

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
August 11, 2025
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 266
6:01 p.m. – 7:19 p.m.**

Minutes

Present

Christina Benton/City
Lesley Carroll/County
Andrew Dunn/County/HLC Secretary
Andra Eaves/County
John Kincheloe/City
Charlie Miller/City
Melanie Reddrick/City/HLC Chair
Stewart Gray, HL Director
John Howard, HL Historic Preservation Manager
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant

Absent

Brian Clarke/County/HLC Vice Chair
Victoria Grey/County/HLC Treasurer/Community Outreach Committee Chair
Emily Makas/Mayor

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 July HLC Minutes

Commissioner Dunn presented a motion seconded by Commissioner Benton that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission's July 14 meeting minutes. The Commission unanimously approved the motion.

2. Chair's Report: Melanie Reddrick

Commissioner Reddrick read the rosters for the Committees for the new fiscal year:

a. Committee Assignments

Survey Committee: Christina Benton, Lesley Carroll, John Kincheloe, Candice Leite, Mikey Rogers

Property Oversight and Engagement Committee: Andra Eaves, Victoria Grey, Emily Makas, Charlie Miller, Tahlya Mock, Lucas Leonard

3. Public Comment Period

No one signed up to speak.

4. Public Hearings

a. Ziglar-Bowers House, 421 Heathcliff Street, Charlotte

Commissioner Carroll presented a motion seconded by Commissioner Benton that the Historic Landmarks Commission open the public hearing for the Ziglar-Bowers House, 421 Heathcliff Street, Charlotte, N.C. The Commission unanimously approved the motion.

Danny Reach, property owner, thanked staff for their help through the designation process.

Chair Reddrick presented a motion seconded by Commissioner Eaves that the Historic Landmarks Commission close the public hearing for the Ziglar-Bowers House, 421 Heathcliff Street, Charlotte, N.C. The Commission unanimously approved the motion.

b. Dr. Charles W. and Vivian L. Williams House, 5906 Crestwood Drive, Charlotte

Chair Reddrick presented a motion seconded by Commissioner Benton that the Historic Landmarks Commission open the public hearing for the Dr. Charles W. and Vivian L. Williams House, 5906 Crestwood Drive, Charlotte, N.C. The Commission unanimously approved the motion.

There were no public comments for this property.

Chair Reddrick presented a motion seconded by Commissioner Eaves that the Historic Landmarks Commission close the public hearing for the Dr. Charles W. and Vivian L. Williams House, 5906 Crestwood Drive, Charlotte, N.C. The Commission unanimously approved the motion.

5. Quasi-Judicial Hearing for the Cornelius Agriculture Building, 19623 School Street, Cornelius

Note: This item was discussed first in the meeting.

Chair Reddrick presented a motion seconded by Commissioner Carroll that the Historic Landmarks Commission open the quasi-judicial hearing for the Cornelius Agriculture Building, 19623 School Street, Cornelius, N.C. The Commission unanimously approved the motion.

Owner/Applicant: Cornelius History Museum
Subject Property: Cornelius Agriculture Building
Address: 19623 School Street, Cornelius
PIN: 00520141

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: Stewart Gray and John Howard

Staff presented the findings of fact.

Staff Report and Comments
Cornelius Agriculture Building
19623 School Street
Cornelius, NC 28031
Application for COA HLC482

Landmark Description

The Cornelius High School Agriculture Building is one of two surviving agriculture buildings of the four that were erected in Mecklenburg County in 1937-38 and funded by the W.P.A. The Cornelius High School Agriculture Building was designed by Willard G. Rogers, an architect of local and regional importance. The building is an example of a Classical Revival style institutional structure used for educational purposes in Mecklenburg County.

Project Description

Renovation and new addition to the Cornelius High School Agriculture Building. Extant building changes proposed is window replacement and opening enclosed windows. New addition on the south elevation includes an elevator, restrooms, and main entrance to the building.

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 underlined:

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 extant building will be reused as a museum.**
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 proposed project does not negatively impact the historic character of the building. The window replacement is consistent with the historic window details and proportions. New windows are Simulated True Divided Light (STDL), aluminum clad, and light patterns to match existing. The addition is at the rear of the building and minimally touches the original building.**
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. **Extant building will remain with appropriate changes.**
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **No prior significant changes/additions have been made.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **Original Colonial Revival details will remain.**
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. **Deteriorated windows would be replaced with new windows to match original in appearance and detail.**

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. **To be determined if major surface cleaning is needed.**

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. **The new addition is differentiated in material and connection. Size, scale and massing are appropriate.**

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 addition is minimally attached to the building if removal is required.**

Staff Recommendation

Staff recommends approval of the application.

Commissioners' Questions for Staff

There were no questions.

Applicant Comments

The applicant did not attend this hearing.

Commissioners' Questions for Applicant

There were no questions.

Applicant Response

The applicant did not attend this hearing.

Public Comments

There were no public comments in support of or opposition to this project.

Commissioners' Comments

There were no comments.

Commissioner Eaves presented a motion that the Historic Landmarks Commission approve the proposed findings of fact as presented by Historic Landmarks staff. Commissioner Dunn seconded the motion.

Once made, there was no more discussion of the motion.

The Commission unanimously approved the motion.

Commissioner Benton presented a motion that the Historic Landmarks Commission approve the application for a Certificate of Appropriateness (COA) for the Cornelius Agriculture Building, 19623 School Street, Cornelius, N.C. Commissioner Carroll seconded the motion.

Once made, there was no more discussion of the motion.

The Commission unanimously approved the motion.

Commissioner Dunn presented a motion seconded by Commissioner Eaves that the Historic Landmarks Commission close the quasi-judicial hearing for the Cornelius Agriculture Building, 19623 School Street, Cornelius, N.C. The Commission unanimously approved the motion.

6. Consideration of Designation Reports

a. Davidson Baptist Chapel (aka Armour Street Theater), 307 Armour Street, Davidson

Historic Preservation Specialist Warlick reminded the Commission that this property was conceptually reviewed at the January meeting. He stated that the property is owned by the Town of Davidson and used by the Davidson Community Players. He explained that the building is near the Armour Street Mill House and is significant as an existing representation of Davidson's mill village.

Warlick provided a brief history of the chapel and explained that the Davidson Community Players are interested in potentially acquiring the property and building out the building to suit their needs, which would need to be reviewed by the Commission if the property were designated as a historic landmark.

Warlick explained that the exterior is brick veneer and noted that mechanical systems were added to the back, which filled in some windows. He stated that in the future the accessible ramp will be replaced by a smaller and more suitable solution.

Director Gray explained the importance of this building in the context of the former mill village. He stated that the area is being threatened by gentrification and explained that the history of Davidson as a mill town is no longer apparent.

Commissioner Benton asked about preliminary renovation plans. Warlick stated that there will be a black box space behind the oak tree on the side of the building. He stated that there will be

two accessible entrances and changes to the basement. He explained that the Davidson Community Players would return to the Commission with final plans.

Commissioner Carroll presented a motion seconded by Commissioner Dunn that the Historic Landmarks Commission process the Davidson Baptist Chapel, 307 Armour Street, Davidson, N.C., for historic landmark designation, including the exterior of the building and the associated tax parcels. The Commission unanimously approved the motion.

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

Warlick explained that staff is working on scheduling Survey Committee meetings for the current fiscal year and noted that this is the reason that this item is being considered directly by the Commission.

Warlick stated that this house was built ca. 1962 and was the home of two generations of the owners and operators of the Alexander Funeral Home, which is believed to be the oldest African American business in Mecklenburg County. He provided a brief history of Kelly Alexander and noted his work on the Swann v. Charlotte-Mecklenburg Board of Education Supreme Court case. He stated that this house and three other houses were bombed on November 22, 1965. He showed pictures of the house and noted that the interior is largely unchanged from 1962 when the house was built.

Commissioner Eaves presented a motion seconded by Commissioner Kincheloe that the Historic Landmarks Commission process the Kelly M. and Margaret G. A. Alexander House, 2128 Senior Drive, Charlotte, N.C., for historic landmark designation, including the interior and the exterior of the house and the associated tax parcel. The Commission unanimously approved the motion.

Note: Commissioner John Kincheloe left the meeting at 6:43 p.m.

7. Community Outreach Updates

a. Upcoming Outreach Events: Tommy Warlick

Warlick stated that the celebration of Huntersville Rosenwald School #2 will be held on September 20. He stated that staff will be in touch soon for volunteers.

Warlick stated that October 4 will be the next headstone cemetery cleaning event at Historic Matthews Cemetery.

8. Projects Updates

a. Consideration of the Purchase of the Sloan House, 230 South Main Street, Davidson

Gray reminded the Commissioners that they voted in favor of collaborating with the Town of Davidson to sell the Sloan House to a party that is planning for the adaptive reuse of the property. He explained that the Town currently owns the property and would sell it to the Commission, who will place an easement on it and then sell it to Historic Sloan House, LLC. He stated that the Town has requested having the Right of First Refusal to purchase the property, which staff believes is appropriate.

Commissioner Benton asked for the purchase price. Gray stated it is \$908,650 and reiterated that the Commission is acting as a pass through and is not bringing any money to the table.

Commissioner Dunn stated that this is a great function of the Commission. He stated interest in seeing the easement text that the Commission uses. Warlick stated that he would share the template with the Commission.

Commissioner Dunn presented a motion seconded by Commissioner Miller that the Historic Landmarks Commission agree to purchase the Sloan House from the Town of Davidson and then sell to The Historic Sloan House, LLC. The Commission unanimously approved the motion.

b. Edgewood Farm, 11124 Eastfield Road, Huntersville

Gray stated that due diligence on this property is proceeding. He stated that there is not a date set for consideration by the Mecklenburg Board of County Commissioners. He explained that the appraisal will be a market appraisal and indicated that this should be a successful project for the Commission.

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

Gray stated that work continues on the property with the expectation that it will be finished potentially by the end of August or mid-September. He stated that staff will provide a brief presentation to the Commission once the work is complete.

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

Historic Preservation Manager Howard stated that he recently visited the site with the seller's agent. He stated that the Commission will be under contract once the appraisal is received.

Commissioner Dunn asked when this would be considered for designation by Charlotte City Council. Warlick stated that he would be surprised if it were considered by the end of the year.

Gray explained that the ordinance would not be registered until it is time to close on the property since the designation is part of the purchase agreement. He stated that this provides the owner assurance that the Commission will not designate the property and then not purchase it.

9. Discussion of Draft Changes to HLC's Rules of Procedure

Chair Reddrick explained that the Commission should review the draft changes to the Rules of Procedure and be prepared to vote at the September meeting. She stated that one change is to remove the Projects and Executive Committees.

Gray stated that the Commission can consider any changes it wants to the Rules of Procedure. He stated that he has been informed that the best practice in local governments is to not have an Executive Committee and to rather have the Commission's officers meet in an informal setting to discuss issues before being considered by the full Commission. He stated that staff expects the officers to function at a higher level than the rest of the Commission.

Gray explained that the Projects Committee typically consisted of the officers plus the Projects Committee Chair. He stated that moving forward, the officers will work with the Chair to form a team rather than having the Chair making decisions independently.

10. Revolving Fund Financial Report: Stewart Gray

Gray stated that there are no changes to the revolving fund. He stated that the balance will be \$4.5 million with the purchase of Edgewood Farm.

11. Historic Landmarks Staff Report

Staff did not have additional items to report.

12. Old Business

Commissioner Dunn asked for updates on the Stafford Cabin. Gray stated that it is close to going under contract. He reminded the Commission that Park and Recreation is partnering on this project and has interviewed and chosen a contractor. He stated that he does not believe that Park and Recreation has signed a contract with the contractor. He stated that staff has not signed a contract with the property owner that is selling the cabin.

13. New Business

Gray noted the assistance received by the department's summer interns, Ava Graham, Anyia Brooks-Manning, Liz Vaagen, and Kyra Sykes. He also recognized Susan Mayer, the author of the designation reports considered tonight.

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

The meeting adjourned at 7:19 p.m.