



# **Historic Resources Commission**

## **Meeting Agenda**

May 10, 2016 at 6:00pm  
Council Chambers, 201 S Main St

1. Approve minutes of the April 12, 2016 meeting.
2. COA1505- Finance Auto Signs: An application by Victor Ibarra for new signage at 101 E. Harden Street.
3. COA1603- Alamance Arts Sign: An application by Cary Worthy for new signage at 213 S. Main Street.
4. COA 1604- Thomas Awning: An application by Jason Cox for removal of an awning at 133 N. Main Street.
5. HL 1601- Montwhite Opera: An application by Jason Cox for Historic Landmark Designation at 200 N. Main Street.
6. Continued discussion regarding North Main Street Historic District.

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

## HISTORIC RESOURCES COMMISSION

Tuesday, April 12, 2016

The Historic Resources Commission held a called meeting on Tuesday, April 12, 2016 at 6:00 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Helen Sharpe, Grace Baldwin, Lauren Nance, Brenda Sykes, and Denise Baker. Cary Worthy and Larry Brooks were absent. Staff members present were Nathan Page, City Planner and Martha Johnson, Zoning/Inspections Technician.

Acting Chair Lauren Nance called the meeting to order and explained the function of the Commission.

1. Approve minutes of the January 12, 2016 meetings. Helen Sharpe made a motion to approve and Grace Baldwin seconded. All voted aye.
2. COA1505- Finance Auto Signs: An application by Victor Ibarra for new signage at 101 E. Harden Street. The applicant was not present at the meeting, Brenda Sykes made a motion to table this item until the next meeting, second by Grace Baldwin. All voted aye.
3. Continued discussion regarding North Main Street Historic District. Nathan Page noted to the Commission he had inserted additional verbiage in red on the current list of suggestions for the N Main St Historic District guidelines, "Porch must cover at least 50% of the width of the **first floor of the** front façade for new construction, or in the case of demolition of front façade of structure, the porch must be at least as large as was previously existing." The HRC members were all ok with the changes.

Next Mr. Guy Sinclair spoke next giving all members a copy of his dialog as follows:

*My name is Guy Sinclair, my wife and I live at 507 North Main Street which is in the heart of your proposed North Main Street area Local Historic District.*

*I have here a copy of your 89 page handbook titled "Historic Resources Handbook" and my remarks here this evening result from reading thru your 89 page handbook.*

*The truth, the whole truth, and nothing but the truth - I'm sure all seven of you have heard that three part phrase. I'd like to focus on the second part of that phrase, the whole truth part. I believe you folks have been less than truthful with all of us who have homes and property in this proposed North Main Street area Local Historic District.*

*I believe you folks have purposefully worked to keep the whole truth from the 60 or 65 affected home and property owners. You have done this by not specifically informing them of the mandatory two page Certificate of Appropriateness which they must complete and submit to you in order to obtain your permission before you seven folks will allow them to make such changes to their homes as:*

Putting new window shutters on their house.

Planting a tree or shrub in their front yard.

Reroofing their house with a shingle of a different type or color.

Repainting their front steps a different color.

I believe you folks have purposefully worked to keep the whole truth from the 60 or 65 affected home and property owners by not specifically informing them that they must obtain your permission to

make a change to their property and in order to obtain your permission they must submit to you seven folks such items as:

A site plan, colored and drawn to scale.

Samples of all materials to be used.

Color photographs.

Various data from the manufacture's catalog.

A colored landscape plan, drawn to scale, and detailing the size, the type, the quantity, the location, the height and the width of all trees and shrubs to be planted.

I believe you folks have purposefully worked to keep the whole truth from the 60 or 65 affected home and property owners by not informing them that if they upgrade or make a change in appearance to their house or property without first gaining the permission of you seven folks they will be charged with a misdemeanor and, if found guilty, they well may be fined or jailed or both.

But I have a remedy:

You can be sure that your fellow citizens will know the whole truth if you will mail each and every homeowner a copy of your two page Certificate of Appropriateness and explain to them they must submit a completed copy to you before making changes to their property.

You can be sure that your fellow citizens will know the whole truth if you will mail each and every affected home and property owner a complete list of the penalties which would be imposed upon a home and

property owner who fails to follow the rules and regulations imposed by this proposed Local Historic District.

You can be sure that your fellow citizens will know the whole truth if you explain to them that all requirements imposed upon them are in addition to all applicable building and zoning codes.

And last, but not least you can ascertain the whole truth by allowing a well-informed affected home and property owner to vote yea or nay on your proposed North Main Street Area Local Historic District.

Dare you tell them the whole truth and then do you dare let them vote yea or nay on your proposed North Main Street Area Local Historic District?

The Board felt they need to continue discussing the different ideas that have been mentioned thus far from Board members and the homeowners. Ms. Nance stated the Board is working to put together some guidelines that will work for the residential district and would be something presented to everyone.

Grace Baldwin stated she would like for the meetings to open up with the pledge of alligance and also a prayer. Ms. Baldwin said she wasn't sure if we should discuss this now or wait until Mr. Brooks was present. Denise Baker felt that everyone should be present before this was discussed. Ms. Baker made a motion to table this until the next meeting.

With no further business the meeting was adjourned.

Respectfully submitted,  
Martha Johnson



# 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 e harden st Graham  
Property Owner: JR Majors

### Project

General description of each modification or improvement:

car wash 3x10 red, Blue, white  
Finance Auto sales 4x10  
red, white and black

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:

### Applicant

Name: Victor Ibarra  
 Property Owner  Lessee Other \_\_\_\_\_  
Mailing Address: 101 e harden st  
City, State, Zip: Graham NC 27215  
Phone # 336-337-9336  
Email: VictorIbarra0388@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.

Victor Ibarra 11/30/15  
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: \_\_\_\_\_

Relationship to Applicant: \_\_\_\_\_

Phone # \_\_\_\_\_

Email: \_\_\_\_\_

FOR OFFICE USE ONLY	
Received by:	Remarks:
Received date:	
Tax Map #	
HRC date:	

**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.



**Finance**

**AUTO SALES LLC**



# Application for a CERTIFICATE OF APPROPRIATENESS

RECEIVED

APR 22 2016

CITY OF GRAHAM  
INSP. / PZ.

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

Street Address: 213 South Main Street  
Property Owner: City of Graham

## Project

General description of each modification or improvement:

Erecting a signage for Alamance Arts.

## Applicant

Name: Alamance Arts  
 Property Owner  Lessee Other \_\_\_\_\_  
Mailing Address: 213 South Main Street  
City, State, Zip: Graham, NC 27253  
Phone # (336) 226-4495  
Email: arts@alamancearts.org

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] 2-22-16  
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: Lisa Pennington  
Relationship to Applicant: President  
Phone # (336) 226-4495  
Email: arts@alamancearts.org

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.

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Tax Map #	
HRC date:	



**PLEASE NOTE:**

- Innovative Signs and Graphics is not responsible for content or typographical errors after final approval is received.
- The colors you see on screen are only representations of the vinyl we will use and may vary from the CMYK output of our printer. If you need to see the exact colors, please let us know.
- Reproduction, duplication or use of the drawings without the permission of Innovative Signs and Graphics is strictly prohibited under applicable copyright laws.

**Approval:** \_\_\_\_\_

**Date:** \_\_\_\_\_

- APPROVED AS IS
- APPROVED AS NOTED
- REVISE AS NOTED

We will make two artwork revisions to this project at no charge. Each subsequent revision will be charged at the standard design rate of \$75 per hour.



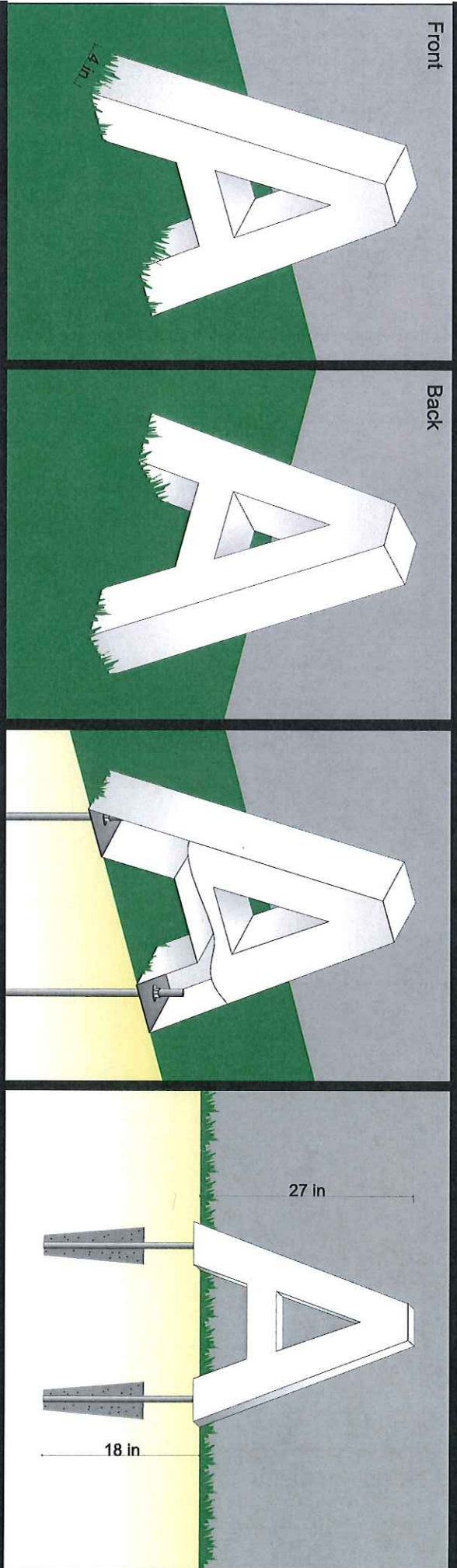
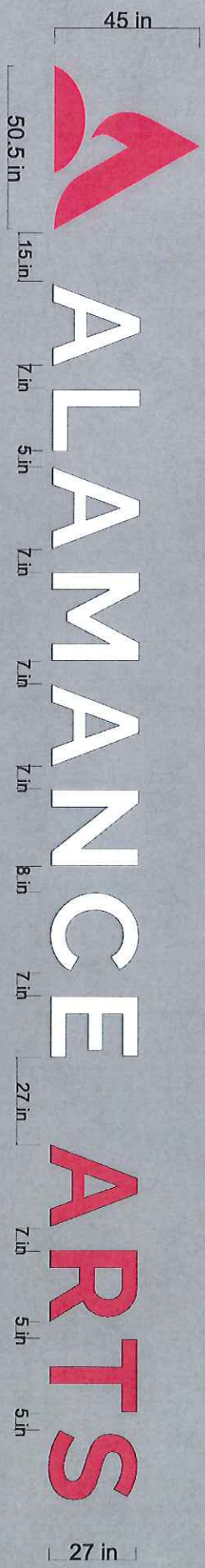
1145A St. Mark's Church Rd.

Burlington, NC 27215

ph: 336.538.1825

fax: 336.270.6164





063 Aluminum Dimensional Letters - 27" Tall Lettering - 45" Tall Logo  
 5" Stroke on letters - 4" Return on Logo & Letters

Exterior Acrylic Paint with TBD Custom Specified  
 Matte Finish White & Magenta

18" long - 3/4" Steel Rods  
 2 per letter  
 Bolted inside with steel plate at base  
 1" aluminum angle frame

Each Steel Rod - 18" into ground  
 installed with concrete

**PLEASE NOTE:**

-Innovative Signs and Graphics is not responsible for content or typographical errors after final approval is received.  
 -The colors you see on screen are only representations of the vinyl we will use and may vary from the CMYK output of our printer. If you need to see the exact colors, please let us know.  
 -Reproduction, duplication or use of the drawings without the permission of Innovative Signs and Graphics is strictly prohibited under applicable copyright laws.

**Approval:**

- APPROVED AS IS
- APPROVED AS NOTED
- REVISE AS NOTED

**Date:**

We will make two artwork revisions to this project at no charge. Each subsequent revision will be charged at the standard design rate of \$75 per hour.



1145A St. Mark's Church Rd.  
 Burlington, NC 27215  
 ph: 336.538.1825  
 fax: 336.270.6164



# Application for a CERTIFICATE OF APPROPRIATENESS

Received  
4/11/16  
PGL

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

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## Property

Street Address: 133 N Main St  
Property Owner: Billy Thomas

## Project

General description of each modification or improvement:

Removal of existing awning at property

## Applicant

Name: The Monroe Companies  
 Property Owner  Lessee Other \_\_\_\_\_  
Mailing Address: 200 N Main St, Third Floor  
City, State, Zip: Graham, NC 27253  
Phone #: (336) 263-1180  
Email: jason@aedosgrp.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: \_\_\_\_\_

Relationship to Applicant: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

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.

FOR OFFICE USE ONLY	
Received by: <u>NAP</u>	Remarks:
Received date: <u>4/11/16</u>	<u>COA 1604</u>
Tax Map # <u>150-613-75</u>	
HRC date: <u>5/10/2016</u>	

888 4147777



# Application for HISTORIC LANDMARK DESIGNATION

Received  
4/11/2016  
Page

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

The City Council, only upon a favorable recommendation from the Historic Resources Commission, may designate a structure or site as a local historic landmark. Regulations for designation of historic landmarks can be found in Article IV, Division 10, Historic Resources, of the *Development Ordinance*.

## Property

Name: Montwhite Opera House

Street address or other description of the property's location:

200 N Main St.  
Graham, NC 27253

Tax Map#: 151-618-208 GPIN: 8884145985

Property Owner: Carolina Property Holdings of NC, LLC

Mailing Address: 200 N Main St, Third Floor

City, State, Zip: Graham, NC 27253

Phone # (336) 263-1180

## Applicant

Name: Jason Cox

Property Owner Other  Manager

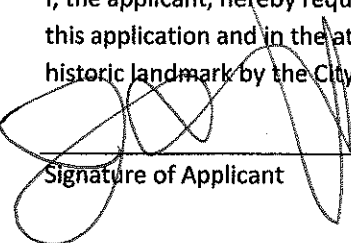
Mailing Address: 200 N Main St, Third Floor

City, State, Zip: Graham NC 27253

Phone # (336) 263-1180

Email: jason@aedosgrp.com

I, the applicant, hereby request that the property described in this application and in the attached report be designated as a historic landmark by the City of Graham, North Carolina.

  
Signature of Applicant

4/8/16

Date

## Significance

Briefly describe the structure or site's significance:

Opened in 1907, the Opera House in the Mont-White Theatre Building served as a key cultural center for residents of Graham and the surrounding county, hosting both traveling theater companies and local amateur groups. When not used for theaters, it was opened to the community at large for civic functions, fraternal meetings and so on. Archives reflect it's shows oftentimes

The building is identified as a key historic structure in a number of publications, including it's individual mention in the Graham Historic District application as a "perfectly intact" historic building, and is referred to in another publication as being unique in it's elaborate architecture compared to other theatres of it's time in North Carolina. It's architecture is Italian Renaissance in style, setting it apart from the design of other buildings in ithe Graham Historic District and again making it a significant landmark for the downtown area.

This application **must be accompanied by a report** on the historic, architectural, prehistorical, educational or cultural significance of each building, structure, site, area or object proposed for designation. The report shall include the suggested minimum standards set forth by the State Historic Preservation Office.

### FOR OFFICE USE ONLY

DEVID# COA1503 Fee \$ N/A