



Historic Resources Commission

Meeting Agenda

April 11, 2017 at 6:00pm
Council Chambers, 201 S Main St

1. Pledge of Allegiance and opening invocation.
2. Approve minutes of the March 14, 2017 meeting.
3. COA1705 Kimrey Residential- Proposed new construction of a two story building with upstairs residential and downstairs commercial. Application by Lee and Mindi Kimrey.

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

HISTORIC RESOURCES COMMISSION

Tuesday, March 14, 2017

The Historic Resources Commission held a called meeting on Tuesday, March 14, 2016 at 6:00 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Larry Brooks, Helen Sharpe, Guy Sinclair, and Cary Worthy. Grace Baldwin, Denise Baker, and Brenda Sykes were absent. Staff members present was Nathan Page, Planning Director, and Frank Glover, Planning Intern.

Chair Larry Brooks called the meeting to order and explained the function of the Commission.

1. Opening invocation by Larry Brooks on the minutes from the February 14, 2017 Historic Resources Commission.
2. Approval of the minutes from the February 14, 2017 meeting. Guy Sinclair made a motion to approve and Helen Sharpe seconded. All voted aye.
3. COA1702 Brantley Building – Chuck Talley presented and proposed to raise the roof of the rear area of the Brantley Building; install a new awning across the front of the building; create a new patio to the remaining parking area with a roof along the north side of the building/patio area, and install a 6 feet wrought iron fence with two gates around this patio. Guy Sinclair made a motion to approve, with the condition of a shorter fence and Cary Worthy seconded. All voted aye.
4. COA1703 Gates and Burke Elevator – Chuck Talley proposed the installation of a two story elevator with a second floor patio terrace, providing rear access to both the Gates and Burke buildings. Helen Sinclair made a motion to approve and Guy Sinclair seconded. All voted aye.
5. COA1704 Nicks Balcony – Chuck Talley proposed the reconstruction of a previously existing balcony on the North wall of the Nick’s Building at the second floor level to match historical photos of the previous balcony. Cary Worthy made a motion to approve and Helen Sharpe Seconded. All voted aye.

With no further business the meeting was adjourned.

Respectfully submitted,
Frank Glover, Planning Intern



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: 106 West Elm Street
Property Owner: Lee & Mindi Kimrey

Project

General description of each modification or improvement:

Proposed new construction of a two story building with single occupancy residential on the second floor and single commercial occupancy on the ground floor. The second story residential unit is being proposed to consist of approx 2,500 square feet of living area with one bedroom and one and half baths. The rear of the building on ground level is proposed to have a residential garage unit with an alley accessible office that will support a covered roof top porch consisting of historic black rod iron balcony overlooking the alleyway accessible from the residential unit. Commercial unit below will be approx 2,200 square feet with glass store front, framed with historic black trim and finished as a shell ready for up fit for a potential client, unless one is secured before or during construction.

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:
Planning Dept, TRC, Plan review & Inspections

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: Lee & Mindi Kimrey
 Property Owner Lessee Other _____
Mailing Address: 410 Raven Court
Graham, NC 27253
City, State, Zip: _____
Phone # 336 261 8562
Email: lkcllc@aol.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] 3/23/17
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: Lee Kimrey

Relationship to Applicant: Same

Phone # See Applicant

Email: See Applicant

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

Exhibits Required for an Application for a Certificate of Appropriateness

- 1. A **location or vicinity map** clearly showing the location of the project within the immediate neighborhood.
- 2. **Current color photographs** of the property showing its present condition, which accurately represents the existing material, colors and textures. In addition, color photographs of all adjacent sites, buildings and other improvements clearly showing the style and character of the area. Such photographs shall accurately represent all colors and textures of the various materials of adjacent improvements. All photographs shall be labeled to indicate the direction of view.

for Signs

- 3. **Colored elevations**, drawn to scale, showing the size of the sign in relation to the building, the location of the sign, all details of construction, colors and textures; complete with dimensions showing ground clearance, length, height, width and projection.
- 4. A **large scale drawing** showing the size of the sign, details of construction, materials, colors, lighting, size-style and spacing of letters, method of support, and proposed materials and finishes, noted and keyed to the physical samples required in Exhibit 5.
- 5. **Physical samples** of all materials proposed for use on the sign, labeled and keyed to the large scale drawing required in Exhibit 4.

**Types and kinds of improvements to be considered minor:*

1. Repainting resulting in a different color.
2. Addition or deletion of awnings, shutters, canopies and similar appurtenances.
3. Application or use of exterior materials of a different kind, type, color or texture than those already in use, which will substantially cover one or more sides of the structure. This provision applies to roofing as well as siding.
4. All improvements, alterations and renovations which can be accomplished without obtaining a building permit.
5. Outside storage which does not require structure changes, such as a car sales lot.

^Types and kinds of improvements to be considered major:

1. Construction of a new building or auxiliary structure.
2. Any addition or alteration of an existing structure which increases the square footage in that structure or otherwise alters its size, height, contour or outline.
3. Change or alteration of a structure's architectural style.
4. Addition or removal of one or more stories.
5. Alteration of a roof line.
6. Landscaping.
7. All other items as defined in the ordinance.

for Minor* and New/Major^

- 3. **Colored elevations**, drawn to scale, of all sides showing complete architectural details and including all exterior equipment and appurtenances located on the roof, in the walls and on the ground. All existing and proposed materials and finishes shall be identified, noted on the elevations, and keyed to the samples required in Exhibit 4. Colored elevations shall be prepared at the largest practical scale. *For new/major*, the elevations should show accurately the placement of landscaping elements (showing their size and shape) where they are in close proximity to any structure.
- 4. **Physical samples** of all materials, items or devices to be installed, accurately showing color, texture and scale. All samples shall be identified by listing the manufacturer's name, brand name and manufacturer's color number, and keyed to the elevations required in Exhibit 3.
- 5. **Manufacturer's catalog data** (if applicable) on all mail boxes, trash receptacles or containers, signs, transformers, air conditioning equipment and other visible devices and materials showing size, form, quantity, color, type of material, height, location and method of installation.

for Minor*

- 6. A **colored site plan** of the property showing proposed storage area and proposed method of screening. If landscaped, the plan shall define size, location and species of plant material. If other screening is proposed, materials shall be identified, typical samples shall be submitted, and the plan shall show a cross-section of a typical section drawn to scale.

for New/Major^

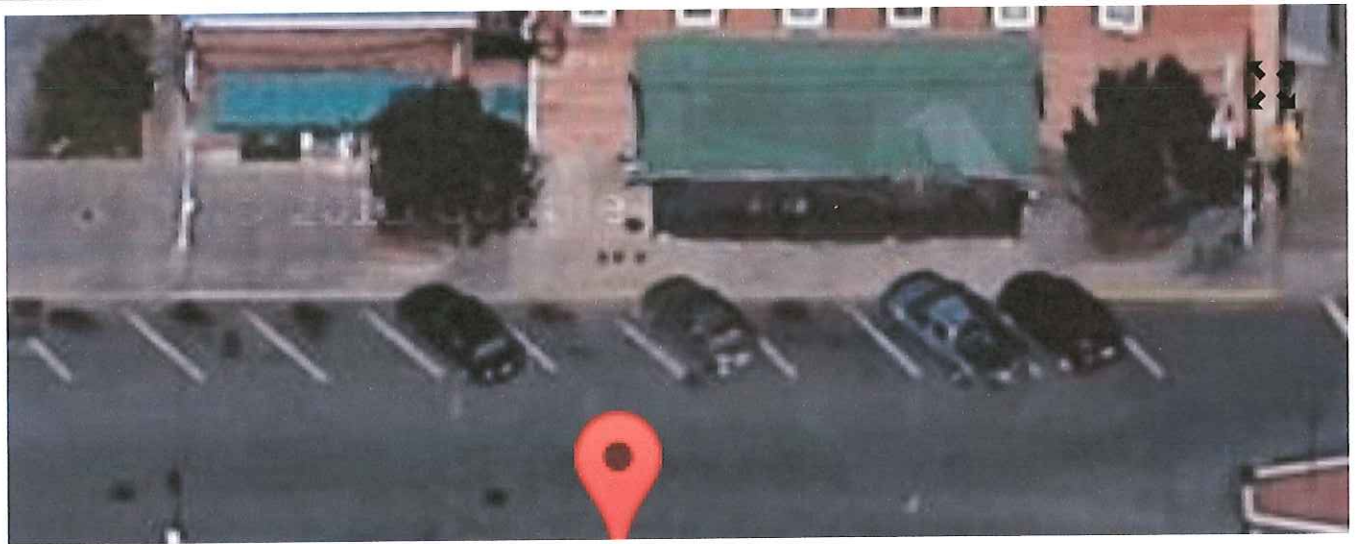
- 6. A **site plan** of the property, identical to the site plan required by the Planning Dept.
- 7. A **colored landscaping plan** clearly showing the size, location and species of all plant material. A schedule showing the type of plant, number, size at installation (height and spread), size at maturity (height and spread) and time required to reach maturity. In addition, the plan shall show any exterior lighting, provisions for trash storage and removal, location of air conditioning equipment, transformers, signs, fences or walls, and any other equipment or construction. This plan should be similar in size and scale to the site plan in Exhibit 6.
- 8. **Manufacturer's catalog data** or other material showing each type of exterior light fixture, its size, shape, lighting characteristics, color, type of mounting, type of pole and height of pole-mounted lights.
- 9. A **colored perspective rendering** (when requested) showing the form, style and scale of the project, all rooftop equipment and screening proposed, signs, landscaping and other architectural features. Such rendering shall be accurate as to both scale and color of representation.
- 10. A **set of floor plans and details** showing the location of entrances, windows, halls, rooftop equipment, etc.



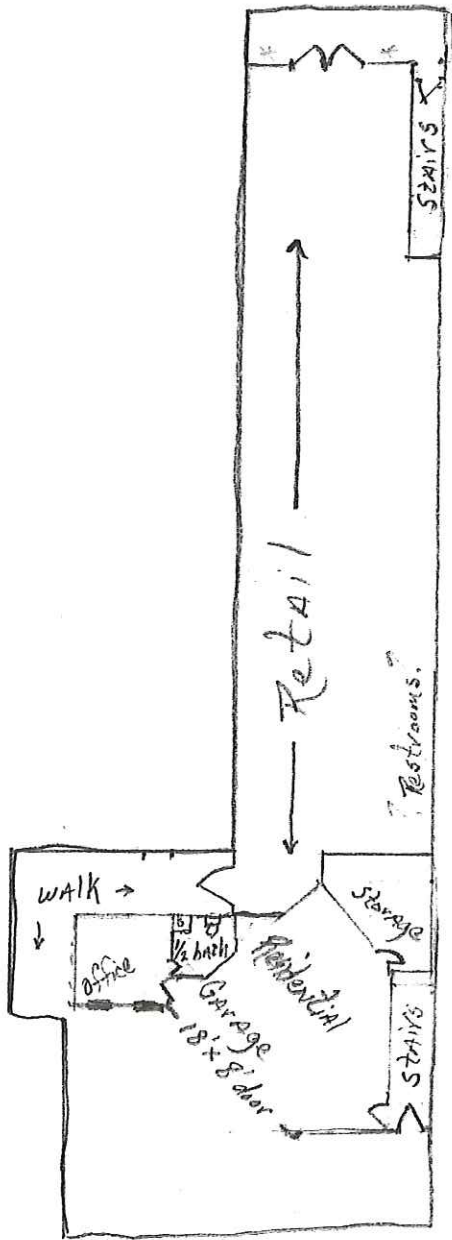


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te



Approx. 130 LF Footprint of existing building.



Notes:

* Glass front

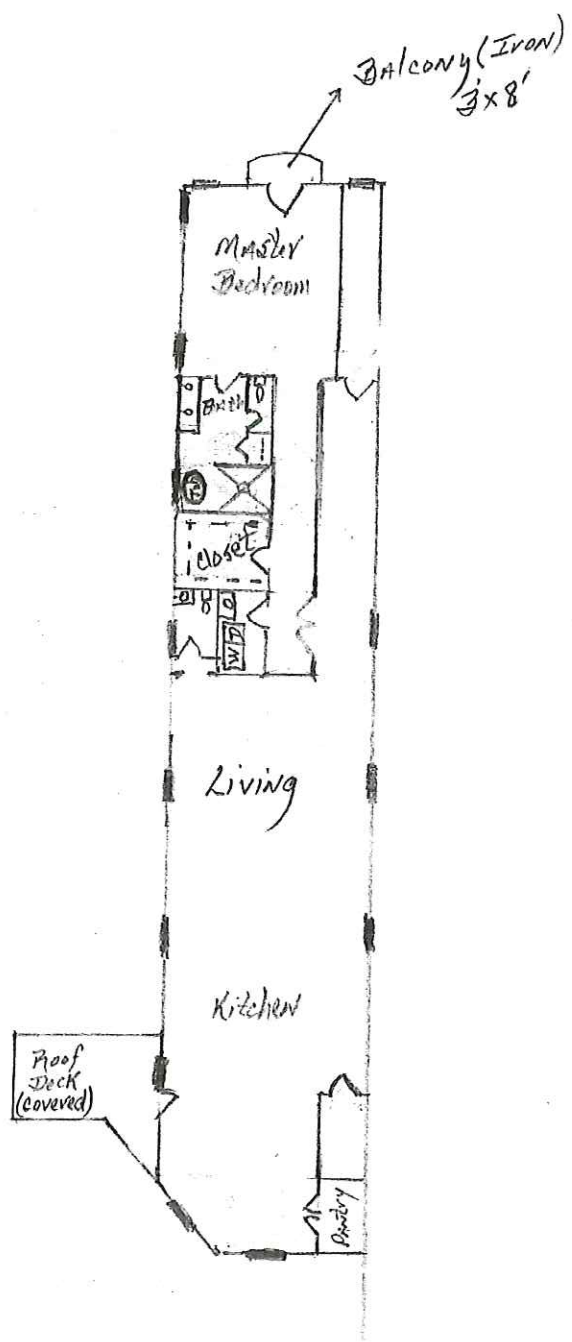
- 12 ft ceiling height.
- Open web floor trusses
- Bearing walls at interior staircases & side walls.

1st Floor

1 : 25 Feet

Scale

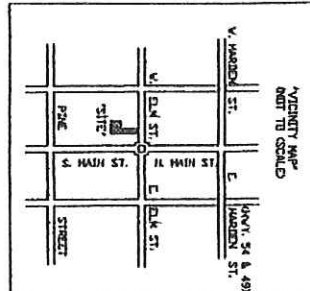
- 1/2 unit / 12 units pitch with seven foot front parapet wall.
 Step down parapet walls on sides to straight shed at rear in gutter system.
 LAP metal roof covering with lap sealant.



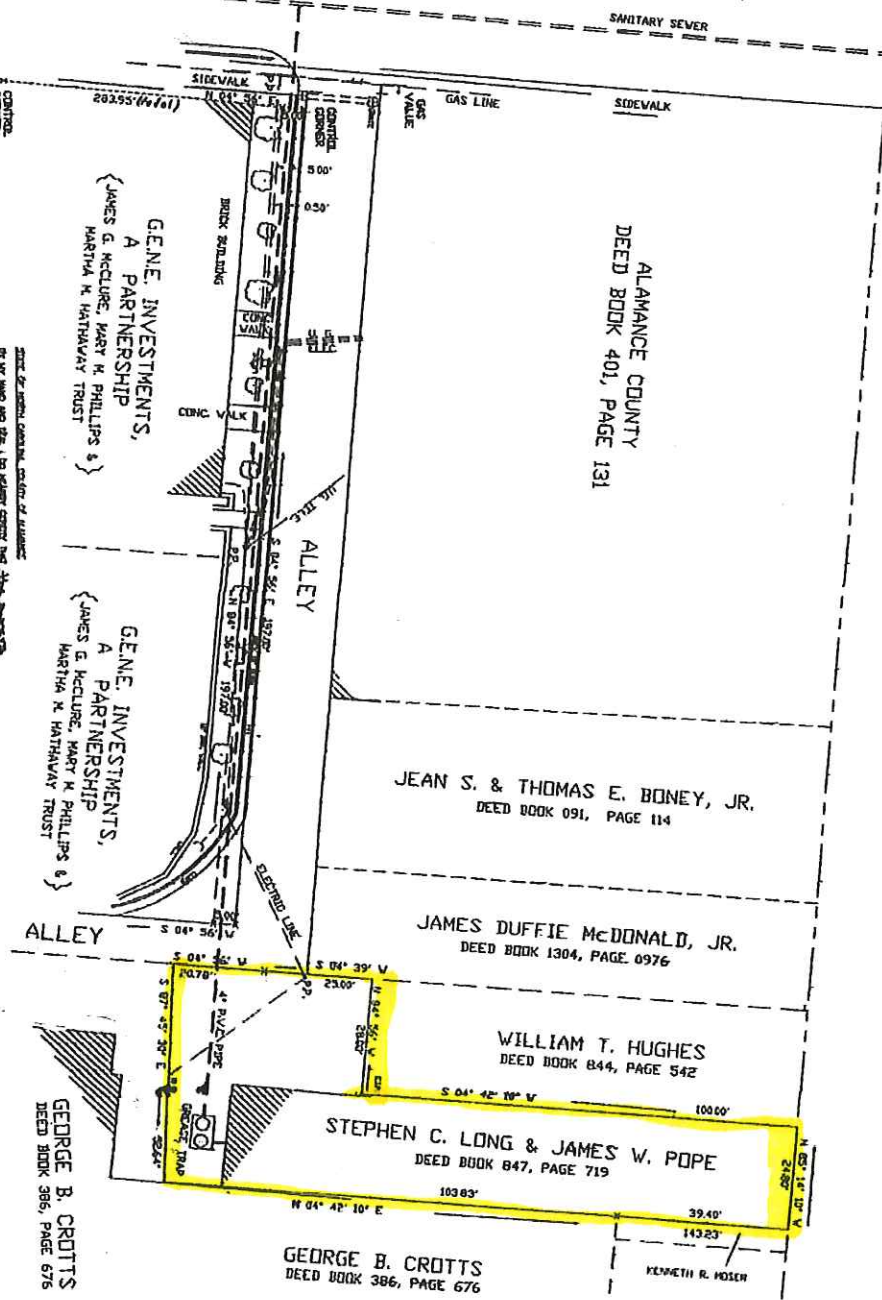
Notes:

- 10 ft ceiling height.
- All windows 3-0/6-2 with framed in slight arches.
- All interior & exterior doors are 8' in height.
- Roof trusses spanning in the 29' width with a 1/2 pitch to the rear??

S. MAPLE STREET



W. ELM STREET



FILED
BOOK 85 PAGE 85
JUL 21 P 2 18
JAMES W. POPE
REGISTER OF DEEDS
ALABAMA COUNTY, MISSOURI



1. THE REGISTER OF DEEDS HAS REVIEWED THIS INSTRUMENT AND IS SATISFIED THAT IT COMES WITHIN THE PROVISIONS OF THE ACTS RELATIVE TO THE RECORDING OF INSTRUMENTS AND THAT IT IS PROPERLY FILED FOR RECORD AND THAT IT IS PROPERLY INDEXED AND CLASSIFIED IN THE INDEXES PROVIDED BY SAID ACTS. ALL RIGHTS ARE RESERVED TO THE PARTIES TO THIS INSTRUMENT BY THE SIGNATURE THEREOF.

James W. Pope
7/9/01
James W. Pope
7/9/01

ALABAMA COUNTY, MISSOURI, BEING THE COUNTY OF SAID STATE, I, JOHN D. SOMERS, REGISTER OF DEEDS, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AND IS PROPERLY INDEXED AND CLASSIFIED IN THE INDEXES PROVIDED BY SAID ACTS.

A HYPOTHECATED EASEMENT OF LAND GRANTED TO BE CONVEYED TO THE REGISTER OF DEEDS FOR RECORD AND INDEXING IN THE PUBLIC RECORDS OF THE COUNTY OF ALABAMA COUNTY, MISSOURI.

James W. Pope
7/9/01

NOTED: NO GEODETIC MARKERS FOUND WITHIN 200'

LEGEND:
X MARK OF CONCRETE
● MARK OF IRON PIPE
○ MARK OF CEMENT
○ MARK OF CEMENT

STATE OF NORTH CAROLINA
COUNTY OF ALABAMA

JAKIE COLTON, REGISTER OF ALABAMA COUNTY, CERTIFY THAT THE USE OF PLAT TO WHICH THIS CERTIFICATION IS REFERRED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

JOHN D. SOMERS
REGISTER OF DEEDS
ALABAMA COUNTY, MISSOURI

DATE: 7-21-01

STEPHEN C. LONG & JAMES W. POPE
ALABAMA COUNTY, NORTH CAROLINA

JOHN D. SOMERS
REGISTER OF DEEDS
ALABAMA COUNTY, MISSOURI

1. THE REGISTER OF DEEDS HAS REVIEWED THIS INSTRUMENT AND IS SATISFIED THAT IT COMES WITHIN THE PROVISIONS OF THE ACTS RELATIVE TO THE RECORDING OF INSTRUMENTS AND THAT IT IS PROPERLY FILED FOR RECORD AND THAT IT IS PROPERLY INDEXED AND CLASSIFIED IN THE INDEXES PROVIDED BY SAID ACTS. ALL RIGHTS ARE RESERVED TO THE PARTIES TO THIS INSTRUMENT BY THE SIGNATURE THEREOF.

STEPHEN C. LONG & JAMES W. POPE
ALABAMA COUNTY, NORTH CAROLINA

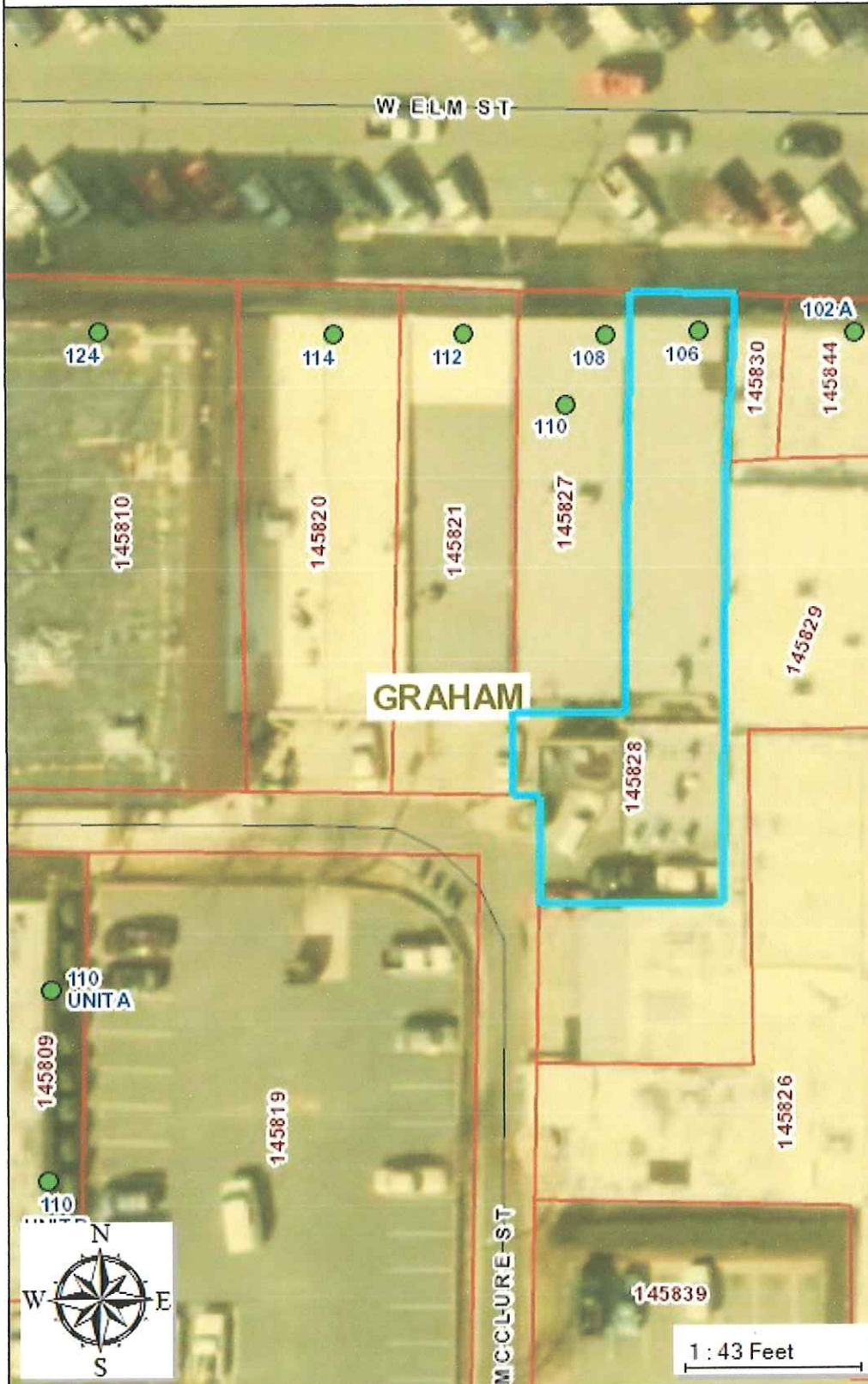
JOHN D. SOMERS
REGISTER OF DEEDS
ALABAMA COUNTY, MISSOURI

DATE: 7/21/01



ALAMANCE COUNTY
NORTH CAROLINA

Alamance County
Printed March 26, 2017
See Below for Disclaimer



Address Points

- Address (Green dot)
- Tax Address (Blue dot)
- Preliminary Address (Yellow dot)

Streets

- Roads (Grey line)
- Preliminary Roads (Yellow line)
- Private Roads (Dashed grey line)

Parcels ID

- Parcel ID (Red outline)

Cities

- ALAMANCE (Red)
- BURLINGTON (Blue)
- ELON (Yellow)
- GIBSONVILLE (Pink)
- GRAHAM (Light Yellow)
- GREEN LEVEL (Purple)
- HAW RIVER (Brown)
- MEBANE (Orange)
- OSSIPEE (Magenta)
- SWEPSONVILLE (Green)
- WHITSETT (Light Green)

Railroads

- Railroad (Black line with cross-ticks)

Major Roads

- <all other values> (Thin black line)
- HWY; HWY (Thick black line)

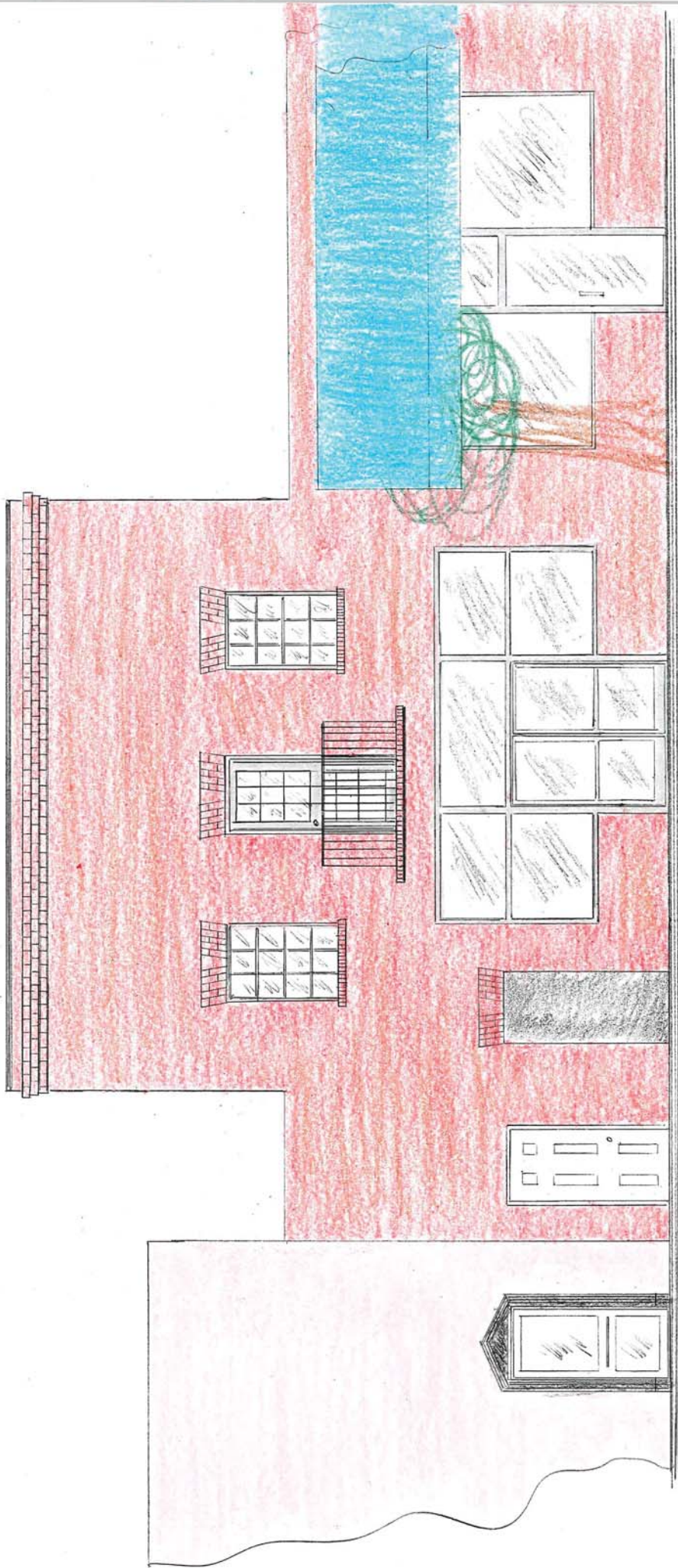
Outside Counties

- Caswell County (Light Green)
- Chatham County (Olive Green)
- Guilford County (Light Yellow)
- Orange County (Yellow)
- Person County (Light Blue)
- Randolph County (Dark Green)
- Rockingham County (Light Green)

Hydrology

- Dam or Weir (White rectangle)
- Intermittent (Blue dashed line)
- Manmade Shoreline; Permanent (Blue solid line)

Welcome to the Alamance County GIS Site. THIS IS NOT A LEGAL DOCUMENT. Alamance County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused; or any decisions made or actions taken or not taken by user in reliance upon any information or data furnished hereunder. The user knowingly waives any and all claims for damages against any and all of the entities comprising the ALAMANCE COUNTY GIS SYSTEM that may arise from the mapping data. **IMPORTANT NOTE: This web map is intended to provide general information as to the individual school attendance zones. The



1/4" = 1'-0"