

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee
March 20, 2024
2100 Randolph Road, Charlotte
6:11 p.m. – 7:42 p.m.**

Minutes

Present

Whitney Feld
Victoria Grey, HLC Secretary
Michael Rogers
Stewart Gray, HL Director
John Howard, HL Historic Preservation Manager (remote)
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant

Absent

Akadius Berry
Lesley Carroll, Survey Committee Chair/HLC Treasurer
Nadine Ford, HLC Vice Chair

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.

Note: Committee member Michael Rogers led the meeting in Chair Lesley Carroll's absence.

1. Chair's Report: Lesley Carroll

There was no Chair's Report.

2. Consideration of Designation Reports

a. John Phillips Little Jr. House, 1136 Queens Road, Charlotte

Historic Preservation Specialist Warlick stated that this is one of only six pre-WWI Colonial Revival homes in Myers Park and noted that it would be the first that is a designated landmark. He stated that the property owners are concerned about infill development.

Sybil Argintar, consultant for the designation report, described the significance of the property.

The Committee members agreed that this house is significant to Charlotte and Myers Park.

The property owners thanked everyone involved for recognizing the house's historical value.

Director Gray asked the property owners if they have considered placing a protective covenant on the property. He explained that a covenant would essentially prevent demolition.

Warlick explained that landmark designation does not preclude demolition of the house since the Historic Landmarks Commission can only delay demolition for up to 365 days. He stated that covenants are another layer of protection. He advised the property owners to research covenants and discuss it more with staff.

The property owners stated that they would like to research covenants more before making a decision.

The Survey Committee reached a consensus to recommend to the Historic Landmarks Commission that it process the John Phillips Little Jr. House, 1136 Queens Road, Charlotte, N.C., for historic landmark designation, including the interior and exterior of the main house, the exterior of the servant's quarters/guest house, and the land associated with the tax parcel.

b. Alexander-Howell House, 250 Cherokee Road, Charlotte

Warlick stated that this property was nominated for historic landmark designation by the property owners. He stated that the house is in Eastover and was built between 1928-1929. He stated that the house is significant for its design by Charlotte architect Franklin Gordon, who designed many important properties, including the Earle Draper House. He stated that the exterior of the house remains largely unchanged.

Committee Member Rogers asked about the interior guidelines regarding alterations. Gray stated that alterations are judged on how intentional they are and whether the extent of the remaining unchanged original and important interior architecture can be quantified. He stated that the preserved interior elements of this house are impressive.

Warlick stated that the North Carolina State Historic Preservation Office has started asking for specific interior features to be identified.

The Survey Committee reached a consensus to recommend to the Historic Landmarks Commission that it process the Alexander-Howell House, 250 Cherokee Road, Charlotte, N.C., for historic landmark designation, including the exterior and interior of the house, including the specified architectural elements as detailed in the designation report, and the land associated with the tax parcel.

Warlick stated that staff would reach out to the property owners to discuss covenants.

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

a. Charlotte Junior League Baby Home, 1925 Bay Street, Charlotte

Note: This item was discussed second under agenda item #3

Warlick stated that this property was brought to staff's attention by Susan Mayer in connection with research from the Alexander-Howell House. He stated that an early initiative of the Junior

League included opening a home to children up to 18 months old that were orphaned or otherwise unable to be taken care of by their families.

The Survey Committee reached a consensus to place the Charlotte Junior League Baby Home, 1925 Bay Street, Charlotte, N.C., on the Study List of Prospective Historic Landmarks.

b. Marsh Home, 1642 Hertford Road, Charlotte

Note: This item was discussed first under agenda item #3

Warlick stated that staff has begun a concentrated effort to preserve the homes of prominent Charlotte architects. He stated that this is the house of Marion Rossiter Marsh, who designed many buildings in Charlotte, including the Coca-Cola Bottling Company Plant.

Laura Corsig, property owner, detailed the history of the house.

Gray stated that it would be appropriate to add the house to the Study List and meet with the owner to discuss the garage more thoroughly.

The Committee agreed that Warlick should contact the property owners to discuss the next steps.

The Survey Committee reached a consensus to place the Marsh Home, 1642 Hertford Road, Charlotte, N.C., on the Study List of Prospective Historic Landmarks.

c. Davenport-Rogers House, 9416 Walkers Ferry Road, Charlotte

Warlick stated that Historic Landmarks Commission Chair Brian Clarke brought this house to staff's attention. He stated that the house was assessed in 2004 as being eligible for listing on the National Register of Historic Places for its rare 19th-century domestic architecture. He stated that there are development pressures in the immediate neighborhood. He noted that Clarke indicated that the owners are interested in landmark designation but would need assistance with funding a designation report.

Gray stated that the Commission could likely fund a designation report for this property. He stated that rural architecture resources in Mecklenburg County are priorities for staff due to their endangerment.

The Survey Committee reached a consensus to place the Davenport-Rogers House, 9416 Walkers Ferry Road, Charlotte, N.C., on the Study List of Prospective Historic Landmarks.

4. Property Updates

a. Thompson-Anderson House, 858 Concord Road, Davidson

Warlick stated that the Town of Davidson's Historic Preservation Commission is meeting tonight to consider this designation report. He stated that the Historic Landmarks Commission's public hearing for this property is scheduled for April 8 and the Town of Davidson's public hearing for this property is scheduled for April 23.

b. Parkwood Avenue ARP Church, 1017 Parkwood Avenue, Charlotte

Warlick stated that this property will go before Charlotte City Council on Monday, March 25 as a request for a public hearing. He stated that if the request is approved the Historic Landmarks Commission's public hearing for this property will be scheduled for April 8 and Charlotte City Council's public hearing for this property will be scheduled for April 22.

5. Adventure Club Spring Bike Tour: May 18

Senior Administrative Support Assistant Stuart stated that a spring bike tour through Uptown Charlotte is scheduled for the morning of May 18.

6. Old Business

There was no old business.

7. New Business

There was no new business.

The meeting adjourned at 7:42 p.m.