

March 12, 2015
Waxhaw Historic Preservation Commission 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, Terry Michaelson, Karen Wright, Helena Moore, Leslie Kellam, Art O'Donnell, Staff McCarter, Staff Oakley, and Recording Secretary Oliver.

Absent: None

3. Adoption of Agenda

Terry Michaelson motioned to adopt the agenda. Leslie Kellam seconded. The motion passed unanimously.

4. Approval of Minutes from February 12, 2015 WHPC regular Meeting

Terry Michaelson motioned to approve the minutes from February 12, 2015 WHPC regular meeting. Vice-Chair Mather seconded. The motion passed unanimously.

5. Unfinished Business

A. NONE

6. New Business

A. Façade Grant Applications

Staff McCarter stated the WHPC received applications from four separate structures. She stated that the potential new owner of the Mama Lena's building submitted applications for the front and right side facades. Staff McCarter stated that Mr. Coffey submitted an application for front façade of 309 North East Main Street. She stated that the red barn located on South Church Street has submitted an application to replace some siding boards and paint the left side of the structure and that the building located next to it at 101 South Church Street submitted an application to repaint and replace some trim on the front façade.

Staff McCarter stated that Mama Lena's front façade application is exciting because the applicant is proposing to do a historically accurate restoration and that staff has discovered a picture showing the historic look of the façade.

Chair Settle stated that that the picture staff provided was actually a photograph of the Niven-Price building and not of Mama Lena's.

Chair Settle stated that Ron Zimmerman stopped by her house and dropped off a historical rendering that he created. Terry Michaelson stated that she may have a photo of Mama Lena's at home. Staff McCarter stated that a photo is needed to avoid going through the conditional use permit process for changing the front façade.

Art O'Donnell asked if the WHPC could still approve the façade grant application for Mama Lena's front Façade even if they have to go through the CUP process. Staff McCarter stated that the process would probably take too long and that there would not be enough time after the approval of the CUP to meet the façade grant deadline.

Art O'Donnell asked if the WHPC could take a leap of faith and assume that the buildings looked like the Niven-Price building and allow them to go ahead with the restoration. Staff McCarter stated that staff would need an actual photo to approve the project at staff level. Terry Michaelson stated that the WHPC would have to find a photo.

There was further discussion about the Mama Lena's building and the block that it is on as well as the buildings that were adjacent to it and torn down.

Staff McCarter stated that the WHPC also received an application for Mama Lena's right side. Terry Michaelson asked if the façade improvement grant covered the cost of signage. Staff McCarter stated that it could but she felt that signage would be given a lower priority.

There was a discussion about the difference between a sign and a mural.

Staff McCarter stated that Mama Lena's submitted an application to do the right side of the building was planning on painting the building a terracotta color and adding light fixtures. Helena Moore asked if the applicant would use historically appropriate light fixtures. Staff McCarter stated that goose neck lights were proposed.

Staff McCarter stated that the applicant is proposing to remove the paint from the brick on the front of Mama Lena's and that it will be done in accordance to historical guidelines but if the brick is deteriorated that it would have to be repainted. Staff McCarter stated that she did include repainting in the quote and it could be added if there was still money available.

Staff McCarter stated that 309 N. East Main Street submitted good pictures and pointed out the window that they would replace. Chair Settle asked if they would replace the siding on the whole house. Staff McCarter stated that she had not asked but that she will. Chair Settle asked

if William Whaley would look at the buildings. Staff McCarter stated that he would but has not at this point.

There was a discussion about 309 North East Main Street and the possibility of matching the siding on the side and rear facades if the applicant submits for the next grant cycle.

There was a discussion about including the cost of labor in Mr. Coffey's quote. Staff McCarter stated that he would not include labor because the work is proposed for his daughter's house.

Staff McCarter stated that application for the red barn on South Church Street is pretty straight forward.

Staff McCarter stated that 101 South Church is proposing to paint the front façade and replace trim as needed.

Helena Moore asked if the potential new owner of Mama Lena's was proposing to remodel the inside of the building as well. Staff McCarter stated that he was planning a full renovation.

Karen Wright asked about expanding the facade improvement grant area to more of the east side. Staff McCarter stated that the Lawrence group recommended an expansion of the boundary in their Downtown Neighborhoods small area plan. Staff McCarter stated that the WHPC discussed expanding the boundary maybe 8 months ago and decided to look into it for the next grant cycle. Karen Wright stated that the east side is one of the oldest areas of town. Art O'Donnell asked about how to expand the boundary. Chair Settle stated that the WHPC would make a recommendation to the Board of Commissioners and that the BOC would make the decision on whether to expand the Façade Improvement Grant boundary.

There was a discussion about the boundary and when to start on the expansion process.

B. Meetings Recaps

Staff McCarter stated that Melody, the Town Clerk, is doing Melody's Recaps, a video recap of the Board of Commissioners meetings and Wendy, the HR Manager, asked if the WHPC wanted do a video recap of their meetings.

There was a discussion of doing video recaps of the meetings and a consensus was reached to have Recording Secretary Oliver do the recaps.

7. Public Comment

Chair Settle reminded everyone that the WHPC were recording the historical walking tour on March 23rd and encouraged anyone that could make it to take part.

Staff McCarter stated that the WHPC was taking part in historic preservation training coming up in Greensboro on March 19th.

8. Adjournment

Terry Michaelson motioned to adjourn the meeting at 7:10 p.m. Vice-Chair seconded. The motion passed unanimously.

The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

Chair, Terry Settle

Recording Secretary, Maxx Oliver