



Historic Preservation Minutes

January 5, 2017

Members Present

Clark Tew, Chair
Mark McNeely
Larry Schaeffer
Bob Amon
Andy Poore
Jay Maddocks

Also Present

Bobby Compton, Town Board of Commissioners Liaison
Rawls Howard, Director of Planning and Community Development
Tim Brown, Staff Liaison

Absent

Denise Kelly
Henry Seyller

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- 1. Call to Order.** Clark Tew called the meeting to order at 6:00 p.m.
 - 2. Approval of the Minutes.** Mr. Tew noted that there were no minutes to approve from the previous meeting of October 6, 2016 since the meeting consisted of a presentation requiring no action from the Commission.
 - 3. Discussion Regarding Zoning Design Guidelines for the Historic Core.** Rawls Howard, Director of Planning and Community Development, informed the Commission that Staff was considering creating an overlay district for the downtown that would require compliance with the Historic Preservation Commission Design Guidelines as part of the design standards associated with Chapter 6 of the Zoning Ordinance. The overlay district would apply to a prescribed boundary incorporating the traditional downtown area, with the objective of applying more consistent standards to the area, particularly regarding new construction. Mr. Maddocks noted that under this proposal, new infill development within the downtown area defined by the overlay district would not detract from the historic fabric of the historic downtown due to compliance with the Guidelines. Mr. Brown noted that the Design Guidelines require continuity and compatibility with the historic fabric of the Commercial Core Historic District. Mr. Howard suggested a district boundary that included both sides of Main and Broad Streets and bounded by McLelland and Iredell Avenues. Mr. Brown also suggested that the district boundary when proposed should also take into consideration the recommended expansion of the Commercial Core Historic District as noted per the recently completed historic architectural survey. Mr. Amon supported the idea recalling the demolition of historic infrastructure and subsequent new construction that was not compatible with the adjacent historic shopfront buildings.
 - 4. Review of the 2017 Historic Preservation Fund Pass-Through Grant.** Mr. Brown presented an overview of the proposed grant application to the Commission. Commissioner Compton noted that the Town Board of Commissioners authorized the application at their January 3rd meeting. Mr. Brown noted that this grant application is a federal matching grant program administered by the North Carolina Historic Preservation Office that supports state and local historic preservation programs and projects administered through the North Carolina Historic Preservation Office. Mr. Brown noted that if awarded, the Town would be required to match a minimum of 40% of eligible project costs not to exceed \$25,000. In the case of this application, deed covenants and preservation agreements are required since the project cost will exceed \$10,000. The application submittal deadline is February 28, 2017. The anticipated notification date is May, 2017. The duration of the grant cycle is September 2017 to August 24, 2018. Mr. Brown noted that during past cycles, the Town of Mooresville and the Historic Preservation Commission has been awarded two grants totaling \$32,000 upon completion in September 2017 of the current grant for the update of the Historic Preservation Commission Design Guidelines. The application request is for a total project cost of \$25,000 which would include a \$15,000 reimbursement grant with a \$10,000 match appropriated by the Town of Mooresville Board of Commissioners to the Town of Mooresville Historic Preservation Commission during FY17-18 Funding Cycle. The project proposed is to construct Phase 1 required to upfit



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and renovate the existing depot /warehouse space for occupancy as a multi-purpose event/gallery space. Mr. Brown noted that the Phase 1 improvements proposed must comply with the Department of Interior and Mooresville Historic Preservation Commission Design Standards and will be subject to approval by the State of North Carolina Historic Preservation Office. The proposed project includes exterior exits from the proposed interior gallery space; emergency lighting and signage, and an emergency alarm system. Although not incorporated as part of the proposed Phase 1 development, the proposed historic renovation project upon completion will also include HVAC and insulation, toilets, and gallery lighting and finishes. Mr. Brown noted that subsequent phases of this project is anticipated to be funded after the grant expires from Capital Improvement Project (CIP) appropriation and/or unidentified grant source(es).

5. **Pedestrian Safety Zones Presentation.** Mr. Brown presented the proposed pedestrian safety zone project to the Historic Preservation Commission. This project will utilize funding from the North Carolina Department of Commerce to retrofit the existing North Main Street streetscape within the Commercial Core Historic District. The project will enhance pedestrian safety by establishing mid-block pedestrian safety zones at the existing crosswalks between Moore Street and Iredell Avenue and Center and McLelland Avenues. The proposed improvements would not eliminate any existing on-street parking. The proposed project also will be designed to aesthetically accentuate the existing sidewalks at the crossings by incorporating decorative paving and street tree planting islands. The islands will visually soften the hard surfaces of the buildings and streetscapes. Mr. Brown provided the Commission with concept plans denoting the two project scopes under consideration. These pedestrian safety zones and incorporated planting islands were originally proposed in the 2001 Downtown Master Plan and again recommended in the 2009 Downtown Master Plan. These streetscape improvements will advance compliance with these adopted plans. Discussion favored the proposed paver option. Mr. Amon inquired regarding the feasibility to install irrigation. Mr. Brown noted that irrigation installation would be difficult due to locating backflow preventers and risers and most likely is cost prohibitive, noting that the project also included the replacement of existing soil in the islands with a hydrophobic soil mixture that more readily retains moisture. Mr. Amon stated that he would prefer to see irrigation in preference to paver materials. Mr. Schaeffer noted the importance in selecting the right plant material for the project, particularly the trees so as not to block the visibility of shopfronts and signage. Mr. Brown noted that this project element would be given careful consideration.
6. **Resignation.** Mr. Tew informed the Historic Preservation Commission of his resignation effective that evening. Mr. McNeely, in his capacity as Vice Chair will serve as the interim chair until the Commission can elect a new Chair.
7. **Adjournment.** There being no further business to consider, Mr. Tew made a motion to adjourn.

Mr. Tew made a motion to adjourn. The motion, seconded by Mr. Maddocks, was unanimously approved. The meeting was adjourned at 7:10 pm.