

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
August 10, 2026
Hybrid Meeting
Charlotte-Mecklenburg Government Center, Room 266
6:00 p.m. – 7:10 p.m.**

Draft Minutes

Present

Sekiya Billman/City (remote)
Matt Browder/County
Andrew Dunn/County/HLC Chair
Andra Eaves/County
Victoria Grey/County/HLC Treasurer/Property Oversight and Engagement Chair
John Kincheloe/City/Survey Committee Chair
Charlie Miller/City/HLC Projects Secretary
Melanie Reddrick/City (remote)
John Short/County
Jason Tapp/County
Peter Wasmer/Mayor/HLC Vice 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

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 HLC July Minutes

b. Certificate of Appropriateness Application for Wilmore Elementary School, 428 West Boulevard, Charlotte

c. Certificate of Appropriateness Application for McLaughlin House, 2027 Greenway Avenue, Charlotte

Commissioner Tapp 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 July 13 meeting minutes, the Certificate of Appropriateness application for Wilmore Elementary School, 428 West

Boulevard, Charlotte, N.C., and the Certificate of Appropriateness application for the McLaughlin House, 2027 Greenway Avenue, Charlotte, N.C. The Commission unanimously approved the motion.

2. Chair's Report: Andrew Dunn

a. New Commissioner Introduction

Chair Dunn stated that the Mecklenburg Board of County Commissioners appointed John Short to the Commission and reappointed Commissioner Eaves to a second term on the Commission.

Commissioner Short briefly introduced himself.

b. Presentation of HLC Recognition Award to Brian Clarke

Commissioner Grey spoke of Brian Clarke's thoughtful leadership during his tenure on the Commission.

Clarke reminded the Commission of its statutory obligations and encouraged the Commission to keep preservation at the forefront of its decisions.

c. Commissioner Contact Information

Chair Dunn asked the Commissioners to ensure that their contact information was correct on the spreadsheet he circulated.

d. Years of Service Award for Stewart Gray

Historic Preservation Manager Howard presented Director Gray with a Mecklenburg County pin to commemorate 20 years of public service.

3. Public Comment Period

No one signed up to speak.

4. Conceptual Plan Review

Chair Dunn read the following:

The purpose of the Conceptual Plan Review is to provide future applicants with high-level, non-binding feedback from the Commission on their proposed projects. Because an application has not been filed, the Conceptual Plan Review is not subject to a quasi-judicial hearing, and a quorum of the Commission is not required.

Staff will briefly introduce the project before the applicant presents. After the presentation Commission members may ask questions of the applicant and staff.

a. Edward M. Rozzell House and Land, 11601 Rozzelles Ferry Road, Charlotte

Howard explained that this proposal would add residential sublots around the historic house. He stated that he and Gray have had ongoing discussions regarding this plan with the applicants. He stated that this mockup would preserve the rural landscape around the house. He noted that the Commission should determine if the subdivision is appropriate given the layout.

Andrew Balogh with Olympia & Wright Homes stated that this is the first time his group has worked on a development with a historic house as part of the subdivision. He stated that he met with staff to discuss the proposal and he noted that those meetings made it clear that the proposed development should not be near the historic property. He stated that a tree save and open space will buffer the historic property. He stated that staff was also concerned with the view of the house being blocked. He stated that there is the ability to pull the houses on lots 1-4 farther back to maintain the historic views.

Chair Dunn asked if the Commission's Standards have been shared with the applicants. Gray stated that he will make sure that this document is shared with the applicants.

Commissioner Wasmer asked about the houses on lots 1-4. Balogh stated that every lot has a single-family detached house. He stated that lots 1-4 are the narrowest.

Commissioner Miller questioned the Commission's purview on this issue.

Chair Dunn asked if the land proposed for the development would need to be de-designated. Gray explained that the Commission holds a preservation easement on the property since it was bought and sold through the revolving fund. He stated that the marketing for the house indicated that eight or nine additional house sites could be built on the property.

Commissioner Grey expressed concern that the scale of the proposed houses would dwarf the historic house.

Chair Dunn stated that the Commission will likely want to see detailed images of the proposed houses.

Commissioner Wasmer described the view of the house and the rural setting from Rozzelles Ferry Road. He stated that this view would be diminished with this development. Gray stated that the Commission can advise where the houses are built on the lots.

Balogh stated that the houses would likely be one- or two-story single-family houses. He stated that the two-story houses would be roughly in line with the Rozzell House. He

reiterated that the houses on lots 1-4 could be pulled back to ensure the sight of the historic house.

Commissioner Browder asked if a zoning change would be needed. Balogh stated that no rezoning is needed.

Chair Dunn stated that Gray would send the Commission's Standards to the applicants. He noted that the Standards would help the applicants understand the purview of the Commission.

b. Fowler Building, 1447 S. Tryon Street, Charlotte

Howard stated that this building is currently going through the designation process. He stated that the plan is to repurpose this site as a hotel by maintaining the existing building and constructing a major addition on the back.

Chair Dunn asked if the designation for this property included the interior and exterior. Howard stated that the interior and exterior will be designated when the designation is finalized. Historic Preservation Specialist Warlick noted that comments from the State Historic Preservation Office regarding the designation should be received within the next two weeks.

Sam LoDebole, Senior Project Manager, stated that his team's goal is to maintain as much of the existing building as possible. He stated that he received Howard's feedback and noted that the focus was to maintain the brick on the exterior and interior wherever possible. He stated that many elements will be maintained, including copper elements on the front, the terracotta ceiling, and existing windows. He stated that the proposal includes the addition of windows that will add light to areas. He stated that the building will present as the existing Fowler Building from S. Tryon Street.

Commissioner Wasmer stated his preference to show the mechanical features on top of the pavilion. LoDebole stated that the screen is intended to block these features so that they will not be visible from the S. Tryon Street elevation.

Commissioner Tapp asked how many rooms are planned for the hotel. LoDebole answered approximately 90 rooms.

c. Update on Separate Meetings for Conceptual Plan Review

Chair Dunn stated his support for moving conceptual plan reviews to a separate, focused meeting. He asked Commissioners to let him know if they are interested in participating in such meetings.

5. Survey Committee Report: John Kincheloe

Commissioner Kincheloe stated that the Survey Committee roster and schedule for FY27 have been set.

6. Historic Cemeteries Committee Report: Jason Tapp

Commissioner Tapp stated that this Committee will hold its first meeting on August 19 to discuss Rules of Procedure. He stated that he is looking for another Commissioner to serve on the Committee.

7. Designation Updates

There were no designation updates.

8. Projects Updates

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

Howard stated that staff has not heard from Mecklenburg Commissioner Griffin regarding using this property as a house museum.

Chair Dunn asked if the property is listed for sale. Howard stated that the property is not listed for sale. He stated that staff does not have a firm timeline for the disposal of this property and explained that spending one year to determine the feasibility of a house museum is acceptable.

Commissioner Grey stated her support for retaining the house and seeing if the housing market improves.

Commissioner Miller stated that staff should continue maintenance on the house to ensure that it is in a position for use by an occupant.

Chair Dunn asked if the house was inspected pre-purchase. Howard stated that an inspection was performed and noted that the house is structurally in good shape.

b. Edgewood Farm, 11132 Eastfield Road, Huntersville

Howard stated that two parties have expressed interest in this property.

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

i. Dates for Community Meeting

Howard stated that the two preferred proposals for the redevelopment of this site will be presented at neighborhood meetings in Pottstown on September 12 and 19 to receive input from the community.

Chair Dunn stated that two proposals were asked to advance out of the nine submitted proposals. He stated that after the two parties present their proposals to the community that they will present to the full Commission for a vote.

9. Revolving Fund Financial Report: Victoria Grey

Commissioner Grey stated that the revolving fund balance is approximately \$4 million.

10. Community Outreach Updates

Senior Administrative Support Assistant Stuart stated that the next Bookmarks Book Club meeting will be held at Wing Haven on September 17 and will be followed by a twilight tour of Elizabeth Lawrence's garden.

Stuart stated that the window workshops will be held on November 7 and 14. Howard stated that locations are still to be determined.

11. Historic Landmarks Staff Report

a. Update on Stafford Cabin

Howard stated that the Stafford Cabin has been relocated to Latta Place. Chair Dunn encouraged the Commissioners to watch the YouTube video on the relocation produced by Mecklenburg County.

Howard stated that he and Warlick recently attended a preservation conference in Minneapolis where they learned more about many topics, including Indigenous peoples' history.

12. Old Business

Commissioner Tapp stated that the Excelsior Club was recently demolished. Howard stated that the new owner plans to keep the canopy.

Chair Dunn asked if staff has had further conversations with the party redeveloping the Manor Theatre site. Howard stated that he is not aware of any such conversations.

13. New Business

There was no new business.

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

The meeting adjourned at 7:10 p.m.