Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
February 9, 2026
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 266
6:01 p.m. – 8:01 p.m.

Minutes

Present
Christina Benton/City/Survey Committee Chair (remote)
Brian Clarke/County/HLC Vice Chair
Andrew Dunn/County/HLC Secretary
Andra Eaves/County
Victoria Grey/County/HLC Treasurer/Property Oversite and Engagement Chair
John Kincheloe/City
Emily Makas/Mayor
Charlie Miller/City
Melanie Reddrick/City/HLC Chair (remote)
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
Matt Browder/County

Visitors
Susan Patterson
Aylish Smith
Dave Loposser

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

Commissioner Grey presented a motion seconded by Commissioner Dunn that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission's January 12 meeting minutes. The Commission unanimously approved the motion.

2. Chair's Report: Brian Clarke, Vice Chair

Vice Chair Clarke did not have a report.

3. Public Comment Period

No members of the public signed up to speak.

4. Public Hearing for the R. Kent and Gertrude N. Blair House, 529 N. Poplar Street, Charlotte

Commissioner Dunn presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission open a public hearing for the R. Kent and Gertrude N. Blair House, 529 N. Poplar Street, Charlotte, N.C. The Commission unanimously approved the motion.

There were no comments made by the public.

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

5. Discussion of the Manor Theatre Redevelopment Project, 609 Providence Road, Charlotte

Director Gray stated that this shopping center helped define the character of Myers Park and Providence Road. He stated that staff wanted to publicly state that this is an important historic property. He explained that the property is owned by the same company that purchased the Midwood Elementary School parcel and recently demolished the school. He stated that the owners are proposing a redevelopment of the property with no buildings retained, according to reports. He stated that the redevelopment plan includes rezoning a portion of the property to construct stacked housing on approximately an acre behind the principal commercial buildings.

Commissioner Dunn asked if this property has ever been considered for landmark designation. Gray stated that it is eligible for landmark designation and explained that the owner was contacted throughout the years but was not interested.

Commissioner Dunn asked if the developers have contacted the department. He also asked if the Commission has any options to advocate for the preservation of this property. Gray stated that the developers have not contacted the department. He stated that the Commission could produce a designation report and start the designation process. He expressed uncertainty regarding the productivity of this action. He recommended that the Commission not spend resources on the designation process unless City of Charlotte leaders indicate opposition to the redevelopment. He noted that staff has not received the same type of opposition that occurred when the Akers House was facing potential demolition.

Vice Chair Clarke stated that the company who owns the property was not interested in preserving the Midwood Elementary School when it purchased that site. He explained that City and County departments are asked for feedback on rezoning petitions and asked if the Commission could provide feedback that states that this rezoning will cause a historic property to be demolished. Gray stated that the Commission can contact elected officials and the Planning department. He stated that the department's response to the department review is that the rezoning is problematic since it involves a historic property. Historic Preservation Specialist Warlick stated that department comments are due on February 26. He stated that the parcel is approximately 2.5 acres and the rezoning request for stacked housing is for approximately 8/10ths of an acre of the parcel.

Gray explained that staff is planning to submit a negative comment, which typically triggers a meeting with the Planning department. He stated that comments are provided to Charlotte City Council for review.

Commissioner Dunn stated that it would be useful to compile a one-page document on the history of the property with old photographs. He stated his support for the Commission to approve a resolution or similar document to publicly state opposition.

Warlick stated that anyone could write a letter opposing the rezoning. Gray stated that he is not aware of anything that would stop the Commission from drafting a resolution. Commissioner Dunn offered to draft a letter in his role as secretary.

Commissioner Dunn presented a motion seconded by Commissioner Tapp that the Historic Landmarks Commission empower the secretary of the Historic Landmarks Commission to draft a resolution reflecting the Commission's opposition to the Manor Theatre redevelopment project at 609 Providence Road, Charlotte, N.C., and authorize the Commission officers to approve the resolution prior to submittal. The Commission unanimously approved the motion.

Vice Chair Clarke stated his opposition to the rezoning request and support for an adaptive reuse solution using the existing commercial space. He compared this proposed development to the new development on 7th Street in the Elizabeth neighborhood that altered the character of that neighborhood.

Commissioner Dunn stated that he is not fundamentally opposed to the redevelopment of the property. He stated that he would like for the redevelopment to be sensitive to the historic nature of the existing property. He asked for guidance regarding significant features of the property. Commissioners noted the signage, front façade, towers, cupolas, and fenestration.

Warlick explained that the rezoning petition only includes the vacant portion of the parcel. He stated that the Commission should not be concerned with the iconic features of the buildings at this point.

Vice Chair Clarke offered a friendly amendment to Commissioner Dunn's motion to encourage the owner of the Manor Theatre site to engage with Historic Landmarks staff on a historically sensitive redevelopment plan.

Commissioner Dunn amended his original motion to add that the substance of the resolution draft would include language for the property developers to collaborate with Historic Landmarks staff to craft a historically sensitive development plan. Commissioner Tapp seconded the amended motion. The Commission unanimously approved the amended motion.

6. Discussion of the Projected Impact of the Proposed I-77 South Express Lanes on Local Historic Properties

Warlick stated that staff typically waits to hear from the public before advocating for or against a particular project. He noted that response for this project has been muted except for the owner of a designated landmark in one of the affected neighborhoods. He stated that this 11-mile expansion will affect communities through the addition of express lanes, connectors, and access points. He reviewed designated landmarks, Study List properties, historic districts, and other historic properties listed in the NCDOT National Register-based "Area of Potential Effect" report. He stated that staff will continue to research the potential impacts on historic properties.

Commissioner Dunn requested that staff circulate the NCDOT report. He also asked about the Charlotte Historic District Commission's (HDC) response. Warlick stated that staff will reach out to HDC staff.

Commissioner Tapp noted the effects that the expansion would have on Elmwood Pinewood Cemetery.

7. Quasi-Judicial Training Comments: Stewart Gray

Gray stated that staff recently held Commissioner training and is committed to ensuring that the Commission understands the Rules of Procedure and quasi-judicial hearing process. He referred to the essay "A Letter to George: How to Keep the Preservation Commission out of Court and Avoid Being Sued." He stated that the Commission should make one motion on whether the project meets the Commission's standards and another motion on whether to issue a Certificate of Appropriateness.

8. Survey Committee Report: Christina Benton

Commissioner Benton stated that the Survey Committee will meet on Wednesday, February 18.

Warlick stated that the Committee will review designation reports for the Former Dilworth Methodist Church South and the Foard House. He stated that there will also be Study List properties to consider.

Gray commended Commissioner Benton on her recent talk in partnership with Park and Recreation's MeckRoots series.

9. Designation Updates

Warlick stated that Charlotte City Council's public hearing for the Blair House will be held in two weeks. He stated that he met with the pastor of the church that owns the land that contains the Faires Farm Silos and noted that the pastor is ecstatic about the silos being considered for landmark designation. He stated that comments from the State Historic Preservation Office should be received on Friday and explained that the public hearings for this property may be held in March.

Warlick stated that the processing of Charlotte Fire Station #8 as a designated landmark is currently on hold while he continues discussions with Charlotte Fire Department officials.

Gray stated that the Freeman House will be considered by the Town of Matthews' Board of Commissioners soon regarding amending the designation ordinance.

10. Project Updates

a. Edgewood Farm, 11132 Eastfield Road, Huntersville

Gray stated that the Commission purchased Edgewood Farm in December. He stated that staff has met with the realtor and he thanked Commissioner Miller for his assistance. He stated that staff hopes to have the property live on the Multiple Listing Service (MLS) on February 15. He stated that staff is working on maintaining the property. He stated that a home inspection will be performed as recommended by the realtor.

Commissioner Miller stated his approval of the real estate company and noted that the company has done a great job with the property.

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

Historic Preservation Manager Howard stated that he has been working on getting the utilities in the Commission's name. He stated that the property should be ready to be presented to the Mecklenburg Board of County Commissioners soon regarding next steps. He explained that Alan Hall remains interested in the property. He stated that he hopes to connect Hall with Commissioner Arthur Griffin to discuss the history of the property.

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

Howard stated that the Request for Proposals (RFP) for this property is almost complete. He stated that the final submission day will be April 10th and he explained that this date may be pushed back to ensure a full 60 day window. Howard and Gray emphasized that they intend for the RFP to be distributed widely.

11. Property Purchase Scorecard Draft: Andrew Dunn

Commissioner Dunn presented a draft of the property purchase scorecard with ten categories meant to serve as a framework to guide discussions. He stated that his intent is for the

Commission to use this as a template to help facilitate discussion when considering purchasing a property.

The Commission discussed the draft and noted possible changes. Commissioner Dunn asked Commissioners to email him with any suggestions.

12. Community Outreach Updates

a. Historic Bookmarks Book Club Meeting: February 26

Warlick stated that this book club meeting will be led by Gray and will discuss the book *Like a Family*. He stated that April 18 will be a headstone cleaning event at Historic Matthews Cemetery. He stated that staff is also planning a history trivia night on May 20 at Heist Brewery.

13. Revolving Fund Financial Report: Victoria Grey

Commissioner Grey stated that there is $4.2 million available in the revolving fund.

Commissioner Dunn asked for clarity regarding the revolving fund documents. Gray stated that he would assist in understanding these documents.

14. Historic Landmarks Staff Report

a. New Commissioner Training Recap

Gray stated that staff recently held new Commissioner training. He stated that Commissioners should focus on the Rules of Procedure to understand their powers.

b. Update on Covenants

Gray stated that staff is working on covenants for the Sloan-Porter House and the Lower Providence Women's Club Community House.

c. Caldwell-Bradford School Road Marker

Gray stated that a privately planned marker was installed at the Caldwell-Bradford School on the McAuley Road Scenic Byway. Vice Chair Clarke encouraged Commissioners to visit McAuley Road, which is a rare rural road in Mecklenburg County.

d. MeckRoots Featuring Christina Benton: February 12

Vice Chair Clarke encouraged Commissioners to attend this presentation.

15. Old Business

a. Court Arcade Façade

Gray stated that staff has talked to corporate staff of the data center located on neighboring property that is potentially expanding to the Court Arcade property. He stated that staff has learned that the project is being redesigned to incorporate the Court Arcade façade.

b. Stafford Cabin, Plaza Road Extension, Charlotte

Gray stated that the Stafford Cabin has been reconstructed at Latta Place. He reminded the Commission that this is the only extant enslaved persons' dwelling in Mecklenburg County and congratulated the Commission on purchasing and saving the cabin.

Vice Chair Clarke stated that the City of Charlotte applied to rezone 386 acres along Steele Creek Road, which encompasses the Steele Creek Presbyterian Church Manse, William Grier House, and Spratt-Grier Farm properties. He stated his certainty that there is a cemetery on the Manse property. He stated that out of these three properties, only the Spratt-Grier Farm remains. He stated there is a small log structure on the property that has been previously identified numerous times as a likely enslaved persons' dwelling. He did not ask any action of the Commission. He stated that he would speak out against this rezoning petition.

Commissioner Wasmer asked if Vice Chair Clarke was concerned that the log structure would be demolished. Vice Chair Clarke stated yes. He stated that he wanted to let people know that the airport is seeking to rezone this land.

16. New Business

Commissioner Makas stated that the Charlotte Museum of History is looking for judges for its Gem Preservation Awards and explained that the museum would like to have a Commissioner join the panel. Vice Chair Clarke volunteered. Commissioner Makas asked the Commissioners to consider and encourage residential submissions.

a. Closed Session to Discuss a Real Estate Matter

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

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

The meeting adjourned at 8:01 p.m.