated that the owner of this property is seeking landmark designation. He stated that this is a small rural schoolhouse that is well-documented. He explained that this school was consolidated into the Caldwell Station School and is the only identified public schoolhouse that predates this consolidation movement of the 1920s. He stated that staff is prepared to fund a designation report if the Committee is supportive.

Committee Member Feld presented a motion seconded by Commissioner Gray that the Survey Committee place the Caldwell Bradford Schoolhouse, 16401 Davidson-Concord Road, Davidson, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

5. Update on the Little House, 1136 Queens Road, Charlotte

Gray stated that this is one of the older houses in Myers Park and noted that it is well-preserved. He explained that the owners previously sought landmark designation but were unclear about the process of proceeding. He stated that since Myers Park is already a National Register Historic District full of historic houses, a property must show special significance to become a designated landmark.

Gray stated that Myers Park has been altered due to demolitions and renovations throughout the past few years. He stated that in light of the loss and change in the neighborhood, the Commission should proceed with designating this property as a historic landmark. He stated that

staff advise the owners to hire a consultant to build a case of special significance. He stated that staff will work with the owners with the goal of recommending to the Committee at their November or January meeting whether the property is ready to proceed with the production of a designation report.

David and Janina Gordon, property owners, stated that since the Little House was built in 1912 and Myers Park was built in 1915, it could possibly be the oldest extant house in the neighborhood. They stated that the house has been converted a few times, including when it was used as a boarding house in World War II. They indicated their concern about nearby development. The Committee stated their support for staff to work with the Gordons on a fuller history of the Little House.

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

a. Cathey Lumber Company, 501 Penman Street, Charlotte

Gray stated that this building is located on the edge of the Gold District, which has a lot of developmental pressures. He stated that this is a large early 20th century commercial building that has a lot of integrity. He noted that buildings of this type have recently been demolished in this area.

Mike Conroy, property owner, provided a brief history of the building and neighborhood. Gray stated that if the Committee places this property on the Study List, staff would follow up with Conroy regarding producing a designation report.

Commissioner Grey presented a motion seconded by Committee Member Feld that the Survey Committee place the Cathey Lumber Company, 501 Penman Street, Charlotte, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

b. Holbrook House, 101 N. Maxwell Avenue, Huntersville

Gray stated that this house is currently the Mama Mia's Too restaurant. He stated that it is associated with a prominent family and is architecturally significant as one of the largest houses in Huntersville.

Janet Webb briefly explained the history of the house and asked why it is not already a designated landmark. Gray stated that staff reached out to the property owners several years ago and that they expressed interest in designating the property as a landmark. He stated that the next step is to restart the conversation with the owners.

Committee Member Feld presented a motion seconded by Commissioner Grey that the Survey Committee place the Holbrook House, 101 N. Maxwell Avenue, Huntersville, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

7. HLC 50th Anniversary Celebration: November 2

Senior Administrative Support Assistant Stuart stated that the HLC 50th Anniversary Celebration will be held on November 2 at Camp North End.

8. Old Business

There was no old business.

9. New Business

There was no new business.

The meeting adjourned at 7:13 p.m.