

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
July 14, 2025
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 280
6:00 p.m. – 7:59 p.m.**

Draft Minutes

Present

Robert Barfield/County
Christina Benton/City
Lesley Carroll/County
Brian Clarke/County/HLC Vice Chair
Andrew Dunn/County/HLC Secretary
Andra Eaves/County
Victoria Grey/County/HLC Treasurer/Community Outreach Committee Chair
John Kincheloe/City (remote)
Melanie Reddrick/City/HLC Chair
Stewart Gray, HL Director
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant

Absent

Emily Makas/Mayor
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 June HLC Minutes

Commissioner Barfield 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 June 9 meeting minutes. The Commission unanimously approved the motion.

2. Chair's Report: Melanie Reddrick

a. Intern Introductions

Director Gray introduced the department's summer interns: Kyra Sykes, Anyia Brooks-Manning, Ava Graham, and Liz Vaagen.

b. Committee Updates

Chair Reddrick stated that the order of the agenda items will be changed to ensure that there is time to discuss items that must be discussed at tonight's meeting.

3. Presentation of Commissioner Award for Robert Barfield

Senior Administrative Support Assistant Stuart presented an award to Robert Barfield for his last meeting. Gray thanked Commissioner Barfield for his expertise and time spent on the Commission.

4. Public Comment Period

Note: John Barineau was not able to speak during this period due to technical difficulties.

5. Discussion of the Pentes Property, 6510 Sharon Hills Road, Charlotte

Gray detailed the historic and architectural significance of this property, which is on the Commission's Study List of Prospective Historic Landmarks. He explained that the owner was not interested in pursuing landmark designation at the time it was placed on the Study List and noted that the designation process is currently dormant. He stated that staff was recently contacted by an attorney's office who stated that there was a party interested in purchasing the property and who inquired about this property being listed on the Study List.

Gray stated that staff does not recommend removing any property from the Study List unless it has lost its integrity. He explained that the Study List has zero legal ramifications and is an important organizational tool for both staff and the Commission. He stated that staff wanted to make sure that the Commission was aware of the status of this property. He stated that staff would be concerned about spending time and resources on starting the designation process for this property that has owner opposition and that does not have support from the community or elected officials.

Vice Chair Clarke asked why this property is being discussed when it does not have a designation report and there are no plans to recommend landmark designation. He explained that there are no restrictions on this property.

Gray stated that staff believes that the property is threatened and wanted to make the Commission aware. He stated that the owners and potential buyer have requested to speak.

Commissioner Barfield reiterated Vice Chair Clarke's point that this property does not have a designation report.

Dana Pentes, property owner, thanked the Commission for their historic preservation efforts. She explained that she sent an email on June 10 to staff and Commissioners regarding the property, asking that it be removed from the Study List and that no further steps be taken towards

landmark designation. She stated that she was not involved in having the property added to the Study List.

Dan Terry, attorney, stated that his office discovered the Study List listing during due diligence. He stated that he understands that the designation process could happen even if the buyer or seller were opposed. He stated that his buyer does not want the property restricted in any way. He stated that he would like confirmation regarding whether landmark designation on this property would be pursued.

Commissioner Grey asked why the potential buyer does not want the property to be designated. Brian Cone, potential buyer, stated that it is private property and that he would prefer to not be restricted in the property's usage.

Vice Chair Clarke asked Dan Terry if he is aware that the property is not currently designated. Terry stated that he did understand this and explained that he thought the process was proceeding.

Dorne Pentes, property owner, stated that he appreciates the work of the Commission. He stated that his family currently owns this property and does not want it to be studied further or designated as a landmark.

Commissioner Barfield stated that he does not want to give any implied guarantees that this property could not be considered for landmark designation in the future. He stated that the Commission prefers to work with owners on the designation process even though this is not a requirement.

Commissioner Dunn thanked the property representatives for attending this meeting. He stated that he would be willing to remove this property from the Study List if it would reassure the potential buyer.

Commissioner Dunn presented a motion that the Historic Landmarks Commission should remove the Pentes Property, 6510 Sharon Hills Road, Charlotte, N.C., from the Study List of Prospective Historic Landmarks. There was no second and no vote on this motion.

Commissioner Reddick suggested not taking any action.

Dan Terry asked why the property would not be removed from the Study List. Gray stated that it defeats the purpose of the Study List if properties are removed. He reiterated that there are no legal ramifications from being listed on the Study List. He stated that the property could be considered for landmark designation in the future if the integrity remains.

Dan Terry asked for clarification regarding what would happen in the future if the designation process were started.

Historic Preservation Specialist Warlick stated that this property has been on the Study List since 2019. He explained that if the Commission were to direct staff to proceed with designation that

staff would contact the owner to discuss the process since staff and the Commission do not typically advance landmark designation over owner objection.

Vice Chair Clarke encouraged the visitors to read the relevant state statute to understand the powers of the Commission.

Commissioner Dunn explained that this property is the same as others in Mecklenburg County that are not designated landmarks in that the Commission does not have any control over them. He explained that the Commission is interested in preserving the history of the County and noted that it is rare to designate over owner objection. He offered to discuss this issue with the visitors further if needed.

6. Community Outreach Updates

a. Upcoming Outreach Events: Tommy Warlick

Warlick stated that there will be a book club meeting on September 20 at Huntersville School #2. He stated that the book club will be part of a larger event that will include a discussion panel composed of alumni of Huntersville School #2, a show and share event for Torrence-Lytle School alumni, and an unveiling of a historic marker for Huntersville School #2. He stated that several groups are working on this event, including the Pottstown Heritage Group, the Torrence-Lytle alumni group, and Charlotte Mecklenburg Library, North County Regional branch.

Warlick stated that there will be a headstone cleaning event at Matthews Historic Cemetery on October 4. He stated that this event will be co-sponsored with Christ Covenant Presbyterian Church and Matthews Heritage Museum.

7. Closed Session to Consider a Real Estate Matter

Vice Chair Clarke presented a motion seconded by Commissioner Barfield that the Historic Landmarks Commission convene in closed session. The Commission unanimously approved the motion.

Vice Chair Clarke presented a motion seconded by Commissioner Carroll that the Historic Landmarks Commission reconvene in open session. The Commission unanimously approved the motion.

Note: Dorne Pentes, owner of the Pentes Property, 6510 Sharon Hills Road, Charlotte, appeared before the Commission to further discuss the potential sale of this property. He spoke of his desired plans after the sale of the property. He also asked for reassurance from the Commission to the potential buyer regarding the property's listing on the Study List.

Commissioner Barfield spoke of the Commission's power to delay the demolition of a property for up to 365 days to try to find a preservation solution. He explained that if there is an owner unwilling to work with the Commission that the owner can do what they want with the property.

Gray emphasized that the designation process is long and explained that staff has not moved to designate this property.

Commissioner Dunn offered to discuss this issue further with the potential buyer. Commissioner Barfield stated that Gray as director should discuss this issue further to clear up any misunderstandings.

Warlick stated that the designation decision comes from the local governing body. He stated that it is not the authority of the Commission to tell the property owner that this property will never be designated as a historic landmark.

8. Statewide Significance of the Hezekiah Alexander House: Tommy Warlick

Warlick stated that the Commission can prevent the demolition of a property that has national or statewide significance. He reviewed the current list of properties across North Carolina that are protected. He stated that the Johnston Building is the only building in Mecklenburg County that has this special protection. He explained that there are 15 historic landmarks in Mecklenburg County that have been identified as having national or statewide significance for purposes of the National Register.

Warlick stated that the property owner of the Hezekiah Alexander House is the Aldersgate Retirement Community. He stated that the owner has agreed for staff to proceed with pursuing statewide significance of the Hezekiah Alexander House and to also place a preservation easement on the property. He stated that staff has to find similar buildings in North Carolina and prove that this property has significance above and beyond the others.

Commissioner Dunn presented a motion seconded by Commissioner Carroll that the Historic Landmarks Commission nominate the Hezekiah Alexander House, 3500 Shamrock Drive, Charlotte, N.C., for a finding of "statewide significance" pursuant to N.C. General Statute section 160D-949(c). The Commission unanimously approved the motion.

9. Projects Updates

a. Torrence-Lytle School, 14000 Holbrooks Road, Huntersville

Note: This item was not discussed.

b. John Douglas House Relocation, 7601 Christie Lane, Charlotte

Note: This item was not discussed.

c. Potential Easement Opportunity for Providence Women's Club Community House, 9735 Community House Road, Charlotte

Gray stated that staff would like to proceed with negotiating an easement for this property.

Commissioner Grey presented a motion seconded by Vice Chair Clarke that the Historic Landmarks Commission empower Historic Landmarks staff to proceed with discussions of a potential easement on the Providence Women's Club Community House, 9735 Community House Road, Charlotte, N.C. The Commission unanimously approved the motion.

10. Revolving Fund Financial Report: Stewart Gray

Note: This item was not discussed.

11. Historic Landmarks Staff Report

a. Washam Farm Rezoning

Gray showed a map of the property and explained that the designation includes four acres of farmland. He stated that the owners want to rezone the property for commercial purposes. He stated that the buildings would be adaptively reused and not demolished. He stated that staff supports this rezoning. He explained that the Town of Huntersville has requested that the Commission vote to support this rezoning. He stated that the only material alteration will be a concrete apron between the road and the driveway and he noted that the gravel driveway would remain.

Vice Chair Clarke presented a motion seconded by Commissioner Barfield that the Historic Landmarks Commission inform the Town of Huntersville of the Commission's support of the presented rezoning of the Washam Farm, 15715 Davidson-Concord Road, Davidson, N.C. The Commission unanimously approved the motion.

b. Commissioner Training Update

Note: This item was not discussed.

c. Preservation North Carolina Conference at Asheville: October 5-7, 2025

Note: This item was not discussed.

12. Old Business

There was no old business.

13. New Business

Vice Chair Clarke stated that the William Grier House will be demolished soon. He stated that it could be relocated if someone were interested. He stated that there might be an opportunity to salvage material from the house later in July. He asked Commissioners to let him know if they would like more information.

Commissioner Carroll presented a motion seconded by Commissioner Benton that the Historic Landmarks Commission meeting adjourn. The Commission unanimously approved the motion.

The meeting adjourned at 7:59 p.m.