

## HISTORIC DISTRICT COMMISSION

### Wednesday, August 6, 2014

The Historic District Commission held a called meeting on Wednesday August 6, 2014 at 5:30 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Larry Brooks, Jimmy Linens, Grace Baldwin, Helen Sharpe and Cary Worthy. Steven West, Lauren Nance, Brenda Sykes, and Denise Baker were absent. Staff members present were Melissa Guilbeau, City Planner, and Martha Johnson, Zoning/Inspections Technician.

Larry Brooks called the meeting to order and explained the function of the Commission.

1. A motion was made to approve the minutes from the April 9, 2014 meeting by Grace Baldwin and seconded by Cary Worthy. The motion carried unanimously.

2. Text Amendment for Historic Resources. Request by staff to amend the *Development Ordinance* related to historic resources. Mr. Brooks stated that Melissa Guilbeau has done an excellent job changing things on the Historical District and bringing us up to date on codes and sections that the State has.

Melissa Guilbeau presented the proposed text amendments to Divisions 9 and 10 of Article IV. Ms. Guilbeau stated that the goals of the amendments were to provide that the Commission have the power to designate local historic landmarks, to update and reorganize, and to make any changes necessary for potential application to become a Certified Local Government (CLG). Major changes to the ordinance included changing the name of the commission to the Historic Resources Commission, establishing a regular meeting date, establishing procedures and criteria for designating local historic districts and landmarks, and many updates and reorganization. Melissa Guilbeau said there had been a question about reducing the number of the Commission members and this would be a good time perhaps to consider the change from 9 to 7.

Ms. Guilbeau discussed the benefits of being a CLG and that we are currently doing most of what we need to do to become a CLG. Some changes we would need include yearly training for staff and two Commission members, regularly scheduled meetings, rules of procedure and guidelines (our handbook which is being worked on currently), and an up-to-date survey of the historic properties in Graham.

Ms. Guilbeau stated that if the Commission likes the changes it will go on the Planning Board's agenda August 19<sup>th</sup>. Cary Worthy made a motion for approval, second by Grace Baldwin. All voted in favor.

Cary Worthy asked if the Commission could expand the historic district to include the houses to Providence Church. Ms. Guilbeau said it could be either a new district for North Main Street or expand the downtown historic district. Mr. Worthy asked if we do that what power do we have over that area and Ms. Guilbeau said it was the same as downtown with any exterior renovations requiring a Certificate of Appropriateness. Mr. Brooks ask who approves this and Ms. Guilbeau said it goes before the City Council.

Helen Sharpe asked if it could still be under both the National Historic District and Graham Historical District and Ms. Guilbeau said yes they are completely separate. Mr. Worthy asked if there were any rules in the National District or is it just for tax credits. Ms. Guilbeau said it was about recognition and potential for tax credits for renovations. Mr. Worthy asked if a property has nothing on it can the Commission designate rulings on what can go on that property. Ms. Guilbeau said only if it is a local district then they would need a Certificate of Appropriateness to build a new structure and the Commission can't say what uses go there but they can say what it looks like. Mr. Worthy was concerned about the senior home that is proposed to go on North Main Street along with the Habitat for Humanity home right in the middle of our historic district. Helen Sharpe agreed with Mr. Worthy. They needed guidelines when that home was built but because it was in the national district there is none just tax credits and we need to control and protect our city so it doesn't become a

“hodge-podge”. Mr. Worthy felt like this is a very important part of town and we need to expand it to protect it. Ms. Guilbeau said she would come back with some options about a local district to cover the North Main Street area.

With no further business the meeting was adjourned.

Respectfully Submitted,  
Martha Johnson