

## **Minutes of the March 3, 2020 Historic Resource Commission**

The meeting was called to order by Chair Worthy at 6:03pm.

The following Commissioners were present: Scott Pickard, Elaine Murrin, Cary Worthy, and Carla Smith. William Copeland (6:22p) and Jeanette Beaudry (6:29p) joined the meeting subsequently.

Chair Worthy led the Pledge of Allegiance, and a moment of silence.

The Commission welcomed new member Scott Pickard.

Motion to approve minutes, with the following amendments made by Smith, seconded by Murrin. Carla Smith nominated Elaine Murrin as vice-chair, seconded by Jeanette Beaudry. Smith made a motion that we ask staff to add information to the staff report regarding previous grants and their status for each applicant. All voted aye.

Scott Pickard was sworn in by Nathan Page.

COA 2002 Brantley Building. Nathan presented the Staff Report.

Chuck Talley spoke on behalf of demolition of the building. Stated he applied for demolition of the building on Feb. 17, 2020 discussing the liability of the structure. He presented exhibit A – Demolition permit. He stated that the building was removed February 19, 2020. Mr. Talley objected to the way Page presented the process to the commission. Mr. Talley presented exhibit B – A letter from the engineer.

The Commission engaged in discussion about the proposed stairs being within the public right of way. They questioned the material of the columns, to which Mr. Talley responded they will be made from steel. Discussion about handmade bricks.

The Commission asked Mr. Talley, Why didn't you come to the HRC with a COA to demo the building?

The Commission expressed concerns that the building was removed without properly following the process.

Further discussion about the building materials, door, store front, etc. materials sourced from the Paris building and the Nick's building.

Continued discussion of the staircase and its location. Commission members shared their thoughts.

The Commission discussed an option to move staircase to the back of the building due to the lack of similarly placed exterior staircases throughout the District.

Jennifer Talley stated that she believed Mr. Talley didn't need to make a request for a COA for demo. Mr. Talley further explained the structural problems of beams.

Mrs. Talley read an excerpt from the School of Governments Quasi-Judicial Handbook, regarding ex parte communication. Mr. Page stated that individual members of the public are always entitled to ask questions of staff, but that many topics would have to be disclosed as ex parte.

Mr. Talley made the recommendation to table the COA, he further stated he will present additional details before the next meeting.

Motion to table Mr. Worthy, second Scott Pickard, all voted aye. It was tabled until the next meeting.

Barry & Cathy Hupp, owners of Whitt's custard introduced themselves and were welcomed to Graham.

The Façade Grant + Architectural Survey Funding Request will be in the budget request of \$35,000/there will be a presentation with the Downtown Development Coordinator at the budget meeting proposing the Façade Grant monies remaining at \$15,000 with the addition of \$20,000 for the Architectural Survey bringing the total to \$35,000. Question from Commission member Elaine Murrin, is there a possibility of cutting the Façade grant monies, if the City Council only funds one item. The Commission agreed that the architectural inventory was more important to the HRC than another year of grant funding.

Question from Mr. William Copeland-Inquired if there are any projects that haven't been completed to date. The deadline is May 1, 2020 for projects to be complete.

The Year in Review 2019 Presentation for City Council was presented by Page.

City Council Updates – Council member, Melody Wiggins gave a brief presentation.

Additional items – Nathan Page reiterated that the checklist on the back of the COA application has a list of requirements for all applications to be presented to the Historic Resources Commission.

The Historic Resources Commission was reminded of the following meeting dates:

March 21 Love Graham

March 26 Downtown Associate Community program public meeting 5:30p @ the Graham Civic Center

Meeting adjourned – Elaine Murrin made the motion to adjourn with Mr. William Copeland's second. All voted aye.

Next meeting April 7, 2020

Minutes respectfully submitted,

Mary Faucette

### **Minutes of the August 4, 2020 Historic Resource Commission**

The meeting was called to order by Chair Worthy at 6:00pm.

The following Commissioners were present: Scott Pickard, Elaine Murrin, Cary Worthy, and Carla Smith. William Copeland, Jeanette Beaudry and Karen Chin.

Chair Worthy led the Pledge of Allegiance, and a moment of silence.

The Commission welcomed new member Karen Chin.

Motion to approve minute made by Elaine Murrin. Scott Pickard seconded. All voted aye.

COA 2005 Brantley Building. Chuck Talley- Nathan presented the Staff Report. Nathan Page was sworn in. Chuck Talley and Jennifer Talley were sworn in. Jennifer stated that Grace Baldwin was trying to get on the Zoom call, Nathan stated if she was on the call we could not have the meeting if she not there in person. Nathan stated he needed to check with the City attorneys. Cary adjourned the meeting for 10 minutes.

As the state of North Carolina's regulations relating to COVID-19 Public Hearing ([SB704](#)) for quasi-judicial items says, "(f) Quasi-Judicial Hearings. – A public body may conduct a quasi-judicial proceeding as a remote meeting only when all of the following apply: (1) The right of an individual to a hearing and decision occur during the emergency. **(2) All persons subject to the quasi-judicial proceeding who have standing to participate in the quasi-judicial hearing have been given notice of the quasi-judicial hearing and consent to the remote meeting.** (3) All due process rights of the parties affected are protected. " And no parties consented to the meeting in writing prior to the meeting, a remote meeting was not permitted to occur via Zoom. As such, no Quasi-Judicial matters were heard nor discussed by the board, aside from Nathan Page presenting the material in the staff report.

Meeting adjourned – Elaine Murrin made the motion to adjourn with Carla Smith second. All voted aye.

Next meeting September 1, 2020

Minutes respectfully submitted,

Debbie Jolly

### **Minutes of the November 16, 2020 Historic Resource Commission**

The Zoom meeting was called to order by Chair Worthy at 6:03pm.

The following Commissioners were present: Elaine Murrin, Cary Worthy, William Copeland, Karen Chin, Stephen West and Grace Baldwin joined in at 6:24. Council Liaison, Melody Wiggins staff member present included Debbie Jolly Zoning & Inspection Technician and Nathan Page, Planning Director.

Chair Worthy led the Pledge of Allegiance, and a moment of silence.

The Commission welcomed new member Stephen West.

Approve minutes of the August 4<sup>th</sup>, 2020 meeting. William Copeland made a motion to approve and Elaine Murrin seconded. All voted aye.

COA 2005 Brantley Building. Nathan presented the Staff Report.

Chuck Talley spoke on behalf of the building. Mr. Talley gave an overview of the project to include covered patio roof top dining area also to construct architectural stairs on the north side of the new building for access to the roof top dining. Jennifer Talley addressed section 15 of the HRC handbook

about the stairs and the codes. Addressed issues on the fence and the roof top dining. Mrs. Talley ask Mr. Page about previous application that was submitted and square footage, ask to merge the two COA's. Cary Worthy closed the public hearing.

The Commission engaged in discussion about the proposed floor lay out the doors open out and the fence are not on the proposed drawing. Mr. Worthy had several question on the drawing not matching the proposed floor plan. They questioned the gate to the stairs going up to the roof. Discussion about fence around the building and fence.

Further discussion about the building materials, door, store front, etc.

Continued discussion of the staircase and its location. Commission members shared their thoughts.

The Commission discussed an option to move staircase to the back of the building due to the lack of similarly placed exterior staircases throughout the District. Elaine Murrin ask about time table on this if its tabled again.

Motion to deny COA 2005 was made by Mr. West, second Elaine Murrin, all voted aye.

COA 2006 Farm Service 125 E Elm St- Nathan presented the Staff Report.

Mr. Talley gave an overview of the project and explain the site plan that was submitted. They would like to remove the equipment and clean up the back of the building. Outside garden area will be able to roll in and be covered to help with cold weather and not losing inventory. Jennifer Talley added this will improve the aesthetics of the property. Public hearing was closed.

The commission ask Mr. Talley several question about the back of the building if they are tearing off any of the buildings. The commission had a brief discussion.

William Copeland made a motion to approve the application for COA 2006 for the property located at 125 E. Elm St. as submitted because it does meet the following criteria. Seconded by Karen Chin. All voted Aye.

COA 2007 23 SW Court Sq. – Mr. Page gave an overview of the project.

Chuck Talley presented his project, stated he had pulled permits to secure the roof so it didn't cave in. Removing store front and 2<sup>nd</sup> floor windows. Redo new decorative store fronts out of wood with lead cane stain glass windows. Removing paint from the exterior and saving the bricks. Jennifer Talley addressed question on the staff report. Window and doors are not originals they want to put some in that are original. Mr. Worthy closed the public hearing.

The commission had question about the windows and the casing around it. They had a few question storefront and materials and colors which the Talley's addressed.

Stephen West made a motion to approve the application for COA 2007 for the property located at 23 SW Court Sq. as submitted because it does meet the following criteria. Seconded by Karen Chin. All voted Aye.

COA 2008 125 N main St.- Mr. Page presented the staff report. Mr. Talley presented the project to the commission. Jennifer Talley addressed the items on the staff report about material signs and lighting. Mr. Worthy closed the public hearing.

The commission had a brief discussion among the board and staff. Cary made motion to table COA 2008 until January 5<sup>th</sup>, 2021 to give the Talley's time to get architectural drawings of what they want the front of the building to look like the materials they are going to use. If they are putting in new windows we need to know the type what it's made of. The marquee need a design, what will it be made out of and how far it extends over the sidewalk and how are they attaching it to the building. We will need to see the signs and how they will be attached to the building. Mr. Copeland made a motion to table. Karen Chin seconded. All voted aye.

COA 2009 21 SE Court Sq. Nathan presented the staff report. Chuck stated if he could get any of this approved it would help. Jennifer Talley ask the board to approve and help them move forward on what they could to help this tenant. Cary Worthy closed the public hearing.

The commission had a several questions for the Talley's and had a brief discussion between the board. Stephen West ask about the gate being moved to the back. Stephen West made a motion to approve the application for COA 2009 for the property located at 21 SE Court Sq. as submitted with the exception of the gate fencing and the stairwell to the roof top, these three item will be revisited by the Talley and the commission at the next meeting on January 5<sup>th</sup>. Seconded by Karen Chin. Vote 5-1 William Copeland voted against.

COA 2010 Pulled by the Applicant-Confederate Monument Fencing, Alamance County

COA 2011 Pulled by the applicant- Patterson Building, Jason Cox

COA 2015 Patterson Building – Josh Jordan- Called Nathan before meeting not able to make it tonight. Cary Worthy made a motion to table until December 1<sup>st</sup> Meeting. Seconded by William Copeland. All voted Aye.

Discussion on Architectural Inventory- Nathan gave an update from City council. Cary Worthy updated the new members on this topic. Cary made a motion to request funds for the architectural inventory of the City Council and Manager to allow for that money to be used in lieu of the façade grant funding.

Commissioner West made a motion to add the architectural inventory to the capital improvement plan every 10 years subsequent to the initial funding.

City Council Updates – Council member, Melody Wiggins had no updates.

Additional items – Nathan Page had no additional items.

Meeting adjourned – Elaine Murrin made the motion to adjourn with Karen Chin's second. All voted aye.

Next meeting December 1<sup>st</sup>, 2020

Minutes respectfully submitted,

Debbie Jolly