



Historic Resources Commission

Meeting Agenda

April 14, 2015 at 6:00pm
Council Chambers, 201 S Main St

1. Approve minutes of the January 14, 2015 meeting
2. Discuss North Main Street Historic District Resident's Meeting
Meeting was held for Tuesday, January 27th at 7pm at Providence Church fellowship hall

A complete agenda packet is available at www.cityofgraham.com

HISTORIC RESOURCES COMMISSION
Wednesday, January 14, 2015

The Historic Resources Commission held a called meeting on Wednesday January 14, 2015 at 5:30 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Helen Sharpe, Brenda Sykes, Larry Brooks, Lauren Nance, and Denise Baker. Members absent were Grace Baldwin and Cary Worthy. Staff members present were Melissa Guilbeau, City Planner and Martha Johnson, Zoning/Inspections Technician.

Chair 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 October 22, 2014 by Helen Sharpe, second by Brenda Sykes. All voted aye.

2. Elect Chair and Vice-Chair for 2015. Brenda Sykes made a motion to re-elect Larry Brooks as Chair and Helen Sharpe made a motion to re-elect Cary Worthy as Vice-Chair. All voted in favor.

3. Discuss and adopt Historic Resources Handbook. Larry Brooks said an excellent job was done by Melissa Guilbeau. There was a lot of good information and was very interesting along with good pictures. Ms. Guilbeau stated the handbook had been worked on since 2006 and she put finishing touches on it. Denise Baker made a motion to adopt the handbook, second by Brenda Sykes. All voted aye.

4. Set regular meeting date. Ms. Guilbeau said by the ordinance you must meet at least once a quarter. She would recommend meeting quarterly in January, April, July and October, keeping in mind meeting late September or early October for the Façade Grant applications. If you have a called meeting in the other months for COA Ms. Guilbeau recommended keeping it the same day and time as the scheduled meetings. After much discussion among the Board, the consensus was to set a regular meeting date of quarterly on the second Tuesday of the month at 6:00pm for January, April, July and October. Meetings during the other months will be called as needed but still on the second Tuesday at 6pm. Brenda Sykes made a motion to accept this decision, second by Lauren Nance, all voted aye.

5. Discuss annual report to City Council to be presented on March 3rd. The report shall include a comprehensive and detailed review of the activities, problems and actions of the Commission, as well as any budget requests and/or recommendations. Ms. Guilbeau suggested presenting the 2014 COA applications and decisions, the 2014-2015 Façade Grant program, and changes to the ordinance in 2014. Also the Historic Resources Handbook, the proposed N Main Street local Historic District, budget needs and any other items needing to be addressed. Ms. Guilbeau said she thought it would be nice if one or more of the Commission could present it. Ms. Guilbeau said she can work up the presentation for them to present. Mr. Brooks said he would volunteer to present it if no one else did.

Helen Sharpe mentioned the previous conversation the Commission had concerning funds she thought was to hire a consultant firm. Ms. Guilbeau said the funds would be needed to hire the consultant if the Board made the North Main Street District bigger they would need to establish the significance of that area. Ms. Guilbeau said she would work on the presentation and if anyone had any comments to email them to her.

6. Discuss upcoming North Main Street Historic District Resident's Meeting set for January 27th at 7pm at the Providence Church fellowship hall. Ms. Guilbeau asked the Commission to review the letter she drafted. Ms. Guilbeau said she will be mailing the letter this week to all property owners within the proposed district. Ms. Guilbeau said staff will be at the meeting to present information and answer questions and give out some handouts. Ms. Guilbeau said it would be good if some of the Commission members could attend the meeting.

Mr. Brooks mentioned to the Commission that Ms. Guilbeau will be leaving the City of Graham moving to Louisiana the first of February. Mr. Brooks stated the Commission does appreciate all the work she has done and all the updating she has completed. Mr. Brooks also said she had done a great job and will be missed.

With no further business the meeting was adjourned.

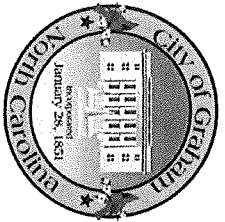
Respectfully Submitted,
Martha Johnson

North Main Street Informational Meeting

January 27, 2015 @ 7pm
 Fellowship Hall at Providence Church, 819 N Main St

Name	Property Address
Norma Smith	312 + 302 N Maple St
Susan Wright	403 N. Maple St.
Helen Sharpe	522 N. Main St.
Sandra Andrews	710 W. Main St.
Doc & Elaine	707 N. Main St.
Barbara Mize	701 N. Main St.
Ferry Plevman	637 Johnson Ave
Jimmy Livens	608 Williamsdale Rd
Dianna Neser	514 N. Main St.
Christine Wedel	511 N Main St
JIM FUMER & JOHN LEFRI	531 N MAIN ST.
Jim + Connie Deming	209 Albright Ave
BOBBY CREEK	
Den & Carla Smith	812 N. Main St.
TOM BARTON	700 N. MAIN STREET
Richard Holmes	412 N main st.
AUMAN HUNTER	412 N. Main St.
Alan Stanley	407 N. Maple St.
Ken + Jeanette Shuttlesworth	215 Long Ave
Ted Nelson	
Grace Baldwin	607 Oakleaf St. Graham NC.
Patrick & Tammy Hornum	23 309 N Maple St 27253
Ted Nelson	200 Albright Avenue

Name	Property Address
Cary Northy	110 Albright
Willard M. Dreyer	110 Albright Ave.
Paul Stewart	700 N. Main Street
Connie G. Sharpe	427 N. Main Street
Remy E Brooks	1509 Spangole Drive



Potential designation of the North Main Street area as a Local Historic District

The North Main Street Historic District has been listed on the National Register of Historic Places since 1999. The map below shows the boundaries of this district, outlined in red.

The City of Graham's Historic Resources Commission is exploring the possibility of designating this area as a local historic district, which is different from being listed on the National Register. This would mean that alterations to the exteriors of all properties in the district would need to get a Certificate of Appropriateness before they could be permitted. This provides protection for all properties in the district by ensuring there will be no physical changes that are inconsistent with the historic character of the district.



This informational meeting is a **first step** in looking to designate this area as a local historic district. Next steps would include:

- City staff would prepare an **investigation and report** describing the significance of the district using material from the 1999 National Register designation. This would be forwarded to the State Historic Preservation Office for their comments.
- City staff would prepare a **draft text amendment** to the *Development Ordinance*, which regulates the development of land in the City and its extraterritorial jurisdiction. This text amendment would be the regulations that would govern the local historic district.
- City staff would prepare a **draft set of standards and guidelines** for review of Certificates of Appropriateness using material from the 1999 National Register designation.
- The proposal would be considered by the **Historic Resources Commission** at one of their regular public meetings. The HRC would make a recommendation to the Planning Board.
- The proposed text amendment would be considered by the **Planning Board** at one of their regular public meetings. The Planning Board would make a recommendation to the City Council.
- The proposed text amendment would be considered by the **City Council** at one of their regular public meetings. All owners of property in the proposed district will receive a letter in the mail notifying them of the **public hearing**. The public hearing will also be advertised in the newspaper. The City Council will make a decision on the text amendment. If adopted, the North Main Street area will be designated as a local historic district.
- The Historic Resources Handbook would be updated to include the standards and guidelines for review of Certificates of Appropriateness.

Will I be required to make repairs or upgrades to my property? No, you will not be required to do anything. But when you decide that you want to make repairs or other changes to the exterior of your property, then before you would make those changes, you may need to get a Certificate of Appropriateness.

How will this affect if I need or want to make repairs or changes to the exterior of my property? Before you make any changes to the exterior of your property, you may need to get a Certificate of Appropriateness (COA). The Property Owner's Manual of Graham's Historic Resources Handbook provides information on how and when to apply for a COA.

Is there any program to help me if the cost of doing "historic" repairs/upgrades is more than the cost of "regular" repairs/upgrades? The City has a Façade Grant Program for properties located in the Courthouse Square Historic District. This program may be expanded to include the North Main Street area if it becomes a local historic district. The State Historic Preservation Office may be able to provide more information about other programs.

What kind of standards will my exterior repairs/upgrades be held to? For example, will I still be able to afford to replace my windows with more energy-efficient ones? Part of the process of designating the area as a local historic district will be to decide what characteristics contribute to its historic character. Standards or guidelines for types of materials and other building components will be agreed upon as part of the designation process. As an example of the types of standards, Graham's Historic Resources Handbook includes a Courthouse Square Historic District Manual which includes the standards and guidelines for that local historic district.



The Courthouse Square Historic District was designated as a local historic district in 1980 and was listed on the National Register of Historic Places in 1983.

Will this affect my property taxes and/or value? No, being in a local historic district does not have a direct impact on the value of your property or on the property tax rate.

Will this make it harder to sell my property? This question is best answered by a real estate professional, but in general, it is a matter of personal preference whether owning a property in a local historic district is desired or not.

What is the benefit to me of being in a local historic district? Properties in a local historic district enjoy the benefit of knowing that any physical changes to properties in the area must be consistent with the historic character of the area. Some individuals also consider living in a historic district to be desirable and something to be proud of.

The *City of Graham Historic Resources Handbook* can be found at www.cityofgraham.com under Government/Boards and Commissions/Historic Resources Commission

The *City of Graham Development Ordinance* can be found at www.cityofgraham.com under Government/Ordinances

The Historic Resources Commission meets on the second Tuesday of January, April, July and October at 6pm in City Hall

North Main Street Informational Meeting

January 27, 2015 @ 7pm

Fellowship Hall at Providence Church, 819 N Main St

Comment Sheet

If you do not turn this sheet in at tonight's meeting, you can return it to the City of Graham Planning Dept, 201 S Main St.

My main reaction is sadness that our neighbors/neighborhood is so distrustful of each other.

Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 6 1/2 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No Don't Know
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

Ken Shuttleworth + 215 Long Avenue
Jeanette Beaudry

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We support the effort to become
a local historic district.

We would also support
having the district extend to
Providence church.

Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 16 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 2 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 18 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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I would like to opt out of historical district.

Optional Questions

a. Do you own property in the potential North Main Street local historic district? Yes No

b. If so, how long have you owned the property? ^{proposed} 20 years Not Applicable

c. Do you plan on making any changes to the exterior of the property in the next year? Yes No ^{Sometime in future}

d. If so, what kind of changes? Normal maintenance, such as painting the same color ^{not sure}
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure

e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No

f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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I would like to preserve Graham's historical treasures, and having missed heavily in my own home, I would like to know my local gov't is helping to protect my investments and its heritage.

John Lepri
531 N. Main
Feel free to contact me

Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 4 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No Just finished
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 10 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 92 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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Lang + Frankie Kendall - 336-214-1971

Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 31 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No - maybe 2018
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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At my age I don't wish to ask permission to make any changes on the outside. I keep my property up nicely and plan to live there until I am too old and can't.
My insurance is high already. It's expensive by one self, I am a widow.

Thanks

Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 28 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes ? No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes ? No Maybe/Not sure

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District is not needed.
Shouldn't need to get permission to change something to properly
Why should residents on north side of town be penalized but not the south side

Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 20 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
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 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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When it time that we need to
sell the house - Sometimes it
helps or hinder the sell of the
house - Been discussed -
~~I~~ Like to know if the majority of the
neighbors has a say so as to not
be in the historic district?
Don't want to be in the historic
district

Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 26 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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Think it is a great idea. Hope it can be designated as a Local Historical District.

Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? 46 years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
- f. Based on what you know about the North Main Street area potentially being a local historic district, is this something that you are comfortable with and would support? Yes No Maybe/Not sure

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My Church would be affected by this and I am against it. It would cause too much trouble and money being spent by the owners. This meeting was a waste of time as the majority of owners was against this. We have enough rules and regulations to abide by now, we don't need anymore that's not necessary.

Pearl Stewart

Graham Friends Church, 700 N Main St

Optional Questions

- a. Do you own property in the potential North Main Street local historic district? Yes No
- b. If so, how long have you owned the property? _____ years Not Applicable
- c. Do you plan on making any changes to the exterior of the property in the next year? Yes No
- d. If so, what kind of changes? Normal maintenance, such as painting the same color
 Minor changes, such as painting a different color New construction
 Major changes, such as an addition Demolition of an existing structure
- e. Did you know that the North Main Street Historic District has been on the National Register of Historic Places since 1999? Yes No
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what does it mean for new construction?

*

Fasha Grant ??

Siding? vs paint-

Set up a historic district??

What % of fire damage would
cause a
