



**Town of Cornelius
Historic Preservation Committee
"Preserving Our Heritage for Future Generations"**

**Agenda
September 10, 2020
6:00 PM
Manager Conference Room 217**

- I. Call To Order**
- II. Determination of Quorum**
- III. Citizen Concerns/Comments**
- IV. Approval of Minutes**
 - A. Approval of August Minutes**
- V. Old Business**
 - A. Designating Properties**
 - B. Big Dig**
- VI. New Business**
- VII. Announcements**
- VIII. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: September 10, 2020


To: Chair and HPC Members
From: Summer Smigelski, Planning Admin.

Action Requested:

Review and Approve

Manager's Recommendation:

ATTACHMENTS:

Name:	Description:	Type:
 HPC_Minutes_08.14.2020.DRAFT.doc	August 14th, 2020 Minutes	Backup Material

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: September 10, 2020

To: Chair and Committee Members

From: Monterai Adams, MPA, CZO -Planner



Action Requested:

Please review the suggested edits that Stewart Grey made and determine the finalization of the letter.

Manager's Recommendation:

Recommend to staff which letter to send to the 10 properties chosen.

ATTACHMENTS:

Name:	Description:	Type:
 HPC Letter to Homeowners.docx	HPC Draft Letter	Backup Material
 Stewart Edits.docx	Stewart Grey's Edits	Backup Material

Date:

123 Main Street
Cornelius, NC 28031

RE: _____

Dear "*Property Owner*",

The Cornelius Historic Preservation Committee extends warm greetings. We are writing to you because your home is unique in the Town of Cornelius.

_____ (*describe their property and why it's eligible or candidate for designation*).

Your property is located within the historic "Old Town" area of Cornelius, NC. As you may be aware, the town has approved several exciting projects located in this Old Town area over the next few years, such as the Cain Center for the Arts, the North Mecklenburg Regional Recreation Center, and Old Mecklenburg Brewery. With such exciting growth and development in our community, the Town of Cornelius Historic Preservation Committee spent time conducting a survey to identify all older properties throughout the town and those included certain historic properties that are particularly in danger of being affected by this growth. Your property meets the criteria to be eligible for Historic designation and could be potentially added to a future Cornelius historic area/district.

While there are many benefits to having your home designated as a Historic Property, we would like to highlight the tax credits that you are entitled to because of this designation. To date, there are six designated historic properties that have the distinction of being preserved as Historic and whose owners have taken advantage of these tax credits.

A link to details about the tax credits can be found on the town's website listed below _____ (*direct them to information*). As representatives of our Historic Preservation Committee, we encourage you to explore the idea of historic designation for your property, and therefore, we would be very interested in telling you more about the benefits of designating your home.

Please let us know if you'd be interested in learning more about what is involved and the benefits to you.

Sincerely,

Cornelius Historic Preservation Committee

Date:

123 Main Street
Cornelius, NC 28031

RE: __Historic Properties_____

Dear "Property Owner",

The Cornelius Historic Preservation Committee extends warm greetings. We are writing to you because your property at 123 Main Street is unique in the Town of Cornelius.

_____ (describe their property and why it's eligible or candidate for designation).

As you may be aware, the town has approved several exciting projects located in the Old Town area over the next few years, such as the Cain Center for the Arts, the North Mecklenburg Regional Recreation Center, and Old Mecklenburg Brewery. With such exciting growth and development in our community, the Town of Cornelius Historic Preservation Committee spent time conducting a survey to identify significant historic properties throughout the town. Your property is located in an identified historic area and may be eligible for historic designation.

While there are many benefits to having your property designated as historic, we would like to highlight the property tax relief that you could be entitled to. To date, there are six designated historic properties whose owners have applied for and have received a significant reduction in their property taxes. State law guarantees up to a 50% property tax deferral for designated historic landmarks.

A link to details about the tax benefits for historic properties be found on the town's website listed below_____ (direct them to information). As representatives of our Historic Preservation Committee, we encourage you to explore the idea of historic designation for your property, and therefore, we would be very interested in telling you more about the benefits of designating your home.

Please let us know if you'd be interested in learning more about what is involved and the potential benefits of historic designation.

Sincerely,

Cornelius Historic Preservation Committee

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: September 10, 2020

To: Chair and Committee Members

From: Monterai Adams, MPA, CZO- Planner

Action Requested:

Monterai Adams will update you on the suggestion to do a big dig at the future Cain Center for the Arts and ask that you all discuss a potential big dig at Mt. Zion

Manager's Recommendation:

Please discuss and advise staff

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		
