

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
October 14, 2024
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 266
6:06 p.m. – 7:55 p.m.**

Minutes

Present

Robert Barfield/County/HLC Vice Chair
Lesley Carroll/County/HLC Treasurer
Brian Clarke/County/HLC Chair
Andrew Dunn/County
Victoria Grey/County/HLC Secretary/Community Outreach Committee Chair
John Kincheloe/City
Emily Makas/Mayor
Melanie Reddrick/City
John Howard, HL Historic Preservation Manager
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant
Rob Thomas, Mecklenburg Historical Association

Absent

Dontressa Ashford/Mayor/Survey Committee Chair
Andra Eaves/County
Nadine Ford/City
Charlie Miller/City

Note: This meeting was held virtually through the Microsoft Teams video conferencing platform and in person at the Charlotte-Mecklenburg Government Center.

1. Adoption of the Consent Agenda

a. Approval of September HLC Minutes

Commissioner Carroll presented a motion seconded by Vice Chair Barfield that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission's September 9 meeting minutes. The Commission unanimously approved the motion.

2. Chair's Report: Brian Clarke

Chair Clarke welcomed Commissioner Andrew Dunn to his first meeting. Chair Clarke announced that Charlotte City Council will vote at their meeting tonight on the amendment to the

designation for Steele Creek Presbyterian Church to reduce the designated property to approximately 14 acres as recommended by the Commission.

3. Public Comment Period

No members of the public registered to speak.

4. Public Hearings

a. John Eli Brattain House, 305 South Main Street, Davidson

Commissioner Dunn presented a motion seconded by Commissioner Carroll that the Historic Landmarks Commission open the public hearing for the John Eli Brattain House, 305 South Main Street, Davidson, N.C. The Commission unanimously approved the motion.

There were no public comments.

Commissioner Kincheloe presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission close the public hearing. The Commission unanimously approved the motion.

b. Caldwell-Bradford School, 16401 Davidson-Concord Road, Davidson

Commissioner Dunn presented a motion seconded by Commissioner Barfield that the Historic Landmarks Commission open the public hearing for the Caldwell-Bradford School, 16401 Davidson-Concord Road, Davidson, N.C. The Commission unanimously approved the motion.

Historic Preservation Specialist Warlick reviewed the presented staff recommendation. He reminded the Commission that comments from the State Historic Preservation Office (SHPO) were negative regarding this property's integrity.

Commissioner Dunn asked how this building was brought to the Commission's attention. Warlick stated that the property owner is interested in landmark designation.

Chair Clarke explained that this property is on the edge of McAuley Road, which is a rural community and an existing designated landmark.

Vice Chair Barfield asked if the designation report was updated to address integrity concerns. Warlick stated that the designation report has been updated.

Commissioner Makas reiterated her point from the previous meeting that this building tells a story that has not been told and is an opportunity to share Mecklenburg County's history. She noted that the house's siding and additions are reversible.

Note: Commissioner Reddrick joined the meeting at 6:24 p.m.

Warlick stated that although SHPO's comments are not binding, staff wanted to ensure that the Huntersville Town Board of Commissioners knows the Commission had the opportunity to discuss and reconsider their designation recommendation after hearing the comments.

Commissioner Makas presented a motion seconded by Commissioner Carroll that the Historic Landmarks Commission considered the comments prepared by the State Historic Preservation Office for the Caldwell-Bradford School, 16401 Davidson-Concord Road, Davidson, N.C., and maintain that the property retains sufficient integrity to justify historic landmark designation, especially when the property's associative history is considered. The Commission unanimously approved the motion.

Chair Clarke stated that SHPO's firm stance on integrity results in the under recognition of certain types of properties.

Commissioner Grey presented a motion seconded by Vice Chair Barfield that the Historic Landmarks Commission reaffirm the recommendation to the Huntersville Town Board of Commissioners that the Caldwell-Bradford School, 16401 Davidson-Concord Road, Davidson, N.C., be processed for historic landmark designation. The Commission unanimously approved the motion.

There were no public comments.

Commissioner Carroll presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission close the public hearing. The Commission unanimously approved the motion.

5. Preliminary Review, Gama Goat Building at Camp North End, 1801 N. Graham Street, Charlotte

Historic Preservation Manager Howard showed images of the Gama Boat Building and explained that the exposed framing is untreated lumber that used to be on the building's interior and is now starting to fail.

Alli Cruse, property representative, explained that this section is in danger of falling and is becoming a hazard. She explained that her group would like to keep two of the king trusses and replace the timber columns with steel columns. She stated that the rest of the trusses near Graham Street would be removed. She explained that it is cost-prohibitive to rebuild or replicate.

Howard explained that the property representatives have not applied for a Certificate of Appropriateness and noted that this presentation is only to receive an opinion from the Commission.

Commissioner Reddrick stated that she would abstain from this discussion due to her occupation being located in this building.

Commissioners discussed safety concerns with this section deteriorating and questioned if it could be stabilized.

Cruse stated that this alteration occurred approximately six years ago. She stated that the trusses have been sealed to mitigate deterioration. She explained that the current plan is to keep two

trusses and continue to show this interior feature on the exterior without rebuilding the whole structure.

Chair Clarke asked if the perimeter of the full triangle could be preserved and stabilized even if the rest could not. Cruse stated that this is the intent. She stated that they would need to discuss with the structural engineer regarding preserving a larger section.

Commissioners discussed a compromise between fully demolishing the structure versus preserving more than what is being considered.

Chair Clarke summed up the Commission's feedback that the property representative should consult the structural engineer and explore how to preserve more of the structure with the understanding that much of it will be demolished.

6. Steele Creek Church Easement and Douglas House Agreement

Chair Clarke stated that staff, Foundry representatives, and their respective legal professionals have been developing preservation easement language for the Douglas House. He stated that the agreement will grant the Commission a preservation easement over the Steele Creek Presbyterian Church sanctuary and the preservation zone of approximately 14 acres. He explained that Foundry cannot grant a preservation easement over the cemetery since they do not own it. He stated that this would also grant the Commission a right of first refusal on future transfers of the property beyond the anticipated transfer to She Built This City. He reviewed the easement language with the Commission.

Commissioner Carroll presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission authorize Chair Brian Clarke to approve final easement agreement language for the Steele Creek Church and Douglas House. The Commission approved the motion with Chair Clarke abstaining from the vote.

Chair Clarke stated that he would inform the Commission once the agreement is finished. He recommended linking preservation easements on the Commission's website for the public's awareness.

7. Survey Committee Report: Tommy Warlick

a. Consideration of Designation Reports

i. Armour Street Mill House, 225 Armour Street, Davidson

Warlick stated that this village was owned by the Delburg Mill and its successors until the 1950s when the mill divested its workforce housing. He stated that staff visited the neighborhood and solicited the owners of 12 mill houses. He stated that this house had the best integrity of those that responded. He stated that there is a small addition in the back but is otherwise true to its original form. He explained that this neighborhood is under development pressures.

Chair Clarke asked about the already-designated Delburg Mill House. Warlick stated that it has undergone substantial changes, including a large addition approved by the Commission and the pending removal of a large tree that is endangering the house.

Commissioner Reddrick asked if the siding is original. Warlick stated that it is. Commissioner Dunn asked if the property owner requested the house be designated. Warlick stated that the owner is supportive and that staff initiated the process.

The Survey Committee presented a seconded motion recommending that the Historic Landmarks Commission process the Armour Street Mill House, 225 Armour Street, Davidson, N.C., for historic landmark designation including the exterior of the house and the associated tax parcel. The Commission unanimously approved the motion.

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

Warlick stated that this church's congregation was formed in 1909 by a group of African American sharecroppers who previously worshipped on Beatties Ford Road just south of its current location. He explained that the construction of Cowans Ford Dam threatened the original church and that seven marked graves and approximately 14-21 unmarked graves were moved and reinterred at the current location. He stated that the church was built ca. 1961 with an addition on the rear of the building constructed ca. 1970s. He stated that the building's front integrity is still significant.

Warlick stated that the congregation is interested in including the interior of the original 1961 building in the designation. He stated that staff will work with the congregation to update the designation report to include interior features.

Commissioner Dunn presented a motion seconded by Vice Chair Barfield that the Historic Landmarks Commission process the Hunters Chapel United Methodist Church, 18423 John Connor Road, Cornelius, N.C., for historic landmark designation including the exterior of the church, the interior of the 1961 portion of the church, the cemetery, and the associated tax parcel. The Commission unanimously approved the motion.

Representatives of the church stated that they are looking forward to the preservation of this property.

b. Alexander Farm Tenant House, 18324 W. Catawba Avenue, Cornelius

Chair Clarke stated that this tenant house was moved from its original site at the Alexander Farm due to impending development. He stated that Preserve Mecklenburg has been involved in this project and explained that the building will be open to the public once restored.

Warlick stated that this is a ca. 1900 African American tenant house that has been on the Commission's Study List for 22 years and is eligible for listing on the National Register. He stated that staff is working with Preserve Mecklenburg and the Town of Cornelius to ensure the preservation of the house with the developer.

8. Community Outreach Committee Report: Victoria Grey

Commissioner Grey stated that the Haunted History Tour at Elmwood Pinewood Cemetery will occur on October 19 and that Donovan Rypkema would be giving a lecture on October 24.

Warlick encouraged Commissioners to attend the upcoming events.

Chair Clarke asked the Commissioners to share the Donovan Rypkema event with those interested in affordable housing.

9. Financial Report: Stewart Gray

There was no financial report.

10. Historic Landmarks Staff Report

a. November 4 HLC Meeting Date and Location Change

Senior Administrative Support Assistant Stuart reminded the Commission that the next meeting is on November 4 at the Historic Landmarks office.

b. Donovan Rypkema Lecture Update

There were no additional updates to this item.

Chair Clarke acknowledged that it is Indigenous Peoples' Day and noted the significance of the holiday.

11. Old Business

There was no old business.

12. New Business

There was no new business.

Commissioner Grey presented a motion seconded by Vice Chair Barfield that the meeting of the Historic Landmarks Commission adjourn. The Commission unanimously approved the motion.

The meeting adjourned at 7:55 p.m.