

**TOWN OF TRYON
HISTORIC PRESERVATION COMMISSION
TRYON TOWN HALL – MCCOWN MEETING ROOM
DECEMBER 6, 2023 5:00 PM**

Michelle thanked the group for the work they've put in. Appreciates the value of the work for TDDA and the town as whole. Wants to ensure the commission has all documents.

Ellen calls meeting to order at 5:05 PM. Dean, Ellen, and Dave in attendance.

Ellen spoke with the Mayor regarding group status.

Ellen notes we're down two members. Harriet submitted an application, but has a Columbus mailing address and doesn't live in Tryon or the ETJ. Harriet wants to look into it further, Tim will confirm with GIS.

Will still need an additional member. Ellen would love to see someone who owns a historic property on the board. Andy or Linda Haynes were suggested, and though qualified they are careful about getting on boards. Dean will ask, but expects a no.

Began a review of the designation process. Ellen feels the standards are not ready currently, and could use another edit. Notes that Raleigh does things different, allowing neighborhoods to come forward as a unit. Dean asks how in-depth Raleigh's standards are, but Ellen isn't certain.

Ellen proposes that Tim contacts the state to confirm if other cities have a more flexible approach. Dean agrees, that given our size we need to be more flexible and allow a more participatory process. Still need to incorporate an education process and involve realtors. Dave agrees we need to do the outreach.

Ellen would like to try a re-write based on a new process to be more helpful. Dave notes that ordinances already address things like lighting and signage and offer an opportunity to cut the fat from our guidelines. There's no need to duplicate. Dean agrees it's a comprehensive ordinance already.

The commission will take another look at the document and note their ideas.

Dean notes that we're "just Tryon" and we don't need to over analyze or aim for too much control. The goal will be to keep it simple and clear.

Ellen says the only urgency is that we can't apply for grants until the standards are in place and the commission is active. There's a question as to whether a CLG comes with funding. The group understands that it's a factor in applying for other grants, but doesn't come with grant funding upon designation.

Dean asked, if we retool the standards and come up a plan to get us started, can that document evolve again? Ellen suggests that a question for the state.

The group agrees they will need to resubmit the standards to the state for their feedback once we've retooled them. Tim notes that town council turning a document around will take a month, the state is a less certain timeline.

Ellen wants to discuss the idea of doing something without buy-in from the owner. She acknowledges we have the authority but feels it's extremely unwise. Dean and Davey agree. It's more effective if property owners themselves bring the property forward to be recognized.

Ellen notes that we shouldn't do any designations until the standards are in place and publicly shared. Suggests someone should go to the board of commissioners and explain that the process may be a little slower as we move forward.

Ellen notes that, once in place, enforcement of the standards will require more staff support than we currently receive.

Dean asks if we're in a position to appear before council in January to give them a summary and update.

Tim says he will ask the state if there's a bare minimum of criteria to get started and then we can grow from there. The commission agrees.

Ellen shares she is going on a tour of Oakwood in Raleigh, which is offering a presentation. Suggests that we could partner with a nonprofit entity to be partners. Dean suggests it works well for Charleston. Ellen notes a nonprofit could easily apply for grants to entities like Polk County Community Foundation. Harriet notes she would be interested in participating in a nonprofit if there were no residency requirement.

Ellen says the Mayor was fully in support of having public information sessions. Noted that May is National Historic Preservation Month, may be a good time to book a public meeting space and begin the outreach.

Tim returns to January town council meeting, asks what the commission would like to see happen. Says he can deliver a report, and have members show up. Dean agrees members need to show up to show solidarity.

Dave notes that we need to complete the standards before moving into public outreach.

Old business, all topics have been covered. New business includes the reset for the organization that was previously covered.

The group agrees to read Raleigh's standards first, then review ours. Tim suggests omitting any duplication with the ordinances.

Ellen reminds the upcoming training email from Kristi Brantley, there's a Greensboro meetup on December 19 but the distance could be prohibitive. Timing isn't ideal. They will look for future training opportunities.

Following this meeting, Tim and Harriet will check on her address and application. If applicable, he will add her approval to the agenda. The group agrees it's important to be present for the update, and so may push it to January. They want to stay in the public eye.

Dean will touch base with Wanda May on partnering with the History Museum to consider a nonprofit preservation society. Bring in more people who love Tryon history and want to provide resources. Emphasize we're all on the same team.

Ellen notes the group's informal approach to Robert's Rules while still adhering to basic meeting decorum. Will ensure the group has the chance to thoroughly read all documents. Wants agenda and minutes shared in advance. Dave asks for a summary of email correspondence to be shared as well. Tim notes that he discourages email chat for the sake of records and urges caution. Dean notes the need to be productive in between meetings.

Tim and the group agrees to continue discussing town structure.

Meeting adjourned.