



To: Town Council
From: Madison Harris
Date: September 27, 2024
Agenda Item: Ordinance 11 - Series 2024 (First Reading) An Ordinance Amending the Town's Historic Register to Add 151 Main Street

REQUEST:

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

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 and then to October 2, 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. That ordinance (Ordinance 20 - Series 2024) was reviewed on first reading Tuesday, September

3, 2024 and second reading was September 18, 2024. The ordinance passed with all directed options included.

In hopes that concrete answers have been provided for the owner of 151 Main Street via Ordinance 20 - Series 2024, staff suggests that Ordinance 11 - Series 2024, the nomination and designation of 151 Main Street, should be reviewed in accordance with the designation process.

COMMUNITY INPUT:

Ongoing.

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

ATTACHMENTS:

- Designation Memo
- Application
- Public Comment
- Ordinance 11 - Series 2024