



Charlotte-Mecklenburg Historic Landmarks Commission

Historic Landmarks Department Staff Report – August 11, 2025

Landmark Name:	Cornelius Agriculture Building
Landmark Address:	19623 School St.
City State Zip:	Charlotte, NC 28031
Applicant Name:	Paul Newton
Item:	Application for COA #HLC482

Landmark Description

The Cornelius High School Agriculture Building is one of two surviving agriculture buildings of the four that were erected in Mecklenburg County in 1937-38 and funded by the W.P.A. The Cornelius High School Agriculture Building was designed by Willard G. Rogers, an architect of local and regional importance. The building is an example of a Classical Revival style institutional structure used for educational purposes in Mecklenburg County.

Project Description

Renovation and new addition to the Cornelius High School Agriculture Building. Extant building changes proposed is window replacement and opening enclosed windows. New addition on the south elevation includes an elevator, restrooms, and main entrance to the building.

Exhibits presented to and considered by the Commission

Exhibit A – Context Map
Exhibit B – Existing Conditions
Exhibit C – Proposed Plans

Staff Comments

The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character under the *Secretary of the Interior's Standards for Rehabilitation*.

Based upon the information presented in the application, staff offers the following applicable findings of fact with staff comments underlined:

Secretary of the Interior's Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. **The extant building will be reused as a museum.**
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. **The proposed project does not negatively impact the historic character of the building. The window replacement is consistent with the historic window details and proportions. New windows are Simulated True Divided Light (STDL), aluminum clad, and light patterns to match existing. The addition is at the rear of the building and minimally touches the original building.**
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. **Extant building will remain with appropriate changes.**
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **No prior significant changes/additions have been made.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **Original Colonial Revival details will remain.**
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. **Deteriorated windows would be replaced with new windows to match original in appearance and detail.**
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. **To be determined if major surface cleaning is needed.**
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **Not applicable.**
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **The new addition is differentiated in material and connection. Size, scale and massing are appropriate.**
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. **The addition is minimally attached to the building if removal is required.**

Staff Recommendation

Staff recommends Approval of the application.

Exhibit A

Polaris 3G Map – Mecklenburg County, North Carolina

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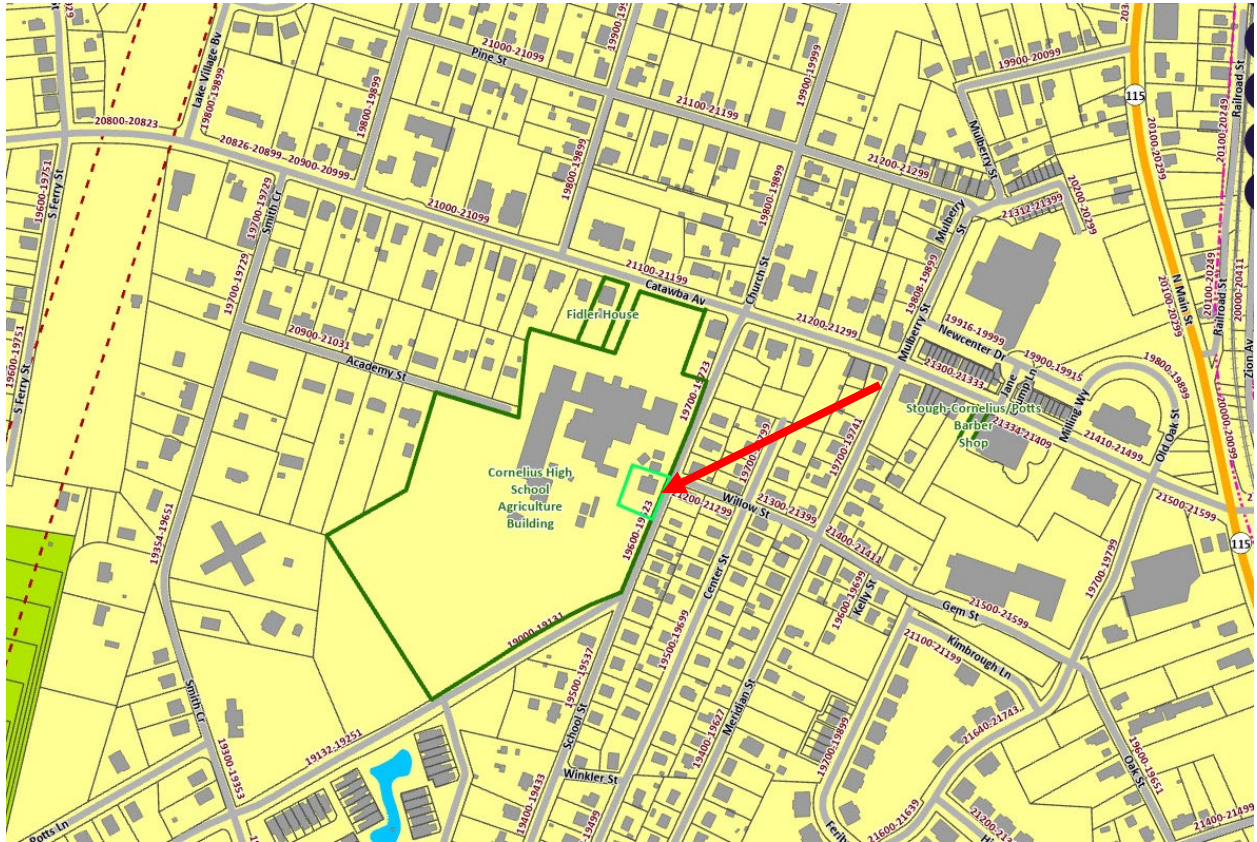
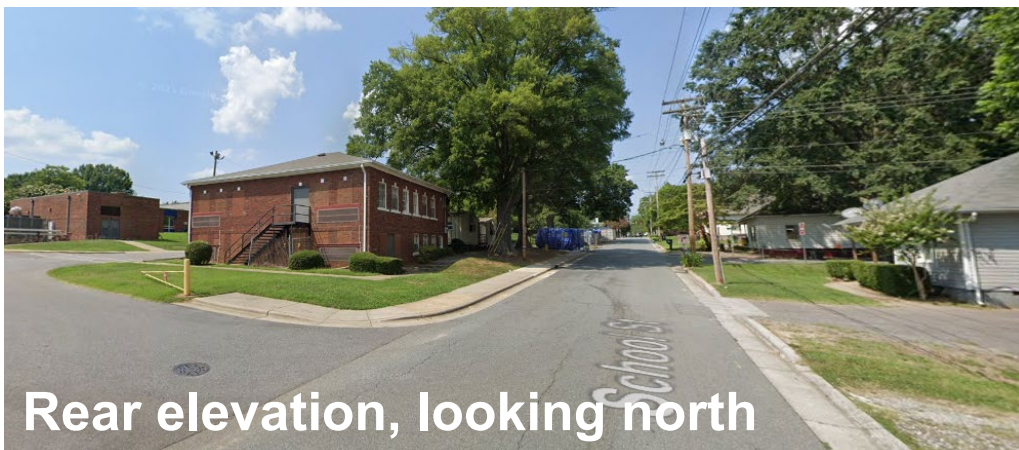


Exhibit B

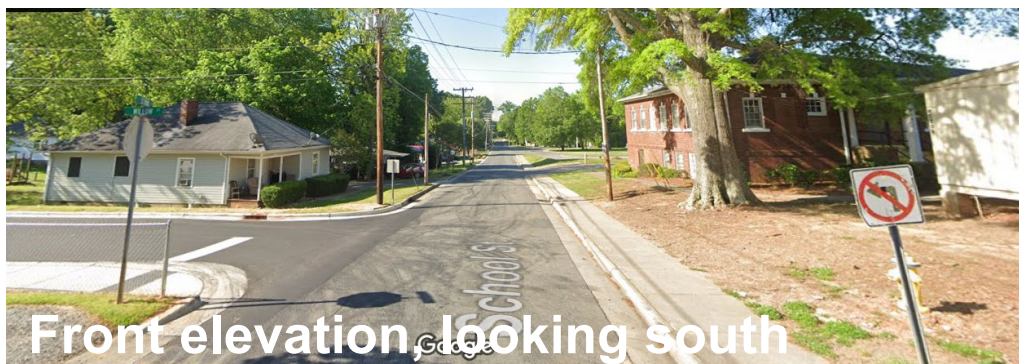
Existing Conditions



Left and front elevation



Rear elevation, looking north



Front elevation, looking south

Proposed Plans



CORNELIUS HISTORY MUSEUM BOARD
 CORNELIUS HISTORY MUSEUM ADDITION & RENOVATION



PROJECT NUMBER: 0604-0715
 DATE: 07.08.2025

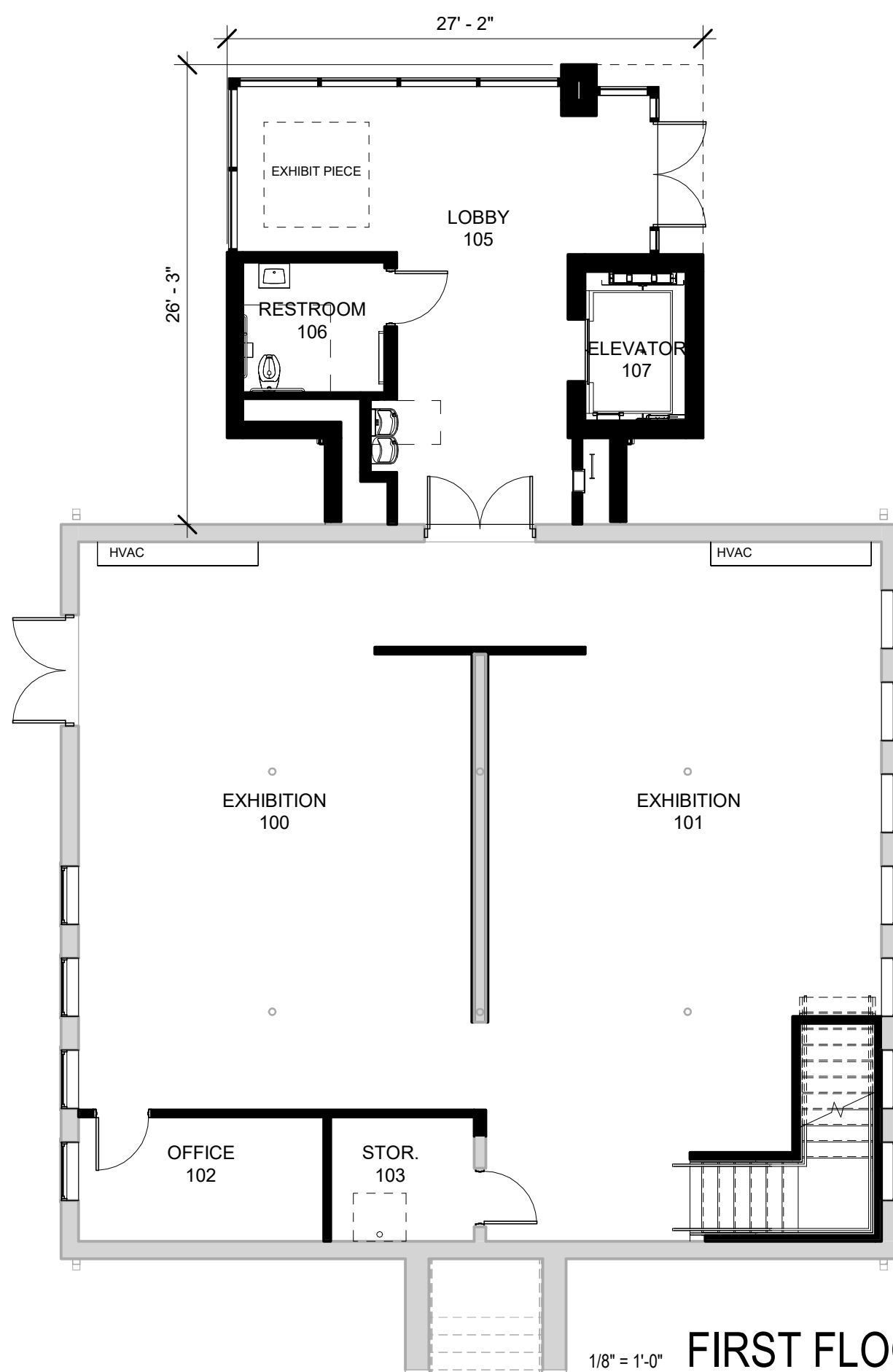


1" = 40'-0" SITE PLAN - PRESENTATION

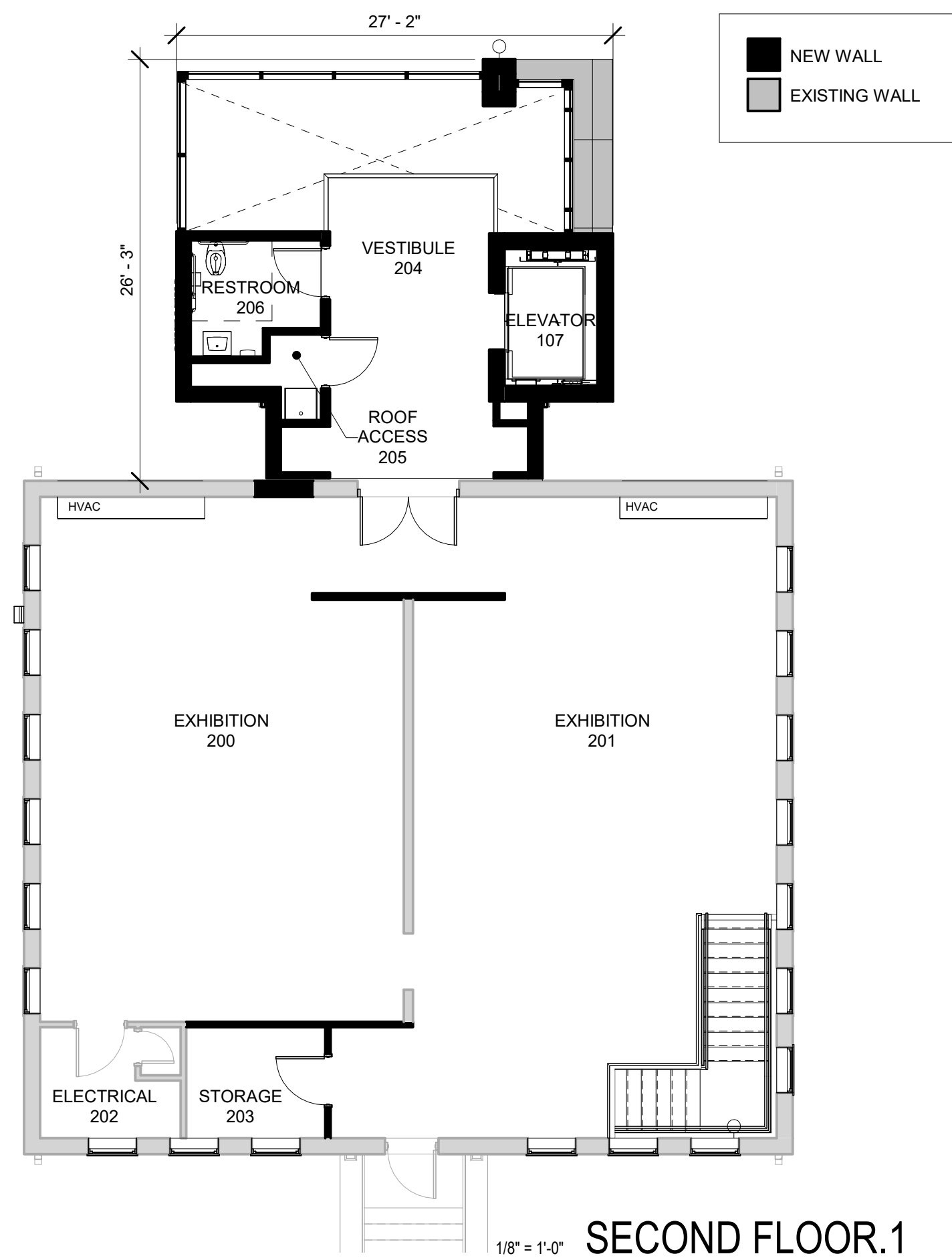


CORNELIUS HISTORY MUSEUM BOARD
CORNELIUS HISTORY MUSEUM ADDITION & RENOVATION

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1/8" = 1'-0" **FIRST FLOOR.1**

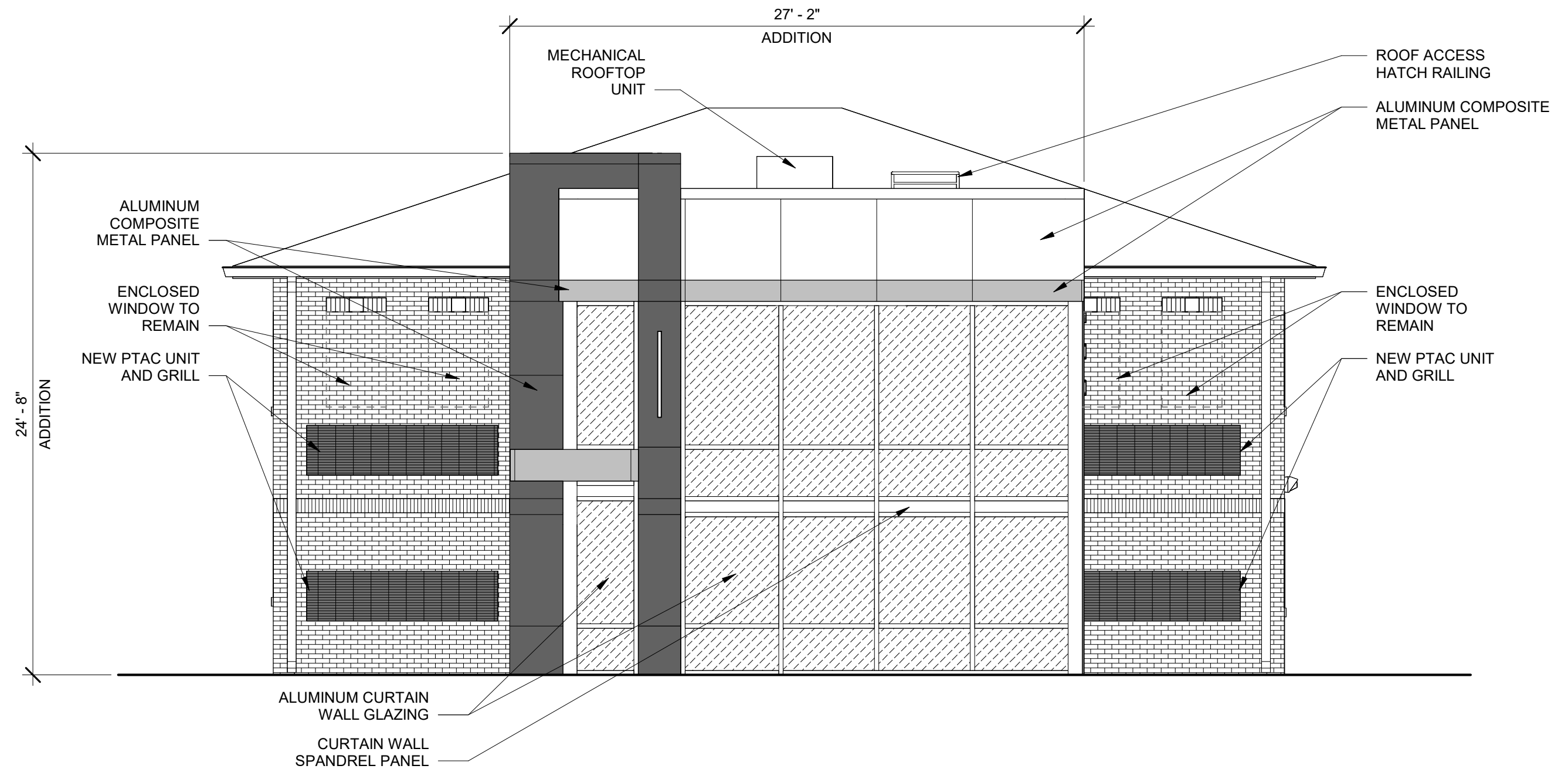


1/8" = 1'-0" **SECOND FLOOR.1**



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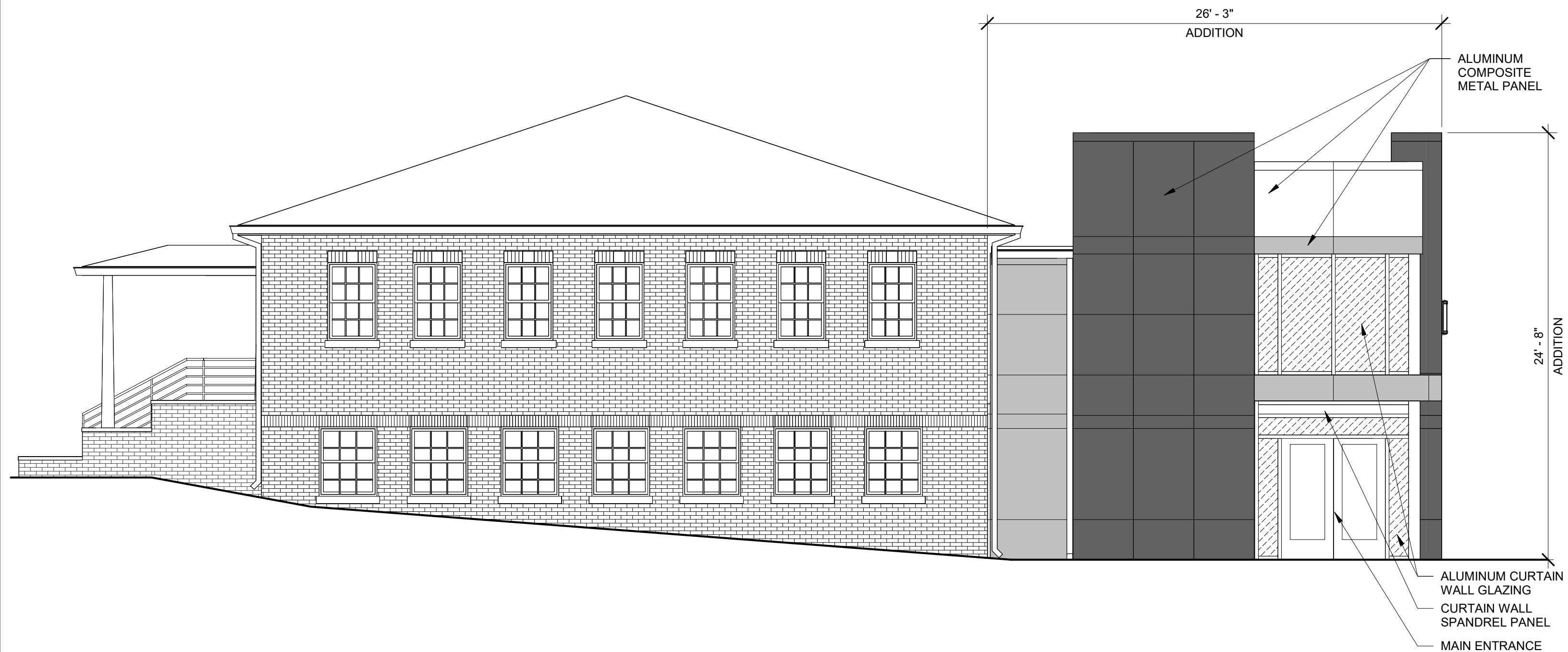
3/16" = 1'-0" NORTH ELEVATION - PRESENTATION



CORNELIUS HISTORY MUSEUM BOARD
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EAST ELEVATION - PRESENTATION



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NOTE: ALL WINDOWS TO BE
REPLACED IN ORIGINAL OPENINGS

3/16" = 1'-0"

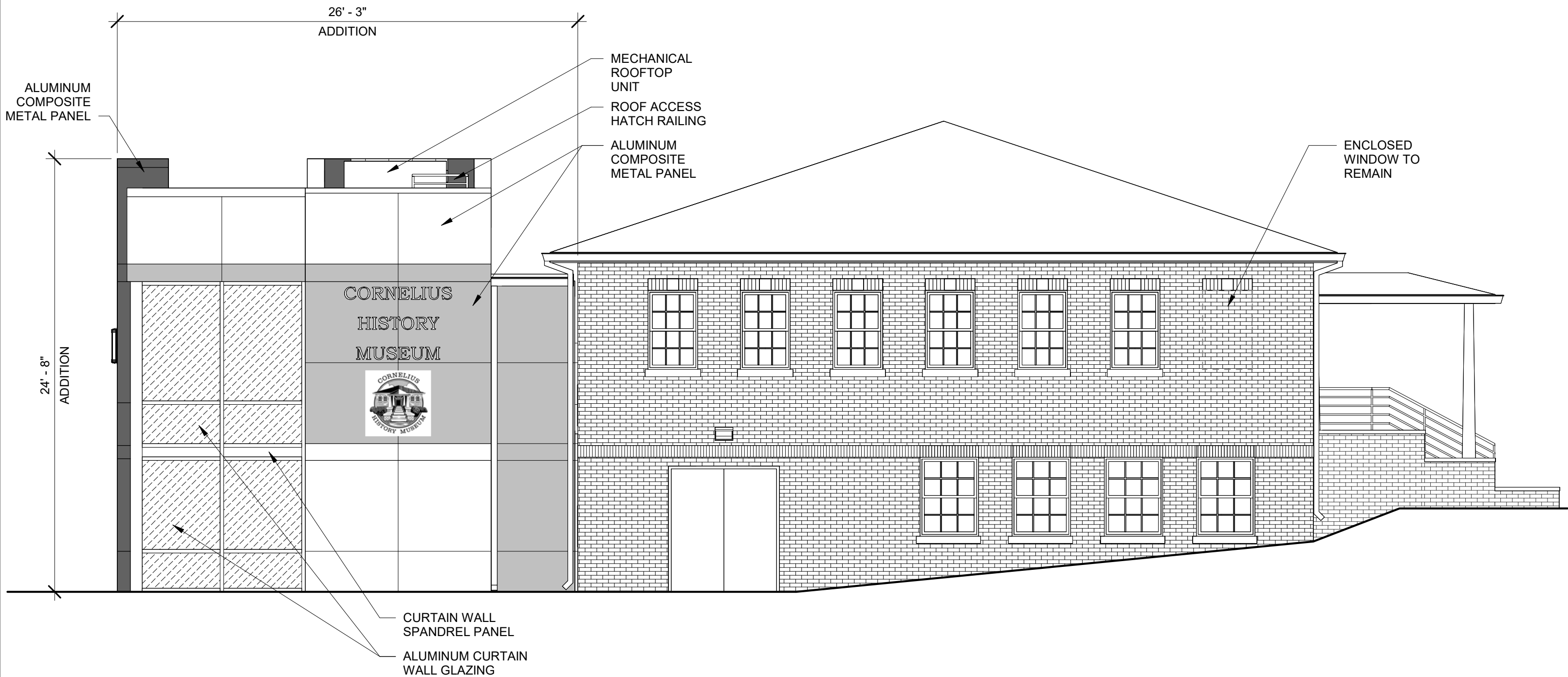
SOUTH ELEVATION - PRESENTATION



CORNELIUS HISTORY MUSEUM BOARD
CORNELIUS HISTORY MUSEUM ADDITION & RENOVATION



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NOTE: ALL WINDOWS TO BE REPLACED
IN ORIGINAL OPENINGS

3/16" = 1'-0"

WEST ELEVATION - PRESENTATION



CORNELIUS HISTORY MUSEUM BOARD
CORNELIUS HISTORY MUSEUM ADDITION & RENOVATION



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