



# Charlotte-Mecklenburg Historic Landmarks Department

John Howard, Historic Preservation Manager

## HISTORIC PRESERVATION THE *Ultimate* RECYCLING

[www.PreservationNC.org](http://www.PreservationNC.org) 919-832-3652 ©HISTORIC PRESERVATION FOUNDATION OF NORTH CAROLINA, INC.



# Historic Landmarks

“The greenest building is the one already built.”  
*Carl Elefante, FAIA*



*Hoskins Mill, c. 1903-1904*  
*Current use: Apartments*





# Historic Landmarks



# Historic Landmarks Commission

## About Us...

- Established in 1973 by Dr. Dan Morrill
- The HLC...
  - Recommends landmark designations.
  - Administers all landmarks in the County (Design review).
  - Negotiates purchase and sale of landmarks through the Revolving Fund.
  - Receives and administers preservation easements.
  - Property tax deferral benefit (35% or 50%).
  - Public education about historic preservation.



*Historic Landmarks Commission Office  
Ratcliffe-Otterbourg House, c. 1924  
2100 Randolph Road*





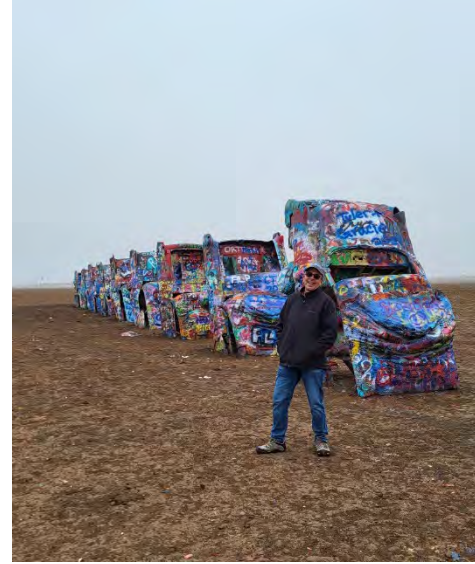
# Historic Landmarks Department Staff



*Stewart Gray*  
*Director*



*Elizabeth Stuart, Administrative Assistant*  
*Tommy Warlick, Preservation Specialist*



*John Howard*  
*Historic Preservation Manager*





# Historic Landmarks Commission



The HLC has 12 members appointed by the Mayor, City Council & Mecklenburg County Commission.

## Committees

- Community Outreach
- Projects
- Survey – Evaluating future landmarks
  - The general public can put a property or object on the Study List.
  - <http://landmarkscommission.org/applications>



# Historic Landmarks

*Charlotte has a reputation of ignoring it's history.  
Do you agree or disagree?*

## Kinda Fun Facts

There are 378 landmarks  
in Mecklenburg County.

- ✓ Charlotte - 272
- ✓ Cornelius – 9
- ✓ Davidson – 32
- ✓ Huntersville – 36
- ✓ Matthews – 23
- ✓ Pineville – 6



*Pineville Commercial Block*



*Potts Barber Shop, Cornelius*

*By contrast...  
Raleigh has 182 landmarks &  
Winston-Salem/Forsyth has 146*





# Historic Landmarks

*Charlotte-Mecklenburg has a reputation of ignoring it's history.  
Do you agree or disagree?*

## Kinda Fun Facts

- Charlotte neighborhoods are regulated by the Charlotte Historic District Commission (HDC).
  - ✓ Dilworth, Fourth Ward, Hermitage Court, McCrorey Heights, Oaklawn Park, Plaza-Midwood, Wesley Heights, Wilmore.
  - ✓ The HDC administers ~3,275 properties. **The most in the state!**
- The National Register of Historic Places recognizes neighborhoods and individual properties.
  - ✓ Mecklenburg County has 89 individual properties and 11 neighborhoods.
  - ✓ Largely honorary, has incentive\$ for rehabilitation projects.



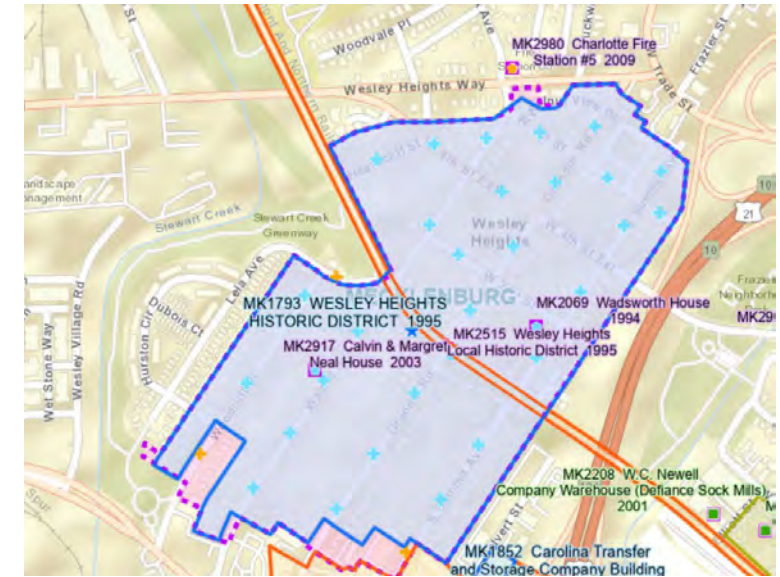
# Historic Landmarks

## National Register continued...

- Authorized by the Nat'l Historic Preservation Act of 1966.
- National recognition for significant properties and neighborhoods.
- A neighborhood can be a local district *and* listed on the Register.
  - ✓ Dilworth, Wesley Heights, and Hermitage Court in Myers Park.
- Tax credits available for restoration.



Biddle Memorial Hall



Wesley Heights





# Historic Landmarks

## Preservation Easements

- ✓ A legal agreement between a property owner and a preservation organization.
- ✓ The property owner promises to protect the historic integrity of the property.
- ✓ The organization (HLC and PNC usually) is granted the right to enforce the covenants of the easement.
- ✓ The owner retains the right and duty to manage and care for the property, pays taxes on it, and can use the property just as before and may sell or lease it, pass it on to heirs, etc.

*Source: Preservation North Carolina (PNC)*



*Latta Arcade*

# Historic Landmarks

## What makes something a Landmark?

- Typically, 50+ years old.
- Associative history (people, events, place) is equally important.
- Landmark properties do not have to be museum quality.
- Modifications are allowed.
- Buildings, sites, and objects can be landmarks.
- Demolition can only be delayed for 365 days without additional protections.



*Institutional Buildings*



*Commercial/Retail*



*Industrial Buildings*



*Cemeteries, farmland,  
parks/open spaces*



*Objects/Monuments*





# Historic Landmarks: Environmental Responsibility

## Benefits of Preservation

- ✓ The amount of waste that goes into landfills when eliminating older and historic buildings is an important factor when evaluating environmental responsibility.
- ✓ A moderately sized demolished historic house generates ~62.5 tons of waste. That's as much waste as one person would generate in 70.5 years!
- ✓ Historic districts and buildings contain attractive spaces and other attributes desirable to small businesses.
- ✓ Historic buildings and districts are often catalysts for additional investments.

*Source: Twenty-Four Reasons Historic Preservation Is Good For Your Community.*

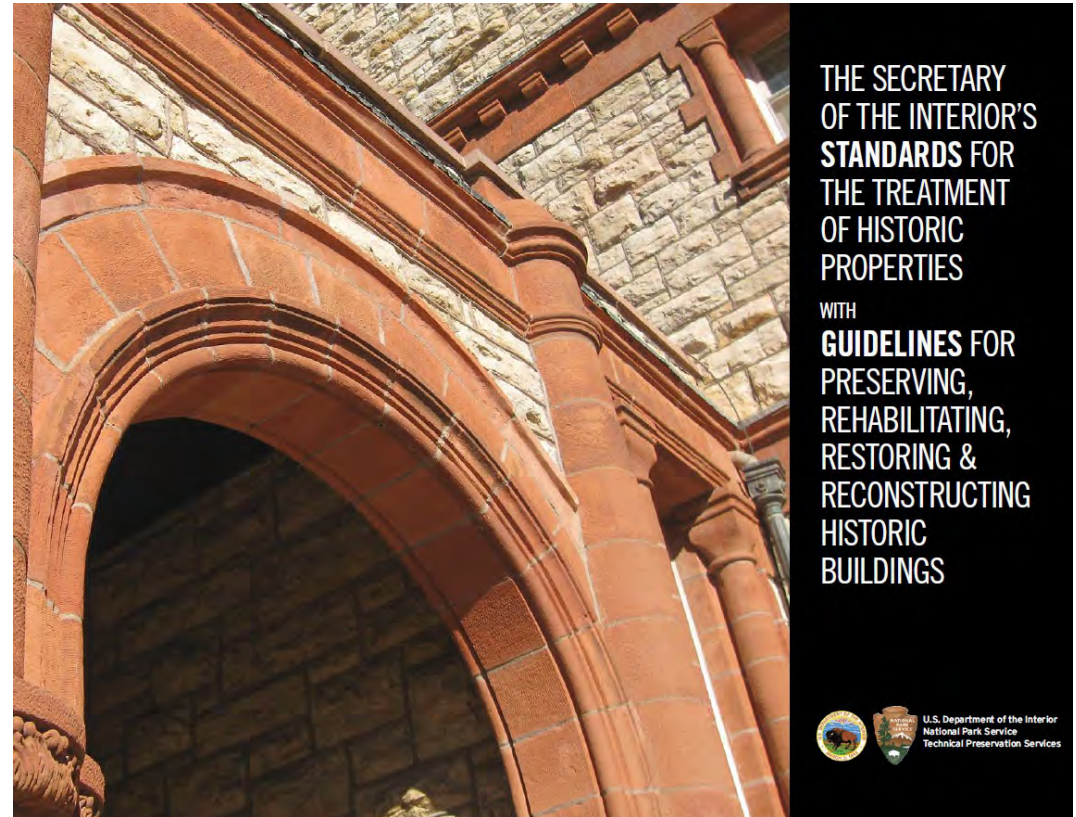


# Historic Landmarks

**Rehabilitation:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while *preserving those portions or features which convey its historical, cultural, or architectural values.*

**Renovation:** *Updating and modernizing* a building to make it more functional and aesthetically pleasing, while rehabilitation aims to restore a building to a specific state, often with a focus on preserving its historical or architectural character.

**Restoration:** Restoration focuses on *returning a property to its original condition or a specific historical period*, often involving careful preservation and replication of original features.





# Historic Landmarks: Reuse Projects



*Johnston Building, c. 1924  
212 South Tryon St.  
Office to Hotel, 2025-26*





# Historic Landmarks: Reuse Projects

## Camp North End





# Historic Landmarks: Reuse Projects



*Parkwood Avenue ARP Church, c. 1929*  
*Institutional to Residential, 2024*



*Wilmore Elementary School, c. 1925*  
*Institutional to Residential, 2025*





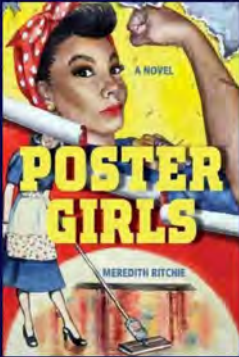
# Historic Landmarks Outreach

## Adventure Club

- Bike and walking tours
- Cemetery headstone cleanings
- Historic Bookmarks book club
- Lectures and presentations



Hey, history lovers!  
You are invited to  
"historic bookmarks"  
**A BOOK CLUB**



**POSTER GIRLS**  
A NOVEL  
MEREDITH RITCHIE

<b>JULY 10</b>	Meet at Camp North End 6:00 PM
	Registration required: HL.MeckNC.gov





## Preserving Mecklenburg County's History Since 1973

The Charlotte-Mecklenburg Historic Landmarks Commission office is open. Please contact our staff to schedule a time for your visit.

The Historic Landmarks Commission will meet on Monday, September 9 at 6:00 p.m.

[HLC Meeting Agenda](#)

