

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
February 10, 2025
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 266
6:00 p.m. – 7:31 p.m.**

Draft Minutes

Present

Dontressa Ashford/Mayor/Survey Committee Chair
Robert Barfield/County/HLC Vice Chair
Brian Clarke/County/HLC Chair
Andrew Dunn/County
Andra Eaves/County
Victoria Grey/County/HLC Secretary/Community Outreach Committee Chair
John Kincheloe/City
Emily Makas/Mayor
Charlie Miller/City
Melanie Reddrick/City (remote)
Stewart Gray, HL Director
John Howard, HL Historic Preservation Manager
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant (remote)

Absent

Lesley Carroll/County/HLC Treasurer

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 January HLC Minutes

b. Certificate of Appropriateness Application for the Relocation of the Douglas House, 7601 Christie Lane, Charlotte

c. Certificate of Appropriateness Application for Roof and Related Repairs at the Torrence-Lytle School, 14000 Holbrooks Road, Huntersville

Vice Chair Barfield presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission approve the consent agenda for the following items: the January 13 Historic Landmarks Commission meeting minutes; the Certificate of Appropriateness application for the relocation of the Douglas House, 7601 Christie Lane, Charlotte, N.C.; and the Certificate

of Appropriateness application for roof and related repairs at the Torrence-Lytle School, 14000 Holbrooks Road, Huntersville, N.C. The Commission unanimously approved the motion.

2. Chair's Report: Brian Clarke

Chair Clarke stated that he and Commissioner Ashford will present the Commission's annual report to the Mecklenburg Board of County Commissioners at its February 18 meeting. He stated that he will also present his budget requests for the Commission. Director Gray stated that he would email Chair Clarke's requests to the full Commission for awareness.

3. Public Comment Period

Stephanie Lasne, resident of Steeleberry Acres, asked about the timeline and community impact of the Certificate of Appropriateness (COA) for the demolition of the Douglas House.

Chair Clarke explained that the Commission delayed the COA application and noted that the COA has been active for several months. He explained that Foundry Commercial has agreed to relocate the Douglas House to the Steele Creek Presbyterian Church site. He stated that the timing of the relocation of the Douglas House is uncertain but may be in the spring or summer.

Lasne stated that residents are concerned about road access. She asked to be notified of the relocation date and Chair Clarke agreed.

4. Survey Committee Report: Dontressa Ashford

a. Consideration of the Designation Report for the Ziglar-Bowers House, 421 Heathcliff Street, Charlotte

Commissioner Ashford stated that the Survey Committee met on January 29.

Historic Preservation Specialist Warlick stated that this house was built in 1923 as one of the first houses in the Wesley Heights neighborhood. He stated that the interior of the house has a fair amount of integrity and that the upstairs original woodwork is in good shape.

Commissioner Dunn asked how the property came to staff's attention. Warlick stated that the owner brought it to staff's attention.

Danny Reach, property owner, thanked the Commission for this consideration.

Gray stated that this house is an example of a transitioning neighborhood. He stated that it is reasonable to say that the changes overtime demonstrate the house's evolution. He stated that staff will be more sensitive about changes in 1950s-1970s houses and what they represent.

The Survey Committee presented a seconded motion recommending that the Historic Landmarks Commission process the Ziglar-Bowers House, 421 Heathcliff Street, Charlotte, N.C., for historic landmark designation including the interior and exterior of the house and the associated tax parcel. The Commission unanimously approved the motion.

The Following Item is for Informational Purposes and Does Not Need Further Action

b. The Survey Committee Added the Following Properties to the Study List of Prospective Historic Landmarks:

i. Carlee and Catherine Carr House, 153 Mock Road, Davidson

Warlick explained that oral history suggests that this was the first Black owned barbershop or beauty salon in Davidson, run by Catherine Carr, who was likely one of the first Black entrepreneurs in Davidson. He stated that this was one of Davidson's first affordable housing examples as the Davidson Civic Club, an all-white women's civic group, helped the Carrs purchase this house.

ii. Il Grande Disco, 100 E. Trade Street, Charlotte

Warlick stated that this was one of Charlotte's first public art installations and celebrated its 50th anniversary last year. He stated that artist Arnaldo Pomodoro created the piece, which was at that time the most expensive public artwork in North Carolina with a cost of \$300,000.

iii. Johnson C. Smith University Teacher House, 301 Beatties Ford Road, Charlotte

Warlick stated that this house was provided by Johnson C. Smith University for faculty housing. He stated that Reverend Darius L. Swann and his family lived here. He stated that the Swanns unsuccessfully tried to enroll their son James at the integrated Seversville Elementary School that was closer to campus but were denied and James was sent to Biddleville Elementary School instead. He stated that in January 1965, with the help of attorney Julius Chambers, the Swanns initiated the class action lawsuit Swann v. Charlotte-Mecklenburg Board of Education Supreme Court case.

Warlick stated that this house is also significant because, in the late 1940s, it served as the home of the family of Reverend Herman L. Counts, Sr., whose daughter Dorothy was the first Black student to attend the all-white Harding High School. He stated that he has talked to Dorothy Counts twice about a potential designation of this house and that she is supportive.

iv. Faires Farm Silos, 9520 Faires Farm Road, Charlotte

Warlick stated that this site was originally a cattle farm and is now a housing community. He explained that the communities around this site are working together on this process. He stated that the silos may be the only standing representation of the farm.

5. Community Outreach Committee Report: Victoria Grey

Commissioner Grey stated that the next headstone cleaning event will be on April 26 at Settlers' Cemetery. She stated that the Commission will have a table at the Charlotte Museum of History's African American Heritage Festival on February 22.

Gray stated that he is working on a spring bike tour.

Warlick reminded the Commission of the upcoming Historic Bookmarks book club event on February 13 at Second Ward High School Gymnasium. He stated that staff is in the process of planning book club meetings for the rest of the year.

6. Financial Report: Stewart Gray

Gray reminded the Commission that they approved spending \$200,000 to purchase the Cornelius Agriculture Building, \$500,000 for roof repairs at the Torrence-Lytle School, and \$500,000 to purchase the Edgewood Farmhouse. He stated that the potential purchasers of the Edgewood Farmhouse are working with the City of Charlotte to ensure the property use can change to include preschool usage. He explained that the funds spent on the Cornelius Agriculture Building and Edgewood Farmhouse will be returned to the revolving fund with interest.

7. Historic Landmarks Staff Report

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

Gray stated that this house was found eligible for listing on the National Register and was approved by the Army Corps of Engineers to be moved to a prominent corner location of a planned development. He stated that the developer planned to place the house on a new foundation and stabilize it. He stated that Preserve Mecklenburg (PMI) holds an easement on the house and planned to work with the developer on a new use for the building.

Chair Clarke stated that the plan for the house was to open it to the public as a small museum.

Gray stated that there is a good chance the development will not proceed as planned. He stated that PMI asked if the Commission would consider designating the house as a landmark to protect it. He stated that the house is eligible for landmark designation. He stated that town staff is not supportive of designating the house as a landmark right now due to the uncertainty of the development. He recommended that the Commission follow the town's advice and wait to consider landmark designation.

Commissioner Grey asked for staff to stay informed on this project. Gray stated that he will try to have monthly meetings with the town's planning staff.

b. Historic Bookmarks Book Club Meeting With Rev. Greg Jarrell, Author of *Our Trespasses: White Churches and the Taking of American Neighborhoods* – February 13

Note: This item was discussed earlier in the meeting.

Warlick stated that the designation of Hunters Chapel United Methodist Church is proceeding and that the designation report was recently sent to Raleigh for review by the State Historic Preservation Office.

8. Projects Committee Report: Robert Barfield

a. Property Updates

Vice Chair Barfield stated that the Projects Committee met on January 23 to discuss several items.

Note: Agenda items #8 and #9 were discussed in closed session.

9. Stafford Cabin Update

Commissioner Eaves presented a motion seconded by Commissioner Ashford that the Historic Landmarks Commission convene in closed session. The Commission unanimously approved the motion.

Commissioner Dunn presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission reconvene in open session. The Commission unanimously approved the motion.

10. Old Business

There was no old business.

11. New Business

Gray introduced Ginny Harper, Community Relations Coordinator with Public Information (PI), and stated that she and the rest of PI's staff have provided good support to the Historic Landmarks staff.

The meeting adjourned at 7:31 p.m.