



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

**Agenda
May 11, 2017
6:00 PM
Cornelius Town Hall-Manager's Conference Room**

- I. Call To Order**
- II. Determination of Quorum**
- III. Citizen Concerns/Comments**
- IV. Announcements**
- V. Approval of Minutes**
 - A.** April meeting minutes
- VI. New Business**
 - A.** New member introductions
 - B.** HPC member/Staff introductions
- VII. Old Business**
 - A.** HPC Board Presentation
- VIII. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 11, 2017

To: HPC members

From: Will Washam - Senior Planner

Action Requested:

Review and approve the April HPC meeting minutes

Manager's Recommendation:

Approve minutes

ATTACHMENTS:

Name:	Description:	Type:
 HPC_Minutes_04132017.DRAFT.doc	April meeting minutes	Backup Material



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

**Minutes
April 13th, 2017**

Members Present: Jess Boye
Kathryn McClelland
Julie Miller
Ron Potts
Joe Purdy

Members Absent: David Stockwell

Staff Present: Will Washam, Senior Planner/Staff Liason

Guests: None

DETERMINATION OF QUORUM

Ms. Miller called the meeting to order at 6:05 pm and determined there was a quorum.

CITIZENS CONCERNS/COMMENTS

None

WELCOME NEW MEMBER

APPROVAL OF MINUTES

The Committee unanimously approved the March 16th, 2017 minutes.

Motion: Approve, Moved by Jess Boye, Seconded by Joe Purdy. Passed. 5-0. Committee Members voting
Ayes: Jess, Kathryn, Julie, Ron, Joe

Meeting Length

Chair Miller discussed meeting procedures that will help ensure that meetings run smoothly and on time.

HPC Board Presentation

Will Washam overviewed a draft presentation that is being put together for the HPC to use in educating members of other board and commissions within the Town of Cornelius on the importance of Historic Preservation and the work that the HPC conducted in 2016 to rank and prioritize properties within Cornelius for preservation and designation.

HPC members provided Will feedback on the presentation's development, including:



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

**Minutes
April 13th, 2017**

- Include the triumvirate of mill town buildings in Cornelius
- Overal the potential Arts District on maps
- Invite Stewart Gray to participate in giving this presetaiton

New HPC Appointments

Chair Miller gave an update to HPC regarding the HPC candidates that will be recommended for appointment at the April 17th Town Board meeting. If confirmed, the new appointment's first meeting will be the May 11th, 2017 meeting.

Announcements

None

ADJOURNMENT

By unanimous vote, the meeting adjourned at 7:35 p.m.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 11, 2017

To: HPC Members

From: Will Washam - Senior Planner


Action Requested:

Introduce new HPC members

Manager's Recommendation:

Introduce new members

ATTACHMENTS:

Name:	Description:	Type:
 April_2017_appointment_Applications.pdf	April HPC apointment applications	Backup Material

Lori Harrell

From: noreply@civicplus.com
Sent: Monday, November 21, 2016 9:56 AM
To: Lori Harrell
Subject: Online Form Submittal: Committee Appointment Form

Committee Appointment Form

Contact Information

First Name Alexandra
Last Name Pizza
Residence Address 19519 Denae Lynn Drive
**Mailing Address (if
different from above)** *Field not completed.*
Contact Number 7045744650
Description Cell
Email Address acattanea@gmail.com
I Live: Inside the Town of Cornelius
**I Am Interested In
Serving On The
Following Board(s)** Historic Preservation Committee

**Please list qualifications
and/or reasons why you
would like to serve.**

I currently serve as Director of Preservation and Curator of Rare Books at Belmont Abbey College in Belmont, N.C., and have worked in preservation for over 10 years both nationally and internationally. From 2012-2016 I served as an elected officer of the Executive Committee to the Board of Directors for NCPC, North Carolina Preservation Consortium. With NCPC, a 501c3 NonProfit dedicated to the Preservation of Collections in North Carolina, I advocated for education funding and collections care for our state's libraries, museums, historic sites, and more. I reside in Cornelius with my husband and three children, all who attend Cornelius public schools, and participate in Cornelius Parks and Rec programming. Having served the state of North Carolina for the past 4 years, I would like to turn my time and talents closer to home by serving our beautiful town of Cornelius! I hope that in serving on the Historic Preservation Committee, I can help to promote our

Lori Harrell

From: noreply@civicplus.com
Sent: Wednesday, November 16, 2016 9:21 PM
To: Lori Harrell
Subject: Online Form Submittal: Committee Appointment Form

Committee Appointment Form

Contact Information

First Name Catherine

Last Name Gautier

Residence Address 21422 Baltic Drive

Mailing Address (if different from above) *Field not completed.*

Contact Number 2282388280

Description Cell

Email Address catherine.m.gautier@icloud.com

I Live: Inside the Town of Cornelius

I Am Interested In
Serving On The
Following Board(s) Historic Preservation Committee

Please list qualifications
and/or reasons why you
would like to serve.

Good day. I am a former non-profit executive director who also served on multiple boards while living on the Mississippi Gulf Coast. Since moving to NC two years ago, I have been excited to choose to live in and support Cornelius and have taken great interest in further promoting this community. While working full time in the non-profit sector, I had extensive background in grant writing and programmatic management on local, state, federal, and foundation levels. I could foresee myself on this committee bringing that expertise to light by assisting in finding partnerships to enhance this community and to preserve its history. Personally, as a mother of two young children, I advocate for a rich cultural environment, one which theirs and multiple generations may applaud and strive to preserve and enhance. I am happy to provide a resume and references upon request. I may be contacted at any time per the above information provided. Thank you.

Lori Harrell

From: noreply@civicplus.com
Sent: Friday, December 02, 2016 8:44 AM
To: Lori Harrell
Subject: Online Form Submittal: Committee Appointment Form

Committee Appointment Form

Contact Information

First Name Matthew
Last Name Reihl
Residence Address 8100 Forest Shadow Circle Cornelius NC 28031
Mailing Address (if different from above) *Field not completed.*
Contact Number 2013176505
Description Cell
Email Address matthew.reihl@gsi.us
I Live: Inside the Town of Cornelius
I Am Interested In Serving On The Following Board(s) Historic Preservation Committee

Please list qualifications and/or reasons why you would like to serve.

I am a civil engineer with a general interest and love for historic structures. I'm really just looking for avenues to give back to the community in a way that supports both my personal goals but also lets me add value by taking advantage of my understanding of building codes, municipal practices, construction etc.

Additional Information (*optional) *Field not completed.*

Date 12/2/2016

Signature Matthew Reihl

Note:

You may fax this form to the Town Clerk at 704-896-2462 or mail to PO Box 399, Cornelius, NC 28031

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 11, 2017

To: HPC members

From: Will Washam - Senior Planner

Action Requested:

Senior HPC members introduce themselves along with Planning Staff

Manager's Recommendation:

Have introductions

ATTACHMENTS:

Name:	Description:	Type:
 2017_New_Member_List.xlsx	April 2017 HPC Member list	Backup Material



Historic Preservation Committee

Draft Member List 2017

Seat #	Name	Term	Address	Phone #	Email	Officers
1	Catherine Gautier	7/17-7/19	21422 Baltic Drive	228-238-8280	catherine.m.gautier@icloud.com	
2	Matthew Reihl	7/17-7/19	8100 Forest Shadow Circle	201-317-6505	matthew.reihl@gsi.us	
3	Alexandra Pizza	7/17-7/19	19519 Denae Lynn Drive	704-574-4650	acattanea@gmail.com	
4	Ron Potts	7/17-7/19	20717 Vivian Lane	704-408-2803	ronleepot@gmail.com	
5	Jessica Boye	7/16-7/17	21325 Catawba Avenue	980-253-7475	jboyeb@bellalove.org	
6	Kathryn McClelland	7/16-7/18	17828 Largo Place	704-996-0997	kathrynmcclelland@gmail.com	Vice-Chair
7	Julie Miller	7/16-7/17	20308 Val Circle	704-609-7452, 704-997-5660	dotrain4u@yahoo.com	Chair
8	Joe Purdy	7/16-7/18	8615 Creek Trail Ln Apt 803	704-929-9054	Joe_purdy@yahoo.com	
9	David Stockwell	7/16-7/17	20339 Christofle Drive	336-253-7782	dstockwell@stockwellrec.com	

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 11, 2017

To: HPC Members
From: Will Washam - Senior Planner

Action Requested:

Continue development and review of the HPC's presentation

Manager's Recommendation:

Review and develop the presentation

ATTACHMENTS:

Name:	Description:	Type:
 Town Board Pre-meeting presentation.pptx	Draft Presentation	Backup Material

Town of Cornelius Historic Preservation Committee

Update to the Town Board

Cornelius HPC

“The Cornelius Historic Preservation Committee works to preserve the rich and significant historical, cultural and architectural heritage of our Town for future generations”

- **Review the HPC’s Historic Resource Evaluation**
- **Brief overview of the HPC’s work plan for 2017 and beyond**

HPC Members

- List all HPC Member



Historic Resource Evaluation

- The Historic Resource Evaluation is the culmination of many years of work from previous iterations of the Cornelius HPC and the current HPC members
- This work was completed in October of 2016



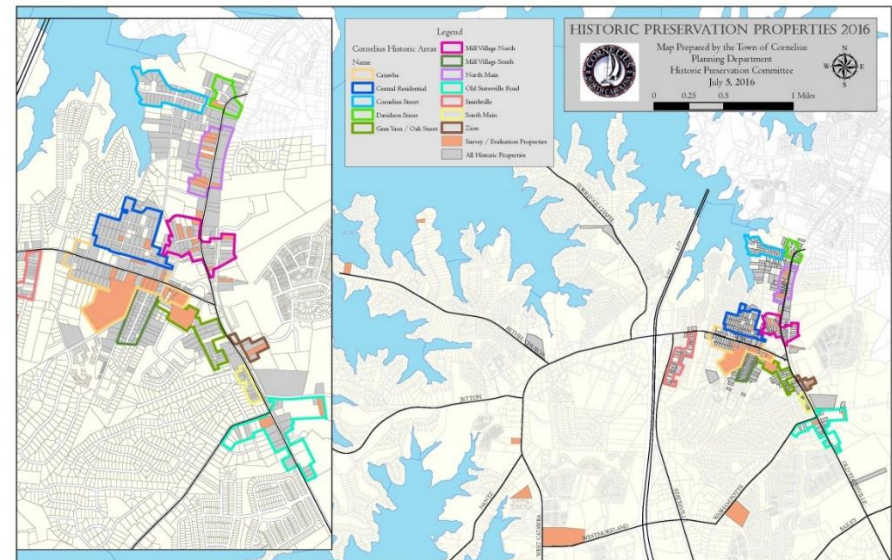
Executive Summary

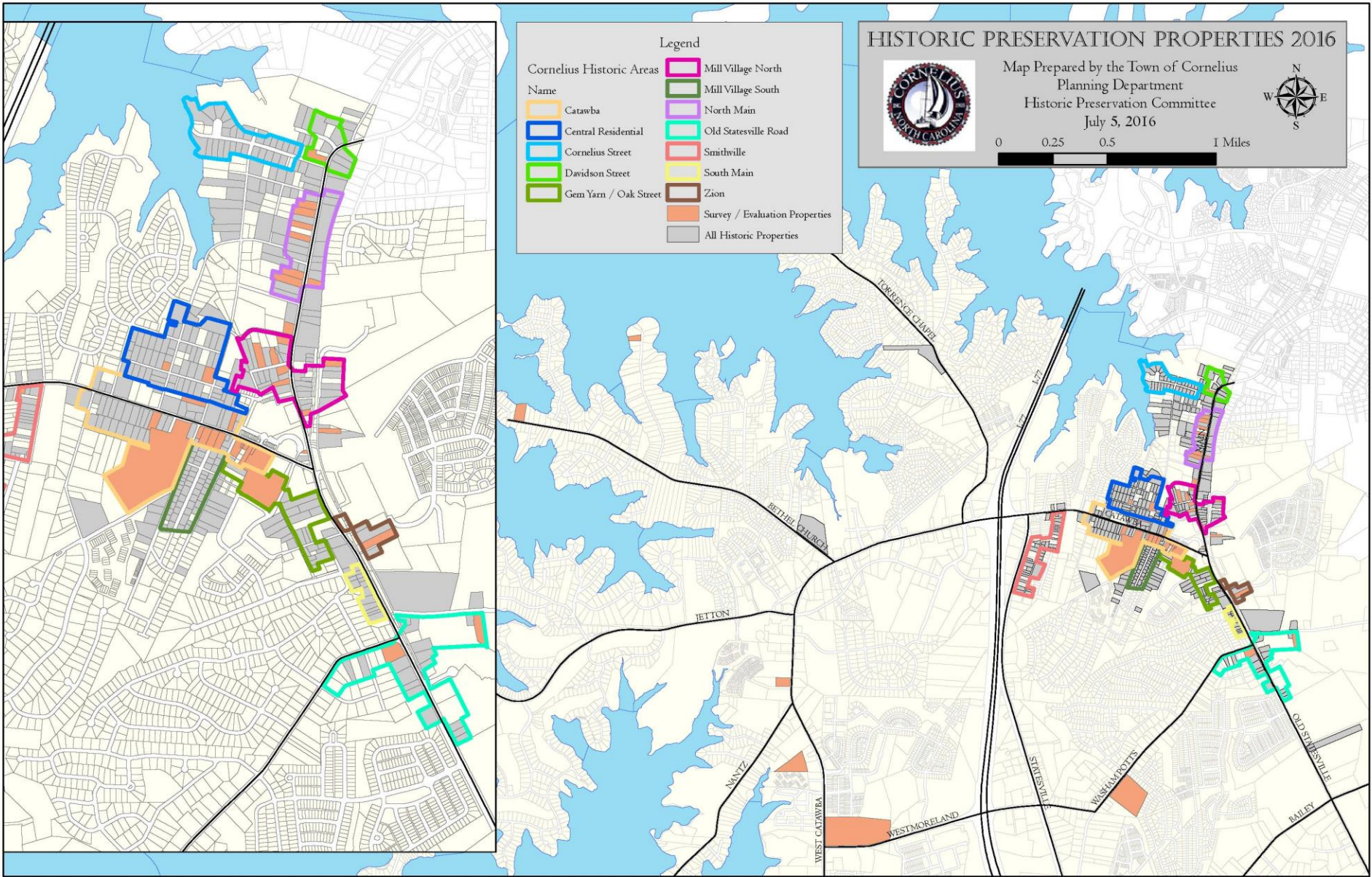
- Cornelius has an abundance of Historic properties
 - “Historic” is generally defined as 50 years old or older
- “The sum is greater than the parts”
 - Focus on areas that have many historic resources in close proximity
 - Preserve the historic fabric of an area rather than just single structures
- The goal of the evaluation
 - Highlight areas with significant historic resources by combining knowledge from the Charlotte Mecklenburg Historic Landmarks Commission and the Town of Cornelius HPC



Property Identification

- All structure 50 years and older
 - ~200 properties
- The HPC narrowed down the list to 50 properties to focus on for detailed evaluation
 - Qualitative Evaluation to get down to 50 properties






Legend


Cornelius Historic Areas	Mill Village North
Name	Mill Village South
Catawba	North Main
Central Residential	Old Statesville Road
Cornelius Street	Smithville
Davidson Street	South Main
Gem Yarn / Oak Street	Zion
	Survey / Evaluation Properties
	All Historic Properties

HISTORIC PRESERVATION PROPERTIES 2016



Map Prepared by the Town of Cornelius
Planning Department
Historic Preservation Committee
July 5, 2016

0 0.25 0.5 1 Miles

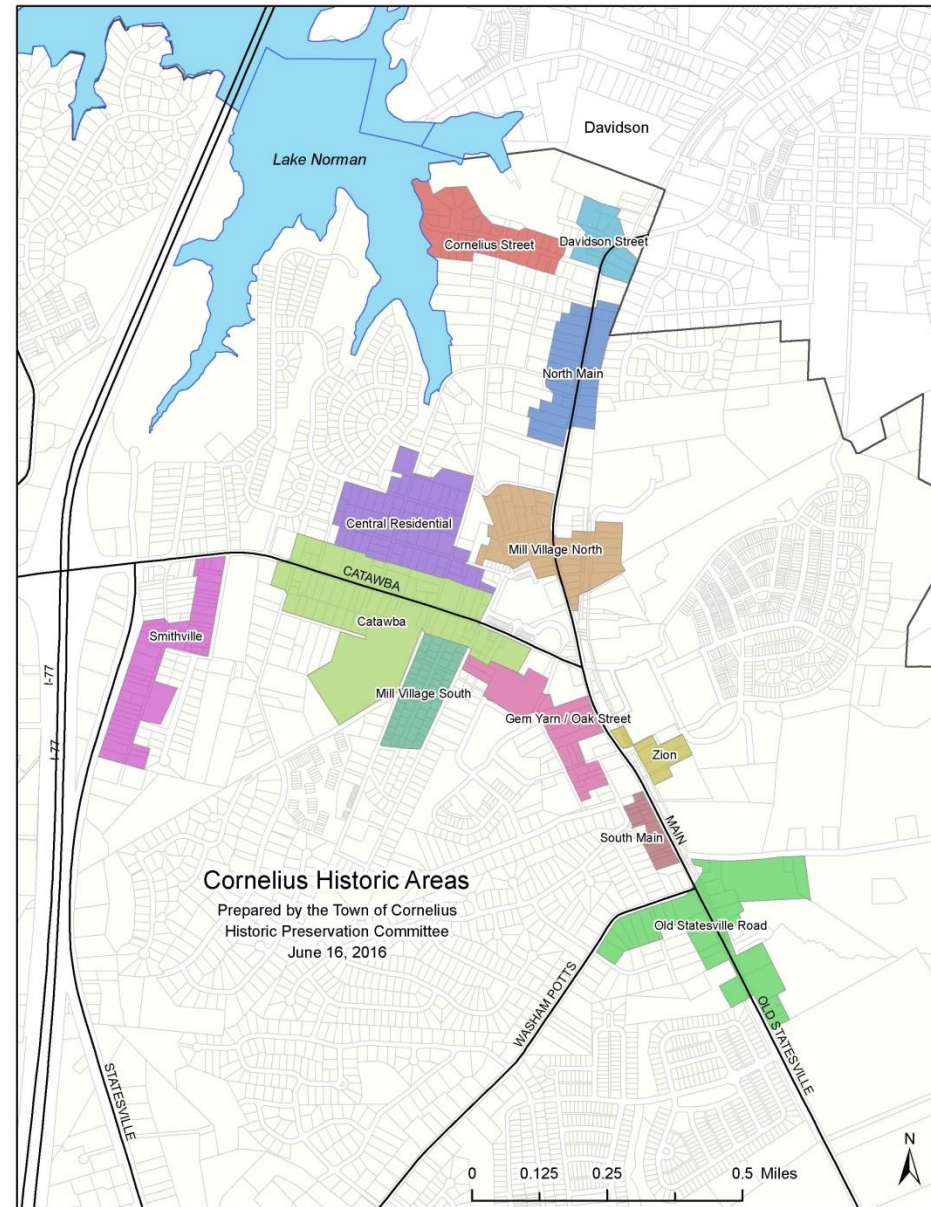


Historic Areas

- Why Historic Areas?
 - CMHLC identified these areas during their 2013 survey?????
- What are Historic Areas
 - Not Districts, just rough boundaries consisting of cohesive properties within the historic inventory
 - Historic Areas are fluid and should be grouped together or amended as appropriate

Historic Areas

- Gem Yarn/Oak Street
- Catawba
- Old Statesville Rd
- Zion
- North Main
- Central Residential
- Mill Village North
- Davidson Street
- Cornelius Street
- Mill Village South
- Smithville
- South Main
- Rural



Evaluation Criteria

- Ranked each property 1-5 in the following three criteria
- **Community/Historical Significance**
 - Cultural relevance to the founding, development and history of Cornelius
- **Endangered**
 - Perceived or immediate threat of demolition
 - Future impact of redevelopment
- **Architectural Integrity/Significance**
 - Unique architectural features
 - Well preserved or rehabilitated property
 - We're not Architects...

Architectural Integrity/Significance

- Show chart of 10 top scoring Architectural Properties
 - Highlight the properties that will show up in all of the 10 top lists

Endangered

- **Show chart of 10 top scoring Architectural Properties**
 - Highlight the properties that will show up in all of the 10 top lists

Community/Historical Significance

- Show chart of 10 top scoring Architectural Properties
 - Highlight the properties that will show up in all of the 10 top lists

Overall top scoring properties

- **Show a chart of the top 10 overall scoring properties**
 - Include pictures of these properties in the background

Overall top scoring properties

- Show a map that only highlights the top 10 scoring properties to give some geographic context. Keep it simple, not busy.

Historic Areas

- Show a table that ranks the historic areas by their average scores
 - Advance with an animation to switch the table to a map which shows the areas again

Priority Areas and Properties

- Mention the historic areas that have great integrity and unique character
 - Catawba area with lots of contributing properties, also includes the commercial buildings, Cherry House/Washam office
 - Catawba, Gem Yarn/Oak st, and Mill Village South combine for triumvirate of mill town pieces (residential, mill town stores, and cotton gin)
 - Maybe mention Cornelius St area, unique story, last mill homes built in the area.

There was also mention of additional maps to show the proposed Arts District overlay and where high priority properties/historic areas overlap.