

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee
October 28, 2025
Hybrid Meeting
2100 Randolph Road, Charlotte
6:02 p.m. – 7:30 p.m.**

Minutes

Present

Christina Benton, Survey Committee Chair
Lesley Carroll
Candice Leite
Michael Rogers (remote)
Jason Tapp (remote)
Stewart Gray, HL Director
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant
Gordon Kerr, Visitor

Absent

John Kincheloe

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, Acting Chair

Note: Commissioner Carroll served as Chair for this meeting.

Commissioner Carroll welcomed everyone to the meeting.

2. Consideration of the Designation Report for Charlotte Fire Station #8, 1201 The Plaza, Charlotte

Historic Preservation Specialist Warlick stated that this property has been on the Study List since 2011. He stated that a designation report was produced by Director Gray and former Consulting Director Dr. Dan Morrill in 2018 that has been updated for the committee's consideration. He stated that the Charlotte Fire Department recently reached out to staff regarding protecting this property and other fire department properties through landmark designation.

Warlick stated that this fire station opened in April 1949. He stated that it is a unique building that was built in a Colonial Revival design rather than the modernist design that was popular among fire stations built post-WWII in Mecklenburg County. He stated that the Colonial Revival

design was requested by Charlotte Fire Chief William Hendrix Palmer to conform with the surrounding neighborhood.

Warlick stated that this fire station is one of only two known fire stations to be designed by Steve Marsh and is the only active fire station of these two. He explained that the building was extensively renovated in 1999 but noted that the primary building has not undergone any significant changes since its original construction. He stated that the iron handrail bordering the porch roof has been recently removed and will be restored and reinstalled.

Director Gray stated that the Colonial Revival style of this fire house was intentional to make it look like a residence.

Committee Member Leite asked if the building has always been painted white. Warlick stated that is correct.

Committee Member Rogers presented a motion seconded by Committee Member Leite that the Survey Committee recommend to the Historic Landmarks Commission that it process the Charlotte Fire Station #8, 1201 The Plaza, Charlotte, N.C., for historic landmark designation, including the exterior of the fire station and the associated tax parcel. The Committee unanimously approved the motion.

3. Amended Designation Reports

a. Liddell-McNinch House, 511 N. Church Street, Charlotte

Gray stated that this property has been designated as a historic landmark since 1976. He explained that the thought at the time was that the land did not need to be explicitly included in the designation of the property since the setting was already protected through the Fourth Ward Historic District, but that the omission of the land from the designation prevented the property owner from getting the full benefit of the available property tax deferral. He stated that the addendum to the designation report would add the parcel of land and specify the interior portions of the house that should be included in the designation. He stated that staff would try to have a draft addendum finished for the Commission to consider at their November meeting.

Committee Member Leite presented a motion seconded by Commissioner Tapp that the Survey Committee authorize staff to draft an addendum to the designation report for the Liddell-McNinch House, 511 N. Church Street, Charlotte, N.C., for the staff-recommended amendments to be presented to the Historic Landmarks Commission. The Committee unanimously approved the motion.

b. William and Nell Freeman House, 145 S. Ames Street, Matthews

Gray stated that the Freeman House designation ordinance includes the exterior of the house, barn, and the original associated tax parcel. He stated that, after its designation as a landmark, this house was endangered until the grandson of the Freemans worked with the Commission to relocate the house and barn to an adjoining lot. He explained that amending the ordinance to reflect the new location is appropriate given that the two adjoining lots were originally one lot that contained the house and barn.

Warlick stated that this is the only house in the Town of Matthews that had a barn constructed at the same time as the house's construction.

Note: Commissioner Benton joined the meeting at 6:32 p.m.

Committee Member Rogers asked if the plan were to designate the new lot or just the house. Gray stated that staff recommends that the designation ordinance be amended to include the 0.513 acres comprising the new tax parcel and to remove the designation from the original parcel.

Committee Member Rogers asked about the surrounding buildings on the new lot. Gray stated that there is a free-standing garage and additions to the house that were completed after being approved by the Commission. He stated that the house and the barn are included in the original ordinance and would remain designated in the amended ordinance.

Committee Member Leite presented a motion seconded by Committee Member Rogers that the Survey Committee recommend to the Historic Landmarks Commission that it begin the process of amending the designation ordinance for the William and Nell Freeman House, 145 S. Ames Street, Matthews, N.C., to include the 0.513 acres of land in Tax Parcel Number 22702446, and to remove the historic designation for Tax Parcel Number 22702445. The Committee unanimously approved the motion.

4. Consideration of Placement on the Study List of Prospective Historic Landmarks

a. Hood House, 5401 Matthews-Mint Hill Road, Mint Hill

Warlick stated that the applicants are the current owners of the house. He stated that this is a circa 1930 farmhouse that sits on nearly two acres of land that include several outbuildings that appear to be constructed concurrently with the house. He stated that there have been no landmark designations in Mint Hill since 1993. He stated that staff is interested in working with the town on preserving buildings in their natural setting.

Commissioner Benton presented a motion seconded by Committee Member Leite that the Survey Committee place the Hood House, 5401 Matthews-Mint Hill Road, Mint Hill, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

b. Cherry Neighborhood Park, 501 S. Torrence Street, Charlotte

Warlick stated that this park is owned by Mecklenburg County and that the applicant is the Cherry Community Organization in conjunction with Mecklenburg County Park and Recreation.

Warlick stated that this park was previously known as the Morgan Street Park. He stated that development of the Cherry community began in the 1890s by the Myers family who built a model community for Black Charlotteans over approximately 25 years. He stated that the community was intentionally planned with tree-lined streets, schools, and a central neighborhood park. He stated that the neighborhood park was constructed in 1927 and had a restrictive deed covenant stating that the property was for the sole use as a park and playground for Black Charlotteans. He stated that there were additional concessions that required the City to maintain

the park and construct neighborhood streets around the park using gravel or coal cinders. He stated that the park's baseball field dates to at least 1935 and may be associated with the Negro Baseball League, which staff needs to confirm.

Gordon Kerr asked about the status of the restrictive deeds. Warlick stated that such race-based restrictive deeds have been outlawed by the U.S. Supreme Court.

On behalf of the applicant, Sylvia Bittle-Patton thanked the Committee for hearing this request. She explained that the park's restrictive deed helped save the park and allowed it to continue to be used as a park.

Committee Member Leite presented a motion seconded by Commissioner Benton that the Survey Committee place the Cherry Neighborhood Park, 501 S. Torrence Street, Charlotte, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

c. Boyd House, 350 Crestdale Road, Matthews

Warlick stated that this house was brought to staff's attention by the Matthews Heritage Museum. He stated that this property is in the Crestdale community, previously known as Tank Town, the African American community in Matthews. He stated that it is owned by Harvey H. Boyd, son of original owner, Samuel Henry Boyd. He stated that Samuel worked at the Renfrow Hardware cotton gin while attending school.

Warlick described the portion of the house built in 1944 and explained that the Boyds relocated the section house that they lived in prior to building their house and added this section house to the left side of their home.

Warlick stated that Harvey Boyd designed the seal for Mecklenburg County in 1964. He stated that staff will contact him if the property is added to the Study List.

Commissioner Benton presented a motion seconded by Committee Member Leite that the Survey Committee place the Boyd House, 350 Crestdale Road, Matthews, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

d. Judge Shirley Fulton House, 608 Walnut Avenue, Charlotte

Warlick stated that this circa 1939 house is in the Wesley Heights neighborhood. He stated that it was the home of Shirley Fulton, who became Mecklenburg County's first Black female prosecuting attorney in 1982 and was also North Carolina's first Black Superior Court judge.

Warlick stated that Judge Fulton was interested in historic preservation and purchased and restored the Wadsworth House as a community center. He stated that she was instrumental in revitalizing the Wesley Heights Historic District and helped qualify the neighborhood for listing on the National Register of Historic Places in 1994, for which she received a Charlotte Historic Preservation Award. He noted that the current homeowners are interested in designation and that the interior could potentially be included.

Gray stated that this is an interesting example of architecture with the window spacing and wide front door. He stated that the house could be significant for its architectural features in addition to its association with Judge Fulton.

Committee Member Leite presented a motion seconded by Commissioner Benton that the Survey Committee place the Judge Shirley Fulton House, 608 Walnut Avenue, Charlotte, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

e. Former Charlotte Fire Department Shop, 618 W. 28th Street, Charlotte

Warlick stated that this property was nominated for the Study List by the Charlotte Fire Department. He stated that it is the only surviving portion of a three-building structure that included Fire Station No. 11 and dormitories. He stated that the building closed in 1997 as a maintenance shop. He stated that Fire Station No. 11 was demolished recently. He stated that preliminary research suggests that this facility was designed by the firm of Louis Asbury and Associates, but it is not yet known whether the primary architect was Louis Asbury Jr. or Louis Asbury Sr.

f. Charlotte Fire Department Health and Safety Division & Fire Investigations Building, 1517 N. Graham Street, Charlotte

Warlick stated that this building was built in 1933 for the Southern Brewery as a bottling plant. He stated that the brewery never occupied the space due to opposition to its location near the Parks Hutchison School and outcry from the Daughters of the American Revolution over the planned placement on bottles of the likeness of General Robert E. Lee, who was a teetotaler.

Warlick stated that the building was empty until purchased by the Ciba Company in 1936. He stated that this company was the world's second largest corporation that dealt in dyestuffs, intermediates, and chemicals. He stated that the building was expanded in 1951 and that Ciba vacated the building in 1966. He stated that the building is one of eight contributing structures in the North Graham Street Industrial Historic District, which was recently added to the National Register study list by the State Historic Preservation Office.

g. Charlotte Fire Department Logistics Building, 1501 N. Graham Street, Charlotte

Warlick stated that this building was built in 1940 and was designed by Lucian J. Dale and Warren Mobley. He stated that it is another one of the eight contributing structures in the North Graham Street Industrial Historic District. He stated that a variety of businesses have inhabited the building over the years.

Committee Member Rogers presented a motion seconded by Committee Member Leite that the Survey Committee place the following properties on the Study List of Prospective Historic Landmarks: Former Charlotte Fire Department Shop, 618 W. 28th Street, Charlotte, N.C.; Charlotte Fire Department Health and Safety Division & Fire Investigations Building, 1517 N. Graham Street, Charlotte, N.C.; and Charlotte Fire Department Logistics Building, 1501 N. Graham Street, Charlotte, N.C. The Committee unanimously approved the motion.

h. Former Dilworth Methodist Episcopal Church South, 1829 Cleveland Avenue, Charlotte

Warlick stated that the Atherton Methodist Church built a wood frame structure on this site in 1895. He stated that the congregation built this brick Colonial Revival church in 1915. He stated that the church was designed by Marvin Helms and is the oldest of four religious buildings identified as contributing structures in the Dilworth Historic District.

Warlick stated that the Atherton Methodist Church congregation moved to East Boulevard in 1926. He stated that the Cleveland Avenue building was occupied by the First Church of the Nazarene until 1973. He stated that the building was subsequently occupied by the Greater Providence Baptist Church and the Marion Redd's Greenway Gardens and Nursery and the Redd Sledd Christmas Shop. He stated that the building was repurposed in 1997 into Bonterra Dining and Wine Room and then acquired by Jeff Tonidandel and Jamie Brown and reopened in May 2025 as a new restaurant, Leluia Hall.

Gray stated that the church's location in a historic neighborhood makes it imperative that the designation report present a strong case for the special significance of this church. Warlick stated that its significance could come from the architect or that it is the oldest religious building in the Dilworth Historic District. Gray noted that the interior has been altered. He stated that it is a good candidate for exterior designation.

Chase Klugh, designation report consultant, stated that he understands the need for special significance and will try to answer those questions in the full report.

Commissioner Benton presented a motion seconded by Committee Member Leite that the Survey Committee place the Former Dilworth Methodist Episcopal Church South, 1829 Cleveland Avenue, Charlotte, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

5. Historic Landmarks Staff Report

Senior Administrative Support Assistant Stuart stated that the Historic Landmarks Commission's holiday party would be held on Thursday, December 11 at the Topsy Pickle, which is part of Camp North End.

Warlick reminded the Committee that the next meeting is on December 16.

6. Old Business

There was no old business.

7. New Business

Gray stated that the Bar-B-Q King restaurant on Wilkinson Boulevard is threatened. He stated that there is an old designation report that was produced on this property and stated that staff might bring the property to the Commission for discussion at an upcoming meeting.

Gray stated that staff has been working on the Court Arcade, which is threatened with demolition. He stated that he has a meeting scheduled with the property owners to discuss incorporating the front façade into the new construction.

Committee Member Leite presented a motion seconded by Commissioner Benton that the Survey Committee meeting adjourn. The Committee adjourned by consensus.

The meeting adjourned at 7:30 p.m.