

Historic Resources Commission

Agenda | January 7th, 2025 |

6 pm Regular Meeting



1. Call to order and confirmation of a quorum.

- a. **Historic Resources Commission Charge:** The Historic Resources Commission is charged with promoting, enhancing, and preserving the character of the historic district as well as landmarks, including the Courthouse Square Historic District.

2. Pledge of Allegiance and moment of silence

3. Minutes review and approval

- a. Regular meeting: December, 2024

4. New Business

- a. COA 2420- 129 W Harden

5. Updates

- a. Council
- b. Staff

6. Adjournment

Minutes of the December 3rd, 2024 Historic Resource Commission

The meeting was called to order by Chair Zipporah Clark Baldwin at 5:59 p.m.

The following Commissioners were present: Jim Young, Chair Zipporah Clark Baldwin, Ben Beushausen, and Karen Chin.

Staff: Planner Evan Workman

Council: Joey Parsons

Chair Zipporah Clark Baldwin led the Pledge of Allegiance, and a moment of silence.

Chair Clark Baldwin made a motion to approve the minutes for the August 6th meeting with the change that motions are called out as being asked for by the chair. Jim Young seconded. All voted aye.

Karen Chin made a motion to approve the minutes for the October 1st meeting with the change of a typo in "section C" be corrected. Jim Young seconded. All voted aye.

Business

a. COA 2410- 123 N Main Street

i. COA2410 (Major) - the applicant is requesting permission to upgrade and change the doors and storefront windows as well as install a new canopy as part of a larger façade upgrade. Evan Workman gave the staff report. Chair Clark Baldwin made the motion to open the public hearing, Karen Chin made the second. All voted Aye. Jeff Deal employed at 629 S Church St Burlington NC spoke about the project. Jennifer Talley of 808 Sideview Street Graham NC also spoke regarding the project. Chair Clark Baldwin made a motion to close the public hearing, Ben Beushausen made the second. All voted Aye. Chair Clark Baldwin asked for a motion, Jim Young made a motion to approve the item: I have thoroughly researched the application and all other documents related to COA 2410 and I am familiar with the property in question. And I find that if produced in accordance with the plans submitted, the proposed changes will be compatible with the character of mid- nineteenth century Courthouse Square Historic District. I move to Approve the application for COA 2410 for the property located at 123 N Main St as submitted because it does meet the following criteria. The proposed changes do meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are compatible with the Character of the district. Karen Chin made the second. All voted Aye.

b. COA 2414- 38 SW Court Sq.

ii. COA 2414 (Major)- the applicant is requesting permission to repair and replace the rear door of the 38 SW Court Square building. Evan Workman gave the staff report. Chair Clark Baldwin made the motion to open the public hearing, Ben Beushausen made the second. All voted aye. Fred Sternberg, employed at 38 SW Court Sq, Graham NC spoke about the project. Chair Clark Baldwin made a motion to close the public hearing, Ben Beushausen made a second. All voted aye. Chair Clark Baldwin asked for a motion, Karen Chin made a motion to approve the item: I have thoroughly researched the application and all other documents related to COA 2414

and I am familiar with the property in question. And I find that if produced in accordance with the plans submitted, the proposed changes will be compatible with the character of mid- nineteenth century Courthouse Square Historic District. I move to Approve the application for COA 2414 for the property located at 38 SW Court Sq as submitted because it does meet the following criteria. The proposed changes do meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are compatible with the Character of the district. Ben Beushausen made a second. All voted aye.

c. COA 2415- 101 E Harden St.

iii. COA2415 (Major)- the applicant is requesting permission to build a rock veneer wall for landscaping Monkey Grass as it previously existed. Evan Workman gave the staff report. Chair Clark Baldwin made a motion to open the public hearing, Ben Beushausen seconded. All voted aye. Jennifer Talley of 808 Sideview St, Graham NC spoke regarding the project. Chair Clark Baldwin made a motion to close the public hearing, Ben Beushausen made a second. All voted aye. Chair Clark Baldwin made a motion to approve this item: I have thoroughly researched the application and all other documents related to COA 2415 and I am familiar with the property in question. And I find that if produced in accordance with the plans submitted, the proposed changes will be compatible with the character of mid- nineteenth century Courthouse Square Historic District. I move to Approve the application for COA 2415 for the property located at 101 E Harden St as submitted because it does meet the following criteria. The proposed changes do meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are compatible with the Character of the district. Jim Young made the second. All voted Aye.

d. COA 2416- 125 N Main

iv. COA2416 (Major)- the applicant is requesting permission to demo existng brick work, install footers, repair masonry, add stucco, a metal cornice, and new wood to the front of the building. Evan Workman gave the staff report. Chair Clark Baldwin made a motion to open the public hearing, Karen Chin made a second. All voted aye. Jennifer and Chuck Talley both of 808 Sideview St, Graham NC spoke on the project. Chair Clark Baldwin made a motion to close the public hearing. Karen Chin made a second. All voted aye. Chair Clark Baldwin asked for a motion, Ben Beushausen made a motion to approve the item: I have thoroughly researched the application and all other documents related to COA 2416 and I am familiar with the property in question. And I find that if produced in accordance with the plans submitted, the proposed changes will be compatible with the character of mid- nineteenth century Courthouse Square Historic District. I move to Approve the application for COA 2416 for the property located at 125 N Main St as submitted because it does meet the following criteria. The proposed changes do meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are compatible with the Character of the district. Jim Young made the second. All voted Aye.

e. COA 2419- 112 N Main

v. COA2419 (Major)- the applicant is requesting permission to install posts and shade sails as well as planters to define an outdoor seating space. Evan Workman presented the staff report. Chair Clark Baldwin made a motion to open the public hearing. Jennifer Talley of 808 Sideview St, Graham NC spoke on the application. No one from the property or business was present. Chair

Clark Baldwin made a motion to close the public hearing, Jim Young made the second. All voted aye. Chair Clark Baldwin asked for a motion, Jim Young made a motion to deny: I have thoroughly researched the application and all other documents related to COA 2419 and I am familiar with the property in question. And I find that if produced in accordance with the plans submitted, the proposed changes will be not compatible with the character of mid- nineteenth century Courthouse Square Historic District. I move to Deny the application for COA 2419 for the property located at 112 N Main St as submitted because it does not meet the following criteria. The proposed changes do not meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are not compatible with the character of the district. Chair Clark Baldwin made the second. All voted Aye.

f. Façade Grants

1. 36 SW Court Square- custom windows and installation. Lowest quoted cost: \$31,538.47. Awarded the maximum of \$5,000. Motion for award made by Jim Young, Ben Beushausen made the second. All voted aye.
2. 38 SW Court Square- rear door repair and replacement. Lowest quoted cost: \$7,339.06. Awarded the maximum of \$2,669.53. Motion for award made by Ben Beushausen, Chair Clark Baldwin made the second. All voted aye.
3. 101 E Harden St- Installation of landscaping wall. Lowest quoted cost: \$2,398.54. Awarded the maximum of \$1,198.27. Motion for award made by Ben Beushausen, Chair Clark Baldwin made the second. All voted aye.
4. 22 NE Court Square- replacement of awnings. Lowest quoted cost: \$6,374.04. Awarded \$2,566.10. Motion for the award made by Ben Beushausen, Jim Young made the second. All voted aye.
5. 125 N Main St- demo of brick, install footers, repair columns. Lowest quoted cost: \$13,339.90. Awarded \$2,566.10. Motion for award made by Ben Beushausen, Chair Clark Baldwin made the second. All voted aye.

Staff updates:

- a. **City Council-** Joey Parsons had no updates.
- b. **Staff-** Evan Workman updated the commission on the Christmas Luncheon for the City on December 11th. Welcomed Mr. Beushausen. And thanked the commission for their hard work all year.

Adjournment- Chair Clark Baldwin made a motion to adjourn. Jim Young made the second. All voted Aye.

Meeting adjourned – 7:23 p.m.

Minutes respectfully submitted, Evan Workman

December 4th, 2024

STAFF REPORT

Prepared by Evan Workman, Planner

COA 2420, 129 W Harden St.

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission

January 7th, 2025

Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 129 W Harden St., Graham, NC 27253:

1. Paint colors that are outside of the Sherwin Williams Historic Collection.

The business owner at 101 E Harden St has requested permission to paint the exterior of the building a color scheme based on the “Esso logo color scheme”. This is considered a major change and requires a COA review and approval by the HRC.

Property:





A picture of the property from Google, dated May 2024.

Proposed colors:



Esso Logo Color Scheme

FFFFFF



SCHEMECOLOR.COM

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The sections of the handbook below may be helpful to the commission:

12. Exterior Colors

“The placement, rather than the number of colors, best accentuates architectural details. Colors are distributed into three categories: base, trim (major and minor) and accent. The base often matches the natural color of building materials, such as brick or stone. The major trim color is used to frame the façade, doors and windows, and is also the primary color of the cornice and major architectural elements. If a minor trim color is used, it is often a darker shade placed on doors and window sashes. An accent color is used in limited doses to highlight small details. The color scheme should be consistent throughout the façade’s upper and lower portions. The colors chosen should be harmonious, not only with the colors on the building, but also with the colors on neighboring buildings.”

B.12.1 The placement of color should be appropriate to the architectural style of the structure.

B.12.2 The placement of color should provide contrast between different materials appropriate to the style of the structure, such as shingles and siding, and architectural elements, such as trim and soffits.

B.12.4 Materials such as brick, stone, wood shingles, and certain metals, which have historically been unpainted, should not be painted.

Motion Language:

I have thoroughly researched the application and all other documents related to COA 2420 and I am familiar with the property in question.

Finding of Fact:

And I find that if produced 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 Grant/Approve with Conditions/Deny COA:

I move to Approve [or] Approve with conditions [or] Deny the application for COA 2420 for the property located at 129 W Harden St. as submitted because it does [or] does not meet the following criteria:

If approve or deny...

The proposed change(s) does [or] does not meet the **Historic Resources Design Guidelines Standards**. Therefore, the proposed changes are [or] are not compatible with the character of the district.

If approve with conditions...

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

(list all desired changes to the proposal and how they relate to the requirements in the design guidelines)
then the project will meet the standards set out in the Design Guidelines and shall be permitted.

Alternatively, the HRC may choose to table the item until the next meeting

I move to table COA 2420 for 129 W Harden St. in order for the Commission to seek guidance pursuant to the NC GS 160D-9-47(d). The application will be acted upon within a reasonable time period not to exceed 180 days.

Alternatively, the HRC may choose to deny the application as incomplete...

I move to deny COA 2420 129 W Harden St. in order to provide sufficient time for the applicant to submit a complete application in an effort to determine what relevant standards are being met and/or neglected by the project.



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: 129 W HARDEN ST

Property Owner: Denise Heckman & Wesley Burns

Project

General description of each modification or improvement:

Paint the exterior of building.
1. Trim along top of building
2. Front door, landing
3. Front columns (2) bottom landing
with colors as close as possible to the existing colors of red, gray & white.

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: Denise Heckman & Wesley Burns

☒ Property Owner ☐ Lessee ☐ Other

Mailing Address: 300 Oakwood Dr

City, State, Zip: Graham, N.C. 27253 27253

Phone # 336-513-1026

Email: dbh@trrad-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.

Denise Heckman 12/12/24
Signature of Applicant Date

Denise Heckman 12/12/24
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: Denise Heckman

Relationship to Applicant: _____

Phone # _____

Email: dbh@trrad-rr.com

| FOR OFFICE USE ONLY | |
|--------------------------------|---|
| Received by: <u>EW</u> | Remarks: <u>Major. non-wst colors</u> <u>-EW</u> |
| Received date: <u>12/13/24</u> | |
| Tax Map # <u>145818</u> | |
| HRC date: <u>1/7/24</u> | |

Minutes of the August 6, 2024 Historic Resource Commission

The meeting was called to order by Chair Zipporah Clark Baldwin at 5:57 p.m.

The following Commissioners were present: Jim Young, Chair Zipporah Clark Baldwin and Karen Chin.

Staff: Planner Evan Workman and Jenni Bost Zoning Enforcement Officer.

Chair Zipporah Clark Baldwin led the Pledge of Allegiance, and a moment of silence.

Approval of the June 4, 2024 minutes, Karen Chin made the first motion and Jim Young made the second. All voted Aye.

New Business

a. COA 2405- 36 SW Court Sq

i. COA2405 (Major) - the applicant is requesting to replace the existing windows. Evan Workman gave the staff report. Chair Zipporah Clark Baldwin asked for a motion Karen Chin made the motion to open the public hearing, Jim Young made the second. All voted Aye. John Vernon, 610 Atwater St Burlington NC spoke about the project. Chair Zipporah Clark Baldwin asked for a motion Karen Chin made a motion to close the public hearing, Jim Young made the second. All voted Aye. Chair Clark Baldwin asked for a motion, Karen Chin made a motion to approve: I have thoroughly researched the application and all other documents related to COA 2405 and I am familiar with the property in question. And I find that if produced in accordance with the plans submitted, the proposed changes will be compatible with the character of mid- nineteenth century Courthouse Square Historic District. I move to Approve the application for COA 2405 for the property located at 36 SW Court Sq as submitted because it does meet the following criteria. The proposed changes do meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are compatible with the Character of the district. Jim Young made the second. All voted Aye.

b. COA 2406- 118 N Main St

ii. COA 2406 (Major) – the applicant is requesting permission to install a projecting sign on the façade facing N Main Street at 118 N Main St. Due to the size of the proposed sign (roughly 17 square feet) this item is a considered a major change and requires a COA review and approval by the HRC. Chair Zipporah Clark Baldwin asked for a motion Karen Chin made a motion to open the public hearing, Jim Young made the second. All voted Aye. Griffin McClure of 622 Johnson Ave spoke about the project and answered several questions from the Committee. Chair Zipporah Clark Baldwin asked for a motion Karen Chin made motion to close the public hearing, Jim Young made the second. All voted Aye. Chair Clark Baldwin asked for a motion, Jim Young made a motion to approve: I have thoroughly researched the application and all other documents related to COA 2406 and I am familiar with the property in question. And I find that if produced 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 2406 for the property located at 118 N Main St as submitted because it does meet the following criteria. The proposed change does meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are with the character of the district. Karen Chin made the second. All voted Aye.

Staff updates:

a. City Council- Joey Parsons was absence.

Staff- Evan said he had mailed out 49 letters for the façade grants. He said it is open until late September.

Adjournment- Chair Zipporah Clark Baldwin asked for a motion, Karen Chin made a motion to adjourn. Jim Young made the second. All voted Aye.

Meeting adjourned – 6:24 p.m.

Minutes respectfully submitted, Jenni Bost

Minutes edited December 19th 2024 by Evan Workman