

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee
May 22, 2024
2100 Randolph Road, Charlotte
6:06 p.m. – 7:00 p.m.**

Minutes

Present

Lesley Carroll, Survey Committee Chair/HLC Treasurer
Victoria Grey, Community Outreach Committee Chair/HLC Secretary (remote)
Michael Rogers (remote)
John Howard, HL Historic Preservation Manager
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant
Tahlya Mock, HL Intern
Michele Lemere, HL Intern

Absent

Akadius Berry
Whitney Feld
Nadine Ford

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 Placement on the Study List of Prospective Historic Landmarks

Note: The Charlotte Junior League Baby Home and the Davenport-Rogers House were discussed at the Survey Committee's March meeting, but were not placed on the Study List due to a lack of a quorum. These properties were not further discussed at this meeting.

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

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

c. Hunters Chapel United Methodist Church, 18423 John Connor Road, Cornelius

Historic Preservation Specialist Warlick stated that the original church building was built in 1909, but the congregation rebuilt and relocated to its current location in 1961 due to the flooding of Cowan's Ford, which created Lake Norman. He stated that approximately 30 graves were relocated, some with their named headstones and some without. He explained that the

congregation at the original location did manage to salvage some artifacts, including the steeple that was incorporated into the current church building. He stated that more information is needed regarding whether a congregation met prior to 1909 at the original location given that some of the relocated headstones date to the 1860s. He stated that the congregation is interested in this property being designated as a historic landmark.

Tonya Rivens stated that the structure sits among multimillion dollar homes and noted that the 1961 church building is still maintained by the congregation.

Commissioner Grey and Survey Committee Chair Carroll reached a consensus to add the Hunters Chapel United Methodist Church, 18423 John Connor Road, Cornelius, N.C., to the Study List of Prospective Historic Landmarks.

Warlick stated that properties discussed today will be voted on at the next Survey Committee meeting that has a quorum present.

d. Bowers House, 421 Heathcliff Street, Charlotte

Warlick stated that this house is identified by the National Register of Historic Places as a contributing structure in the Wesley Heights historic district. He stated that there are discrepancies in the historical record that will need further research, including the original construction date of the house (likely between 1923 and 1926).

Danny Reach, property owner, described his ongoing restoration work on the house.

Commissioner Grey and Survey Committee Chair Carroll reached a consensus to add the Bowers House, 421 Heathcliff Street, Charlotte, N.C., to the Study List of Prospective Historic Landmarks.

e. Scorpio Lounge, 2301 Freedom Drive, Charlotte

Warlick stated that this building is touted as North Carolina's oldest running nightclub. He stated that it opened on South Boulevard in 1968 and explained that it has been a mainstay of Charlotte's LGBTQ+ community. He stated that in November 2023, the club ceased operations temporarily to find a new location due to development plans in the area. He stated that there are discrepancies regarding when the building was moved from South Boulevard to Freedom Drive.

Aaron Watson stated that when he purchased the club in 2018, the owner stated that the building was relocated in 1970 and was burnt down by a competitor and rebuilt in approximately 1974.

Warlick stated that one fire at the property was attributed to a competitor nightclub, one to a gang in a protection money scheme, and one unattributed.

Commissioner Grey and Survey Committee Chair Carroll reached a consensus to add the Scorpio Lounge, 2301 Freedom Drive, Charlotte, N.C., to the Study List of Prospective Historic Landmarks.

Note: Committee Member Rogers joined the meeting at 6:40 p.m.

f. Dr. Charles Williams House, 5906 Crestwood Drive, Charlotte

Warlick stated that this was one of the first homes built in Hyde Park Estates in 1963. He stated that this was the home of Dr. Charles Williams and his wife Vivian, co-developers of the Hyde Park Estates neighborhood, marketed as the county's only African American subdivision without race-based deed restrictions.

Historic Preservation Manager Howard stated that the property owners have lived in the house since 2006 and have restored the house. He stated that they are very interested in the preservation of this house.

g. Jenkins-Houston House, 111 Sloan Street, Davidson

Warlick stated that this house has a storied role in education in Mecklenburg County. He explained that Ada Jenkins, teacher and principal at Davidson Colored School (later known as the Ada Jenkins School), purchased the house around 1926 but lived in Charlotte with her husband Reverend Albert Jenkins. The house was rented to teachers from the Davidson Colored School until Reverend Jenkins passed away, at which time Mrs. Jenkins moved into the house and lived there until her death in 1945. He stated that the house was sold to the Houston family and noted that Ruby Houston, a lifelong educator with Mecklenburg County Schools, currently owns the house.

h. Dr. Charles L. Sifford Golf Course at Revolution Park, 1225 Remount Road, Charlotte

Warlick stated that this is a popular public golf course that was formerly known as the Bonnie Brae Golf Course. He explained that a group of African American golfers, including Dr. Rudolph Wyche, sued for access to the golf course, which had a race-restricted covenant, after being denied admission in 1951. He stated that the North Carolina Supreme Court ruled that the City of Charlotte could either sell the property or open it to all people. He noted that Dr. Sifford was a native of Charlotte and was the first African American to play on the PGA tour. He stated that he is still researching a definite tie between Dr. Sifford and the golf course. He stated that the golf course has been reconfigured at least twice and noted that he is unsure of any remaining original features of the course itself. He stated that the designation would focus on the clubhouse from the 1950s and other original features that may exist.

i. Marguerita Villa, 725 Hawthorne Lane, Charlotte

Warlick stated that he is currently researching this building, which was built in 1922 and is listed in the National Register of Historic Places as a contributing structure for the Elizabeth neighborhood. He stated that it has unique architectural features, including a distinctly-applied stucco exterior finish, and explained that it was built as an apartment building, which remains its use.

j. Mary Rose and William Alexander Davis, Jr. House, 140 Lynbrook Drive, Davidson

Warlick stated that this house is located near Davidson College and is unique in that there are not many modern houses in this neighborhood. He stated that staff believes this would be the first structure designated by the Commission as a historic landmark that was designed by a woman architect. He explained that Cynthia Lenz Bostick was one of the first four women architects in

North Carolina during the 1960s and 1970s and noted that staff is aware of only two residential buildings that she designed, with this being one of them.

The Survey Committee reached a consensus to add the Dr. Charles Williams House, 5906 Crestwood Drive, Charlotte, N.C.; Jenkins-Houston House, 111 Sloan Street, Davidson, N.C.; Dr. Charles L. Sifford Golf Course at Revolution Park, 1225 Remount Road, Charlotte, N.C.; Marguerita Villa, 725 Hawthorne Lane, Charlotte, N.C.; and Mary Rose and William Alexander Davis, Jr. House, 140 Lynbrook Drive, Davidson, N.C., to the Study List of Prospective Historic Landmarks.

3. Property Updates

a. Properties recently designated by municipal bodies:

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

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

Warlick stated that Parkwood Avenue ARP Church, 1017 Parkwood Avenue, Charlotte, and Thompson-Anderson House, 858 Concord Road, Davidson, were recently designated as historic landmarks by their respective governing boards.

b. Properties approved by the Historic Landmarks Commission for designation processing based on the Survey Committee's recommendation; designation reports back from SHPO and with consultants for finalizing:

i. Little House, 1136 Queens Road, Charlotte

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

Warlick stated that the designation reports for these properties have been reviewed by the State Historic Preservation Office. He stated that the consultant for the Little House has finished revisions for that report and that the consultant for the Alexander-Howell House report is finalizing revisions. He stated that the properties will go before Charlotte City Council next week for a resolution to set a public hearing.

c. Forthcoming designation reports for Survey Committee consideration:

i. Brattain House, 305 S. Main Street, Davidson

ii. Delburg Mill House, 225 Armour Street, Davidson

Warlick stated that the designation reports for these properties plus the Caldwell-Bradford Farmhouse should be ready for the Survey Committee's review at the next meeting.

4. Old Business

There was no old business.

5. New Business

There was no new business.

The meeting adjourned at 7:00 p.m.