

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
April 13, 2026
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 266
6:01 p.m. – 7:38 p.m.**

Minutes

Present

Christina Benton/City/Survey Committee Chair (remote)
Matt Browder/County
Brian Clarke/County/HLC Vice Chair (remote)
Andra Eaves/County
Victoria Grey/County/HLC Treasurer/Property Oversight and Engagement Chair
John Kincheloe/City
Emily Makas/Mayor
Charlie Miller/City
Melanie Reddrick/City/HLC Chair
Jason Tapp/County
Peter Wasmer/Mayor
Stewart Gray, HL Director
John Howard, HL Historic Preservation Manager
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant

Absent

Andrew Dunn/County/HLC Secretary

Note: This meeting was held virtually through the Microsoft Teams video conferencing platform and in person at the Charlotte-Mecklenburg Government Center.

Note: Commissioner Grey served as Chair of the meeting until Chair Reddrick joined the meeting at 6:12 p.m.

1. Adoption of the Consent Agenda

a. Approval of HLC March Minutes

Commissioner Browder presented a motion seconded by Commissioner Eaves that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission's March 9 meeting minutes. The Commission unanimously approved the motion.

2. Chair's Report: Melanie Reddrick

Commissioner Grey did not have a report.

a. Update on Manor Theatre Resolution

Director Gray noted that the Commission adopted a resolution at the March meeting that called upon the developers of the Manor Theatre property to meet with staff to develop a plan to commemorate the history of the property and incorporate it into the new development.

Gray stated that he met with the principal of Eastern Federal Corporation who indicated a willingness to work with staff to achieve the Commission's requests and incorporate the history of the site into the development. He stated that he plans to meet with the developers again and would then let Charlotte City Council and Charlotte Mayor Lyles know whether the development plans meet the resolution's requirements. He stated that the issue might be considered by the Commission in May if the plans don't match the resolution.

3. Public Comment Period

No one signed up to speak.

4. Public Hearing for Faires Farm Silos, 9520 Faires Farm Road, Charlotte

Commissioner Miller presented a motion seconded by Commissioner Tapp that the Historic Landmarks Commission open a public hearing for the Faires Farm Silos, 9520 Faires Farm Road, Charlotte, N.C. The Commission unanimously approved the motion.

Historic Preservation Specialist Warlick provided a brief history of the silos, which are the only artifacts that remain from a 350-acre cattle farm in the University City area. He stated that the Charlotte City Council public hearing will be held on April 27.

There were no public comments.

Commissioner Tapp presented a motion seconded by Commissioner Eaves that the Historic Landmarks Commission close the public hearing. The Commission unanimously approved the motion.

Note: Chair Reddrick joined the meeting at 6:12 p.m.

5. Quasi-Judicial Hearing for a Certificate of Appropriateness Application for the Craig House, 900 Ardsley Road, Charlotte

Landmark Name: Craig House, Myers Park
Landmark Address: 900 Ardsley Road
City State Zip: Charlotte, NC 28207
Applicant Name: Jason and Elizabeth Monastra

Item: HLC546

The Commissioners affirmed that they do not have any known conflicts of interest which would prevent their participation in this hearing, and that they have not engaged in any ex parte communication which would prevent their participation in this hearing.

The following persons were sworn in to give testimony at the hearing: John Howard, Stewart Gray, Elizabeth Monastra

Staff presented the findings of fact.

Staff Report and Comments

Craig House
900 Ardsley Road
Charlotte, NC 28207
Application for COA HLC546

Landmark Description

The Craig House was designed by William H. Peeps, an important local architect. It represents a fine example of early-twentieth century Tudor Revival architecture in one of Charlotte's earliest and most desirable suburbs. The house exhibits many characteristic components of the style. An outbuilding on the rear (northeast) corner of the lot holds a two-car garage and apartment above it. It was designed in tandem with the house and shares similar design features. The first story garage section is constructed from the same brick as the house. The second story is clad with false half-timbering and stucco. It has a steeply-pitched roof and an oversized dormer on the south side. *HLC Designation Report, July 1996.*

Project Description

The proposal is the demolition of the garage due to years of deferred maintenance and extensive water issues below ground. The site will also need to be re-graded to mitigate ponding and runoff in the rear yard that is affecting the abutting rear property.

Exhibits presented to and considered by the Commission:

Exhibit A – Context Map

Exhibit B – Existing Conditions

Exhibit C – Building and Site Assessment

Staff Comments

The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character under the *Secretary of the Interior's Standards for Rehabilitation*.

Based upon the information presented in the application, staff offers the following applicable findings of fact with staff comments in bold and italicized:

Secretary of the Interior's Standards for Rehabilitation

Rehabilitation is defined as 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.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. ***The building has been used as a garage and living space upstairs.***
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. ***The slate roofing would be retained and preserved if the building is demolished.***
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. ***Not applicable.***
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. ***Not applicable.***
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. ***The owner has agreed to save the slate roofing.***
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. ***Not applicable.***
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. ***Not applicable.***

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **Not applicable.**

9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Not applicable.**

10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. **Not applicable.**

Staff Recommendation

Due to the piping and drainage system issues below the surface, water damage to the garage and grading issues, staff recommends approval of the demolition application. The main house will not be affected, and the new grading plan will be evaluated after demolition.

Commissioners' Questions for Staff

Commissioner Wasmer asked if the outdoor patio would be affected. Historic Preservation Manager Howard stated that only the garage would be affected.

Applicant Comments

Elizabeth Monastra, property owner, detailed the issues that led to a galvanized pipe under the garage to burst. She stated that she is not sure about the piping underneath the garage.

Commissioners' Questions for Applicant

Commissioner Grey asked about the intentions with the space.

Chair Reddrick asked about the included letter that notes that the garage is not on the original blueprints.

Applicant Response

Monastra stated that she does not intend to build another garage in this space. She stated that it might become another outdoor area.

Monastra stated that she initially thought that the garage was not on the original blueprints and explained that it is included.

Public Comments

There were no public comments for or against this project.

Commissioners' Comments

Commissioner Browder stated that he did not believe that the brick used for the garage was reinforced.

Commissioner Browder presented a motion that the Certificate of Appropriateness application for the Craig House, 900 Ardsley Road, Charlotte, N.C., is appropriate given the evidence presented that proves that the removal of the garage is necessary. Commissioner Miller seconded the motion.

Once made, there was no more discussion of the motion

The Commission unanimously approved the motion.

Commissioner Makas presented a motion to direct staff to issue the Certificate of Appropriateness for the Craig House, 900 Ardsley Road, Charlotte, N.C. Commissioner Eaves seconded the motion.

Once made, there was no more discussion of the motion

The Commission unanimously approved the motion.

6. Discussion of Adding Conceptual Plan Review to the Rules of Procedure

Chair Reddrick reviewed the changes that include the addition of a conceptual plan review.

Howard stated that the Charlotte Historic District Commission used to have conceptual plan reviews but stopped when decisions began to appear binding. He stated that it is important that opinions given are non-binding. He stated that it would be clear that there would be no vote until the Certificate of Appropriateness application is submitted for a quasi-judicial hearing.

Commissioner Browder asked about implications of the Commission voting against advice that it previously supported. Gray stated that this is a possibility with this type of review.

Chair Reddrick asked if comments would be valid for a certain time. Gray stated that the conceptual plan review would be useful for brainstorming. He stated that it might be helpful for applicants to discuss plans with an educated group to receive feedback. He emphasized that the Commission should not be designing projects for applicants.

Commissioner Browder presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission amend its Rules of Procedure to add the conceptual plan review as presented. The Commission unanimously approved the motion.

7. Discussion of I-77 Toll Lanes

Gray stated that this movement to seek design ideas for the I-77 toll lanes was brought to staff's attention by Commissioner Wasmer.

Commissioner Wasmer stated that there may be options for the Commission to be involved with the listening sessions as an organization. He stated that he would like the Commission to become a stakeholder. Gray stated that this is within the Commission's power.

Commissioner Makas asked whether this would mean that the Commission would be listeners at the sessions. Commissioner Wasmer stated that this is correct. He stated that the public exhibit opened today and that he will have more information at the May meeting.

Note: Commissioner Benton joined the meeting at 6:55 p.m.

8. Survey Committee Report: Christina Benton

Chair Reddrick stated that the Survey Committee would meet on April 29.

9. Project Updates

a. Edgewood Farm, 11132 Eastfield Road, Huntersville

Gray stated that this house is listed for \$699,000. He noted that most of the interest has been in converting the property to event space, which would require rezoning. He stated that staff recommends that the Commission not go under contract with an interested party that would be contingent on rezoning. He stated that staff would recommend lowering the price rather than waiting on a rezoning petition. He stated that staff does not have the bandwidth for another project considering the number of projects it is currently handling.

b. Kelly M. and Margaret G. A. Alexander House, 2128 Senior Drive, Charlotte

Howard stated that he attended an exhibition that showed different versions of this house as a house museum as designed by architectural students from the University of North Carolina at Charlotte. He stated that he would eventually like the Commission and the Mecklenburg Board of County Commissioners to review a package of the most promising proposals and provide feedback.

Chair Reddrick stated that there may be proposals to review at the May meeting.

Gray stated that the house is not currently on the market and noted that staff is instead working to determine the best uses for the property and to bring those to the Commission for consideration.

Commissioner Eaves asked about Alan Hall, who previously expressed interest in this house. Howard stated that he received an email from Hall before the meeting. He stated that Hall remains interested in the house. Commissioner Makas asked Howard to invite Hall to the course's final on April 29.

c. Torrence-Lytle School, 13900 Holbrooks Road, Huntersville

Gray stated that he and Howard have been impressed with the responses for the Request for Proposals. He stated that staff has held two site visits that included many attendees viewing the property. He stated that no proposals have been received yet.

10. Community Outreach Updates

a. Cemetery Headstone Cleaning: April 18

Warlick stated that Historic Matthews Cemetery is an active cemetery that dates to the mid-1800s with many founders of the Town of Matthews buried there. He stated that the cleaning will be held from 9 a.m. until noon and would include training and equipment.

b. Upcoming Events: Bike Tour (May 3) and Trivia Night (May 20)

Gray stated that this bike tour will follow the Charlotte Rail Trail as attendees learn about Charlotte's transportation history and how transportation shaped the history of the city. He stated that the event partners are Charlotte Spokes People and Charlotte Department of Transportation.

Senior Administrative Support Assistant Stuart stated that staff will partner with Heist Brewery for a local history trivia night on May 20.

11. Revolving Fund Financial Report: Victoria Grey

Commissioner Grey stated that there is approximately \$4 million available in the revolving fund.

12. Closed Session to Discuss a Real Estate Matter

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

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

13. Historic Landmarks Staff Report

a. Charlotte Museum of History Gem Awards 2026

Gray stated that Warlick has been chosen as a 2026 recipient of the Gem Awards for his work on cemetery headstone cleanings. He noted that the only other County employee who has won a Gem Award was former County Manager Dena Diorio.

b. Upcoming Community Outreach Events

Gray stated that staff is planning a window workshop for the Fall.

Warlick stated that the Fall book club event will be in partnership with Wing Haven Foundation and will focus on a biography of Elizabeth Lawrence. He stated that staff is also working with Wing Haven on its speaker series that typically runs from September to February and will help celebrate the site's centennial celebration next year. He stated that the Fall cemetery headstone cleaning may be held in Davidson.

Warlick stated that he has been working on the nationwide significance designation of the Elizabeth Lawrence House, which would make demolition difficult.

c. National Alliance of Preservation Commissions Forum 2026

Howard stated that this conference takes place every two years and will be held in Minneapolis in July. Gray asked for Commissioners interested in attending to let staff know.

14. Old Business

There was no old business.

15. New Business

Chair Reddrick read comments from Commissioner Benton regarding her upcoming vacancy due to relocation. Commissioner Benton spoke briefly and stated that she enjoyed her time on the Commission.

Commissioner Tapp stated that a genealogy organization in New Jersey that does investigative genealogy is raising funds to exhume and identify a young boy who was killed in a train box car in the 1930s and buried in Elmwood Pinewood Cemetery.

Warlick stated that American Revolution: The Augmented Exhibition has opened at the Charlotte Museum of History.

The meeting adjourned at 7:38 p.m.