

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
September 14, 2026  
Hybrid Meeting  
Charlotte-Mecklenburg Government Center, Room 266  
6:00 p.m. – 6:46 p.m.**

**Draft Minutes**

**Present**

Sekiya Billman/City  
Andrew Dunn/County/HLC Chair  
Andra Eaves/County  
Victoria Grey/County/HLC Treasurer  
John Kincheloe/City/Survey Committee Chair  
Emily Makas/Mayor  
Charlie Miller/City/HLC Projects Secretary  
Melanie Reddrick/City  
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  
Riley Decker, HL Intern

**Absent**

Matt Browder/County

**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 August Minutes**

Commissioner Grey presented a motion seconded by Commissioner Tapp that the Historic Landmarks Commission approve the consent agenda as presented for the approval of the Historic Landmarks Commission's August 10 meeting minutes. The Commission unanimously approved the motion.

**2. Chair's Report: Andrew Dunn**

Chair Dunn and Director Gray welcomed Historic Landmarks Intern Riley Decker to the meeting. Decker briefly introduced herself.

Chair Dunn presented Commissioner Reddrick with a gavel inscribed with her name to commemorate her time as Chair.

Chair Dunn noted that *The Charlotte Observer* recently published an article about the Morris Barn in Matthews. He stated that members of the community have raised concerns about the preservation of the barn. He explained that he and Gray have communicated with the property owner and are not concerned about the status of the barn. He encouraged Commissioners to visit the barn.

### **3. Public Comment Period**

No one registered to speak.

### **4. Public Hearings**

Commissioner Kincheloe presented a motion seconded by Commissioner Grey that the Historic Landmarks Commission open a public hearing for the following properties: McClintock Presbyterian Church, 14008 Erwin Road, Charlotte, N.C.; Sugaw Creek Presbyterian Church Cemeteries #1 and #2, 335 West Craighead Road and 4130 North Tryon Street, Charlotte, N.C.; Jefferson-First Union Tower, 301 South Tryon Street, Charlotte, N.C.; Hajoca Building, 1447 South Tryon Street, Charlotte, N.C.; Liddell-McNinch House, 511 North Church Street, Charlotte, N.C.; and Freeman House, 145 South Ames Street, Matthews, N.C. The Commission unanimously approved the motion.

#### **a. McClintock Presbyterian Church, 14008 Erwin Road, Charlotte**

Church members Bryant Foust, Gerald Jackson, and Phyllis Bridges thanked the Commission for supporting the designation of this property.

#### **b. Sugaw Creek Presbyterian Church Cemeteries #1 and #2, 335 West Craighead Road and 4130 North Tryon Street, Charlotte**

There were no public comments.

#### **c. Jefferson-First Union Tower, 301 South Tryon Street, Charlotte**

There were no public comments.

#### **d. Hajoca Building, 1447 South Tryon Street, Charlotte**

There were no public comments.

#### **e. Liddell-McNinch House, 511 North Church Street, Charlotte**

There were no public comments.

**f. Freeman House, 145 South Ames Street, Matthews**

There were no public comments.

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

**5. Update on the Torrence-Lytle School, 13900 Holbrooks Road, Huntersville**

Chair Dunn stated that the officers selected two proposals of those submitted through the Request for Proposals process to advance to the next stage for the redevelopment of this property. He stated that the first community meeting in Huntersville was held on September 12 and featured a presentation by Little Sugar Creek Developments. He stated that the next community meeting will be held on September 19 and will feature a presentation by DreamKey Partners. He stated that the developers will present their plans at the Commission's October meeting. He explained that the Commission will ask questions of the developers but will not make any decisions at the October meeting. He stated that the public will be invited to the Commission's November meeting to comment on the two proposals. He stated that the Commission will vote at the November meeting on whether to proceed with either of the proposals.

Commissioner Grey stated that the September 12 meeting was well attended by the Pottstown community who provided good feedback.

Vice Chair Wasmer stated that the community had good questions about the property's financing and ownership.

Historic Preservation Manager Howard stated that approximately 35 community members attended the meeting.

Chair Dunn asked for feedback from the Commission to see what is needed in preparation to interview the developers at the next Commission meeting.

Gray stated that staff will share the presentations with the Commission before the October Commission meeting.

Commissioner Grey asked for the survey of the Pottstown area to be included.

Chair Dunn asked if the Commission would have access to community feedback.

Gray stated that staff will compile written and emailed comments for the Commission to consider.

## **6. Survey Committee Report: John Kincheloe**

Commissioner Kincheloe stated that the next Survey Committee meeting will be held on September 30.

## **7. Cemetery Registry Committee Report: Jason Tapp**

Commissioner Tapp stated that the next Cemetery Registry Committee will be held on September 23.

Chair Dunn asked about the Committee's development. Commissioner Tapp stated that the first meeting included a high-level overview of the Committee's mission. He explained that the Committee is still working on its goals and structure.

Commissioner Tapp stated that this Committee's purpose is to ensure that every cemetery in Mecklenburg County is accounted for and to create a way for the public to submit an abandoned or unkempt cemetery to the Committee for awareness.

## **8. Designation Updates**

### **a. Statewide Significance of the Elizabeth Lawrence House, 348 Ridgewood Avenue, Charlotte**

Chair Dunn stated that Historic Preservation Specialist Warlick has worked on a designation of statewide significance for this property. He stated that this designation gives the property extra protection.

Gray stated that state law prohibits the denial of a Certificate of Appropriateness for the demolition of a designated historic landmark. He explained that a statewide significance designation makes it harder to demolish a property.

## **9. Projects Updates**

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

Howard stated that he has a scheduled meeting with Mecklenburg County Commissioner Griffin on September 24 at the Alexander House to discuss the property and the studio project to adaptively reuse the site as a house museum.

### **b. Edgewood Farm, 11132 Eastfield Road, Huntersville**

Gray stated that an interested party is performing due diligence on this property. He stated that no offer has been made. He stated that staff will discuss lowering the listing price with the officers.

Commissioner Miller stated that parties interested in this property will perform thorough due diligence. He stated that a price reduction might incentivize the currently interested party.

Chair Dunn asked how long this house has been on the market and whether the Commission's real estate partners are authorized to reduce the listing price. Gray stated that the property has been on the market for approximately nine months. He stated that the officers are authorized to reduce the listing price. He recommended contacting the prospective buyers to determine what the Commission could do to receive an offer.

Commissioner Miller agreed that it would be good to contact the prospective buyers and check on the due diligence process.

#### **10. Revolving Fund Financial Report: Victoria Grey**

Commissioner Grey stated that the revolving fund balance is approximately \$4 million. She stated that the Commission also has approximately \$800 in its separate checking account.

Gray stated that approximately \$20,000 was not spent on the Torrence-Lytle renovation and was returned to the revolving fund.

#### **11. Community Outreach Updates**

##### **a. Historic Bookmarks Book Club at Wing Haven: September 17**

Senior Administrative Support Assistant Stuart stated that the next book club meeting will be held at Wing Haven on September 17. She encouraged Commissioners to attend.

##### **b. Window Workshops: November 7 and 14**

Gray stated that staff sent a Request for Proposals to several qualified parties that work on window restorations. He stated that he has received two responses and has not yet received any proposals. He stated that he is hoping to hold the workshops at Torrence-Lytle School and use the school's windows as examples. He stated that the deadline for proposals is October 1 and that staff will review the submitted proposals and choose one to proceed.

#### **12. Historic Landmarks Staff Report**

##### **a. Certificates of Appropriateness Update**

Howard provided an update on the Wilmore Elementary School partial exterior demolition and adaptive reuse renovation. He stated that he would continue giving

updates on previous Certificate of Appropriateness applications as requested by Chair Dunn.

#### **b. HLC Holiday Party**

Stuart stated that the Commission's holiday party will be held on December 10 at VBGB.

#### **13. Old Business**

There was no old business.

#### **14. New Business**

Commissioner Tapp stated that Historic Elmwood Pinewood, Inc. and the Daughters of the American Revolution are partnering on a cleanup of Settlers' Cemetery on September 19.

Chair Dunn asked for Commissioners to let him know if they will not be able to attend the Commission's October or November meetings.

Gray stated that the only business considered at the Commission's October meeting will be the proposals for the Torrence-Lytle School redevelopment.

**The meeting adjourned at 6:46 p.m.**