



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

**Agenda
July 13, 2017
6:00 PM
Cornelius Town Hall-Manager's Conference Room**

- I. Call To Order**
- II. Determination of Quorum**
- III. Citizen Concerns/Comments**
- IV. Approval of Minutes**
 - A.** May 11, 2017
- V. Old Business**
 - A.** Trash of Treasure Planning
- VI. New Business**
 - A.** Tawba Walk Walking Tour
 - B.** Potential Landmarks Designations
- VII. Announcements**
- VIII. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 13, 2017

To: Historic Preservation Committee

From: Summer Smigelski, Planning Admin.

Action Requested:

Approval of Minutes

Manager's Recommendation:

Approval

ATTACHMENTS:

Name:	Description:	Type:
 HPC_Minutes_05112017.DRAFT.doc	May 11, 2017 Minutes	Backup Material



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

**Minutes
May 11th, 2017**

Members Present: Catherine Gautier
Kathryn McClelland
David Stockwell
Ron Potts
Joe Purdy
Matthew Reihl

Members Absent: Julie Miller
Jessica Boye
Alexandra Pizza

Staff Present: Will Washam, Senior Planner/Staff Liaison
Summer Smigelski, Secretary

Guests: None

DETERMINATION OF QUORUM

Ms. McClelland called the meeting to order at 6:12 pm and determined there was a quorum.

CITIZENS CONCERNS/COMMENTS

None

APPROVAL OF MINUTES

The Committee unanimously approved the April 11th, 2017 minutes.

Motion: Approve, Moved by David Stockwell, Seconded by Joe Purdy. Passed. 6-0. Committee Members voting Ayes: Catherine, Kathryn, David, Ron, Joe, Matthew

WELCOME NEW MEMBER

The Committee welcomed new members

Mr. Reihl is a civil engineer with an interest for historic structures.

Ms. Gautier, who is a former non-profit executive director, she has also served on multiple boards.

Ms. Pizza, who was not in attendance, currently serves as Director of Preservation and Curator of Rare Books at Belmont Abbey College in Belmont N.C. and has worked in preservation for over ten years.



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

**Minutes
May 11th, 2017**

HPC Member/Staff Introductions

Staff and Committee members present introduced themselves and briefly discussed their background, experiences with HPC and the Town of Cornelius.

Mr. Washam gave an overview of the Town's advisory boards and how HPC became a commission.

The committee discussed Trash or Treasure with new members. September 23rd, 2017 from 9am to 12pm, is the possible date for the event. Ms. McClelland suggested that they have only two experts this year, the experts will need to be confirmed by July 2017. Sarah Sue with the Mecklenburg Historical Association has a couple volunteers that have let her know they are willing to participate for Trash or Treasure. They will be able to record anything of interest.

HPC Board Presentation

The Committee agreed to have a special meeting to complete the HPC Property Evaluation Presentation and present at the June 5th Pre-Town Board meeting. The purpose of the presentation is to educate on the historical, cultural and architectural heritage of our town.

Announcements

Ms. Miller hosted another Twaba walk two weeks ago with a total of fourteen participants including Commissioner Miltich.

Mr. Potts asked for the committee to support Smithville on preserving the historic properties. He also informed the Committee of the Jazz Festival and the opening of the splash pad on May 20th.

ADJOURNMENT

By unanimous vote, the meeting adjourned at 7:38 p.m.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 13, 2017

To: HPC Members

From: Will Washam - Senior Planner


Action Requested:

Review TOT planning milestones and continue event planning

Manager's Recommendation:

Continue TOT planning

ATTACHMENTS:

Name:	Description:	Type:
 Tasks_2017_for_novus.xlsx	TOT planning tasks	Backup Material

*Trash or Treasure 2016,
Sept. 23th 9am-12pm*

Yellow=HPC member(s)
Blue= Staff

Activity	Responsibility 2016	2017 Due	Cost	Done?	2016 Comments
Appraisers/Analysts					
Confirm Experts	HPC Member	10-Aug	N/A		Need to arrive by 8:15 to set-up.
Donated Gift Certificates	HPC Member	8-Sep			As thank you to appraisers;
Other donated items for gifts	HPC Member	8-Sep			
Put together gift basket for appraisers	HPC Member	20-Sep			
"Hostess"	HPC Member	23-Sep	N/A		Checks with appraisers ~ 1/2 hour
Parking					
Signs	WW	22-Sep	N/A	Yes	Will borrow from PARC; parking in CATS lot, Arts Center, Street, Food Lion
Place Signs	HPC Members/setup team	23-Sep	N/A		Put out at 8:00
Pick-up Signs	HPC Members/setup team	23-Sep	N/A		Pick up at 12:30
Staffing					
Event Setup - 5 people	HPC Members/Staff	23-Sep	N/A		Arrive at 7:30 to put out table, chairs, tents, cones, balloons, signs
Direct people to appropriate expert table - 2 people	HPC Members	23-Sep	N/A		
Traffic Direction coordination- PD	WW			Yes	Notify PD 8/8/2016
Event Clean-up at 12 PM - 5 people	HPC Members/Staff	23-Sep	N/A		
Marketing					
Press Release	WW/BP	18-Aug	N/A	Becky	
Town Website	WW/BP	18-Aug	N/A	Becky	
Notices to MHA, local magazines, power co-op publication, SHPO	WW	18-Aug	N/A		SHPO contact - Jessica Dockery (jessica.dockery@ncdcr.gov)

Activity	Responsibility 2016	2017 Due	Cost	Done?	2016 Comments
<i>Postcard/Ad Design</i>	<i>WW</i>	<i>18-Aug</i>	<i>N/A</i>	<i>Yes</i>	
<i>Postcard Printing</i>		<i>18-Aug</i>	<i>N/A</i>	<i>Next Week</i>	<i>Distribute at 9/17 'Tawba Walk (2 - 8)</i>
<i>Social Media</i>	<i>WW/BP</i>			<i>Becky</i>	
<i>Poster</i>	<i>WW</i>	<i>2-Sep</i>		Yes	
Items Needed					
8 Tables & 20 Chairs	WW/Staff	23-Aug	N/A	Yes	This may change depending on total number of experts and stations
5 Pop-up tents	WW/Staff	23-Aug	N/A	yes	Will borrow 5 from PARC
Landscape tape for lines	WW	20-Sep		yes	
Balloons	WW	20-Sep			
PA System	WW/Staff	20-Sep	N/A	yes	Town PA
Trash Cans	WW/HPC Member	20-Sep	N/A	yes	Get from PARC
Interview people in line	HPC Member		N/A		
Photographer	???		N/A		
Reserve TH for 9/24	WW	18-Aug	N/A	yes	
Prizes	HPC Member	23-Aug			No prizes
7-10 Street Barrels to block off parking area	WW/HPC member	20-Sep	N/A	yes	Borrow from Public Works
Table signs - "Please No Food or Drink on Table"	WW	20-Sep	N/A		
Hand out postcards at fall 'Tawba Walk 9/17	HPC Member	16-Sep	N/A		
Water for volunteers	WW	20-Sep			
Sign-in Cards	WW	20-Sep	N/A		Name, item description, phone #, email, how found out about event, color check boxes
Event Program	WW/BP	20-Sep			

Xref	Activity	Due Date	Cost	Done?
		5/29/2013	N/A	
8	Parking Signs			
32	5 Pop-up tents	5/29/2013	N/A	Yes
33	10 white stakes	5/29/2013	N/A	Yes
37	Portable Microphone & CD player	5/31/2013	N/A	
43	Trash Cans	5/29/2013	N/A	

Comments

Will borrow from PARC (4-5?); parking in CATS lot, Arts Center, Street, Food Lion

Will borrow 5 from PARC

Will borrow from PARC

To announce prizes

Get from PARC

ToT experts 2016
Low Veloso - Bergen Pickers

Contact
Bergenpickers.com

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 13, 2017

To: HPC Members

From: Will Washam - Senior Planner

Action Requested:

Discuss logistics for the September 16th 'Tawba Walk Walking Tour

Manager's Recommendation:

Discuss the Walking Tour Logistics

ATTACHMENTS:

Name:	Description:	Type:
 Old_Town_Cornelius_Walking_Tour.pdf	Walking Tour Brochure	Backup Material

Historic Cornelius

1 The Cornelius Cotton Mill (below left) opened in the 1890's where Food Lion & Town Hall are located today. Founded by J.B. Cornelius & R.J. Stough, the mill employed 230 people in 1923. A typical adult mill worker logged 12 hours a day, 5 days a week, plus 6 hours on Saturdays. Skilled workers were paid \$28 a week & unskilled workers \$11. The mill was later purchased by the IX Company & then Reeves Brothers. The mill was demolished in 1997. Reeves Brothers developed the plant now known as Foamex (corner of Bailey Road & Hwy.115).



THEN



NOW

2 N. Main @ Catawba had a much different look in the early 20th century. **Guion Drugs** was located on the NW corner, as well as the **Police Station**. Several other stores were located in this strip, including the **Bank of Cornelius**. The Bank of Cornelius was the only bank in the area that did not close its doors during the great depression!



3 The "Tree of Knowledge" was a large Oak tree that was the local gathering spot for sharing news. It was conveniently located between the 2 mills, on the southwestern corner of Catawba Avenue & Main Street.



4 Commercial Buildings (South Side of Catawba)
The first **Cashion's Grocery Store** was located in what is now a paint store (top right, 21224 Catawba). It later moved further east on Catawba to where Rite Aid is now located. After closing this location, which then became **Lowes Foods**, Cashion's opened in its current location at the corner of Catawba Ave. & Main St.

The Smith Store, 21320 Catawba, was owned by Jacob Smith who gave land which led to the development of Smithville.

21300 Catawba was once the house & office of Dr. Washam, town doctor for more than 50 years!



5 Town Hall and Police Department were once located in the building to the right, which was expanded over time (photo to the left) & simultaneously housed Town Hall, the police and fire departments. When the current Town Hall building was completed in 1999, the police department moved to N. Main Street (former 1st Union building) before moving to its current location.



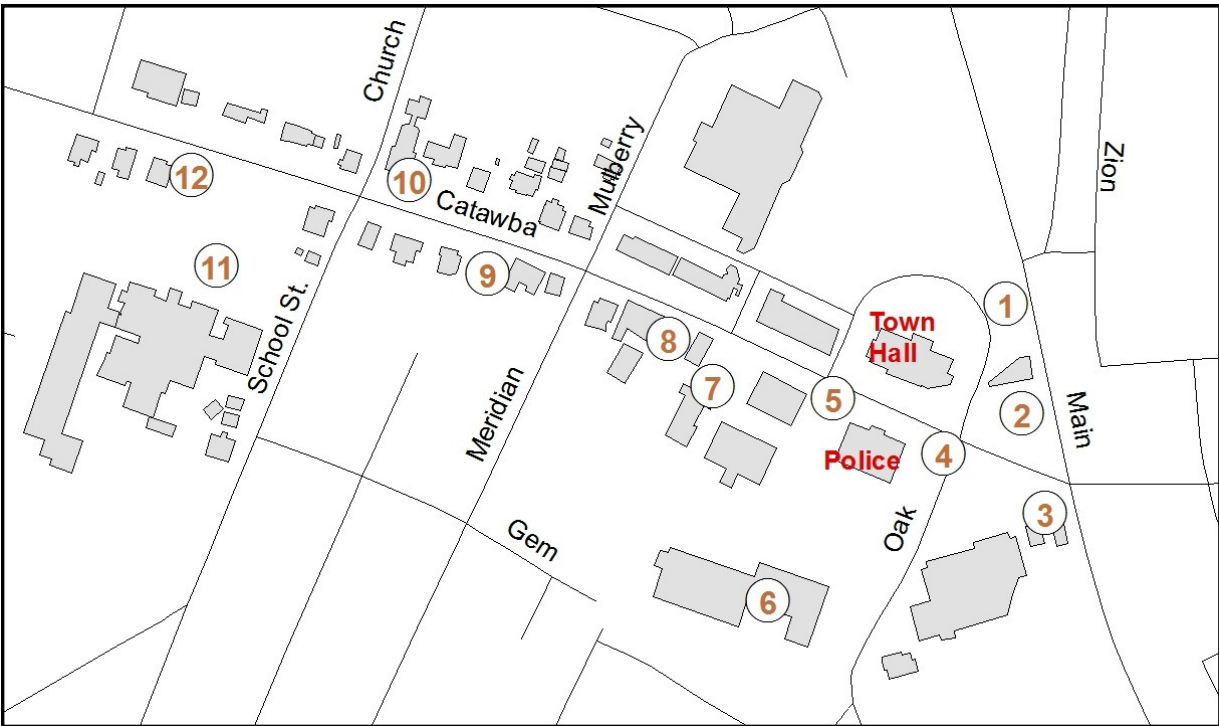
A **cotton gin** (above right) was built just north of the Gem Yarn Mill and still stands today. It is set back off Catawba Avenue southeast of Potts Barber shop. Cotton farmers would take their cotton laden horse drawn wagons to the gin, often lining up along what is now Catawba Avenue awaiting their turn to weigh their cotton. To the left of the gin was a **cotton warehouse** (above left), which no longer exists.

The Farmer's Company, a Ralston Purina dealership, ground feed there (which was sold out of the Ralston Purina plant in Charlotte) and sold seeds, tires and other supplies needed to run a farm. It had shareholders and paid dividends yearly.



8 Potts Barber Shop
Young Wilson Potts once worked for Blakely's Barber Shop (previously located on Brick Row). He later bought the business, changed the name to Potts Barber Shop & moved the business to its current location.

6 Read about the **Gem Yarn Mill** on the back of this brochure.



9 Cornelius Library
The library has been in 4 different locations since it was established in the 1920's. It started in a location near Potts Barber Shop on Catawba, sharing the same building with Town Hall! It moved to the location of Puckett's Grocery Store (no longer exists) before moving to 21228 Catawba in 1956 where it stayed for more than 40 years. It moved to its current location at 19800 Washam Street in 1999.

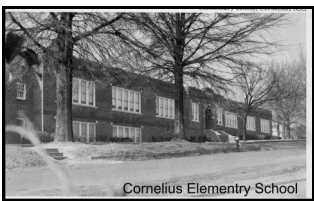


21228 Catawba

10 Cornelius Presbyterian Church
Church Street was named in honor of Cornelius Presbyterian Church located at 21209 Catawba, which was established in 1909. The Cornelius Historic Preservation Commission recognized the church in 2009 for its historical importance to the development of the Town of Cornelius.



11 Cornelius Elementary School
The school's origins can be traced back to 1885 when it was located near Mt. Zion United Methodist Church. In 1917 the school moved to Catawba Avenue. The original Catawba Avenue school building was later demolished & rebuilt as you see it today.



Cornelius Elementry School

12 The **Fidler House** was constructed in the early 1900's by local farmer W.C. Fidler & designated as a local historic landmark in 2007. The house remained in the Fidler family until 2005 and is an excellent example of craftsman-style bungalow homes that were popular during this period.



21112 Catawba

For more information on Cornelius' history, we invite you to visit Heritage Hall and the History Room located in Town Hall. Both are free and open to the public.
(9:00 AM—4:30 PM, M-F)

OTHER AREAS OF INTEREST

Mt. Zion United Methodist Church

Organized in 1827, Mt. Zion United Methodist Church is one of the oldest churches in the Town of Cornelius. In 1835, the congregation moved to its current location at the corner of Smith Road and Zion Avenue.



During the Civil War, the church grounds served as a Confederate muster site and later as the location of Confederate veterans reunions.

In 2005, the original parsonage for the church was designated as a local historic landmark. It is currently a private residence.



In 2009, the Historic Preservation Commission recognized Mt. Zion for its historical importance to the development of the Town of Cornelius.

6

Gem Yarn Mill



The Gem Yarn Mill, ca. 1905, is the only remaining mill in the Town of Cornelius. It was incorporated in 1907 and closed in 1962.

When it opened, the mill employed 45 people. During the peak years (1941—1946) the mill employed 150 people.

The Board of Directors included many well known family names: F.C. Sherrill, J.B. Cornelius, T.S. Williamson, P.A. Stough and R.J. Stough.

A cotton gin was built just north of the mill and still stands today. It is set back off Catawba Avenue between Potts Barber shop and "the blue building". Cotton farmers would take their cotton laden horse drawn wagons to the gin, often lining up along what is now Catawba Avenue awaiting their turn.



Smithville

With the end of the Civil War, a community began to grow—Smithville. Due to the generosity and compassion of Jacob Smith, a farmer and owner of the Smith Store who was married to a descendent of the Potts family, black farmers and laborers were able to acquire land on the western side of town. This allowed many the opportunity to stay in Cornelius if they chose to do so.



The Smithville Community is home to a former Rosenwald School (pictured above). The school was built in the early 1920's under the Rosenwald School Program, a program established to improve education for African Americans in the south. Booker T. Washington conceived the idea of a "hands-on self-help" approach to education which he called "industrial education" and teamed up with Julius Rosenwald, CEO of Sears, Roebuck and Company to build rural schools for the black community.

Approximately 5,350 such schoolhouses were built across 15 southern states. North Carolina had the majority of the structures with more than 800 schools, 26 in Mecklenburg County alone. The large number of Rosenwald schools in Mecklenburg County is attributable to the County being a large cotton-growing region which remained strongly rural, despite the growth of the City of Charlotte at that time.

Birth of Cornelius

The Town of Cornelius, the second youngest of Mecklenburg County's six incorporated towns, was founded in 1893 and incorporated in 1905. When incorporated, the town was a rural mill village with significant agricultural ties.

The history of the Town has been traced back to a dispute over cotton weighing. In the late 1800's, two thriving cotton firms located in Davidson disagreed on whether an official town cotton weigher should be appointed. After a heated election was held and legislation enacted, a town cotton weigher was hired and the firm which opposed the appointment decided to relocate much of its operations just south of the Davidson town limits.



Frequently after heavy rains, the road connecting Davidson and Cornelius would become impassible. The hill leading into Davidson would become so muddy that many cotton farmers found it safer and more convenient to conduct their business just south of Davidson. The success of the cotton purchasing business inspired the owners to construct a cotton mill where raw cotton could be converted into cloth. The owners of the cotton firm lacked the money to build a cotton mill and turned to Joseph B. Cornelius (1833-1914) for financial backing.

Originally locally known as 'Liverpool' due to the prominent cotton industry in England, the Town was named 'Cornelius' in honor of J.B. Cornelius.

Lake Norman

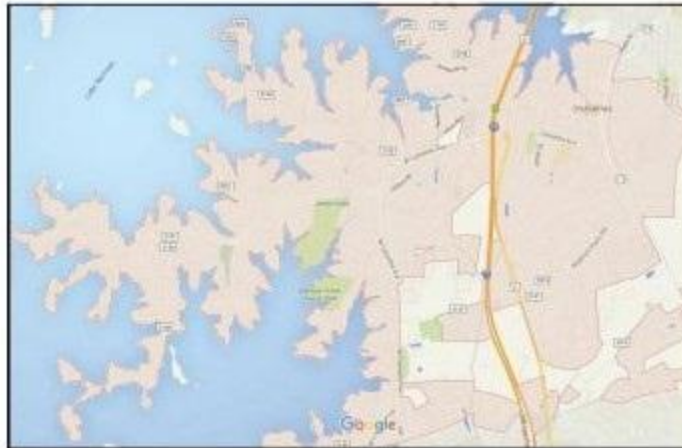
The damming of the Catawba River created Lake Norman and was as influential as the cotton industry to the Town's development and growth. In 1963 Duke Power created Lake Norman which provided the area with recreational opportunities and a source of hydroelectric power. The formation of Lake Norman also provided the area with choice lakeside property.

Cornelius continues to combine a small town atmosphere with grand homes along the shoreline of Lake Norman. The citizens can enjoy an array of recreational activities while only being minutes from the urban center of Charlotte which allow citizens to maintain a high quality of life.

Location

Located just a few miles north of Charlotte, NC, Cornelius is accessible by Interstate 77, N.C. 115, Hwy. 21 and Hwy. 73/West Catawba Avenue.

From Interstate 77, take exit 28 eastbound to reach Historic Cornelius.



Town of Cornelius
21445 Catawba Avenue
P.O. Box 399
Cornelius, NC 28031
(704) 896-2461
<http://www.cornelius.org/>



@TownofCornelius

Historic Cornelius Walking Tour



Historic Preservation Committee



REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 13, 2017

To: HPC Members
From: Will Washam - Senior Planner

Action Requested:

Hear updates from town staff and HPC members on potential landmarks designations that have been brought to the Charlotte-Mecklenburg Historic Landmarks Commission.

Manager's Recommendation:

Review the potential Landmarks designations.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		
