



# Historic Resources Commission

## Meeting Agenda

September 11, 2018 at 6:00pm  
Council Chambers, 201 S Main St

1. Pledge of Allegiance and opening invocation
2. Approve minutes of the August 14, 2018 meeting
3. COA 1816 – Nicks Building New Construction & Balcony, Chuck Talley
4. COA 1817 – Graham Soda Shop Outdoor Furniture, Chuck Talley
5. COA 1820 – Nicks Building Canopy, Chuck Talley
6. Outdoor Dining Text Amendment, Alexa Powell
7. City Council Updates, Melody Wiggins
8. Additional items
9. Adjourn

The next Historic Resources Commission meeting will be held on **October 9, 2018**.

## HISTORIC RESOURCES COMMISSION

Tuesday, August 14, 2018

The Historic Resources Commission held a called meeting on Tuesday, August 16, 2018, at 6:00 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Cary Worthy, Elaine Murrin, Helen Sharpe, Jerry Perdue, Jeanette Beaudry, Carla Smith and Grace Baldwin. Staff member present was Alexa Powell City Planner, Nathan Page City Planner, and Debbie Jolly Zoning/Inspection Technician.

Chair Cary Worthy called the meeting to order.

10. Pledge of Allegiance and moment of silence.
11. Approve minutes of the July 18, 2018 meeting. Elaine Murrin made a motion to approve and Grace Baldwin seconded. All voted aye. Alexa asked people to sign up to provide testimony or evidence on behalf of a COA item.
12. COA 1811- Standards Based Solutions, McCorkle Sign Co. Jennifer Talley was sworn in. Jennifer Talley 808 Sideview St. Spoke on behalf of the tenant about allowing them to proceed with making the sign and not using it as internally lit. Chuck Talley 808 Sideview St. Spoke in favor of the sign. Alexa Powell read the staff report. Public hearing was closed commission discussion only. After a brief discussion Carla Smith made a motion to approve COA 1811 with conditions, the sign cannot be internally lit and a new application be submitted. Grace Baldwin seconded. All voted Aye.
13. COA 1812- Tasty Bakery Outdoor Seating, Paul Harden - 16 NE Court Sq Paul Hardin was sworn in. Spoke about the tables he put in front of his building, stating that Beau Russell told him of a spray he could use on the umbrella to make them fire resistant and he would need to spray them again if they got wet. The commission asked Mr. Hardin several questions. Chair Cary Worthy closed the public hearing. After the commission discussed this a motion was made by Jeanette Beaudry to approve COA 1812 with condition the umbrellas be wind resistant with a stand or a pin securing the umbrella to the table and once they wore out he would come back to the commission before replacing. Carla Smith seconded 3-4 vote against. Cary Worthy made a motion to approve COA 1812 with the condition the umbrellas to be stabilized for windy conditions. Elaine Murrin seconded. 6 voted Aye – 1 opposed Carla Smith.
5. COA 1816 Nicks building New Construction & Balcony, Chuck Talley- Mr. Talley made a presentation showing the plans for the Nicks Building. The commission asked Mr. Talley questions about various items about the design of the building and materials. Thomas Vincent 102 S. Main St- Talked about another project similar to this one. Commission had more questions for Chuck Talley about the doors and windows. Jennifer Talley asked the commission if they had additional questions about the project. Carla Smith made a motion to table COA 1816 until they could get us the information of requested materials, windows and doors lighting and then call a special meeting. Elaine Murrin seconded. Voted 5-2 Grace Baldwin and Helen Sharpe opposed.
6. Outdoor Dining Text Amendment, Alexa Powell – Presented a draft of proposed text amendment to design guidelines. Making it a minor COA only of the proposed materials. Helen made a motion to accept staff recommendation of Text Amendment. Grace Baldwin seconded. After a brief discussion, the board voted 3-4 against. Commission requested additional information about other cities outdoor furniture regulations in historic districts and wanted further discussion. Commission members will send recommended language and examples to staff liaison to pull together draft amendment.

7. Façade Grant Application Release, Alexa Powell – Alexa announced that the Façade Grants have been released please share this information with anyone that you feel maybe interested. The deadline is September 24<sup>th</sup> at 5:00PM.
8. HRC + NC SHPO Training Dates Discussion, Alexa Powell- Alexa went over training and gave two dates for the commission to pick between, October 10<sup>th</sup> or 24<sup>th</sup>. Alexa will send out an email for commission to vote for the date.
9. City Council Update, Melody- Stated that City Council heard from Alexa on the yearly update and said the presentation was an excellent one. The City Council appreciates all the commission does and all the changes they are going through at this time.
10. Additional items - Jennifer Talley spoke about the project that was tabled, Melody Wiggins stopped the meeting and stated that this was not an additional item.
11. Adourn

With no further business the meeting was adjourned.

Respectfully submitted,  
Debbie Jolly



# Application for a CERTIFICATE OF APPROPRIATENESS

RECEIVED

JUN 31 2018

CITY OF GRAHAM  
INSP. / P.Z.

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

The Historic Resources Commission (HRC) processes applications for Certificates of Appropriateness for (1) any changes in the external appearance of existing structures; (2) design of new structures; and (3) demolition of existing structures, within locally designated historic districts or landmarks. Regulations for Certificates of Appropriateness can be found in Article IV, Division 10, Historic Resources, of the *Development Ordinance*.

## Property

Street Address: 1 SE Court Square  
Property Owner: Court Square Dev Group LLC

## Project

General description of each modification or improvement:

Rebuild 102 Main St.  
Graham to height of  
prior building. Add  
balcony to run along  
Main St. and rightside  
of building

If a site plan is required, has it been submitted?  Yes  No

Is there any approval pending by any other regulatory or administrative authority which may have a bearing on the proposed project?  Yes  No If yes, please specify:

P.O.T. and planning zoning

**EXHIBITS:** This application must be accompanied by sketches, drawings, photographs, specifications, descriptions, etc. of the proposed project, which must be sufficiently detailed for the Commission to evaluate the proposal. See the back of this application for a checklist of required exhibits. There are 5 for signs, 6 for minor alterations, and 10 for new construction, additions or major alterations.

## Applicant

Name: Court Square Dev Group, LLC  
 Property Owner  Lessee Other \_\_\_\_\_  
Mailing Address: PO Box 872  
City, State, Zip: Graham, NC 27253  
Phone #: (336) 229-4225  
Email: epgatesconstruction@triad.rr.com

I, the applicant, hereby make application for a Certificate of Appropriateness for a  Sign  Minor Alteration  
 New Construction, Addition or Major Alteration

I, the applicant, understand that this application cannot be processed unless and until it is complete, including all required exhibits, and it has been submitted at least 10 calendar days before the Commission meeting.

[Signature] 7.26.18  
Signature of Applicant Date

Signature of Owner, when applicable Date

## Representation at HRC Meeting

Who will represent the applicant at the HRC meeting? Should have the authority to commit the applicant to make changes that may be suggested or required by the Commission.

Name: Chuck Talley  
Relationship to Applicant: Owner  
Phone #: (336) 229-4225  
Email: chucktalley21@hotmail.com

FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks: <u>COA 1816</u>
Received date: <u>7/31/18</u>	
Tax Map #: <u>8884148129</u>	
HRC date: <u>8/14/18</u>	

## Exhibits Required for an Application for a Certificate of Appropriateness

- 1. A **location or vicinity map** clearly showing the location of the project within the immediate neighborhood.
- 2. **Current color photographs** of the property showing its present condition, which accurately represents the existing material, colors and textures. In addition, color photographs of all adjacent sites, buildings and other improvements clearly showing the style and character of the area. Such photographs shall accurately represent all colors and textures of the various materials of adjacent improvements. All photographs shall be labeled to indicate the direction of view.

### for Signs

- 3. **Colored elevations**, drawn to scale, showing the size of the sign in relation to the building, the location of the sign, all details of construction, colors and textures; complete with dimensions showing ground clearance, length, height, width and projection.
- 4. A **large scale drawing** showing the size of the sign, details of construction, materials, colors, lighting, size-style and spacing of letters, method of support, and proposed materials and finishes, noted and keyed to the physical samples required in Exhibit 5.
- 5. **Physical samples** of all materials proposed for use on the sign, labeled and keyed to the large scale drawing required in Exhibit 4.

#### *\*Types and kinds of improvements to be considered minor:*

1. Repainting resulting in a different color.
2. Addition or deletion of awnings, shutters, canopies and similar appurtenances.
3. Application or use of exterior materials of a different kind, type, color or texture than those already in use, which will substantially cover one or more sides of the structure. This provision applies to roofing as well as siding.
4. All improvements, alterations and renovations which can be accomplished without obtaining a building permit.
5. Outside storage which does not require structure changes, such as a car sales lot.

#### *\*Types and kinds of improvements to be considered major:*

1. Construction of a new building or auxiliary structure.
2. Any addition or alteration of an existing structure which increases the square footage in that structure or otherwise alters its size, height, contour or outline.
3. Change or alteration of a structure's architectural style.
4. Addition or removal of one or more stories.
5. Alteration of a roof line.
6. Landscaping.
7. All other items as defined in the ordinance.

### for Minor\* and New/Major^

- 3. **Colored elevations**, drawn to scale, of all sides showing complete architectural details and including all exterior equipment and appurtenances located on the roof, in the walls and on the ground. All existing and proposed materials and finishes shall be identified, noted on the elevations, and keyed to the samples required in Exhibit 4. Colored elevations shall be prepared at the largest practical scale. *For new/major*, the elevations should show accurately the placement of landscaping elements (showing their size and shape) where they are in close proximity to any structure.
- 4. **Physical samples** of all materials, items or devices to be installed, accurately showing color, texture and scale. All samples shall be identified by listing the manufacturer's name, brand name and manufacturer's color number, and keyed to the elevations required in Exhibit 3.
- 5. **Manufacturer's catalog data** (if applicable) on all mail boxes, trash receptacles or containers, signs, transformers, air conditioning equipment and other visible devices and materials showing size, form, quantity, color, type of material, height, location and method of installation.

### for Minor\*

- 6. A **colored site plan** of the property showing proposed storage area and proposed method of screening. If landscaped, the plan shall define size, location and species of plant material. If other screening is proposed, materials shall be identified, typical samples shall be submitted, and the plan shall show a cross-section of a typical section drawn to scale.

### for New/Major^

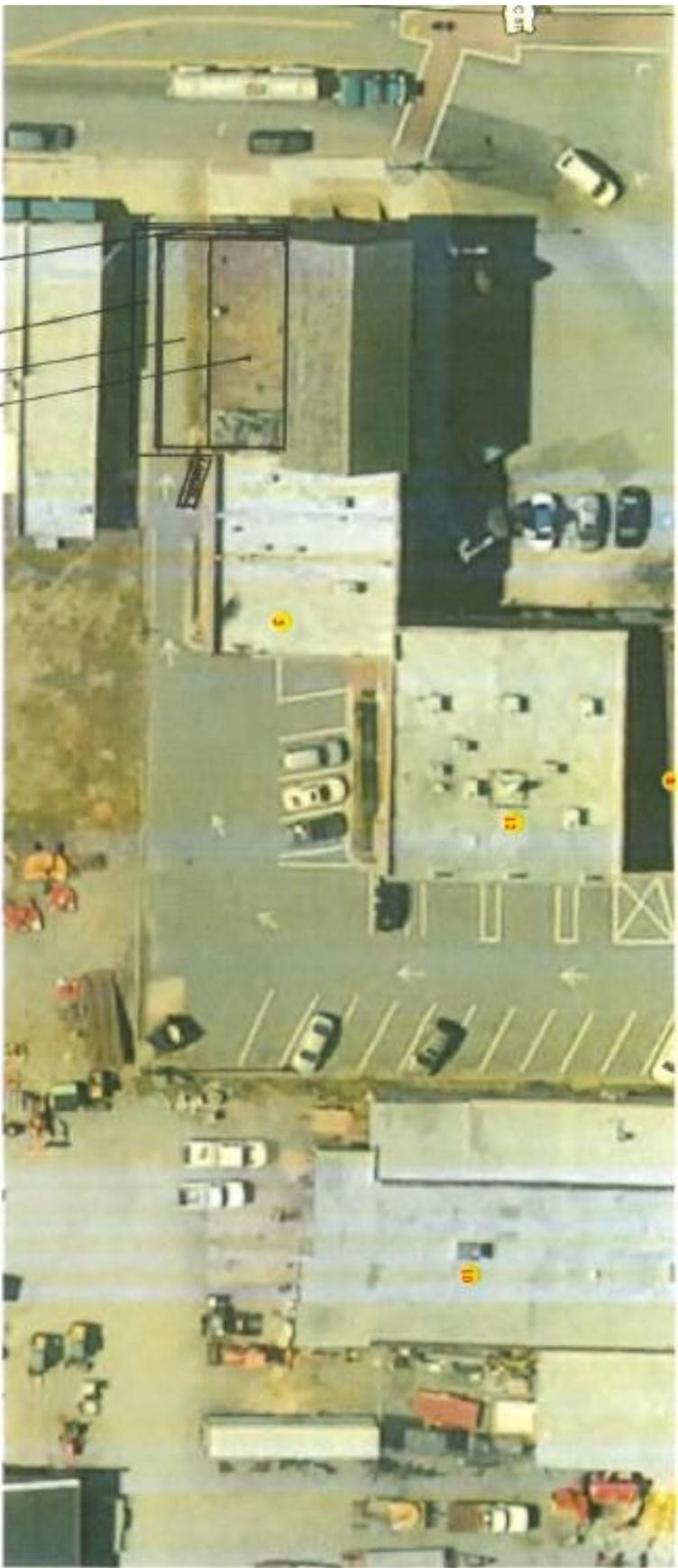
- 6. A **site plan** of the property, identical to the site plan required by the Planning Dept.
- 7. A **colored landscaping plan** clearly showing the size, location and species of all plant material. A schedule showing the type of plant, number, size at installation (height and spread), size at maturity (height and spread) and time required to reach maturity. In addition, the plan shall show any exterior lighting, provisions for trash storage and removal, location of air conditioning equipment, transformers, signs, fences or walls, and any other equipment or construction. This plan should be similar in size and scale to the site plan in Exhibit 6.
- 8. **Manufacturer's catalog data** or other material showing each type of exterior light fixture, its size, shape, lighting characteristics, color, type of mounting, type of pole and height of pole-mounted lights.
- 9. A **colored perspective rendering** (when requested) showing the form, style and scale of the project, all rooftop equipment and screening proposed, signs, landscaping and other architectural features. Such rendering shall be accurate as to both scale and color of representation.
- 10. A **set of floor plans and details** showing the location of entrances, windows, halls, rooftop equipment, etc.

8" covered  
balcony.

31'6" width  
55'3" Depth

Stairs from 2nd  
Floor to ground level.



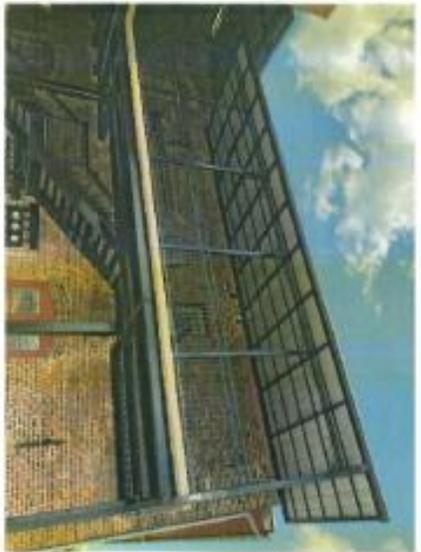


Old Building Foot print.

Proposed Building foot print. 31'6" x 55'3"

Proposed Terrace patio.

Proposed 8" Terrace patio along front over city sidewalk.



# STAFF REPORT

Prepared by Alexa Powell, Planner

## Nicks Building New Construction & Balcony, Chuck Talley (COA1816)

### Location

1 SE Court Square  
Graham, NC 27253

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

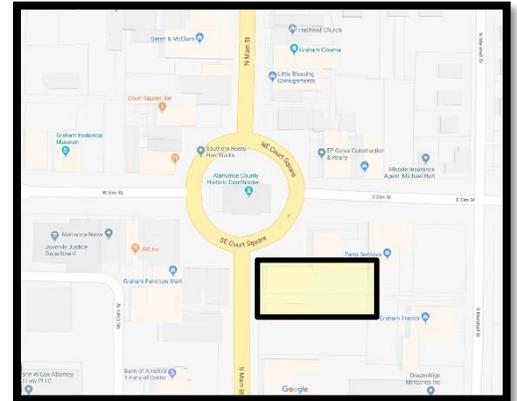
Historic Resources Commission  
August 14, 2018 & September 11, 2018

### Special Significance - History

The W. J. Nicks Store (102 S. Main Street) ca. 1851 was built by the Hannah & McLean Trading Company. The building is one of few remaining pre-Civil War commercial structures and is the second oldest in Graham.

Built with a brick exterior and brick sheathing, this Greek Revival style building, once featured a porch which was carried across the entire front (west) elevation supported by cast iron columns with decorative capitals.

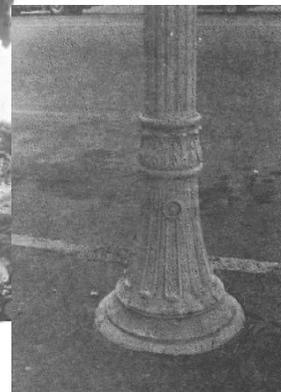
Originally a three-story building, the top floor was destroyed by Hurricane Hazel in 1954. Sash is 6/6. When Hannah and McLean went out of business in 1857 the building was sold to James D. Bason for retail businesses.



W. J. Nicks Gen'l Merchandise about 1910.



W. J. Nicks Gen'l Merchandise about 1950.



## Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) to rebuild the 102 Main St. building to the height of the prior building, add a balcony to run along Main St. and right side of building [South]. See map of the proposed location and photo.

This COA is continued from last month. On 8/1/18 Staff emailed the applicant requesting a digital copy of the items presented at the last meeting as well as additional information regarding the design of the roll up doors on the south wall of the building, including the materials for the doors, windows, roof, and lighting. On 8/27/18 the applicant asked if physical samples were necessary, to which Staff responded that it may not be necessary for the windows/garage doors, if we have the catalogue information. On 8/28/18 the applicant responded that he would send the requested items. Staff has received no further materials.



## Conformity to the *Historic Resources Handbook & Other Applicable Policies*

### D. New Construction

#### 7. Scale

Scale refers to the size of an object in relation to other objects in proximity and is determined by the relationship of a building mass to open space.

D.7.2 New construction should incorporate architectural characteristics that can be used to create scale, such as trim work and details.

#### 8. Height

New buildings should have a height similar to that of nearby buildings. Height consistency is an important factor that contributes to the character of an area. Most block faces in the district contain a mixture of one and two story structures.

D.8.2 Slab foundations on grade are usually not acceptable for new buildings because they distort the height relation to old buildings.

#### 9. Form

This is the historic style of buildings in the district.

D.9.2 The roof of a new building should relate to the roofs of neighboring buildings in type, pitch, and materials. Roofing materials should be compatible with those of existing structures.

## 10. Openings

Buildings in the district display a variety of openings (windows and doors). In a sequence of building forms, the use of similarly proportioned openings establishes the association of structures. Openings that vary significantly within proposed new construction from that which exists in surrounding areas will have a disruptive effect on the entire character of the historic district.



D.10.1 The pattern, arrangement, type, design, materials, and proportions of openings should be similar to those of nearby buildings in the district.

D.10.4 Frames in masonry buildings should be recessed in openings. Frames in wood buildings should have raised casing with dimensions similar to those found in historic buildings.

D.10.5 Vinyl cladding and aluminum are inappropriate finish materials for windows in a new building.

D.10.6 Snap-in muntins in windows in a new building should be avoided.

## 11. Materials and Textures

In the Courthouse Square Historic District, the existing dominant building material for the streetscape is brick. Other materials that may be seen in the district are wood, siding, or a combination. Also, materials such as stone or stucco may be used. Roofing materials may be asphalt shingles, tin, or slate. Sometimes, a mixture of building and roofing materials adds variety to the area, but it is important that those materials do not become disorganized. The use of artificial and composite materials for the exterior of new primary buildings is discouraged. Their possible approval for new construction will be determined on a case by case basis.

D.11.1 Building materials and surface textures should be well-matched with those of surrounding structures.

D.11.2 Materials such as steel, cast stone, concrete, and hardboard siding may be considered for a new building if they are used in a manner that is compatible with the construction techniques used for other structures in the district.

D.11.3 Materials that are substantially different in character and appearance from historic materials should not be used in new construction.



# Application for a CERTIFICATE OF APPROPRIATENESS

RECEIVED

AUG 02 2018

CITY OF GRAHAM  
INSP. / P.Z.

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

The Historic Resources Commission (HRC) processes applications for Certificates of Appropriateness for (1) any changes in the external appearance of existing structures; (2) design of new structures; and (3) demolition of existing structures, within locally designated historic districts or landmarks. Regulations for Certificates of Appropriateness can be found in Article IV, Division 10, Historic Resources, of the *Development Ordinance*.

### Property

Street Address: 22 N.E. Court Square

Property Owner: Court Square Dev. Group, LLC

### Project

General description of each modification or improvement:

Set wrought iron furniture outside of Soda Shop on sidewalk.

If a site plan is required, has it been submitted?  Yes  No

Is there any approval pending by any other regulatory or administrative authority which may have a bearing on the proposed project?  Yes  No If yes, please specify:

**EXHIBITS:** This application **must be accompanied** by sketches, drawings, photographs, specifications, descriptions, etc. of the proposed project, which must be sufficiently detailed for the Commission to evaluate the proposal. See the back of this application for a checklist of required exhibits. There are 5 for signs, 6 for minor alterations, and 10 for new construction, additions or major alterations.

### Applicant

Name: Court Square Dev. Group, LLC

Property Owner  Lessee Other \_\_\_\_\_

Mailing Address: PO Box 872

City, State, Zip: Graham NC 27253

Phone #: (336) 229-4225

Email: engatesconstruction@triad.rr.com

I, the applicant, hereby make application for a Certificate of Appropriateness for a  Sign  Minor Alteration  New Construction, Addition or Major Alteration

I, the applicant, understand that this application cannot be processed unless and until it is complete, including all required exhibits, and it has been submitted at least 10 calendar days before the Commission meeting.

[Signature] 7/31/18  
Signature of Applicant Date

Signature of Owner, when applicable Date

### Representation at HRC Meeting

Who will represent the applicant at the HRC meeting? Should have the authority to commit the applicant to make changes that may be suggested or required by the Commission.

Name: Chuck Talley

Relationship to Applicant: Owner

Phone #: (336) 229-4225

Email: chuck.talley51@hotmail.com

FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks:
Received date: <u>8/2/18</u>	
Tax Map #:	
HRC date:	



**This table is dining height  
It is NOT bar height**



# STAFF REPORT

Prepared by Alexa Powell, Planner

## Graham Soda Shop Outdoor Furniture, Chuck Talley (COA1817)

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

Historic Resources Commission

September 11, 2018

The applicant is requesting approval of a Certificate of Appropriateness (COA) for tables in front of the Graham Soda Shop to serve as outdoor dining. See map of the proposed location and photo.

Below is a list of all policies related to the Historic District Design Guidelines for Outdoor Displays, Dining and Other Temporary Encroachments – Furniture.

The applicant has not completed an application for a temporary encroachment or provided proof of current liability insurance. Those forms may be completed subsequent to COA approval by the HRC.

See attached for COA application.

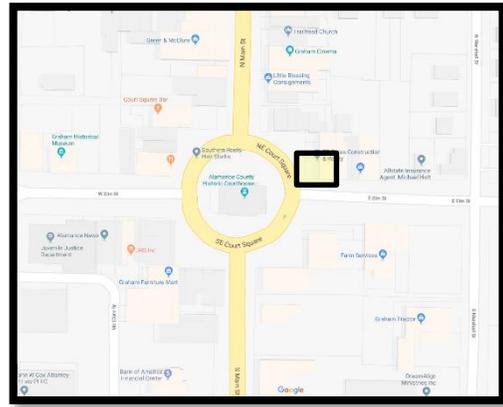
### Conformity to the *Historic Resources Handbook & Other Applicable Policies*

#### Historic Resources Handbook;

- **A.1.1** New benches, trash cans, fountains, and other street furniture should be compatible with the historic character of the area in size, scale, material, and color. Existing landscape features such as parks, fountains, trees, columns, walkways, and curbs should remain and be maintained.

#### Development Ordinance Appendix B. Historic District Design Guidelines for Outdoor Displays, Dining and Other Temporary Encroachments

- All outdoor furniture, including tables, chairs, umbrella bases and poles, benches, trash receptacles and other street furniture, should be compatible with the historic character of the district in size, scale, material and color.
- All outdoor furniture must have a uniform or complimentary design, color and material. It may be colored or of a natural unpainted material (i.e. wood or metal). White plastic or any fluorescent or other strikingly bright or vivid colors are prohibited.





# Application for a CERTIFICATE OF APPROPRIATENESS

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

The Historic Resources Commission (HRC) processes applications for Certificates of Appropriateness for (1) any changes in the external appearance of existing structures; (2) design of new structures; and (3) demolition of existing structures, within locally designated historic districts or landmarks. Regulations for Certificates of Appropriateness can be found in Article IV, Division 10, Historic Resources, of the *Development Ordinance*.

### Property

Street Address: 1 SE Court Square

Property Owner: Court Square Dev Group LLC

### Project

General description of each modification or improvement:

Canopy for front of Nick's Building. The canopy is needed to prevent rain from falling on steps leading under building. The basement is being used for chilled finished product and fresh produce in walk-in cooler.

If a site plan is required, has it been submitted?  Yes  No

Is there any approval pending by any other regulatory or administrative authority which may have a bearing on the proposed project?  Yes  No If yes, please specify:

**EXHIBITS:** This application must be accompanied by sketches, drawings, photographs, specifications, descriptions, etc. of the proposed project, which must be sufficiently detailed for the Commission to evaluate the proposal. See the back of this application for a checklist of required exhibits. There are 5 for signs, 6 for minor alterations, and 10 for new construction, additions or major alterations.

### Applicant

Name: Court Square Dev. Group

Property Owner  Lessee Other \_\_\_\_\_

Mailing Address: PO Box 872

City, State, Zip: Graham, NC 27253

Phone # 336-229-4225

Email: epgates.construction@triad-rr.com

I, the applicant, hereby make application for a Certificate of Appropriateness for a  Sign  Minor Alteration  New Construction, Addition or Major Alteration

I, the applicant, understand that this application cannot be processed unless and until it is complete, including all required exhibits, and it has been submitted at least 10 calendar days before the Commission meeting.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner, when applicable \_\_\_\_\_ Date \_\_\_\_\_

### Representation at HRC Meeting

Who will represent the applicant at the HRC meeting? *Should have the authority to commit the applicant to make changes that may be suggested or required by the Commission.*

Name: Chuck Talley

Relationship to Applicant: Owner

Phone # 336-229-4225

Email: chuck.talley21@hotmail.com

FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks: <u>COA # 1820</u>
Received date: <u>8/17/18</u>	
Tax Map # <u>8884148129</u>	
HRC date: <u>9/11/18</u>	



West side canopy (ie. front façade).

# STAFF REPORT

Prepared by Alexa Powell, Planner

## Nicks Building Canopy, Chuck Talley (COA1820)

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

Historic Resources Commission  
September 11, 2018

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a canopy on the Nicks Building. See map of the proposed location and photo.

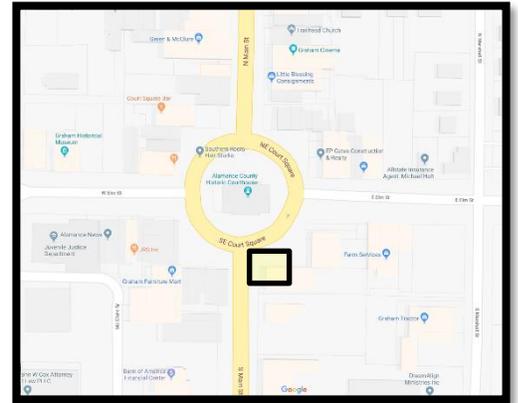
### Conformity to the *Historic Resources Handbook & Other Applicable Policies*

#### Historic Resources Handbook;

- B.10.1 Where possible, retain and repair awning fixtures and canopies that originate from the building's earlier historical periods.
- B.10.2 New awnings should be complementary and compatible in placement, proportion, and color to the building's original fixtures; with the structure's size, scale, and style; and to existing awnings and canopies of adjacent buildings. See Appendix C for Sunbrella awning colors which may be approved with a minor COA. *Amended by HRC on 3/13/18.*
- B.10.3 Awnings must be constructed of a fabric or cloth material meeting all local, state, and federal safety and fire standards. Vinyl, plastic, and metal are inappropriate to traditional facades.
- B.10.4 Consideration should be given to replacing inappropriate awnings and canopies with traditional canvas fixtures.
- B.10.5 Inappropriate storefront alterations can be effectively disguised by mounting an awning over the alterations while maintaining the proportions of the original storefront.
- B.10.6 Awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.

### Location

1 SE Court Square  
Graham, NC 27253



### **Awnings, Umbrellas and Upholstered Surfaces**

- Awnings, umbrellas and all upholstered surfaces must be made of canvas or a similar woven material that meets all local, state and federal safety and fire standards. Vinyl or plastic is prohibited. Metal awnings may be permitted with a Certificate of Appropriateness.
- Multiple awnings on one building should have a consistent design and material and be complimentary in color and pattern.
- The placement of awnings should not obstruct major architectural features.
- Awnings should be compatible with the structure in size, scale and style.
- Awnings should generally be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.
- Flat panel, shed or slanted awnings are encouraged. Barrel shaped awnings or canopies are not appropriate.
- Retractable and roll-down awnings are encouraged.
- Awnings on upper floors shall project no further than three (3) feet from the face of the building, should be no higher than half the height of the window opening, and should fill the width of the window opening but not extend past it.



# Staff Report

Subject:	HRC Design Guidelines Text Amendment – Outdoor Furniture
Prepared By:	Alexa Powell, Planner

---

## Requested Action:

Consider amending the HRC Design Guidelines with regard to Outdoor Furniture.

### Option A: Minor COA (More Restrictive)

New street furniture, may be approved as a Minor COA provided it meets all of the following;

- 1.) Is in accordance with the Historic District in style,
- 2.) is made entirely of wrought or cast iron,
- 3.) is of a color similar to Tricorn Black (SW2658) or Hunter Green (SW0041),
- 4.) is of a size that maintains a minimum of six feet of unobstructed sidewalk for pedestrian travel,
- 5.) contains no commercial advertising,
- 6.) and, if more than three feet from the face of the building, meets all of the requirements for a temporary encroachment permit.

### Option B: Minor COA (More Inclusive/Expansive)

New street furniture, may be approved as a Minor COA provided it meets all of the following;

- 1.) Is in accordance with the Historic District in style,
- 2.) is made entirely of metal, wood, or a combination of these materials not to include plastic,
- 3.) is of a color that is not strikingly bright, vivid, or metallic in appearance (see Sherwin Williams historic exterior paint colors for reference),
- 4.) is of a size that maintains a minimum of six feet of unobstructed sidewalk for pedestrian travel,
- 5.) contains no commercial advertising,
- 6.) and, if more than three feet from the face of the building, meets all of the requirements for a temporary encroachment permit.

## Changes to Major COA Language

### **Existing Language**

All outdoor furniture must have a uniform or complimentary design, color and material. It may be colored or of a natural unpainted material (i.e. wood or metal). White plastic or any fluorescent or other strikingly bright or vivid colors are prohibited.

### **Recommended Language**

All outdoor furniture must have a uniform or complimentary design, color and material. Historically appropriate materials include wood or metal. Metal or wood furniture may be painted. The color should not be strikingly bright, vivid, or metallic in appearance. Wood may also be of a natural unpainted finish. Furniture made of plastic or containing plastic are historically inappropriate and are prohibited.

--

### **Existing Language**

Awnings, umbrellas and all upholstered surfaces must be made of canvas or a similar woven material that meets all local, state and federal safety and fire standards. Vinyl or plastic is prohibited. Metal awnings may be permitted with a Certificate of Appropriateness.

### **Recommended Language**

Awnings, umbrellas and all upholstered surfaces must be made of canvas or a similar woven material that meets all local, state and federal safety and fire standards. Upholstered surfaces must be of a color that is not strikingly bright or vivid. Only solid or striped fabrics are permitted. Vinyl, plastic, or mesh fabrics are prohibited.

Metal awnings may be permitted with a Major Certificate of Appropriateness.

## Background/Summary:

At the request of a community member the Commission asked for Staff to draft a text amendment to the HRC Design Guidelines to allow approval of certain types of street furniture as a minor COA. Above is a draft of potential language for this amendment based on some of the comments made at the July meeting as well as feedback from Commission members.

Providing more guidance about the types of street furniture the Commission would like to see in the Historic District will help Staff explain to potential applicants the types of street furniture that are considered “compatible with the historic character” in more detail. Likewise, amending the Design Guidelines will make issuing COA’s for this purpose easier and more legally defensible.

This amendment offers those interested in providing outdoor seating or dining an expedited way to get approval by processing these applications as a Minor COA. Finally, outdoor furniture that does not meet this description could still be approved but would be required to go through the Major COA process and come before the Commission for a decision.

At the last meeting the Commission tabled this discussion to provide examples of outdoor furniture that would be considered acceptable to be used in drafting a text amendment for the design guidelines. Staff has included the responses below.

### Existing Standards

#### **Code of Ordinances Article VII. – Downtown Outdoor Displays, Dining and Other Temporary Encroachments**

1. The permitted temporary encroachment area is limited to the area directly abutting the existing place of business, unless written consent of adjacent landowners and businesses is obtained and submitted with the application. The permitted area may extend to within two feet of the curb.
2. Pedestrian travel upon the sidewalk shall be completely unobstructed a minimum of six feet in width and seven feet in height. No temporary encroachments shall be placed so as to block ingress or egress to or from any building, driveway, crosswalk, curb ramp, bus stop, fire hydrant, fire department connection or counter service window.
3. Furniture or other decorative materials shall be fire-retardant, pressure-treated or manufactured of fire-resistive material, and shall not contain any commercial advertising. Additionally, all furniture, especially umbrellas, must be designed and installed to be secure in windy conditions.
4. Outdoor lighting of the temporary encroachment area may not be directed at or excessively illuminate any area other than the encroachment area.
5. Any portion of an outdoor dining area that abuts a building may be enclosed by a removable physical barrier or delineator. These shall meet any applicable building, fire or other codes or regulations and shall be at least fifty percent open to maintain visibility of street-level activity. Any gate must swing into the property and remain unlocked during business hours.
6. Planters may not exceed a height of 36 inches above the level of the sidewalk. Plants may not exceed a height of eight feet above the level of the sidewalk.
7. In the courthouse square historic district, all furnishings, fixtures and other decorative materials shall adhere to guidelines approved by the historic district commission. Alternatively, the applicant may submit an approved certificate of appropriateness as part of the permit application. In no event shall such certificate of appropriateness permit lesser standards than are required by this section.

[https://library.municode.com/nc/graham/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH18STSIOTP\\_UPL\\_ARTVIIDOOUDIDIOTTEEN](https://library.municode.com/nc/graham/codes/code_of_ordinances?nodeId=PTIICOOR_CH18STSIOTP_UPL_ARTVIIDOOUDIDIOTTEEN)

## **The Historic Resources Handbook**

### Section A. Landscape Features specifies in A.1.1

“New benches, trash cans, fountains, and other street furniture should be compatible with the historic character of the area in size, scale, material, and color...”

## **Development Ordinance Appendix B. Historic District Design Guidelines for Outdoor Displays, Dining and Other Temporary Encroachments**

### *Awnings, Umbrellas and Upholstered Surfaces*

- Awnings, umbrellas and all upholstered surfaces must be made of canvas or a similar woven material that meets all local, state and federal safety and fire standards. Vinyl or plastic is prohibited. Metal awnings may be permitted with a Certificate of Appropriateness.
- Multiple awnings on one building should have a consistent design and material and be complimentary in color and pattern.
- The placement of awnings should not obstruct major architectural features.
- Awnings should be compatible with the structure in size, scale and style.
- Awnings should generally be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.
- Flat panel, shed or slanted awnings are encouraged. Barrel shaped awnings or canopies are not appropriate.
- Retractable and roll-down awnings are encouraged.
- Awnings on upper floors shall project no further than three (3) feet from the face of the building, should be no higher than half the height of the window opening, and should fill the width of the window opening but not extend past it.

### *Furniture*

- All outdoor furniture, including tables, chairs, umbrella bases and poles, benches, trash receptacles and other street furniture, should be compatible with the historic character of the district in size, scale, material and color.
- All outdoor furniture must have a uniform or complimentary design, color and material. It may be colored or of a natural unpainted material (i.e. wood or metal). White plastic or any fluorescent or other strikingly bright or vivid colors are prohibited.

## Other Historic Districts Outdoor Furniture Guidelines:

### Delaware, Ohio

1. The table and chairs shall be comprised of metal or wood and the color shall compliment the storefront (refer to the Downtown Historic District Architectural Standards for color guidelines).
2. Submit a site plan. Include the width and length of occupied area, approximate location, and number of tables and chairs.

### Hyannis, Massachusetts

3. Tables and chairs used for outdoor dining should be made of exterior wood or metal. Plastic furniture is not permitted.
4. Required barriers should be made of wrought iron or wood. Metal and canvas may also be appropriate.
5. The style of the barrier should complement the architecture of the building façade and the style of the outdoor dining furniture.
6. Prohibited Furniture: All furniture, other than tables, chairs, and umbrellas, are prohibited. This includes, but is not limited to, serving stations, bar counters, shelves, racks, sofas, televisions, and torches.

### Bardstown, Kentucky

7. Tables need to be functional not only for patrons, but also for pedestrians, given the limited space available for outdoor dining on sidewalks in the Historic District. Outdoor dining furniture must also contribute to the overall atmosphere of the Historic District and be complementary in both appearance and quality.
  - a. Color: Tables may be colored or of a natural unpainted material (ie. wood, metal, etc.). Tables are not permitted to be white plastic or any florescent or other strikingly vivid color.
  - b. Size and Shape: The size and shape of tables strongly affects the functionality of an outdoor dining area. Due to the narrow Historic District Sidewalks, restaurants should strive for space efficient seating layouts and furniture configuration. Square or rectangular tables are strongly recommended, and smaller tables work better and are more efficient and flexible. Square or rectangular tables may fit flush against a building's wall and can permit more useable surface area for patrons while at the same time leaving more space available for pedestrians. Square or rectangular tables are more flexible for use in outdoor dining areas. Such tables may be combined to seat larger parties much more effectively than can round tables.
  - c. Chairs: Chairs, like other outdoor dining elements, must contribute to the overall atmosphere of the Historic District and must be complementary in both appearance and quality.
    - i. Color: Charis may be colored or of a natural unpainted material (i.e. wood, metal, etc.) Chairs are not permitted to be white plastic or of any fluorescent or strikingly vivid color.
    - ii. Upholstery: Upholstered chairs are permitted. Upholstery is not permitted to be of any fluorescent or other strikingly vivid color.
    - iii. Matching: All chairs used within a particular establishment's outdoor seating area must match each other by being of visually similar design, construction and color.

## Commission Member Recommendations:

### Helen Sharpe

As far as the appropriate outdoor furniture...wrought iron furniture should remain in the wording. Prefer for wood to be removed as an appropriate material.

### Elaine Murin

Attached are a few samples of outdoor benches that may be appropriate for the historic downtown area. Based on the images, wording for wrought iron/cast iron benches might include:

- Bench may not contain any advertising, initials or message
- Color of metal frame should be black or dark green
- Bench can be a combination of wood and cast iron/wrought iron
- Powder coated steel tubing & cast iron or wrought iron frames
- Dimensions should not exceed 50"L x 25"Wx31"H

### Jerry Purdue

- Of no less quality than the metal stack table & chairs in houzz outdoor furniture. See examples.





31.5"x63"  
Rectangular Metal  
Indoor Table Set with  
4 Arm Chair, Silver

★★★★★ 2 Reviews | 16 Saves

8 Colors: Silver

Product Specifications  
Need more info? Ask a question >



Wimbolt Square  
Indoor/Outdoor  
Table, Silver

★★★★★ 8 Reviews | 28 Saves

8 Colors: Silver

Product Specifications

Manufacturer: Flash Furniture  
SKU #: 1001  
Dimensions: 24.00" x 24.00" x 30.00"  
Color: Silver  
Material: Metal, Glass  
Assembly: Yes  
Product Weight: 15.00 lbs  
Weight Capacity: 150 lbs  
Country of Origin: China



**WIMBOLT 24" x 24" Square Metal Table, Silver**  
by Flash Furniture  
\$179.99 \$149.99  
★★★★★ (17)  
More Colors >

**100% Metal Stools, Outdoor Fire Steel**  
by Flash Furniture  
\$199.99 \$149.99  
★★★★★ (2)  
More Colors >

**Contemporary Metal Dining Chair, Set of 2, Metal**  
by Flash Furniture  
\$199.99 \$149.99  
★★★★★ (1)  
More Colors >

**Executive Metal Chair, High Back, Metal**  
by Flash Furniture  
\$199.99 \$149.99  
★★★★★ (2)  
More Colors >



**Classic Round Metal Dining Table, Set of 4, Metal**  
by Flash Furniture  
\$239.99 \$199.99  
★★★★★ (5)

**Industrial Metal Dining Table, Set of 4, Metal**  
by Flash Furniture  
\$249.99 \$199.99  
★★★★★ (2)  
Only 2 Left >

**Contemporary Metal Dining Table, Set of 4, Metal**  
by Flash Furniture  
\$249.99 \$199.99  
★★★★★ (2)  
Only 2 Left >

**Industrial Metal Dining Chair, Set of 4, Metal**  
by Flash Furniture  
\$199.99 \$149.99  
★★★★★ (2)  
More Colors >



**Modern Metal Dining Chair, Set of 4, Metal**  
by Flash Furniture  
\$199.99 \$149.99  
★★★★★ (2)  
More Colors >

**Contemporary Metal Dining Table, Set of 4, Metal**  
by Flash Furniture  
\$249.99 \$199.99  
★★★★★ (2)

**Industrial Metal Dining Chair, Set of 4, Metal**  
by Flash Furniture  
\$199.99 \$149.99  
★★★★★ (2)  
More Colors >

**Industrial Metal Dining Table, Set of 4, Metal**  
by Flash Furniture  
\$249.99 \$199.99  
★★★★★ (2)  
Only 2 Left >

Price > Customer Rating > Shipping > Sale > Relevance > 36 Per Page > 1 - 36 of 6,699 products

metal x Clear All



**Bristow 26 H" Antique Metal Barstool, Set of 4, by Office Star Products**  
\$476 \$175.99  
★★★★★ (59)  
More Styles >

**Bastille Metal Stacking Side Chairs, Gun Metal, Set of 4 by Design Tree Home**  
\$275  
Only 2 Left >

**Metal Tree Bench, Brown Sugar Metal Finish by Design Tree Home**  
\$669  
More Colors >

**Bastille Metal Stools, Gun Metal, Set of 4, Bar Stool by Design Tree Home**  
\$313  
Only 1 Left >



**Flash Furniture 31.5" Square Glass Metal Table by Flash Furniture**  
\$284 \$153

**23.5" Square Glass Metal Table With 2 Metal by Flash Furniture**  
\$219 \$107.83  
More Designs >

**31.5" Round Glass Metal Table With 4 Metal by Flash Furniture**  
\$398.57 \$158

**Flash 24" High Silver Metal Indoor/Outdoor Counter by Flash Furniture**  
\$153.75 \$79  
★★★★★ (15)  
More Styles >



EastEnd Maine Outdoor Patio Bar Table, Brown by EastEnd  
 \$369 ~~\$184~~   
 ★★★★★ (4)  
 More Colors >



Backless Metal Indoor/Outdoor Stool With by Flash Furniture  
 \$89 ~~\$38.99~~   
 ★★★★★ (24)  
 More Colors >



Sheena Metallic Indoor/Outdoor Stack Chair by Flash Furniture  
 \$83 ~~\$42.49~~   
 ★★★★★ (2)



Wald Imports Brown Metal Display/Bar Cart by WALD IMPORTS  
 \$203.99   
 ★★★★★ (6)



Search



All Things Home Shop by Room Shop by Style Furniture Kitchen & Dining Appliances ...

Home / Furniture / Kitchens & Dining Furniture / Dining Room Tables



## Better Homes and Gardens Collin Wood and Metal Dining Table

35 reviews Better Homes & Gardens  
 Walmart # 566091293

**\$148.99**

Free shipping  
 Arrives by Wednesday, Aug 22 [Options](#)

Free pickup Wed, Aug 22 + [discount](#)  
 Ships to Mabane, 1318 Mabane Oaks Rd [Options](#)

Qty: 1 [Add to Cart](#)

★ Sold & shipped by Walmart

[Add to List](#) [Add to Registry](#)



[Tell us if something is incorrect](#)



Medline Ultraight Transport Chair, Silver

\$155.00

[Shop now](#)

Advertisement

### Sponsored Products



Cannes Swivel Bar Stools, Set of 2, \$99.00 | RST Brands



POLYWOOD Chippendale 24\"/>



6-Piece Modern Outdoor Wicker \$1,299.00 | Urban Furnishing



Cannes 4-Piece Modern \$3,999.00 | RST Brands



Round Swivel Folding Dining \$240.99 | Outdoor Interiors

1 2 3 4 5 6 7 8 9 [Next Page >](#)

### Recently Viewed and Recommendations



Contemporary Gold Bench, 40\", \$187.12



Wimbold Square Indoor/Outdoor \$99.99



Wimbold Square Indoor/Outdoor \$99.99



Flash Furniture 31.5\"/>



31.5\"/>



Metal Indoor Table, Blue \$226.77



Isabel Acacia Wood and Metal Outdoor Bar Table, by 60FStudio  
 \$251.99 ~~\$239.39~~   
 ★★★★★ (11)  
 Only 5 Left >



★★★★



★★★★



Distressed Metal Indoor Stackable Chair, Dream by Flash Furniture  
 \$137 ~~\$65.99~~   
 ★★★★★ (15)  
 More Colors >



Hinsdale Floral 7-Piece Metal Outdoor Dining Set, by 1st Avenue  
 \$2,080 ~~\$1,339~~   
 ★★★★★ (8)



Metal Stacking Patio Chair, Black by Flash Furniture  
 \$44 ~~\$25.50~~   
 ★★★★★ (19)



Ronsion Indoor/Outdoor Metal Bar Stool, Silver by Flash Furniture  
 \$195 ~~\$85.99~~   
 ★★★★★ (12)  
 More Colors >



Flash Furniture 24\"/>



Flash Furniture 31.5\"/>



Camberwell Metal Swivel Dining Chair, Black by 1st Avenue  
 \$360 ~~\$211.99~~   
 ★★★★★ (1)  
 More Colors >



Camberwell 5-Piece Metal Outdoor Dining Set With by 1st Avenue  
 \$1,322 ~~\$759~~   
 ★★★★★ (2)  
 More Sizes >

Feedback

SALE



Safewieh Porterville 2-Seat Bench  
by Safewieh  
\$141.99 \$126.59  
★★★★ (2)

Amherst Outdoor Bench, Tawny  
by Day  
\$184.99 \$126.99  
★★★★ (12)

Bellerose Outdoor Brushed Gray Acacia Wood  
by GDF Studio  
\$127.99

Metal Flower Bouquet Park Bench, Cast Iron Bench for  
by Home Garden Collectors  
\$199.98 \$99.97  
★★★★ (7)

Sponsored Products



Eucalyptus Venetian Bench  
\$284.99 | Outdoor  
Intiors



POLYWOOD Vineyard 60"  
\$499.00 |  
Polywood



POLYWOOD Nautical 60"  
\$689.00 |  
Polywood



POLYWOOD Neutral 48"  
\$599.00 |  
Polywood



POLYWOOD Chippendale 48"  
\$559.00 |  
Polywood

1 2 3 4 5 6 7 8 9 Next Page >

Recently Viewed and Recommendations



Windbok Square Indoor/Outdoor  
\$99.99



Windbok Square Indoor/Outdoor  
\$99.99



Flesh Furniture 31.5" x 62" Rectangular  
\$174.76



31.5x62" Rectangular Metal  
\$413.50



Metal Indoor Table, Blue  
\$226.77



31.5x62" Rectangular Metal  
\$409.99

Sell on Houzz - Learn More >



Search



### Mainstays Jefferson Wrought Iron 3-Piece Bistro Set, Black, Seats 2



This Mainstays Jefferson 3-Piece Bistro Set is great on any patio and is comfortable for everyday use. All the pieces are made from a durable powder-coated steel frame, so it will withstand use and last for many years. It includes two chairs and a table. Enjoy outdoor activities with this black bistro set. Mainstays Jefferson Wrought Iron 3-Piece Bistro Set, Black, Seats 2: Table: Durable steel frame Powder-coated Table dimensions: 24.02"D x 27.95"H Chairs: Durable steel frame Powder-co...



### Flash Furniture 30" Round Metal Indoor-Outdoor Table Set with 4 Cafe Chairs, Multiple Colors

Write a review: Flash Furniture  
Walmart # 557495450

\$274.51

Free shipping  
Arrives by Thursday, Aug 23 Options

Free pickup Thu, Aug 23 + discount  
Ships to Mebane, 138 Mebane Oaks Rd Options

Actual Color: Black



Tell us if something is incorrect

City: 1 Add to Cart

Sold & shipped by Walmart

Add to List Add to Registry

6 other sellers from \$272.99

\$272.99+ Free shipping  
Sold & shipped by **Waynesville**

\$277.88+ Free shipping  
Sold & shipped by **BlossOffice**

Compare all 7 sellers

