

HISTORIC DISTRICT COMMISSION
Wednesday, November 13, 2013

The Historic District Commission held a called meeting on Wednesday November 13, 2013 at 5:30 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Jimmy Linens, Steve West, Lauren Nance, Denise Baker, Helen Sharpe and Grace Baldwin. Cary Worthy, Brenda Sykes and Larry Brooks were absent. Staff members present were Melissa Guilbeau, City Planner, Martha Johnson, Zoning/Inspections Technician and Kaitland Finkle, Planning Intern and Darcy Sperry Zoning Enforcement Officer.

Invocation was given by Jimmy Linens.

Steven West called the meeting to order.

1. A motion was made to approve the minutes from the September 11, 2013 meeting by Denise Baker and seconded by Lauren Nance. The motion carried unanimously.

2. Consider additional applications for the 2013-14 Façade Grant Program
Total City funds requested: \$15,602, total City funds available: \$4,790

a. Paul B. Crotts, for Graham Furniture Mart located on S Main Street plans to repaint La-Z Boy Comfort Studio entrance side of building facing bank and back warehouse wall in green. Also they would like to repaint brown trim around windows and pressure wash canopy and walls before painting. \$3,750 is estimated cost and maximum City match of \$1,875. No one was present from Graham Furniture.

b. Don Bulla, for property located at 129 W Harden Street would like to clean, repair, paint, and restore the exterior to original status. Repairs include metal work, plaster work, re-facing and sealing doors, windows, roof (where needed), and addition of gutters to stop washing and damage to building. \$6,105 is estimated cost and maximum City match of \$3,052. No one was present for Don Bulla.

c. Viviana L. Maltby, for property located at 112 W Elm Street plans to replace existing metal canopy with new canvas awning in a style similar to Carver's on Elm; color to be determined with deep blue or fine blue stripe as ideas. \$3,200 is estimated cost and maximum City match of \$1,600. Approval of this project will constitute approval of a Certificate of Appropriateness.

d. Jean S. Boney and Tom Boney, Jr, co-trustees, for property located at 114 W Elm Street plan to replace existing metal canopy with new canvas awning in a style similar to Carver's on Elm; color to be determined with deep blue or fine blue stripe as ideas. \$2,700 is the estimated cost and maximum City match of \$1,350. Approval of this project will constitute approval of a Certificate of Appropriateness.

Tom Boney Jr. spoke representing the projects at 114 W Elm Street along with 112 W Elm Street for Viviana L. Maltby. Mr. Boney explained that the estimate for Viviana Maltby at 112 W Elm Street was a little higher than his at 114 W Elm Street because her awning was a little wider. Mr. Boney said the two awnings would adjoin at the property line and they would be similar to Carver's awning with room for the name on the front of the awning. Mr. Boney also said the current Alamance News sign would be removed upon funding of the new awning.

e. Chuck Talley, for property located at 22 Court Sq NE (Graham Soda Shop) plan to install new fabric coverings on existing awning frames in a color to-be-determined. \$4973 is the estimated cost and maximum City match of \$2486. Approval of this project will constitute approval of a Certificate of Appropriateness.

Jennifer Talley spoke representing the Graham Soda Shop application. She stated they were going to use the same color, possibly a red stripe but a higher quality fabric which would not fade like the current one.

f. Chuck Talley, for property located at 22 Court Sq NE (Fret Sounds) plan to install two new fabric awnings in a color to-be-determined. \$2134 is the estimated cost and maximum City match of \$1,067. Approval of this project will constitute approval of a Certificate of Appropriateness. Jennifer Talley spoke for the Fret Sounds stating the awning would be dark blue, the same color as the stain glass.

g. Chuck Talley, for property located at 123-127 E Elm St (Farm Services building) plan to install new fabric awnings in a color to-be-determined above the six windows on the front of the building. Also they would like to fabricate and install replacement signage for Farm Services and DWI Center and new signage for Plum Pucci Salon. \$8,345 is the estimated cost and maximum City match of \$4,172. Approval of this project will constitute approval of a Certificate of Appropriateness. Jennifer Talley said funding the signage for the businesses located in Farm Services is the most important. They are willing to postpone their other applications to ensure that the signage gets funded. The estimated cost for the signage alone for this location is \$3664 and the City match of \$1832.

Steven West asked if the Commission could ask the City for previous unused money and Melissa Guilbeau told Mr. West you can ask but in general money doesn't roll over. Mr. West also asked about the City removing the awnings in the past. He asked if that is something we can do now and Melissa Guilbeau said she would discuss this with Frankie Maness Friday when she returns to the office.

Jimmy Linens suggested getting the total amount needed to give to the City Manager to see if the budget can be amended prior to the December 3rd City Council meeting.

Denise Baker made a motion to fund 50% for all projects, not partial, and to petition the City of Graham for more money in order to do this, second was by Grace Baldwin. All voted in favor.

After much discussion the Commission decided to prioritize the projects as follows:

1. Don Bulla at 129 W Harden Street
2. Viviana Maltby at 112 W Elm Street
3. Tom Boney at 114 W Elm Street
4. Chuck Talley at 123-127 E Elm Street (Farm Services), signage only
5. Paul Crofts for Graham Furniture Mart at S Main Street
6. Chuck Talley at 123-127 E Elm Street (Farm Services), awnings
7. Chuck Talley at 22 Court Sq NE (Graham Soda Shop)
8. Chuck Talley at 22 Court Sq NE (Fret Sounds)

Denise Baker made a motion to recommend the priority listing. This list was seconded by Lauren Nance. All voted in favor.

Lauren Nance asked what happens now. Steven West said that he needs to get with City Council for the December 3rd meeting. Melissa Guilbeau stated she would discuss with Frankie Maness on Friday concerning the Commission's motion and what they would like to see happen. Melissa said we could go ahead and send an award letter to Don Bulla since we do have enough funds for his project. The Commission wanted to wait on the letter in case they didn't get the additional funds from the City. Steven West asked for a motion to table allocating any funds for the façade grant for tonight until after the City Council meeting December 3rd. Jimmy Linens said Mr. Maness might be able to solve this without having to go before the City Council. Mr. Linens asked Melissa Guilbeau if she was going to speak to Mr. Maness about this. She wasn't sure if they can do this without doing a budget amendment and Mr. Linens said Mr. Maness might be able to find the money and not

need to go before City Council. Melissa Guilbeau suggested the Commission make a motion stating if the City doesn't find the money to fund all of these projects then we meet again and issue the award letters only if the City finds the funds.

Denise Baker made a motion to not award funds if the City of Graham doesn't provide the full requested amount and meet again to discuss allocations of what funds are available. Second was by Helen Sharpe. All voted in favor.

Jimmy Linens asked if this would keep 112 & 114 W Elm Street from going ahead and doing the work and then asking for a reimbursement. Melissa Guilbeau stated that we can't reimburse if the work has already been done. Lauren Nance said we can technically approve all the projects even if we don't fund them and they can do the work with their own money. She asked isn't half of this meeting the approval of certificates of appropriateness and the other half funding, so technically all of the projects have been approved. Melissa answered yes.

Steven West thanked everyone for coming to the meeting and being patient with the Commission. With no further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson