



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

**Agenda
July 14, 2022
5:30 PM
Room 203**

- I. Call To Order**
- II. Determination of Quorum**
- III. Approval of Minutes**
 - A. Approval of Minutes - June 9, 2022
- IV. Old Business**
- V. New Business**
 - A. POLARIS Overview
 - B. History Museum Task Force Update
 - C. Walking Tour - 'Tawba Walk
- VI. Announcements**
 - A. Next Meeting August 25
- VII. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 14, 2022

To:

From:

Action Requested:

Manager's Recommendation:

<u>ATTACHMENTS:</u>		
Name:	Description:	Type:
 HPC_Minutes_06092022.docx	June 9 Minutes	Backup Material



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

Minutes – June 9, 2022

Members Present: Jessica Boye
Kathryn McClelland
Mary Phalen
Kyle Scharf
Paula Wolfe

Members Absent: Donald Gest
Julie Miller
Joe Purdy
Brigette Tinsley

Staff Present: Becky Partin, Planning Department Liaison

Guests: Dr. Dan Morrill
Stefan Pienkny
Michael Jeffcoat

Call to Order/Determination of a Quorum

Chair Boye called the meeting to order at 5:39 p.m. and determined there was a quorum.

Citizen Concerns/Comments

None.

Presentations

Dr. Dan Morrill, Professor emeritus UNCC, administrative consultant for Preserve Mecklenburg Incorporated (PMI)

Mike Jeffcoat, Director of Development for PMI

Stefan Pienkny, PMI Board member, architect

Dr. Morrill provided update on tenant house. He was approached by Abigail Jennings (former HPC Chair, owner of local historic landmark designation Mt. Zion United Methodist Church Parsonage) in December, 2021 to help preserve the tenant house. PMI worked with the State Historic Preservation Office (SHPO), the Army Core of Engineers (ACE), and the Town to preserve tenant house, which will be relocated within the Alexander Farm properties and restored. The current challenge is identifying the long-term purpose of tenant house. Dr. Morrill stated the house will be moved by end of July, 2022. The first stage of restoration is to move the structure, put it on piers, and make it stable. It will be fenced in for security purposes. Full restoration will begin mid Fall 2022 including a new roof and windows.

Preservation and upkeep on the structure is governed by an agreement developed by SHPO among PMI, ACE, and WIN Development. The Memorandum of Agreement specifies there will be some type of static historic display with exhibits telling the story of the Alexander Farm, the tenant and sharecropper story, and the story of cotton and textiles of this area. The display at the proposed food court area of the development is still planned. WIN must give an easement to PMI to maintain the structure in the future. If PMI ceases to exist, the easement will go to another organization or SHPO. WIN is to maintain the building for 10 years (February 2034) unless ownership transfers to someone else.

The tenant house could be utilized in an adaptive re-use capacity and Dr. Morrill asked the HPC for ideas on how tenant house could be used for the benefit of the community. Buy-in of the local community is important and will make the tenant house “live” into the future. WIN is currently surveying the trees on the southwest corner of the Alexander Farm property to determine placement of the tenant house. This house is about 400 square feet plus a porch.

Dr. Morrill explained that the Charlotte Mecklenburg Historic Landmarks Commission (CMHLC) is government regulation defined by state statute. PMI is strictly private; no government money or oversight. PMI is not a competitor to CMHLC.

Ideas:

- Use the front porch as a stage
- Cotton, music, food, culture
- Storytime on the porch
- Special events
- Art in background to help it become a “selfie corner” to draw people there
- Make it a destination
- Farmers market
- Family reunions

HPC members asked if house is open with exhibits if Parks and Rec would take responsibility for locking up. Staff will provide the committee with an answer/update at a future meeting.

Approval of Minutes

The Committee unanimously approved the May 12, 2022 minutes.

Old Business

New Business

Oral History Sub-Committee Update:

Paula interviewed Jack Conard about Dr. Washam’s house (SE corner of Catawba and School St.) Paula’s research indicated trees have to be 200+ years old to be historically designated.

Announcements

The next meeting will be July 14, 2022.

Adjournment

By unanimous vote, the meeting adjourned at 7:25 PM.