



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

**Agenda
October 8, 2020
6:00 PM
Manager Conference Room 217**

I. Call To Order

A. Zoom Meeting

II. Determination of Quorum

III. Citizen Concerns/Comments

IV. Approval of Minutes

A. Approval of August Minutes

V. Old Business

A. Big Dig

B. Designating Properties

VI. New Business

VII. Announcements

VIII. Adjournment

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 8, 2020

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

Action Requested:

Zoom Meeting [Link](#) for the Public

Manager's Recommendation:

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 8, 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



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

**Minutes
August 14th, 2020**

Members Present: Kathryn McClelland
Joe Purdy
Julie Miller
Jessica Boye

Members Absent: Kyle Scharf
David Stockwell
Walter Burgess

Staff Present: Summer Smigelski, Secretary
Monterai Adams, Planner
Aaron Tucker, Planning Director

Guests: None

DETERMINATION OF QUORUM

Chair McClelland called the meeting to order at 6:03pm and determined there was a quorum.

CITIZENS CONCERNS/COMMENTS

None

APPROVAL OF MINUTES

The Committee unanimously approved the March 12th, 2020 minutes.

Motion: Approve, moved by Jessica Boye, Seconded by Joe Purdy, Passed. 5-0. Committee Members voting Yes: Kathryn, Joe, Julie and Jessica

Designated Properties

Ms. Adams provided an update on the Cornelius Ag Building. Due to COVID-19 guidelines staff is unsure when that event will be held.

Ms. Adams is still working to get the website updated with all designated properties.

The committee provided a draft letter to send out to potential designated properties.



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**Minutes
August 14th, 2020**

Ms. Miller announced that she has found an old plot plan of the Mill Houses on Meridaian Street. The plot plan was provided to committee members and staff.

Cotton Gin Scale

Staff provided an update on the preservation of the scales.

Mr. Tucker informed the committee that there are two parts to preserving the scales. The part of the scale that sits above the ground can be preserved. The part below the ground, staff is unsure of. The intent is to preserve whats below the ground; however, there is a chance that might not be possible.

Chair McClelland asked staff if there's discussion to incorporate other parts of the Cotton Gin.

Mr. Tucker informed the committee that there has been discussion on taking down the reclaimed wood.

Staff provided an update on the Cain Center

HPC Events

Staff asked for committee input on possible events.

The committee discussed having a “Big Dig” on the property of the Cotton Gin. Staff will check with management to see if this can be done.

Chair MCClelland asked staff to check with the Communications Manager about adding Historic Preservation information to the news letters.

Announcement

Chair McClelland asked staff whats going on with Alexander Farm. Staff provided an update.

Ms. Boye announced that “Old Town Public House” will soon have a outdoor

ADJOURNMENT

By unanimous vote, the meeting adjourned at 7:18 p.m.

Motion: Approve, moved by Jessica Boye, Seconded by Julie Miller, Passed. 5-0. Committee Members voting Yes: Kathryn, Joe, Julie and Jessica

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 8, 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		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 8, 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