Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
March 9, 2026
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 266
6:01 p.m. – 7:59 p.m.

Draft Minutes

Present
Matt Browder/County
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 (remote)
Emily Makas/Mayor
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
Christina Benton/City/Survey Committee Chair
Charlie Miller/City

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 HLC February Minutes

b. Certificate of Appropriateness Application for Cedar Grove, 8229 Gilead Road, Huntersville

Commissioner Grey presented a motion seconded by Vice Chair Clarke that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission's February 9 meeting minutes and the Certificate of Appropriateness application for Cedar Grove, 8229 Gilead Road, Huntersville. The Commission unanimously approved the motion.

2. Chair's Report: Melanie Reddrick

a. Upcoming HLC Vacancy

Chair Reddrick announced that Commissioner Benton will soon be relocating and explained that her vacancy will be considered by Charlotte City Council.

3. Public Comment Period

No one signed up to speak.

4. Quasi-Judicial Hearing for a Certificate of Appropriateness Application for Eumenean Hall, 214 N. Main Street, Davidson, and Philanthropic Hall, 216 N. Main Street, Davidson

Vice Chair Clarke presented a motion seconded by Commissioner Makas that the Historic Landmarks Commission open the quasi-judicial hearing for a Certificate of Appropriateness application for Eumenean Hall, 214 N. Main Street, Davidson, and Philanthropic Hall, 216 N. Main Street, Davidson. The Commission unanimously approved the motion.

Landmark Name: Eumenean Hall and Philanthropic Hall, Davidson College
Landmark Address: 214 and 216 North Main Street
City State Zip: Davidson, NC 28036
Applicant Name: David Steele, RA
Item: HLC537

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, David Steele, David Holthouser

Staff presented the findings of fact.

Staff Report and Comments
Eumenean Hall and Philanthropic Hall, Davidson College
214 and 216 North Main Street
Davidson, NC 28036
Application for COA HLC537

Landmark Description

Two literary societies were founded at Davidson College in its early years - the Polemic Debating Society, in April 1837 and renamed the Eumenean Society the following year, and the Philanthropic Society in June 1837. Construction began in 1849 on Eumenean Hall and Philanthropic Hall. Eumenean Hall and Philanthropic Hall are two-story temple-form brick structures three bays wide and three bays long. Dominating the main (southeast) facade is a tetrastyle Doric portico.

Project Description

Rehabilitation of Eumenean Hall and Philanthropic Hall and external elevators are proposed for the north elevations of Eumenean and Philanthropic Halls for accessibility to the second floor, there is no room for the elevators inside of the building. Interior first floors will be reconfigured for office spaces. The second floor of Eumenean and Philanthropic Halls will be configured for multi-purpose uses. The exteriors will be rehabilitated including window repair and replacement where needed, door repairs, and exterior rehabilitation. The interiors are not designated.

Exhibits presented to and considered by the Commission:

Exhibit A – Context Map

Exhibit B – Existing Conditions

Exhibit C – Proposed Plans

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. ***This project meets this Standard.***

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 elevators require the replacement of two windows on both buildings with entry doors. The remaining original window frames will be retained. Wood windows will be repaired or replaced where necessary. Original window and door openings will remain.***

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. ***The project meets this Standard.***

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. ***The project meets this Standard.***

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. ***The project meets this Standard.***

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. ***The project meets this Standard.***

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. ***The project meets this Standard.***

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. ***The project meets this Standard.***

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. ***The elevator towers are attached on the side elevations through a 5'-3" wide connector to minimally affect the building exteriors and not taller than the Halls. The material is primarily glass, contrasting them from the brick buildings.***

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. ***The project meets this Standard as the windows could be replaced if the elevators were removed.***

Staff Recommendation

Staff recommends Approval of the project as it meets the Secretary of Interior's Standards for Rehabilitation for renovations and additions.

Commissioners' Questions for Staff

Commissioner Dunn asked whether the interior is also designated. Historic Preservation Manager Howard stated that only the exterior is designated.

Commissioner Wasmer asked if the proposed placement of the elevators is the least destructive view. Commissioner Makas echoed Commissioner Wasmer's sentiments and noted that the proposed elevator locations face the historic Elm Row and Oak Row buildings.

Director Gray explained that there is no back to these buildings and that the applicant had to decide which side to keep intact. He stated that staff recommended that the elevators face the new monumental sculpture and pathways rather than the more uninterrupted view from the south.

Commissioner Browder asked if the elevators were required. Howard stated that the buildings will have an educational use and will be modernized. He stated that the buildings need to be accessible and compliant. Gray stated that the upstairs of the buildings are not being used largely because they are not accessible. He explained that the interior architecture is significant. He stated that the buildings will be taken care of if they are being used.

Commissioner Grey mentioned the recent work on Oak Row. Howard reminded the Commission that it reviewed plans for Oak Row last summer for a new glass and steel entryway.

Applicant Comments

David Steele, project manager, stated that the design team has spent the past year considering similar comments as those expressed by Commissioners. He explained that the team does not want to diminish the building's significance. He stated that the proposed elevator locations were moved to the north side to not distract from the most prominent view from town. He stated that the team tried to make the elevator designs as transparent as possible. He stated that he used archives from Davidson College to ensure that decisions would not be speculative or non-supported when determining how to treat the interior and exterior of the buildings.

David Holthouser, Senior Executive Director of Facilities and Engineering for Davidson College, stated that faculty and members of the student body who are mobility impaired cannot use these buildings due to their non-compliance. He stated that the intent is for the buildings to be used by both the entire college population and public for extracurricular activities. He stated that the plan is to preserve and enhance the interior of the buildings, which could not be done with interior elevators. He thanked staff for their assistance with this project.

Commissioners' Questions for Applicant

Commissioner Dunn asked whether windows and other historic materials that are removed from the buildings would be preserved.

Commissioner Wasmer asked if the elevator glass would be clear.

Vice Chair Clarke asked if the elevator car would also be glass.

Applicant Response

Steele stated that the intent is to not throw away historic materials. He stated that the window frames appear to be original. He stated that they will retain what is possible, including bricks from the windows below.

Steele stated that details are still being finessed regarding reflectivity, but that the goal is to be as transparent as possible to see the building beyond the glass. Holthouser stated that bird strikes have been an issue on other glass features and are something to consider. Steele stated that the design team is studying options to reduce or eliminate bird strikes.

Steele stated that the intent is to include transparency throughout the elevator car.

Public Comments

There were no public comments.

Commissioners' Comments

There were no additional comments.

Commissioner Makas presented a motion that the Historic Landmarks Commission find as a fact that the proposed project for Eumenean Hall, 214 N. Main Street, Davidson, N.C., and Philanthropic Hall, 216 N. Main Street, Davidson, N.C., if constructed according to the plans reviewed at this meeting, is in harmony or consistent with the character of the landmark and meets HLC Standards #2, #9, and #10. Commissioner Wasmer seconded the motion.

Once made, there was no more discussion of the motion

The Commission unanimously approved the motion.

Commissioner Browder presented a motion that the Historic Landmarks Commission approve the Certificate of Appropriateness application for Eumenean Hall, 214 N. Main Street, Davidson, N.C., and Philanthropic Hall, 216 N. Main Street, Davidson, N.C., based on the preceding findings of fact for the proposal as described in the preceding findings of facts motion. Commissioner Eaves seconded the motion.

Once made, there was no more discussion of the motion

The Commission unanimously approved the motion.

Vice Chair Clarke presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission close the quasi-judicial hearing. The Commission unanimously approved the motion.

Commissioner Dunn stated that it is a good idea in future hearings to describe how projects meet the HLC Standards. He stated that the essay "A Letter to George: How to Keep the Preservation Commission out of Court and Avoid Being Sued" has good examples of motions.

5. Survey Committee Report: Christina Benton

a. Consideration of Designation Reports

i. Former Dilworth Methodist Church South, 1829 Cleveland Avenue, Charlotte

Historic Preservation Specialist Warlick stated that the Survey Committee met on February 18 to review two designation reports and five Study List properties.

Warlick stated that this building was designed by Marvin W. Helms and built ca. 1915 as the former Methodist Episcopal Church South. He stated that the original congregation included William Franklin Graham, father of Reverend Billy Graham. He stated that the building became the first permanent home of the first Church of the Nazarene congregation in Mecklenburg County, which remained at this site for nearly 50 years. He stated that the building has served many purposes throughout the years, including as Marion Redd's Greenway Gardens and Nursery and the Redd Sledd Christmas Shop, and Bonterra Dining and Wine Room. He stated that the site is now the location of Leluia Hall. He stated that many design elements remain the same, including the brick veneer. He explained that the new rear addition is sufficiently differentiated and was reviewed by the Charlotte Historic District Commission (HDC).

Commissioner Browder asked about the Leeper-Wyatt Store being relocated to the adjacent parking lot. Warlick clarified that it did not lose its landmark designation due to relocation.

Vice Chair Clarke reminded the Commissioners that they approved restaurant usage when the Leeper-Wyatt Store relocation was being considered.

Commissioner Browder asked if the Commission and HDC can disagree on properties that fall within both purviews. Gray stated that the Commission's Rules of Procedure (ROP) state that the Commission is essentially deferential to the HDC and that such projects would be considered as a consent agenda item. He noted that the ROP can be changed.

The Survey Committee presented a seconded motion to the Historic Landmarks Commission that it process the Former Dilworth Methodist Church South, 1829 Cleveland Avenue, Charlotte, N.C., for historic landmark designation, including the exterior of the building and the associated tax parcel. The Commission unanimously approved the motion.

ii. Foard House, 7410 Shady Lane, Charlotte

Gray stated that Kyra Sykes produced this designation report with the assistance of staff. He stated that this house is a high-style example of contemporary modern architecture. He stated that this was the home of Zeke and Nancy Foard, owners of Sign Art, which played an instrumental part in providing signage for the banking industry from the 1960s-1980s.

Commissioner Dunn asked whether the property owners were supportive of landmark designation and aware of the repercussions. Gray stated they were.

The Survey Committee presented a seconded motion to the Historic Landmarks Commission that it process the Foard House, 7410 Shady Lane, Charlotte, N.C., for historic landmark designation, including the interior and exterior of the building and the associated tax parcel. The Commission unanimously approved the motion.

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

Warlick briefly reviewed these properties.

i. Dr. Emery Rann Office, 1001 Beatties Ford Road, Charlotte

ii. Rev. J. A. DeLaine House, 1706 Washington Avenue, Charlotte

iii. Highland Inn, 3020 N. Alexander Street, Charlotte

iv. J. H. Gunn High School Gymnasium, 7400 Harrisburg Road, Charlotte

v. Oleen's Bar (Former), 1831 South Boulevard, Charlotte

Commissioner Dunn asked about the Highland Inn and whether it is on the National Register of Historic Places. Warlick stated that staff is researching the property.

Commissioner Browder stated that he knows the owner of the Dunkin' Donuts, which used to be the site of Oleen's Bar. He stated that he could reach out and ask for plans.

6. Manor Theatre Resolution Draft: Andrew Dunn

Commissioner Dunn reminded the Commission that the pending Manor Theatre redevelopment was discussed at last month's meeting and explained that the Commission voted to empower the officers to draft and distribute a resolution. He stated that he researched the property and created a resolution draft for consideration.

Commissioner Dunn reviewed the resolution draft, which stated opposition to the current rezoning as proposed and a request for the property owner to engage with staff so that the redevelopment of the property is historically sensitive and preservation-minded. He asked the Commission for feedback.

Vice Chair Clarke noted that in the second resolution that the "City of Charlotte Historic Landmarks Department" should be changed to "Mecklenburg County Historic Landmarks Department."

Commissioner Browder questioned whether the Commission should engage the developer directly rather than commenting on the rezoning request. Vice Chair Clarke stated that the developer will not engage with the Commission. Gray stated that the property is owned by the same group that demolished the Midwood Elementary School. He stated that staff reached out to the group early on in this process and has also engaged with them previously and noted that there has been no interest shown in continuing discussions. He stated that staff could try to contact the group again.

Commissioner Browder stated that it could be useful to provide an alternative plan versus simply stating opposition to the rezoning request.

Commissioner Grey stated that the property owners were reluctant to hear feedback on their demolition plans for the Midwood Elementary School. She stated that she is not opposed to the redevelopment of the Manor Theatre site. She stated that it would be beneficial to send this resolution to the property owners to inform them that the Commission is aware of their record of demolition.

Warlick stated that staff responded to the rezoning petition and copied the Commission on this response. He stated that the due date for responses was the last week of February. He stated that the Planning Department is aware that staff regularly assists with adaptive reuse solutions for properties.

Commissioner Makas asked if staff could collaborate on plans to achieve the property owners' goals while simultaneously documenting and preserving the history. Gray stated that staff does assist with historical documentation when asked.

Commissioner Makas presented a motion seconded by Commissioner Tapp that the Historic Landmarks Commission adopt the presented resolution regarding the Manor Theatre property with the condition that Commissioner Dunn will make the recommended edits, authorize Chair Reddrick to sign the resolution, and direct Historic Landmarks staff to distribute the resolution to the listed parties. The Commission unanimously approved the motion.

Chair Reddrick stated that the resolution will be sent before the next Commission meeting.

7. Designation Updates

Warlick stated that the Blair House was recently designated as a historic landmark by Charlotte City Council, making it the first designated property for 2026. He stated that City Council met tonight and will schedule the Faires Farm Silos public hearing for the latter part of April. He stated that the designation report will be sent to the State Historic Preservation Office tomorrow for the feedback period.

8. Project Updates

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

Howard stated that the utilities have been transferred and that the property is being checked regularly. He stated that Alan Hall, who has expressed interest in purchasing the house, recently visited the site. He stated that he informed Hall that he should make an offer to purchase but noted that he has not received any such offer yet.

Gray stated that the Mecklenburg Board of County Commissioners (BOCC) requested to be informed of plans for the property as part of its approval for using the revolving fund to purchase the site. He stated that Commissioner Arthur Griffin, in particular, is interested in the future of

this property and explained that staff will have Hall speak to Commissioner Griffin if an offer is submitted. He stated that the BOCC is interested in how the history of the property will be preserved. He stated that it is important for the property to benefit the public.

Commissioner Makas asked if there was an option to have a museum in the house rather than selling it to a private owner. Gray stated that submitted proposals should be sent to staff to present to Commissioner Griffin. He explained that house museums are not considered best practice due to difficulty keeping them operational. He stated that best practice is adaptively reusing a property.

Chair Reddrick asked for details regarding submitting proposals. Gray stated that the Commission should determine if it is important to replenish the funds that were dispersed from the revolving fund since the Commission owns the property.

Chair Reddrick asked if the Commission would have the opportunity to review submitted offers. Gray answered yes.

Commissioner Dunn asked about placing the property on the market for more options. Gray stated that Hall may be a good party to sell to given that he is a history and civics teacher at the nearby school and may make the property accessible to the public. He emphasized that the property could also become a private residence with no public component.

Vice Chair Clarke stated that the property must have a protective easement placed on it to protect it from demolition. He stated that this is one of the most significant properties that the Commission has purchased with ties to the civil rights movement. He stated that as public stewards of the revolving fund and Mecklenburg County public history that the Commission should be intentional and not rush putting the property on the market.

Gray stated that staff can set up a meeting with Commissioner Makas and other interested Commissioners and Commissioner Griffin to get his reaction. Chair Reddrick asked for this meeting to happen before the Commission's April meeting.

b. Edgewood Farm, 11132 Eastfield Road, Huntersville

Gray stated that this property is on the market and is listed with Lake Norman Realty. He stated that there have been several showings so far. He stated that funds have been spent to prepare the site to show.

c. Douglas House, 7403 Steele Creek Road, Charlotte

Gray stated that there is no update on this property.

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

Howard stated that the Request for Proposals (RFP) to purchase and adaptively reuse this property is going through final revisions before being circulated.

Gray stated that the RFP was produced by Mecklenburg County and explained that proposals will only be considered by the Commission and the Pottstown community.

Commissioner Dunn asked how long it had been since an RFP was produced for this property. Gray answered 2016 and explained that it received no responses.

Commissioner Browder asked about potential uses for this property. Gray stated it could be used for a variety of purposes. He stated that the property includes 40,000 square feet and noted that historic tax credits are available. He stated that staff will arrange a community meeting with those who submit RFPs.

9. Community Outreach Updates

a. Historic Bookmarks Book Club Meeting Recap

Warlick stated that this event was led by Gray and discussed local mill life. He stated that approximately 20 participants attended.

b. Save the Dates: Headstone Cleaning at Historic Matthews Cemetery (April 18) and Trivia Night at Heist Brewery (May 20)

Warlick stated that the department's first trivia night will be held on May 20 at Heist Brewery. He stated that the first of two headstone cleaning events planned for this year will happen on April 18. He explained that the registration portal will be open for two weeks to provide those associated with the event partners an opportunity to register before it is opened to the public.

10. Revolving Fund Financial Report: Victoria Grey

Grey stated that the revolving fund remains unchanged from last month's report. Gray stated that he will send the numbers to the Commission by email.

11. Historic Landmarks Staff Report

There was no staff report.

12. Old Business

There was no old business.

13. New Business

Commissioner Tapp stated that the Historic Elmwood Pinewood, Inc. board is looking for new members.

Gray stated that ideas for conceptual design review plans will be presented at a future meeting.

The meeting adjourned at 7:59 p.m.