



# Historic Resources Commission

## Meeting Agenda

September 10, 2019 at 6:00pm  
Council Chambers, 201 S Main St

1. Pledge of Allegiance and opening invocation
2. Approve minutes of the August 13, 2019 meeting
3. COA 1920 101-103 N. Main St, Jon Guza
4. City Council Updates, Melody Wiggins
5. Additional items
6. Adjourn

The next Historic Resources Commission meeting will be held on **October 8, 2019**.

A complete agenda packet is available at [www.cityofgraham.com](http://www.cityofgraham.com)

HISTORIC RESOURCES COMMISSION  
Tuesday, August 13, 2019, 2019

The Historic Resources Commission held a called meeting on Tuesday, August 13, 2019 at 6:00 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Cary Worthy, Jeanette Beaudry, William Copeland and Carla Smith. Absent was Grace Baldwin and Helen Sharpe and Elaine Murrin. Staff members present included Alexa Powell, City Planner, Debbie Jolly Zoning & Inspection Technician and Mary Faucette, Downtown Development Coordinator.

Chairman Worthy called the meeting to order.

Pledge of Allegiance. Cary Worthy requested a moment of silence.

1. Approval of the minutes from the July 19, 2019 meeting. William Copeland made a motion to approve minutes. Carla Smith seconded. All voted aye.
2. COA 1919 20 SW Court Square – City Staff presented the properties Special Significance as well as the applicants request for on the Removal of the brick store front, installation of new glass store front, repainting of the front façade, replacement of existing windows and installation of metal awning. The applicant, Jason Cox, went over his plans for the project and answer the commission question. Jeanette Beaudry made a motion

“I have thoroughly researched the application and all other documents related to COA 1916 and I am familiar with the property in question.

And I find that if done in accordance with the plans submitted, the proposed changes will be compatible with the character of the mid-nineteenth century Courthouse Square Historic District.

I move to approve the application for COA 1916 for the property located at 20 SW Court Square. as submitted because it does meet the following standard in the Design Guidelines.

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Seconded by Carla Smith. All voted Aye.

3. COA 1918 Graham Historical Museum Projecting Sign –Brian Faucette City Staff presented the properties Special Significance as well as the applicants request for a projecting sign on the of the building. The projecting sign the applicant is proposing measures 1.2’x 5.8’ or a total of 7 sq/ft which is less than the maximum allowable 8 sq/ft for projecting signs in the B-1. Brian Faucette displayed a larger picture of the sign. He answers question from commission. Carla Smith made the following motion:

“I have thoroughly researched the application and all other documents related to COA 1918 and I am familiar with the property in question.

And I find that if done in accordance with the plans submitted, the proposed changes will be compatible with the character of the mid-nineteenth century Courthouse Square Historic District

I move to approve the application for COA 1918 for the property located at 135 West Elm St. as submitted because it does meet the standards in the Design Guidelines.

Jeanette Beaudry Seconded. All voted Aye.

4. COA 1919 135 S Main St, Paul Crotts - City Staff presented the properties Special Significance as well as the applicants request for a new face brick and front of building, new windows glass and doors and new signs on side and front of building. The applicant provided brief testimony about the project. He explained some changes that was made to the drawing. The commission had question about the sign and the lighting. Mr. Crotts explained the lighting to them and showed a picture. Carla Smith made the following motion:

"I have thoroughly researched the application and all other documents related to COA 1919 and I am familiar with the property in question.

And I find that if done in accordance with the plans submitted, the proposed changes will be compatible with the character of the mid-nineteenth century Courthouse Square Historic District

I move to approve the application for COA 1919 for the property located at 135 Main St. as submitted because it does meet the standards in the Design Guidelines

William Copeland seconded. All voted Aye.

5. Architectural Inventory Funding Options -City Staff Covington Foundation- Application are to be submitted to the Foundation (postmarked) by March 1<sup>st</sup> and August 1<sup>st</sup>. Alexa explained the foundation grant process. Carla Smith made a motion for the staff to apply for the Covington Grant to help with the Architectural inventory. Jeanette Beaudry seconded. All voted Aye.
6. City Council Update – Councilwoman Wiggins shared that the City Manager shared that they have no plans to see the downtown plan until October. The City manager was very apologetic and frustrated on how the reveal came out. This is not a done deal it will be revisited in a few months. The mayor did say the backup packing was out and that was the only definite thing. Councilman Kimrey and Councilwoman Wiggins will be at Forgotten Road Ale on Thursday August 15, 2019 to answer any questions and concerns.
7. Additional Items – Mary Faucette updated the commission on the Architectural tour grant tour dates that are listed in packet. She encouraged each one to sign up.
8. Adjourn –Jeanette Beaudry made a motion to adjourn. Carla Smith seconded. All vote aye

With no further business the meeting was adjourned.

Respectfully submitted,  
Debbie Jolly

# STAFF REPORT

Prepared by Alexa Powell, Planner

## 101-103 N. Main St. Awning, Jon Guza (COA1920)

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

Historic Resources Commission

September 10, 2019

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the installation of a metal awning on the Scott Building (101-103 N. Main St). *Based on the language approved for last year metal awnings may be permitted with a major COA.*

### Special Significance – History

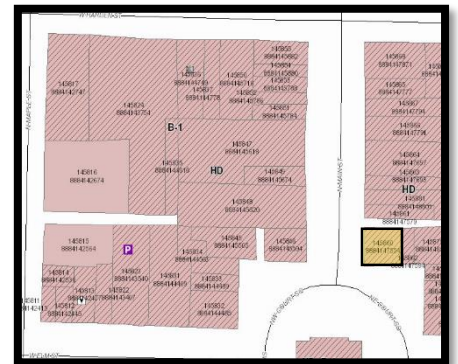
#### Scott Building at 101 North Main Street

*Ca. 1900; Pivotal*

Two-story common bond commercial building with decorative brickwork built circa 1900 by James Sidney Scott and W.C. Donald. The modern first story renovation contains a west (front) elevation with picture windows, a recessed entrance containing glass double doors and a flat roof overhang. The second story front elevation consists of three single sash windows on either side of a center double window all beneath individual awnings and semi-circular arched windows. The connecting arches spring from pilaster strips that separate second story bays on the front elevation. Yellow brick distinguished the building where it is employed in the semicircular arches, in the string course below the brick patterned entablature and along the roof's ledge. Yellow brick is also used in monumental pilasters which appear at the building's corners and side elevations.

### Location

101-103 N. Main St.  
Graham, NC 27253





## 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: 101-103 N Main St

Property Owner: Carolina Property Holdings

### Project

General description of each modification or improvement:

1. Installation of new, custom-made metal awning.

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: Jon Guza, Taylor Cannady

☐ Property Owner ☒ Lessee ☐ Other

Mailing Address: 103 N Main St

City, State, Zip: Graham, NC 27253

Phone # (336) 263-1180

Email: jonguza@gmail.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

8/13/19

Jason Cox

Digitally signed by Jason Cox  
Date: 2019.08.13 16:34:28 -0400

8/13/19

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: Jon Guza, Taylor Cannady

Relationship to Applicant: applicant

Phone # (336) 447-8376

Email: jonguza@gmail.com

### FOR OFFICE USE ONLY

Received by: <u>AP</u>	Remarks:
Received date: <u>8/13/19</u>	<u>COA 1920</u>
Tax Map # <u>8884147554</u>	
HRC date: <u>9/10/19</u>	







Example awning





## City Planner

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**From:** Jason Cox <jason@aedosgrp.com>  
**Sent:** Wednesday, August 14, 2019 2:05 PM  
**To:** City Planner  
**Cc:** jonguza@gmail.com; taylor@voltsalonsax.com  
**Subject:** COA Application > 101-103 N Main St, Graham  
**Attachments:** jg signed coa.pdf; Scanned from a Xerox Multifunction Printer (060).pdf; jg signed coa.pdf; Scanned from a Xerox Multifunction Printer (060).pdf; FLAT PAN AWNING EXAMPLE PHOTO.jpg; 101-103 N MAIN ST - mounting locations.PNG; Vicinity Map.PNG

[NOTICE: This message originated outside of the City of Graham, NC mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Alexa,

Please see attached the COA request for the above property.  
Taylor Cannady (101) and Jon Guza (103) are the tenant/applicants, but I am assisting as the Landlord.

Application as noted is for a flat pan metal awning on the two units noted. Identical in design to the one for 20 SW Court Square which was approved in last night's HRC meeting, which should make this easier for everyone at HRC approval level as well.

Each awning will span the respective half, with a break at the center column-lines. See attachment "Mounting Locations". Would mount at top of the stucco panel to allow needed height for any future signs if wanted to be attached and hang down while still allowing proper clearance.

Jon/Taylor

The next HRC meeting is 9/10 @ 6pm. I will be out of country nearly all of next month so will not be there.  
I will forward you the email I have from city on the Beautification Grant, Façade Grant programs since you will need to complete any items, attendance for those as you decide.

J

Jason Cox

Principal

*Aedos Holdings | Monroe Companies | DBD/Monroe Holdings*  
[jason@aedosgrp.com](mailto:jason@aedosgrp.com) | Phone: 336.263.1180

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

### **Historic Resources Handbook;**

#### **9. Awnings**

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*).

### **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. 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. (*Amended by HRC 9/11/18*)
- 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

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**Motion Language:**

I have thoroughly researched the application and all other documents related to COA 1920 and I am familiar with the property in question.

**Finding of Fact:**

And I find that if done in accordance with the plans submitted, the proposed changes will be Compatible [or] Incompatible with the character of the mid-nineteenth century Courthouse Square Historic District.

**Motion to Approve/Approve with Conditions/Deny COA:**

I move to Approve [or] Approve with conditions [or] Deny the application for COA 1920 for the property located at 101-103 N. Main St. as submitted because it does [or] does not meet all of the standards in the Design Guidelines.

**If approve or deny...**

The proposed changes are [or] are not compatible with the character of the district in terms of Sections (B.10.2, and Appendix B Historic District Design Guidelines for Outdoor Displays). Therefore, the project is [or] is not in harmony with the design guidelines and the character of the overall district and adjoining properties.

**If approve with conditions...**

If the following changes are made to the proposal such as:

(list all desired changes to the proposal)

then the project will meet the standards set out in the Design Guidelines and shall be permitted.