

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Survey Committee  
July 24, 2024  
2100 Randolph Road, Charlotte  
6:03 p.m. – 8:02 p.m.  
Minutes**

**Present**

Dontressa Ashford (remote)  
Lesley Carroll, Survey Committee Chair/HLC Treasurer  
Whitney Feld  
Nadine Ford (remote)  
Victoria Grey, Community Outreach Committee Chair/HLC Secretary  
John Kincheloe (remote)  
Michael Rogers  
Edwin Wilson (remote)  
John Howard, HL Historic Preservation Manager  
Tommy Warlick, HL Historic Preservation Specialist  
Elizabeth Stuart, HL Senior Administrative Support Assistant  
Michele Lemere, HL Intern  
Anna Roche, HL Intern

**Absent**

**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 Designation Reports**

**a. Caldwell-Bradford School, 16401 Davidson-Concord Road, Davidson**

Director Gray stated that this building is within the extraterritorial jurisdiction of Huntersville on McAuley Road, one of the last state-maintained gravel roads in Mecklenburg County. He stated that the property was originally a single-teacher school that was converted to a residential house after the school was consolidated as part of a centralized approach to education shortly before WWII.

Gray explained that the surrounding community would fund and build these small schools for one teacher and six or seven grades. He stated that the structure was transformed to a small

bungalow. He stated that the building is an important artifact of education in Mecklenburg County and can still tell the story of a one-room schoolhouse despite alterations.

Susan Mayer, author of the designation report, stated that this structure has served as a house for almost 100 years and explained that the house consists of a primary mass and an addition, built at different times.

Gray stated that before the Charlotte-Mecklenburg Schools agency was created, the schools were separated by whether they were city schools or county schools. He stated that this is the last surviving one-teacher schoolhouse in the area.

**Note:** Commissioner Ford joined the meeting at 6:25 p.m.

**b. John Eli Brattain House, 305 S. Main Street, Davidson**

Historic Preservation Specialist Warlick stated that this circa 1883 folk Victorian house is known locally as the icicle cottage and has already been identified as a contributing structure in Davidson's historic district by the National Trust. He stated that the house was designed by Brattain and is located prominently on S. Main Street, which used to be primarily farmland. Gray stated that this is the oldest house in this neighborhood.

**c. Marsh House, 1642 Hertford Road, Charlotte**

Warlick stated that this is a beautifully designed 1929 Colonial Revival house designed and lived in by prolific architect, Marion Marsh. He explained that Marsh designed many types of buildings and was the first Charlotte architect to design an apartment building that included an electric elevator. He stated that the house has undergone two changes since being built. One change was the construction of a room in the 1940s by Marsh located above the screened-in porch. Another change was the 2022 addition to the garage. Warlick explained that this addition is jarring but noted that the owner took care to mimic the opposite addition.

Gray stated that the importance of the house, particularly the interior woodwork and the architect, help mitigate the recent addition. He explained that the addition does not detract from the design of the original house. He stated that a priority of the Commission could be identifying and designating the personal houses of notable architects.

Laura Corsig, property owner, noted that this house is one of the only attached garages in Myers Park. She stated her appreciation for everyone who has worked on the designation process for this property.

Commissioner Grey presented a motion seconded by Committee Member Feld that the Survey Committee recommend to the Historic Landmarks Commission that it process the Caldwell-Bradford School, 16401 Davidson-Concord Road, Davidson, N.C., for historic landmark designation including the exterior of the school and the associated tax parcel. The Committee unanimously approved the motion.

Committee Member Feld presented a motion seconded by Committee Member Rogers that the Survey Committee recommend to the Historic Landmarks Commission that it process the John

Eli Brattain House, 305 S. Main Street, Davidson, N.C., for historic landmark designation including the interior and exterior of the house and the two tax parcels associated with the house. The Committee unanimously approved the motion.

Committee Member Rogers presented a motion seconded by Commissioner Grey that the Survey Committee recommend to the Historic Landmarks Commission that it process the Marion R. and Lavonne Marsh House, 1642 Hertford Road, Charlotte, N.C., for historic landmark designation including the interior and exterior of the house and the associated tax parcel. The Committee unanimously approved the motion.

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

#### **a. Conder Building, 300 E. Morehead Street, Charlotte**

Historic Preservation Manager Howard stated that this property was submitted by an interested party who indicated that it is associated with a civil rights history published in the news. He stated that staff is still researching this. He explained that the building was built in 1928 by Thomas Lonnie Conder, a Woodmen of the World member and a Building Committee chairperson for his church. Howard stated that the building was originally a furniture store and has been a series of restaurants and lounges over the years. He stated that Shook Kelley is the current owner and noted that staff is not sure of plans for the building. He stated that the building appears vacant and noted that it could be a potential tear down. He stated that he has reached out to Terry Shook and is awaiting a response.

#### **b. Shuman Cemetery, Corner of Remount Road and Youngblood Street, Charlotte (Tax ID #14701721)**

Warlick stated that this cemetery was identified in 2008 by Reverend Vernon Herron as a potential enslaved persons cemetery. Warlick stated that the descendants of James W. Shuman and Beatty families believe that this cemetery contains members of the Shuman family and that there is no evidence that the Shumans owned any enslaved persons. He stated that the research completed by the descendants indicate that 15 members of the Shuman family are here. He explained that the property is next to an apartment house. He stated that the property includes 8 apparent graves traced out as rectangles using cement curbing and lying side-by-side within a wooden fenced area, 15 rectangular formations of broken stone approximately the size of a grave or coffin and randomly located on the ground across the property, and 2 separate smaller rectangular solid stone slabs. The property includes no headstones or other potential identifications of the interred decedents. He indicated the uncertainty regarding whether the 17 additional marked spaces are in fact graves.

Commissioner Grey asked if research would be completed to determine whether more remains exist if the Commission proceeds to designate this as a historic landmark. Warlick answered that he was unsure and noted the expense of ground-penetrating radar.

#### **c. Mt. Pleasant AME Zion Church, 10021 Lawing School Road, Charlotte**

Howard stated that this property was submitted for Study List consideration by a neighbor. He explained that the church collapsed in the 1970s. He noted that the neighbor described people being buried at this location and stated that the organ may still be there as well. He stated that the site is currently heavily wooded and is owned by Mt. Pleasant AME Zion Church.

Warlick stated that the property is a little over an acre and overgrown. He stated that brick pylons in the center of the property indicate a foundation for a structure. He explained that he did not see anything noting that people might be buried there. He explained that he did not find anything that would suggest the existence of a wood-framed church except for the pylons.

Howard stated that staff would contact the Mt. Pleasant AME Zion Church headquarters on Sugar Creek Road for more information.

**d. Fourth Ward Craftsman Bungalows, 214, 216, 222, 224, 300 N. Irwin Avenue, Charlotte**

Gray stated that these houses were brought to staff's attention a long time ago. He explained that he believed that the houses had been demolished but that these remain. He stated that the construction dates listed on Polaris are between the 1920s and 1930s. He stated that these houses are distinct from the rest of Fourth Ward since they were separated by rail lines.

Committee Member Rogers presented a motion seconded by Commissioner Grey that the Survey Committee place the following properties on the Study List of Prospective Historic Landmarks: Conder Building, 300 E. Morehead Street, Charlotte, N.C.; Shuman Cemetery, Corner of Remount Road and Youngblood Street, Charlotte, N.C. (Tax ID #14701721); Mt. Pleasant AME Zion Church, 10021 Lawing School Road, Charlotte, N.C.; and Fourth Ward Craftsman Bungalows, 214, 216, 222, 224, 300 N. Irwin Avenue, Charlotte, N.C. The Committee unanimously approved the motion.

**e. Charlotte Junior League Baby Home (c. 1929), 1925 Bay Street, Charlotte**

Warlick stated that the remaining properties on the agenda had been discussed at prior Survey Committee meetings. He noted that the Committee had previously reached a consensus to add each of these properties to the Study List at those previous meetings but that, because there had been no quorum at those meetings, the properties needed to be revisited and formally voted upon at this meeting since a quorum was now present.

Warlick stated that the Charlotte Junior League opened this house as a private orphanage in 1927 for children up to 18 months old who were orphaned or whose families could not afford to raise them.

**f. Davenport-Rogers House (c. 1900), 9416 Walkers Ferry Road, Charlotte**

Warlick stated that this late 1800s farmhouse is in the Steele Creek area, which faces significant development pressures. He explained that the house was enlarged in the 1920s to incorporate bungalow features.

**g. Dr. Charles Williams House (c. 1963), 5906 Crestwood Drive, Charlotte**

Warlick stated that Dr. Williams was a prominent African American doctor in Charlotte. He stated that Dr. Williams founded Metrolina Comprehensive Health Center in 1981 on Wilkinson Boulevard. He stated that Dr. Williams and his wife developed the Hyde Park Estates neighborhood with Dr. Williams' colleague, Walter Washington. He noted that this 1963 house was one of the first houses built in this neighborhood.

**h. Jenkins-Houston House, 111 Sloan Street, Davidson**

Warlick stated that this house was owned by Ada Jenkins and her husband Reverend Albert Jenkins. He explained that Mrs. Jenkins taught at Davidson Colored School. She moved into this house after the 1930 death of her husband and remained there while she taught and served as principal of the Davidson Colored School until her death. He noted that this was also the childhood home of its current owner, longtime Charlotte-Mecklenburg Schools educator Ruby Houston.

**i. Scorpio Lounge, 2301 Freedom Drive, Charlotte**

**Note:** This item was discussed last in this section.

Warlick stated that staff is unsure when this building was constructed. He stated that it has been touted as North Carolina's oldest running nightclub and was originally located on South Boulevard before moving to Freedom Drive. He stated that the owners of the nightclub recently announced that they would be relocating to South End. He stated that the building owner has indicated to staff that he intends to demolish the building. He stated that staff posted about this property on social media where it was shared many times but did not have the vocal public support like was seen with the Akers House, making further efforts to save the building unlikely.

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

Warlick stated that this church's original 1909 building was flooded when the Cowans Ford dam was built, creating Lake Norman. He stated that the congregation was founded in 1909 by African American sharecroppers. He stated that the congregation preserved the graves and the steeple when they built this replacement building in 1961. He stated that this building is facing significant development pressures.

**k. Dr. Charles L. Sifford Golf Course and Clubhouse at Revolution Park, 1225 Remount Road, Charlotte**

Warlick stated that this golf course was ground zero for the integration of places of public accommodation in Mecklenburg County. He stated that in 1951, three groups of four African American men asked to play golf at this site and were refused. He explained that these men petitioned the city for access, prompting litigation because the land for the golf course had been donated to the city with restrictive covenants limiting use of the land to White people and in some cases requiring the city to return the land if African Americans were allowed to use the land. He stated that the City of Charlotte bought out these rights and opened the golf course to all people. He stated that the course was built in the 1920s as part of the Works Progress Administration and the clubhouse was built in the early 1950s. He stated that Sifford was the

first African American to play on the PGA Tour. He noted that Sifford does not have a personal connection to this golf course.

**l. Marguerita Villa, 725 Hawthorne Lane, Charlotte**

Warlick stated that this is a peculiar stucco apartment building. He stated that he does not know much about the building other than it was built in the 1920s. He stated that the name of the building was discovered in old newspaper advertisements promoting the building.

**m. Bowers House, 421 Heathcliff Street, Charlotte**

Warlick stated that it is unclear exactly when this building was constructed, but it was likely in the early 1920s, making it one of the earliest houses built in the Wesley Heights development.

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

Warlick stated that this is likely the first structure to be placed on the Study List that was designed by a woman architect, Cynthia Lenz Bostick. He stated that Bostick was one of only four women architects active in North Carolina in the 1960s. He stated that she did not do residential design and designed this house at the request of her sister-in-law. He stated that staff is aware of only one other house that she designed, which is her own house in Kannapolis.

Commissioner Grey presented a motion seconded by Committee Member Feld that the Survey Committee place the following properties on the Study List of Prospective Historic Landmarks: Charlotte Junior League Baby Home, 1925 Bay Street, Charlotte, N.C.; Davenport-Rogers House, 9416 Walkers Ferry Road, Charlotte, N.C.; Dr. Charles Williams House, 5906 Crestwood Drive, Charlotte, N.C.; Jenkins-Houston House, 111 Sloan Street, Davidson, N.C.; Scorpio Lounge, 2301 Freedom Drive, Charlotte, N.C.; Hunters Chapel United Methodist Church, 18423 John Connor Road, Cornelius, N.C.; Dr. Charles L. Sifford Golf Course and Clubhouse at Revolution Park, 1225 Remount Road, Charlotte, N.C.; Marguerita Villa, 725 Hawthorne Lane, Charlotte, N.C.; Bowers House, 421 Heathcliff Street, Charlotte, N.C.; and Mary Rose and William Alexander Davis, Jr. House, 140 Lynbrook Drive, Davidson, N.C. The Committee unanimously approved the motion.

**4. Old Business**

There was no old business.

**5. New Business**

**a. Cemetery initiative**

Gray stated that staff has discussed creating and maintaining a cemetery registry that would identify historic cemeteries that are over 50 years old and place a zoning hold on them to protect the sites. He stated that while it is illegal to bulldoze cemeteries, this could unintentionally happen if a cemetery is overgrown and unidentified.

Commissioner Grey and Committee Member Wilson expressed their support of this initiative.

The meeting adjourned at 8:02 p.m.