

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Survey Committee  
September 25, 2024  
2100 Randolph Road, Charlotte  
6:04 p.m. – 7:16 p.m.**

**Minutes**

**Present**

Dontressa Ashford, Survey Committee Chair  
Lesley Carroll, HLC Treasurer  
Victoria Grey, Community Outreach Committee Chair/HLC Secretary (remote)  
John Kincheloe  
Michael Rogers (remote)  
Edwin Wilson (remote)  
Stewart Gray, HL Director  
John Howard, HL Historic Preservation Manager  
Elizabeth Stuart, HL Senior Administrative Support Assistant

**Absent**

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: Dontressa Ashford**

Chair Ashford welcomed everyone to the meeting.

**2. Consideration of Designation Reports**

**a. Armour Street Delburg Mill House, 225 Armour Street, Davidson**

Historic Preservation Manager Howard stated that Susan Mayer authored this designation report. He stated that this house was built around 1912-1913 as part of the Delburg Cotton Mill Village expansion. He stated that it was one of six houses built by local builder, W. E. Potts. He stated that the houses that are still standing were owned by the mill until 1950 when the mill divested from the property. He stated that it has a medium degree of material integrity. He showed images of the house and noted that there was a small addition added to the rear between 1950-1960.

Commissioner Kincheloe asked why the mills divested from their workforce housing. Director Gray stated that the model changed after World War II. He stated that some mills maintained their villages longer but noted that after World War II, transportation changed allowing people to live farther from their workplaces.

Commissioner Kincheloe asked why workforce housing was built. Howard explained that the mills would lease the properties to their workers as an amenity. Gray stated that the mills involving D. A. Tompkins brought workers from the Appalachian Mountains who needed housing.

Gray stated that this house is not very remarkable architecturally and noted that in other Mecklenburg County neighborhoods it might not be a good candidate for designation. He stated that Davidson had two cotton mills and explained that the mill culture in Davidson was a significant part of its history. He stated that this is a good opportunity to designate a mill house that has good integrity and character in an area that is rapidly evolving.

Commissioner Dunn asked how this property came to the Commission's attention. Gray stated that staff sent letters to homeowners who had houses with good integrity in Davidson's old mill village inquiring of interest in landmark designation. He stated that two homeowners responded and he explained that this house was the better candidate. He stated that the property owner is supportive.

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

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

Michele Lemere, author of this designation report, reviewed the designation report and explained that the church is eligible for landmark designation due to the cultural and historical significance of its congregation. She stated that descendants of the church's founding families continue to worship at this church and noted that she was able to speak with four descendants of the founders.

Lemere explained that the original church was flooded in the creation of Lake Norman. She stated that there are no images of the original church and showed drawings of what it could have looked like. She stated that there is discrepancy between what is reported to have been moved to the current church and what is there today. She stated that some of the graves were moved. She stated that the rear elevation is a new addition that includes a kitchen and meeting space. She explained that the church is surrounded by new development.

Tonya Rivens-Rasheed asked about designating the cemetery. Gray stated that this report could be used to designate the entire property if the congregation agrees.

Commissioner Grey presented a motion seconded by Commissioner Carroll that the Survey Committee recommend to the Historic Landmarks Commission that it process the Hunters Chapel United Methodist Church, 18423 John Connor Road, Cornelius, N.C., for historic landmark designation including the interior and exterior of the church, the cemetery, and the associated tax parcel. The Committee unanimously approved the motion.

Gray stated that there might be further discussion regarding excluding the modern addition. He stated that staff would work on this before the Commission's October 14<sup>th</sup> meeting.

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

Gray reminded the Committee that the Study List is a tool that is used for the Committee, the Commission, and staff to keep track of properties. He explained that while some properties on this list are ready for designation, others might need additional study.

#### **a. Margie & Julius Goldstein House, 447 Merwick Circle, Charlotte**

Gray stated that this is a great midcentury modern house. He stated that the house has a new owner that is interested in designation.

#### **b. Armour Street Theatre, 307 Armour Street, Davidson**

Gray stated that this house is across the street from the Armour Street Delburg Mill House. He stated that this building has always been a part of this mill section and was built when it was essentially a mill residential neighborhood. He stated that the Town of Davidson owns the building and is interested in landmark designation. He stated that there are developmental pressures on this property.

#### **c. Davidson Pump House, 865 South Street, Davidson**

Gray stated that this is the original pump station for the original sewage station for the Town of Davidson. He explained that the Towns of Huntersville and Davidson had their own water and sewage systems until they were replaced by larger systems. He stated that the building became surplus and the Town decided to adaptively reuse it. He stated that it is located on a greenway and was used by the Town's Park and Recreation department.

Commissioner Carroll presented a motion seconded by Committee Member Wilson that the Survey Committee place the following properties on the Study List of Prospective Historic Landmarks: Margie & Julius Goldstein House, 447 Merwick Circle, Charlotte, N.C.; Armour Street Theatre, 307 Armour Street, Davidson, N.C.; and Davidson Pump House, 865 South Street, Davidson, N.C. The Committee unanimously approved the motion.

### **4. Old Business**

There was no old business.

### **5. New Business**

#### **a. Alexander Farm Tenant House, 18324 W. Catawba Avenue, Cornelius**

Gray stated that Dr. Dan Morrill with Preserve Mecklenburg recently reached out regarding this property. Gray stated that it has been listed on the Study List for 22 years. He stated that it is an old African American tenant house that was moved to the corner of Catawba Avenue and Westmoreland Road. He stated that tenant farming was a major component of Mecklenburg County's economy in the 19<sup>th</sup>/20<sup>th</sup> centuries. He stated that this house tells the story of rural African American farmers in Mecklenburg County.

Gray stated that a development was planned for the site, which included the planned demolition of the tenant house. He stated that a federal review discovered that the house was eligible for listing on the National Register and explained that the developer had to agree to save the house to get a permit for the land. He stated that the building was moved fewer than 100 yards to a prominent location in a grove of trees as open space for commercial development. He stated that the Town of Cornelius and Preserve Mecklenburg are working with the developer to ensure that the house is preserved. He stated that they would like to pursue designation for the house and would like to hear the owner's thoughts.

Commissioner Carroll asked why the Commission could not proceed to designate the property. Gray stated that the Town of Cornelius would like for the owner to be included. He asked the Committee for approval to bring this issue directly to the Commission at the October or November meeting. The Committee agreed.

Commissioner Kincheloe presented a motion seconded by Commissioner Carroll that the Survey Committee meeting adjourn. The Committee unanimously approved the motion.

The meeting adjourned at 7:16 p.m.