



**OAK RIDGE HISTORIC PRESERVATION COMMISSION MEETING
OCTOBER 14, 2015 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Ann Schneider, Chair
Debbie Shoenfeld, Vice Chair
Mac McAtee
Caroline Ruch, Alternate (Sitting)
Paul Woolf, Alternate (Sitting)

Staff Present

Sandra Smith, Town Clerk

Members Absent

Ron Simpson
Kristin Kubly, Alternate

1. CALL MEETING TO ORDER

Chair Ann Schneider called the meeting to order at 7:00 p.m.

2. APPROVE AGENDA

Mac McAtee made a **motion** to approve the meeting agenda after removing approval of the September 1, 2015, meeting minutes. **Debbie Shoenfeld** seconded the motion, and it was passed unanimously (5-0).

3. APPROVE MINUTES OF THE JULY 8, 2015, AND AUGUST 12, 2015, MEETINGS

Mac McAtee made a **motion** to approve the meeting minutes. **Paul Woolf** seconded the motion, and it was passed unanimously (5-0).

4. OLD BUSINESS

A. Town Council report. Shoenfeld drafted the report for the October Town Council meeting and Schneider presented it. Schneider said she had expressed appreciation at the Town Council meeting to Frank Whitaker for his editorial in the Northwest Observer in response to Rep. Mark Brody, who had said empty property had been scooped up in the Historic District. Schneider also reported that she had attended one day of the annual conference of Preservation N.C. and had met many people who had been helpful with advice on how to defeat HB 799, a bill introduced by Brody to limit the power of Historic Preservation Commissions.

B. COAs approved/reviewed at staff level.

None

C. COAs approved but not completed.

Staff reported that the only outstanding COAs at this time are the landscaping at Holt Hall and possibly completion of the Lowes Foods project.

McAtee mentioned that Lowes Foods had installed two flagpoles in front of the building, which had not been approved by the Commission. He said flagpoles are not specifically mentioned in the Design Guidelines; Schneider suggested Commission members do their homework on the issue to see if the issue could be regulated under the current Guidelines, and discuss the matter at another time, if appropriate.

Schneider said she had been approached by Mark Overby and Irvin Angel of Oak Ridge Military Academy and the manager of Lowes Foods about their recent projects, and all are pleased with the outcomes.

5. NEW BUSINESS

Recommendation to Council to appoint HPC member.

Schneider suggested that the Commission recommend that the Town Council appoint Caroline Ruch as a full member of the Commission in place of Michelle Davidson, who had recently resigned. She said Ruch was the longest-serving alternate and that she had attended most meetings. Commission members agreed by consensus.

Schneider then talked about the Historic District Designation Report, which was written when the district was formed in 1994 by Kaye Graybeal, now a preservation planner in Knoxville, and how the State Historic Preservation Office (SHPO) had recently argued that Oak Ridge had too much large-scale development to even qualify for a historic district anymore. She said the designation report says development is anticipated, and that Oak Ridge residents saw the Historic District as a way to preserve what we have here. She said SHPO was saying Oak Ridge had caved to development pressure, while Schmickle and Graybeal said Oak Ridge had done an excellent job. Schneider said even Jerry Cooke, who was one of the largest commercial developers in the Town, would probably say the Historic District had been good for business. McAtee said the designation report also says there is some obligation to protect open spaces, but Schneider says that does not mean the Commission has the ability to deny development. She said, for instance, the park is a dream use of open space, calling it a huge victory for the Town. She said the new Land Use Plan will also emphasize preserving open space. She continued that the designation report suggests a lot of tools, most of which the Commission has used, and there had been an enthusiastic letter of support for creating the district by SHPO. She added that Guilford County Planning and Development had even nominated themselves for a state planning award for the establishment of the Oak Ridge Historic District.

6. COMMITTEE REPORTS/UPDATES

A. Budget updates.

The 2015-16 budget update was included in the packet, which is hereby incorporated by reference and made a part of the minutes.

B. Historic inventory/Markers.

Schneider said the markers that had been ordered will be shipped by October 30, and a dedication date for the marker at Ai Church had been set for April 30. Shoenfeld said the committee would like to put a marker in front of the park that would discuss the relevance of open land, and another marker is planned for the western boundary of the Historic District at the corner of Williard Road and N.C. 150.

C. Communications outreach.

No report.

D. Display case.

The subcommittee had recently met to discuss the next display.

E. Land Use Plan Update.

Schneider said the Land Use Plan Update committee continues to work on updating the plan. She said it has been a great process, with much good discussion.

Commission members mentioned to staff that they would like to see plans for subdivisions or other development before the plans go to the Planning & Zoning Board.

7. CITIZEN COMMENTS

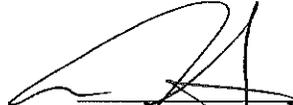
None

8. ADJOURNMENT

Debbie Shoenfeld made a **motion** to adjourn the meeting at 8:43 p.m. **Paul Woolf** seconded the motion, and it was passed unanimously (5-0).

Respectfully Submitted:


Sandra B. Smith, CMC, Town Clerk


Ann Schneider, Chair