



# **Historic Resources Commission**

## **Meeting Agenda**

July 12, 2016 at 6:00pm  
Council Chambers, 201 S Main St

1. Pledge of Allegiance and opening invocation.
2. Approve minutes of the May 10, 2016 meeting.
3. COA1605 Kimrey Residential, an application to remove metal siding, renovate rear wall with porch and garage doors.
4. 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, May 10, 2016

The Historic Resources Commission held a called meeting on Tuesday, May 10, 2016 at 6:00 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Larry Brooks, Cary Worthy, Helen Sharpe, Grace Baldwin, and Brenda Sykes. Lauren Nance and Denise Baker were absent. Staff members present were Nathan Page, City Planner and Martha Johnson, Zoning/Inspections Technician.

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

1. Approve minutes of the April 12, 2016 meetings. Helen Sharpe made a motion to approve and Grace Baldwin seconded. All voted aye.
2. COA1603- Alamance Arts Sign: An application by Cary Worthy for new signage at 213 S. Main Street. Cary Worthy recused himself from the Commission for this Certificate of Appropriateness because he was the applicant. Teresa Chandler, Secretary of the Alamance Arts, spoke representing the applicant. Ms. Chandler said the letters will be 27" tall and the letters will be closer together. She said the sign isn't as large as it appears in the picture and will be 37' wide or less with the letters being squelched together. Ms. Chandler had drawings showing the sign which will have plantings around it. Helen Sharpe asked Nathan Page how the dimensions of the sign fits within the Historical District. Mr. Page stated that this sign isn't as large as some of the other signs downtown: Nicks Building, McClure Furniture, Vestal Hotel painting and the Coca-Cola signs. It was the consensus of the Members that this sign was attractive and eye catching. Brenda Sykes made a motion to approve, second by Grace Baldwin. All voted aye 4 to 0.
3. COA1604- Thomas Awning: An application by Jason Cox for removal of an awning at 133 N. Main Street. Mr. Cox spoke stating he plans to remove the awning and the inappropriate metal materials behind the awning. It appears to be half inch plywood behind it with no structural blocking. Mr. Cox showed pictures similar to what it would look like without the awning. Cary Worthy made a motion to approve, second by Brenda Sykes. All voted aye 5 to 0.
4. HL1601- Montwhite Opera: An application by Jason Cox for Historic Landmark Designation at 200 N. Main Street. Mr. Page said that Mr. Cox has documentation about the Opera House. If the HRC recommends approval it goes to City Council and they will need to read the documentation and determine if it is historically appropriate enough to be called a landmark or whether it should just stay a part of the overall district. Cary Worthy asked if this is for interior and exterior. Mr. Cox said it was exterior only. Mr. Cox also read an excerpt from the initial application in the 1980's about the North Main Street Historic District. Cary Worthy made a motion to approve, second by Grace Baldwin. All voted aye.
5. COA1505- Finance Auto Signs: An application by Victor Ibarra for new signage at 101 E. Harden Street and the applicant wasn't present again. Nathan Page stated this application dates back to November 30, 2015 and he has tried to contact Victor Ibarra half dozen times

concerning different meetings. Cary Worthy made a motion to deny this application, second by Helen Sharpe. All voted denial 5 to 0.

6. Continued discussion regarding North Main Street Historic District. After some discussion it was decided to send out a letter to the property owners before our next meeting with the proposed guidelines for citizen's response.
7. Grace Baldwin told the Commission she would like for them to open their meetings with the pledge of allegiance and prayer. No one disagreed. Grace Baldwin made a motion to approve this item, second by Cary Worthy. All voted aye 5 to 0.
8. Helen Sharpe mentioned signage in the North Main St District and the downtown. It was decided to have further discussion with wayfinding signs later.

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: 106&110 N. Main Street  
Property Owner: Raleigh & Patty Daves

## Project

General description of each modification or improvement:

Requesting to remove the metal sheathing from face of second story. Canopy proposed to remain, with trim painted a dark historic ebony shade.

Remove damaged wooden windows(front) and brick that currently fill arch openings and set new arch windows in 18 existing locations. Windows will be dark historic color with either two or four simulated divided light.

Remove brick from two original dock doors in rear (early occupant was Graham Hardware) and install two garage doors in dark historic color.

Install iron deck above garage openings in rear that will extend out approx 8' and approx 38' wide. Color will be historic charcoal with natural wooden plank flooring and no outside access.

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: Lee Kimrey  
 Property Owner  Lessee Other Potential Buyer  
Mailing Address: 410 Raven Court  
City, State, Zip: Graham, NC 27253  
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]  
Signature of Applicant

6/29/16  
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.*

Applicant  
Name: \_\_\_\_\_  
Relationship to Applicant: \_\_\_\_\_  
" "  
Phone # \_\_\_\_\_  
" "  
Email: \_\_\_\_\_

### FOR OFFICE USE ONLY

Received by:	Remarks:
Received date:	
Tax Map #	
HRC date:	

COA 1604

1 866 655 3733

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English



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All Images



### Stock Photo - An old white brick free standing garage with a black wood door beyond a brick driveway



An old white brick free standing garage driveway



Image ID : 17953683

Image Type : Stock Photo

Copyright : [Darryl Brooks](#)

#### Stock Photo Keywords

[architecture](#), [black](#), [brick](#), [building](#), [const](#)

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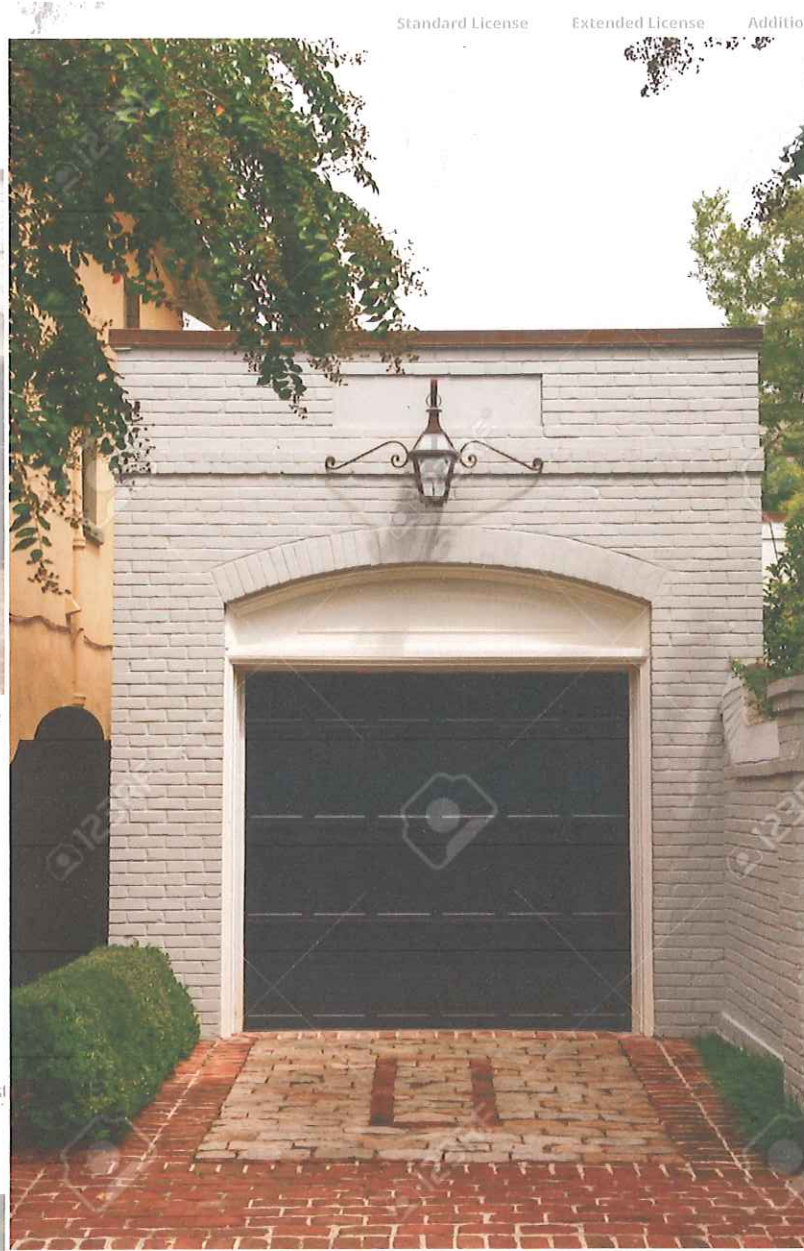
Garage

#11272005



Garage

#11955307



Standard License

Extended License

Additional Multi-seat License



Credits

1

2

3

4

5

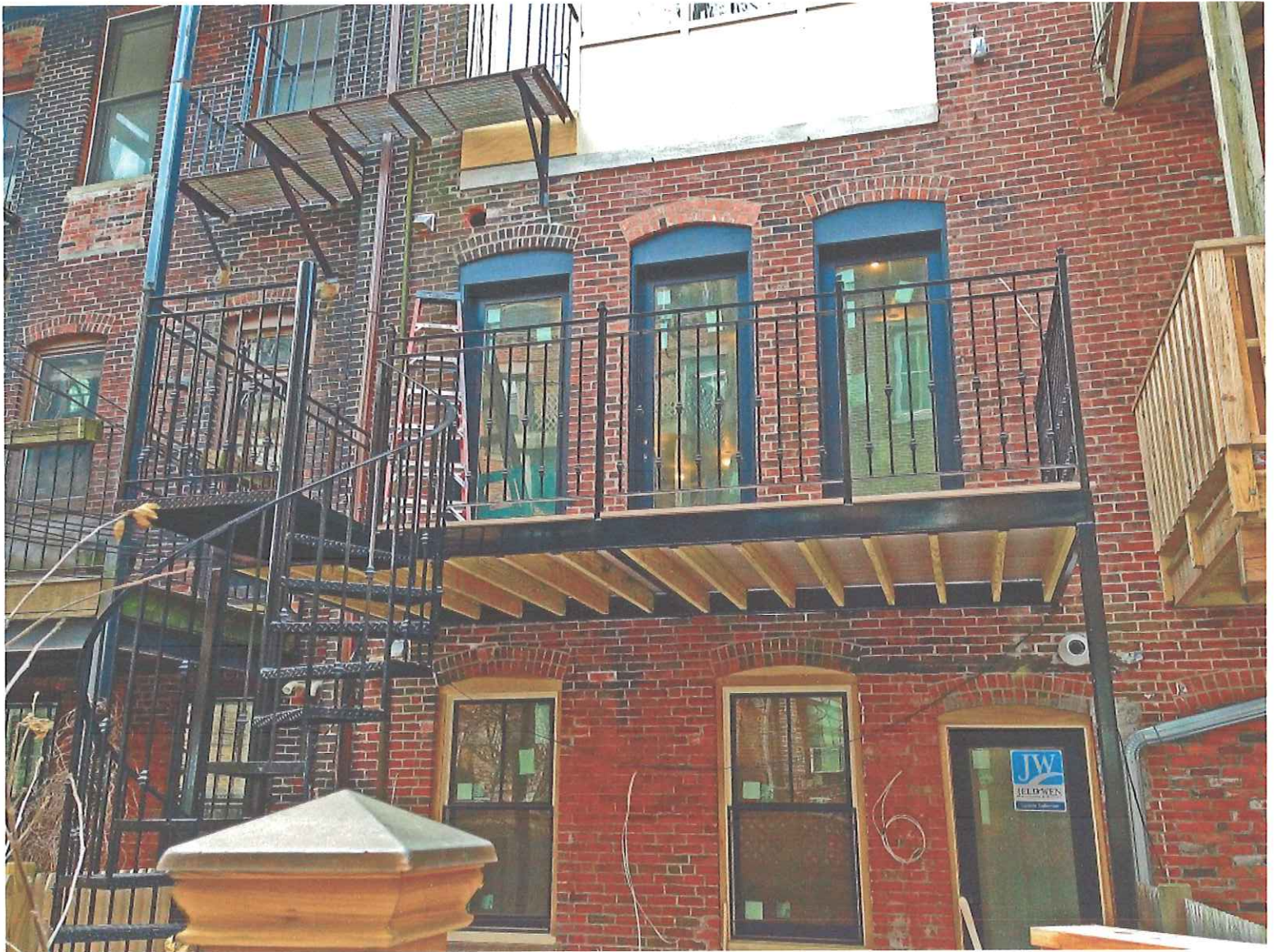
10

13"

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11"

11"

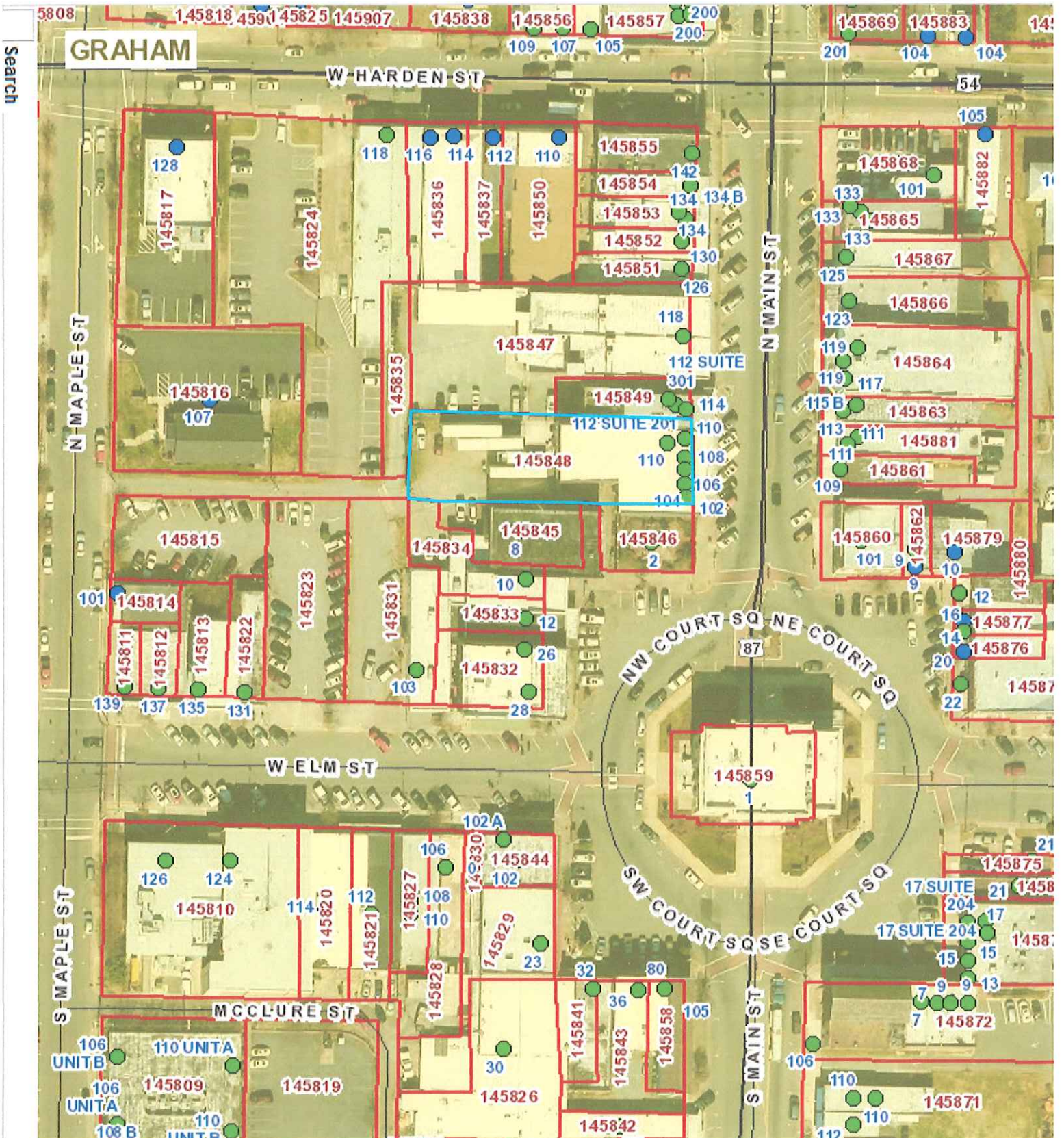


No stair case





1:102 Feet





*Historic Walking Tour  
1 mile Walking Path  
Approximately 45 – 60 minutes  
Script*

Location	Script
1.	<p>This is _____ and I would like to welcome you to Graham and to this historic tour of our downtown. The facts and information contained in this tour were compiled mainly from the Durward T. Stokes book, Auction &amp; Action: Historical Highlights of Graham, North Carolina. Any questions, comments or suggestions about the accuracy of this information should be directed to Jennifer Talley at 336-229-4225 and would be welcomed.</p>
2.	<p>Your historic tour begins at the Sesquicentennial Park located on the Northwest corner of court square. In 1898, members of the Patterson family constructed a three story building on this site. The first and second floor contained retail and office space, while the third floor, became known as "Patterson's Hall", because it was frequently used for social meetings and for professional and amateur performances. Over the years, several tenants occupied the building, including Graham Drug Company and the original Graham Soda Shop. In 1978 the building was in the process of being renovated when a critical mistake was made and a load bearing beam was removed. Overnight, a large gust of wind caused the building to pressurize and the exterior walls and floors shifted and cracked. The damage was beyond repair and the building had to be demolished shortly thereafter. It was a real tragedy to lose a building so rich with history. The site was later acquired by the City of Graham in 1998 and was recently landscaped for a park honoring the 150th anniversaries of Alamance County and the City of Graham which were celebrated on April 24, 1999. The new 2,500 square foot park features a beautiful variety of plants, an arbor, marble benches, brick walkways honoring various park donors and a 400 pound bell which sat atop the original courthouse in Graham prior to 1923.</p>
3.	<p>The next 2 story building located on your left at 110 N. Main St. was built in 1898 and had a dirt or wooden floor until 1924 when the floor was finally poured with cement. In 1903, Graham Hardware occupied a part of this building and later the Little City Clothing Store was located in the left side of the building. Graham Hardware sold everything from guns and hunting supplies to building materials. Office Machines and Systems moved into the location in 1924 and are the current owners.</p>
4.	<p>As you continue North on Main Street, you will see a three story building on the left with a wall marker designating it the Wrike Drug Store Building. This building was constructed by Dr. J. C. Simmons in 1901 where he operated his drug store, offices and a meeting hall for fraternal organizations. After Dr. Simmons retired, the Farrell-Haves Drug Store and later the Wrike Drug Store occupied the building. Dr. Simmons also served as mayor and played a key role in having electric lights provided for the city. His daughter lit up Graham for the first time in 1902. She later married Junius K. Powell of Whiteville, NC, author of the well-known Powell Bill passed by the state legislator. Dr. Simmons' son also rose to local fame when he was promoted to Brigadier general in 1943.</p>
5.	<p>As you continue North, you will see a two story building to your left that is designated as the L. Banks Holt building. It was constructed in 1889 to house the Holt's mercantile business. Although the original architecture façade has been covered by metal, this building was described by locals as "the handsomest store building in the county". In 1919, Green and McClure purchased the building and are still presently operating their furniture business there.</p>

Google Maps N Main St



Image capture: Mar 2016 © 2016 Google

Graham, North Carolina

Street View - Mar 2016



Currently shown: Mar 2016



information)

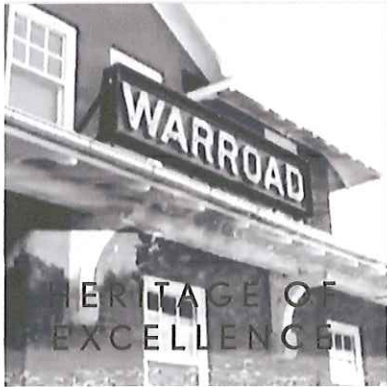
◀ *Go Back to All Windows (/our-products/windows)*

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## WINDOWS

*from Marvin ▶ (/our-products/windows?brands=marvin)*



*(/our-story)*

Marvin Next Generation  
Ultimate Double Hung Round  
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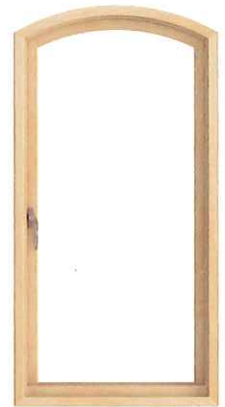
Marvin Ultimate Casement  
Round Top



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Marvin Push Out Casement  
Round Top



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201 South Main Street  
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June 27, 2016

**RE: Informational meeting to discuss potential designation of the  
North Main Street area as a Local Historic District**

Dear property owner in the North Main Street National Register District,

This letter is to invite you to a meeting that will further discuss the North Main Street National Register District becoming a Local Historic District. The City of Graham's Historic Resources Commission has been exploring the possibility of designating this area as a local historic district, which is different from being listed on the National Register. This would mean that major alterations to the exteriors of all properties in the district would need to receive a Certificate of Appropriateness before they could be permitted. This is being done in attempt to help preserve the historic areas of the beautiful city in which we live. As an additional part of this process, the Historic Resources Commission will have a **public meeting. This meeting will include a recommendation to adopt or reject the North Main Street as part of the Local Historic District.** The date for this meeting is **Tuesday, July 12<sup>th</sup> at 6pm** in the Council Chambers of Graham City Hall (201 S Main St).

If you have any questions, please feel free to contact me at [npage@cityofgraham.com](mailto:npage@cityofgraham.com) or 336-570-6705. The proposed guidelines included below will be discussed during the meeting.

Sincerely,

  
Nathan Page  
City Planner  
City of Graham

**Proposed North Main Street Historic Guidelines:**

- Adhere to neighborhood for
  - Build to line
  - Massing
  - Garage and parking to side/ rear
- Trees (greater than 6" in diameter, 6 feet from the base) within the viewshed (within 30' of the front of lot) need to be replanted if removed.
- 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.
- Façade(s) visible from a street must be clad with brick or stone masonry, wood, stucco or similar appropriate material. The use of textured vinyl siding can be used but shall not exceed 25% of the visible side(s) of the building.