



To: Town Council  
From: Madison Harris  
Date: August 30, 2024  
Agenda Item: Ordinance 11 - Series 2024 (First Reading) Continence of an Ordinance Amending the Town's Historic Register to Add 151 Main Street to October 2, 2024

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**REQUEST:**

Continue the nomination to add 151 Main Street to the Town's Historic Register via Ordinance 11 - Series 2024 on First Reading to October 2, 2024.

**INTRODUCTION:**

Council initially took this Ordinance up at their June 5, 2024 regular meeting. They continued the first reading hearing to August 7, 2024, with a work session to take place on July 17, 2024 to discuss options to help give property owners certainty concerning historic preservation. It was again continued to September 3, 2024 in order to give staff time to bring an ordinance addressing the options through HPC, Planning Commission, and Council.

**ANALYSIS:**

At the June 5, 2024 meeting Council discussed balancing historic preservation, economic feasibility, and the utilization of property, particularly in the Town's downtown, commercial generating area. In response to this a work session was scheduled at the July 17, 2024 meeting.

During the work session staff brought forth nine different ideas for Council to discuss and give direction on. Staff was directed to bring back an ordinance addressing Options 1-7:

1. Option 1: Eliminate the requirement for two sets of design review guidelines
2. Option 2: Eliminating potentially redundant approval requirements
3. Option 3: Allow for historically designated structures in the downtown corridor to have the immediate ability to functions as short term rentals on all floors
4. Option 4: Encourage historic preservation reinvestment as part of the Downtown Development Authority Operations Plan
5. Option 5: Require a minimum of two nominators for a structure to be nominated for historic designation
6. Option 6: Create a process whereby property owners can determine if their structure would be historically designated without necessarily "supporting" such a designation
7. Option 7: Allow residential in the Downtown Character Area on the back 50% ground floor of historically designated commercial buildings to create live/work opportunities

Several of these options, should they be implemented, should provide additional flexibility and stability to individual property owners within the 100 Block and throughout the rest of Town. The HPC and Planning Commission have reviewed the ordinance addressing these options and forwarded recommendations of approval with some modifications. That ordinance (Ordinance

20 - Series 2024) will be reviewed on first reading Tuesday, September 3, 2024 and second reading should be September 18, 2024.

In hopes of providing concrete answers for the owner of 151 Main Street, staff suggests that Ordinance 11 - Series 2024, the nomination and designation of 151 Main Street, should be continued to October 2, 2024, to allow time for Ordinance 20 - Series 2024 time to works its way through the process.

**COMMUNITY INPUT:**

Ongoing.

**BUDGET / STAFF IMPACT:** TBD

**STRATEGIC PLAN ALIGNMENT:**

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

**ATTACHMENTS:**

- None