

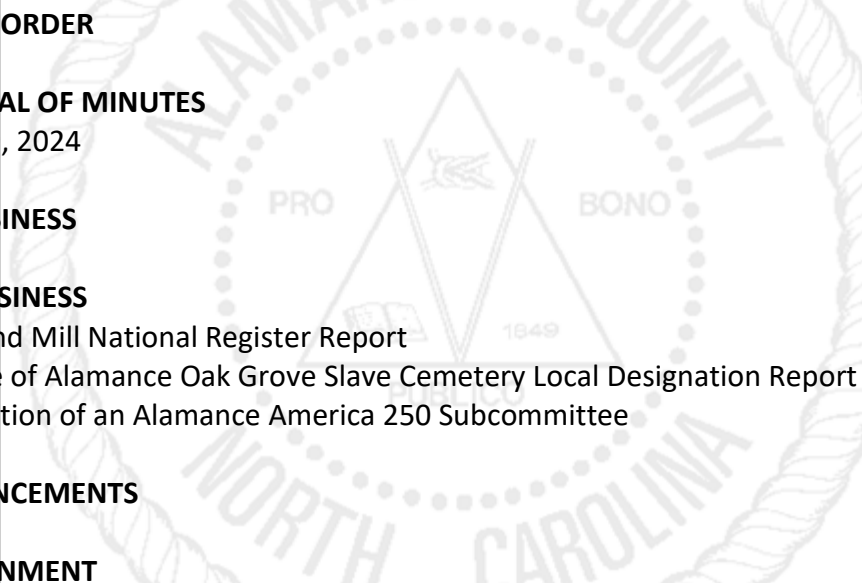
Alamance County Historic Properties Commission

Tuesday, May 14, 2024

6 PM, Commissioners' Meeting Room

Virtual- <https://www.youtube.com/channel/UCdav77c1nQtsM1tnx5rr0yQ>

AGENDA

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- I. CALL TO ORDER**
 - II. APPROVAL OF MINUTES**
 - 1. April 9, 2024
 - III. OLD BUSINESS**
 - IV. NEW BUSINESS**
 - 1. Copland Mill National Register Report
 - 2. Village of Alamance Oak Grove Slave Cemetery Local Designation Report
 - 3. Formation of an Alamance America 250 Subcommittee
 - V. ANNOUNCEMENTS**
 - VI. ADJOURNMENT**

Alamance County Historic Properties Commission

Tuesday, April 9, 2024

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MINUTES

Members Present

Rodney Cheek
Katherine Hadley
Laurie Smith
John Greeson
Megan Privett
Emily White

Members Absent

Chris Wells
Chris Copsey
Arnetta Girardeau
Aric Geda
Gale Pettiford

Staff Present

Matthew Hoagland, *Planning Director*
Ian Shannon, *Planner II*
Michelle Horn, *Assistant County Attorney*

I. CALL TO ORDER

Called to order at 6:06 pm

Motion amend agenda to administer oath for Emily White: Laurie Smith

Second: John Greeson

Vote: Unanimous

II. APPROVAL OF MINUTES

1. February 13, 2023

Note that the mill building was built in 1873, not 1805.

Motion to accept as amended: John Greeson

Second: Emily White

Vote: Unanimous

Oath of Office for Emily White given by Michelle Horn.

III. OLD BUSINESS

1. Revised Guthrie Dam report

Matthew Hoagland talked about having only the dam portion assessed. He told the commission that he had spoken with the Tax department and they said they would be able to interpret a written designation if needed but a survey would be necessary for any future dispute. Ian Shannon gave an overview of the updated report, showing some maps that the GIS department had put together to illustrate a 50-foot buffer around the dam itself.

Katherine Hadley added that Mr. Doyle did not mean to cause controversy but simply did not want to have to pay for a completely new survey. The tax write-off was not his primary concern. There were some questions on the property's original state, if there was a dam on the property before 1873 or not, but it was not easily determined. There was also some comment on the State's response which mainly focused on the mill house and not the dam so much.

Motion to recommend this as a local landmark to the board of commissioners: John Greeson
Second: Katherine Hadley

To specify, the dam and 50 feet around it in all directions is being recommended.

Vote: Unanimous

IV. NEW BUSINESS

- 1. Village of Alamance Boarding House Designation Report**
- 2. Overman's Grocery Designation Report**
- 3. Mrs. Overman's House Designation Report**

Ian gave an overview of the reports on the three properties and summarized the comments received from the State. The proposed properties were three buildings related to the original mill village of Alamance but many renovations had been made to both the boarding house and the grocery store and they were currently used as apartments. The State Historic Properties Office recommended not to locally designate these properties because of those renovations and a lack of provided significance for Mrs. Overman's house.

Laurie Smith added that the brick on the boarding house had been painted over and some trees had been removed from the property. John Greeson said that he could understand some of the internal renovations but the exterior ones were more drastic for the historic significance. Megan told the commission that they could possibly be considered as a part of the overall district but individually the properties needed to have additional significance behind them.

Rodney Cheek agreed and said that a lot of historic significance comes from preserved property, referencing the dam which has stayed the same for 150 years. John and Megan discussed the individual house and said that it does not have much individual significance outside of the context of the mill village. Ian brought up the water tower on the boarding house property and Katherine added that it could possibly be looked at individually if unchanged. Based on the commission's response, Matthew suggested that the applicants could look at the whole of the village district or narrow down to just the unchanged water tower.

V. ANNOUNCEMENTS

Matthew gave an update on looking at the UDO with the Planning Board. He said that when the UDO was updated in 2021 most of the HPC ordinance did not get transferred over, and he was not sure why. He said that he was including it in some ongoing changes. The Planning Board asked if HPC had looked over it yet so Matthew said he could email that out with a link to the current ordinance for everyone to look over. Rodney added that that the HPC could also hold a meeting to look over the ordinance if needed as well. Katherine asked about the status of the proclamations and Rodney said that Aric was planning on giving an update but was absent.

VI. ADJOURNMENT

Motion: John Greeson

Second: Emily White

Vote: Unanimous

Adjourned at: 7:00 pm

