



## TOWN OF WAXHAW

P.O. Box 6  
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Hours: Monday-Friday 8:00 a.m. to 5:00 p.m.

### MAYOR

DAUNE GARDNER

### TOWN COMMISSIONERS

MIKE STEWART (Mayor Pro-Tem)

PAUL FITZGERALD

JOHN HUNT

JAMES WARNER

STEVE MAHER

### TOWN MANAGER

WARREN WOOD

### TOWN CLERK

MELODY SHULER

August 13, 2015

Waxhaw Historic Preservation Commission Meeting Agenda  
Town Hall Front Conference Room  
6:30PM

### Regular Meeting

1. Call to Order
2. Oath of Office
3. Roll Call and Determination of Quorum
4. Approval of Agenda
5. Election of Officers\*
6. Approval of Minutes from the June 22, 2015 WHPC special meeting
7. Approval of Minutes from the July 9, 2015 WHPC regular meeting
8. Unfinished Business
  - A. Committee Reorganization; Role of WHPC
  - B. McDonald House Paint Color
    - a. Sherwin Williams #7748 Green Earth; or
    - b. Sherwin Williams #6192 Coastal Plain
9. New Business
  - A. None
10. Public Comment
11. Adjournment

\*Elections beyond 2 consecutive terms must be made by unanimous vote according to the Rules of Procedure.

June 22, 2015  
Waxhaw Historic Preservation Commission Special Meeting  
Waxhaw Town Hall Conference Room

## **Regular Meeting**

### **1. Call to Order**

Chair Settle called the meeting to order at 6:30 p.m.

### **2. Roll Call and Determination of Quorum**

A roll call and determination of quorum was made.

Present: Chair Settle, Vice-Chair Mather, Leslie Kellam, Art O'Donnell, Staff McCarter, and Recording Secretary Oliver.

Absent: Karen Wright, Terry Michaelson, Helena Moore.

### **3. Adoption of Agenda**

**Art O'Donnell motioned to adopt the agenda as amended. Vice-Chair Mather seconded. The motion passed unanimously.**

### **4. Unfinished Business**

#### **A. McDonald House Building Materials**

Commissioner Fitzgerald joined the meeting on a conference call to discuss the McDonald House.

Art O'Donnell asked what year the house was built; Chair Settle stated that it was probably built in 1888. She stated that the town is not doing a historical restoration but a renovation.

Staff McCarter asked about the proposed metal roof. Commissioner Fitzgerald stated that the town is doing a stabilization of the house and an exterior renovation and a little more, such as fixing the floor system. He stated that they would build a 100 pound floor system and with no more than a 1/8<sup>th</sup> inch change in elevation throughout the structure. He stated that a typical residential floor system is 40 pound but it will be built to a higher specification to accommodate a commercial type use in the future. Commissioner Fitzgerald talked about the replacement of the fire place and he stated that the bricks of the original were thought to be locally sourced from the site of what is now Barns Park. He stated that gas logs will be used in the fire place.

Commissioner Fitzgerald stated that the roof was most likely originally constructed of cedar shake and most likely replace likely the town will replace the existing metal roof with another metal roof. He went into detail about the new structure of the roof. He also went into detail about the stabilization of the house and how that process would work.

Commissioner Fitzgerald stated that the original color of the house was most likely white washed, white siding with white trim. He stated that the town is looking into other things that are not included the current bid for the renovation of house such as heating, cooling, and insulation. He stated that a new subflooring structure would be built in the house and the original floor would be placed on top.

Chair Settle asked if some of the flooring would have to be replaced. Commissioner Fitzgerald stated that some flooring would be replaced. He described the materials that will be used and described what is currently used in the house.

Chair Settle asked if using a light stain would make the new boards more noticeable and if a darker stain should be used. Commissioner Fitzgerald stated that with pine floor you could use pretty much any stain you'd like. He suggested using a medium stain.

Chair Settle asked about the front porch ceiling. Commissioner Fitzgerald stated that we would use real beaded material and not typical 4x8 bead board. He stated that the ceiling would use three inch boards in the construction.

Art O'Donnell asked how the floor was originally held down. Commissioner Fitzgerald stated that it was with floor nail in the front of the board. He stated that the method of reattaching the flooring would actually lead to higher quality product than the original by using the flooring nail gun.

Chair Settle asked about the lattice on the front porch and if it would be replaced. Commissioner Fitzgerald stated that it would not be replaced.

Commissioner Fitzgerald described the door that will be used. He stated that the new door would either be made of steel or fiber glass.

Commissioner Fitzgerald stated that the electrical system would be replaced and an outdoor breaker box will be placed the back of the house next to the water meter.

Commissioner Fitzgerald talked about the brick that will be used. He told the WHPC to pick any color they wanted for the house.

Chair Settle asked about the color of the current roof. Commissioner Fitzgerald stated that the current roof is actually blue. He stated that the galvanized roof would have to be painted because it will oxidize and turn white if not. He stated that he would personally select a gray roof.

Art O'Donnell asked how the material choices came down to WHPC for decision. Commissioner Fitzgerald stated that he and the town manager decided to have the WHPC make the decisions because it may take too long for the Board of Commissioners to discuss and make a decision and they felt that the WHPC should be part of preserving this historic building.

Art O'Donnell asked about the HVAC. Commissioner Fitzgerald stated that the Police Department had some mechanical equipment when they bought the shell space and that the town would look into using those heat pumps that they already have.

Chair Settle shared some pictures she had of the house and went over some of the details that were discussed.

There was a discussion of having a bathroom in the house.

Chair Settle stated that the WHPC should pick a few colors and then paint samples of the colors on the house before making a decision.

There was discussion about the colors and a consensus was reached to paint samples of Belvedere Cream yellow and Sunbeam yellow for the siding, Dark Hunter green and Vogue green for the moving parts of the windows, and white for the trim.

A consensus was reached to stain the floor in Vermont Maple.

A consensus was reached to use Copper Ridge brick because it matches other building in the downtown.

A consensus was reached to use Old Town grey for the roof.

Art O'Donnell and Terry Settle stated that they would go to the Sherwin Williams and select paint samples and paint a section of the house so everyone can go by at their convenience to look at the color and then discuss the paint samples at the next regular meeting.

Chair Settle wanted to submit it to the record that Terry Michaelson made selections although she could not be in attendance at the meeting.

## **5. New Business**

### **A. Committee Update**

Chair Settle stated that if your seat is up that your term has been extended until a decision is made on the boards and committees restructurings. They do not know what

will happen but will probably keep the committee intact but it will be a subcommittee of the design committee and may only meet when there is a Certificate of Appropriateness.

**6. Public Comment**

NONE

**7. Adjournment**

**Vice-Chair Mather motioned to adjourn the meeting at 8:24 p.m. Art O'Donnell seconded. The motion passed unanimously.**

The meeting was adjourned at 8:24 p.m.

Respectfully Submitted,

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Chair, Terry Settle

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Recording Secretary, Maxx Oliver

July 9, 2015  
Waxhaw Historic Preservation Commission Special Meeting  
Waxhaw Town Hall Conference Room

**Special Meeting**

**A. Call to Order**

Chair Settle called the meeting to order at 6:30 p.m.

**B. Roll Call and Determination of Quorum**

A roll call and determination of quorum was made.

Present: Chair Settle, Vice-Chair Mather, Terry Michaelson, Helena Moore, Art O'Donnell, Staff McCarter, Staff Oakley, and Recording Secretary Oliver.

Absent: Karen Wright and Leslie Kellam.

Also in attendance: Joyce Blythe

**C. Adoption of Agenda**

Chair Settle also asked for a color to paint the ceiling of the porch.

**Terry Michaelson motioned to adopt the agenda as amended. Art O'Donnell seconded. The motion passed unanimously.**

**D. Approval of Minutes from June 11, 2015 WHPC regular Meeting**

Terry Michaelson requested to amend the June 11, 2015 WHPC minutes. She stated that under the CLG status that Terry Michaelson should be changed to read Chair Settle.

**Terry Michaelson motioned to approve the minutes from May 14, 2015 WHPC regular meeting as amended. Helena Moore seconded. The motion passed unanimously.**

**E. Unfinished Business**

**A. McDonald House Paint Colors**

There was a discussion of the paint colors. Chair Settle stated that Commissioner Fitzgerald added a shade of white to the options as shown in slide show. Terry Michaelson suggested using a dark green for the siding of the house like Haskell Eargle's house.

Chair Settle suggested going through the PowerPoint of examples slowly to discuss each one.

The WHPC also looked at photographs of a historic home in Charlotte that Commissioner Fitzgerald provided.

Chair Settle stated that she asked Joyce Blythe to join the meeting since she led the charge to restore the McDonald house. Joyce Blythe stated that the house was painted entirely white when she was a kid.

Chair Settle stated that if the WHPC chose a color that is different from the colors that we already previously considered for the house that samples of the new colors should be painted on the house.

Joyce Blythe asked why the windows were removed. Chair Settle stated that they took them to Greensboro to Double Hung windows for restoration. She stated they took all the floors have been taken up to be refinished as well, but will be reinstalled.

Terry Michaelson suggested using green for the siding of the house. Helena Moore stated that she liked the Sunbeam yellow the best. Art O'Donnell stated that he liked the Belvedere yellow. He stated that he liked the Dark Hunter green for the movable portion of the windows.

Chair Settle stated that she felt that yellow color is too close to the current color and she feels it should be changed. Helena Moore stated that she did not like the grey and felt it was too industrial.

Terry Michaelson asked if everyone agrees on Hunter green for the windows. Helena Moore stated she preferred vogue. Staff McCarter asked if the Hunter green would be used as the door color as well. Art O'Donnell stated that it was his understanding that the green would be used for the door.

Joyce Blythe asked about the trim. Chair Settle stated that the all trim would be painted white. Chair Settle stated that she would like white for the entire house.

There was a discussion about matching the house colors to Haskell Eargle's house.

There was a consensus that the house would be painted with white trim, lighter green siding, and a darker green door and windows.

**B. Façade Improvement Grant**

a. Revised Boundary

Chair Settle stated that it was recommend in the downtown neighborhoods plan to expand the Façade Improvement Program boundary.

Chair Settle stated that the Board of Commissioners is looking at changing the grant and may only include the businesses not residential. Chair Settle suggested that the WHPC continue as business as usual until we hear otherwise.

Chair Settle gave a breakdown of how the new committee setup and Façade Improvement Grant may be administered. She stated that it may be administered by the Design Committee of the Beautification Committee that the WHPC would be a subcommittee of.

There was a discussion of limiting the Façade Improvement Grant Program to houses that were built in the period of significance, 1888 to 1941.

Helena Moore asked when all the decisions will be made regarding the committee restructuring. Chair Settle stated that the Board of Commissioners is still crafting the language.

Staff McCarter explained the maps that were provided in the packets with the current and proposed Façade Improvement Grant boundaries.

There was a consensus to move forward with the Façade Improvement Grant boundary expansion.

b. Rotating Funds/Revised Application

Staff McCarter explained that she removed the specific dates from the timeline but left the general timeline and gave the option to make the decisions at the same meeting that the application is reviewed. She stated that the whole process could be reduced to just 2 and half months.

Staff McCarter stated that she added a provision that half the money would come online at the beginning of the year and the other half would come on line halfway through the year, after a suggestion by Town Manager Wood.

Staff McCarter presented examples of façade improvement grant programs used in other towns.

Terry Michaelson asked if Hickory's program included homes or if it was just for businesses. Staff McCarter stated that it was only for non-residential properties.

Helena Moore stated that other towns focused on revitalizing their downtown but Waxhaw would also like to focus on residential properties.

Chair Settle asked when the WHPC could present to the Board of Commissioners. Staff McCarter stated that she would check with the Town Clerk but she thought they could be placed on the second July Agenda.

Staff McCarter asked if the WHPC would like to add the period of significance requirement for residential structures in the Façade Improvement Grant regulations.

There was a discussion about age restrictions for residential properties.

**C. Certified Local Government Status**

Staff McCarter stated that she is not sure if the town will be eligible due to the WHPC's state of limbo in the boards and committee restructuring.

**D. Committee Status**

Chair Settle stated that we have already touched on the committee status in the earlier discussions. She stated that the Board of Commissioners sent out a letter stating that all committee members' terms will be extended until the restructuring is complete.

**F. New Business**

NONE

**G. Public Comment**

Terry Michaelson stated that everyone should email the commissioners and let them know to keep that the WHPC would like to maintain control of the Façade Improvement Grant Program.

**H. Adjournment**

**Terry Michaelson motioned to adjourn the meeting at 8:00 p.m. Art O'Donnell seconded. The motion passed unanimously.**

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

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Chair, Terry Settle

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Recording Secretary, Maxx Oliver

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