



Historic Resources Commission

Meeting Agenda

October 9, 2018 at 6:00pm
Council Chambers, 201 S Main St

1. Pledge of Allegiance and opening invocation
2. Approve minutes of the September 11, 2018 meeting
3. COA 1820 – Nicks Building Canopy, Chuck Talley
4. COA 1821 – Beer Co. Sign Internal Illumination, Barry Coe
5. COA 1823 – Information Directory, Jennifer Talley
6. COA 1824 – Patterson Building Doors, Jason Cox
7. COA 1825 – Nicks Building Windows, Painting, Sign, Chuck Talley
8. Awarding of 2018-2019 Façade Grants - Total Funds Requested is \$15,298. Total work being proposed is \$42,530.
 1. Nazz'd Brewery - 106 S. Main St., Chuck Talley
\$20,881
 2. Patterson Building Windows/Doors – 106-110 N. Main St., Jason Cox
\$11,053
 3. Roasted Coffee Depot Paint & Awning – 131 W. Elm St., Allene Massengill
\$4,750
 4. Paris Building Awning Replacement – 22-28 NW Court Square, Mandy Garner and Joncy Martin
\$2,936
 5. Sandy's Information Directory Brewery – 142 N. Main St., Chuck Talley
\$1,455
 6. Soda Shop Information Directory – 22 NE Court Square, Chuck Talley
\$1,455
9. Outdoor Dining Text Amendment Update, Alexa Powell
10. City Council Updates, Melody Wiggins
11. Additional items
12. Adjourn

The next Historic Resources Commission meeting will be held on **November 13, 2018**.

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

HISTORIC RESOURCES COMMISSION
Tuesday, September 11, 2018

The Historic Resources Commission held a called meeting on Tuesday, September 11, 2018, at 6:00 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Cary Worthy, Elaine Murrin, Helen Sharpe, Jerry Perdue and Carla Smith. Absent were Grace Baldwin and Jeanette Beaudry. Staff member present was Alexa Powell City Planner, Nathan Page City Planner, and Debbie Jolly Zoning/Inspection Technician.

Chair Cary Worthy called the meeting to order.

13. Pledge of Allegiance and moment of silence.
14. Approve minutes of the August 14, 2018 meeting. Helen Sharpe made a motion to approve and Carla Smith seconded. All voted aye. Cary asked people to sign up to provide testimony or evidence on behalf of a COA item.
15. COA 1816- Nicks building New Construction & Balcony, Chuck Talley- Alexa Powell was sworn in. Alexa presented the COA 1816 and stated she had not receive the additional information that was requested. The commission discussed the material and information not received. Carla Smith made a motion to approve COA 1816 the brick and the design of the building only and the applicant submit a new COA for the window, roll up doors, lighting and the roof with the appropriate information and catalog data requested. Motion seconded by Elaine Murrin. All voted Aye
16. COA 1817- Graham Soda Shop Outdoor Furniture, Chuck Talley- Alexa Powell presented the application with the pictures that were submitted. The commission had a brief discussion about this, Jerry Perdue made a motion to approve the furniture in COA 1817, and Helen Sharpe seconded. 3 to 2 vote Carla Smith and Elaine Murrin voted against.
5. COA 1820-Nicks Building Canopy, Chuck Tally- Alexa Powell made the presentation that was submitted to the commission. Cary Worthy made a motion to table COA 1820 until we can receive more information on the material and size of the canopy and supports. Carla Smith seconded. All voted Aye.
6. Outdoor Dining Text Amendment, Alexa Powell – There was a request to identify outdoor furniture that could be approved with only a minor COA. Staff presented a draft of a proposed text amendment to the design guidelines. Alexa presented two options A and B, option A was more restrictive and option B provided for a broader number of styles that would be allowed. The Commission had a lengthy discussion. The consensus was to add natural wood to option A as an appropriate material and to research language that could be added to the amendment that would essentially base approval on the consistency of the proposed furniture in relation to the era of the buildings construction. The Commission requested for staff to do additional research about how these goals could be accomplished with additional language and to provide this information at a subsequent meeting.

The second text amendment was for major COA's relating to outdoor furniture. Elaine Murrin made a motion to except the recommended language with but noted a change from should not to shall not to clarify the statement. The text will read,

"All outdoor furniture must have a uniform or complimentary design, color and material. Historically appropriate materials include wood or metal. Metal or wood furniture may be painted. The color shall not be strikingly bright, vivid, or metallic in appearance. Wood may also be of a natural unpainted finish. Furniture made of plastic or containing plastic are historically inappropriate and are prohibited."

Seconded by Carla Smith. All voted Aye.

The third text amendment was for another change to the language of major COA's relating to outdoor furniture. Helen made a motion to accept the recommended language. The text will read,

"Awnings, umbrellas and all upholstered surfaces must be made of canvas or a similar woven material that meets all local, state and federal safety and fire standards. Upholstered surfaces must be of a color that is not strikingly bright or vivid. Only solid or striped fabrics are permitted. Vinyl, plastic, or mesh fabrics are prohibited. Metal awnings may be permitted with a Major Certificate of Appropriateness."

The motion was seconded by Carla Smith. All voted Aye.

7. City Council Update, Melody- Stated that City Council approve to close off the 100 block of East Elm Street November 10th 8am-7pm for the Veterans day Festival. Rezone the building that burned down from B-2 to B-1 and we included the city parking lot in the rezoning at the same time and the City Council did approve it. The Life counseling downtown City council had to make an ordinance to approve this to match life counseling.
8. Additional items - Elaine Murrin addressed the lawn at Oneida Mill and how long it took to get them to mow the lawn. Nathan addressed the issue sharing with the commission the process the City has in place to handle such situations.
9. Adourn

business the meeting was adjourned.

With no further

Respectfully submitted,
Debbie Jolly



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: 1 SE Court Square

Property Owner: Court Square Dev Group LLC

Project

General description of each modification or improvement:

Canopy for front of Nicks Building. The canopy is needed to prevent rain from falling on steps leading under building. The basement is being used for chilled finished product and fresh produce in walk-in cooler.

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: Court Square Dev. Group

Property Owner Lessee Other

Mailing Address: PO Box 872

City, State, Zip: Graham, NC 27253

Phone # 336-229-4225

Email: epgates.construction@triad-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.

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.*

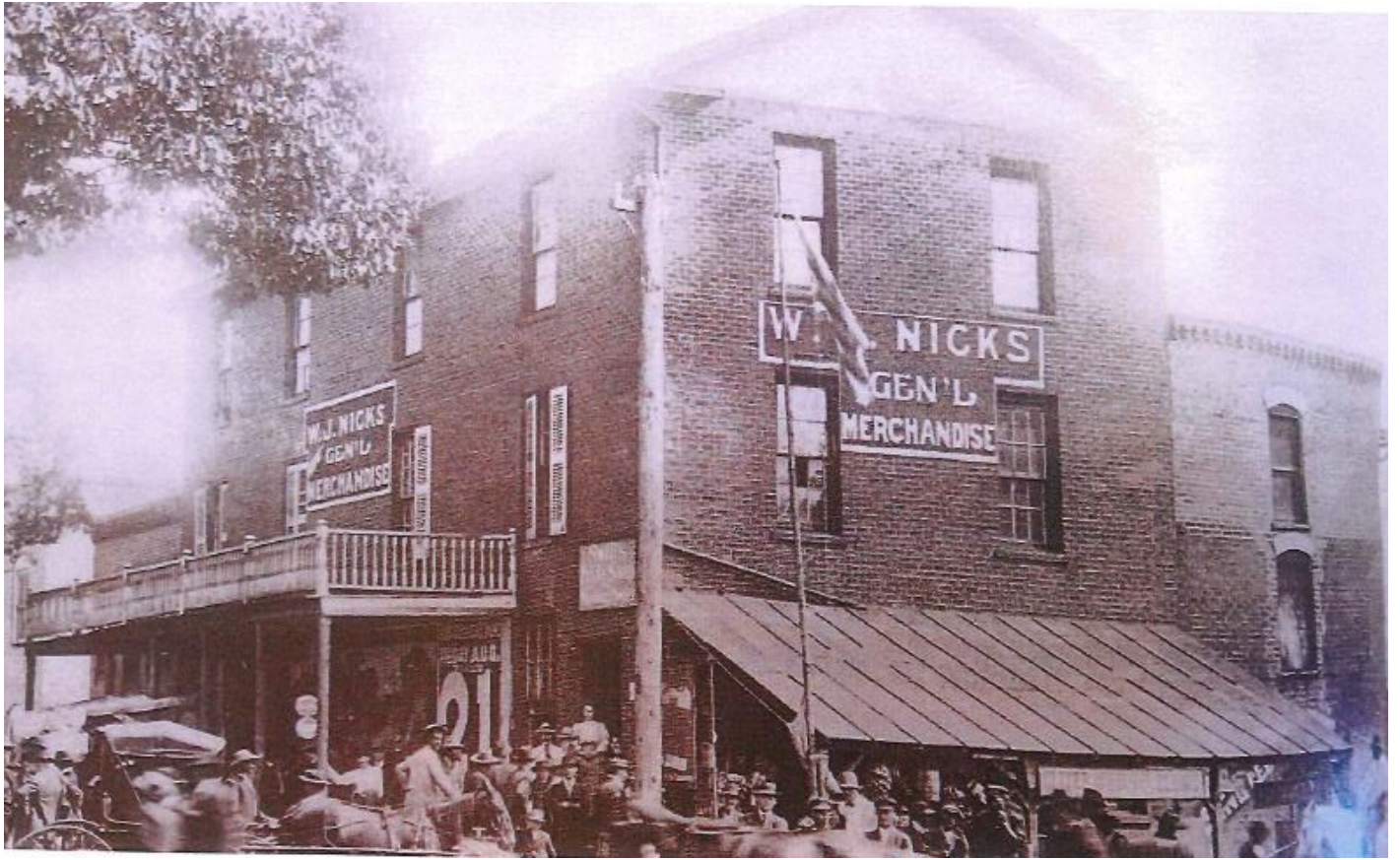
Name: Chuck Talley

Relationship to Applicant: Owner

Phone # 336-229-4225

Email: chucktalley21@hotmail.com

FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks: <u>COA # 1820</u>
Received date: <u>8/17/18</u>	
Tax Map #: <u>8884148129</u>	
HRC date: <u>9/11/18</u>	



West side canopy (ie. front façade).

STAFF REPORT

Prepared by Alexa Powell, Planner

Nicks Building Canopy, Chuck Talley (COA1820)

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
September 11, 2018 & October 9, 2018

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a canopy on the Nicks Building. See map of the proposed location and photo. At its meeting on September 11th the Commission moved to table this item until next meeting in order for the applicant to provide additional information about the proposed material, size, and supports for the canopy. A letter was emailed to the applicant to notify them of this decision on 9/13/18.

At this time no additional material has been submitted.

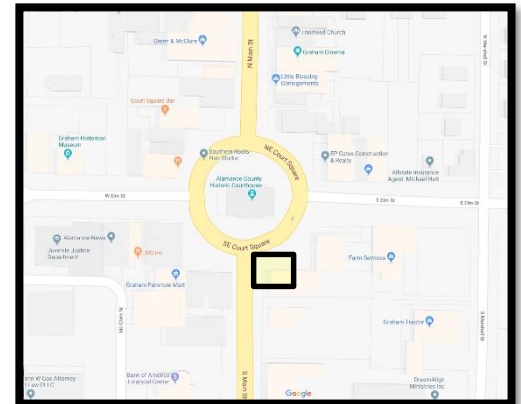
Special Significance - History

The W. J. Nicks Store ca. 1851 was built by the Hannah & McLean Trading Company. The building is one of few remaining pre-Civil War commercial structures and is the second oldest in Graham.

Built with a brick exterior and brick sheathing, this Greek Revival style building, once featured a porch which was carried across the entire front (west) elevation supported by cast iron columns with decorative capitals.

Originally a three-story building, the top floor was destroyed by Hurricane Hazel in 1954 the third floor has subsequently been rebuilt. Sash is 6/6. When Hannah and McLean went out of business in 1857 the building was sold to James D. Bason for retail businesses

Location
1 SE Court Square
Graham, NC 27253



W. J. Nicks Gen'l Merchandise about 1910.



W. J. Nicks Gen'l Merchandise about 1950.

Conformity to the *Historic Resources Handbook & Other Applicable Policies*

Historic Resources Handbook;

- B.10.1 Where possible, retain and repair awning fixtures and canopies that originate from the building's earlier historical periods.
- B.10.2 New awnings should be complementary and compatible in placement, proportion, and color to the building's original fixtures; with the structure's size, scale, and style; and to existing awnings and canopies of adjacent buildings. See Appendix C for Sunbrella awning colors which may be approved with a minor COA. *Amended by HRC on 3/13/18.*
- B.10.3 Awnings must be constructed of a fabric or cloth material meeting all local, state, and federal safety and fire standards. Vinyl, plastic, and metal are inappropriate to traditional facades.
- B.10.4 Consideration should be given to replacing inappropriate awnings and canopies with traditional canvas fixtures.
- B.10.5 Inappropriate storefront alterations can be effectively disguised by mounting an awning over the alterations while maintaining the proportions of the original storefront.
- B.10.6 Awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.

Awnings, Umbrellas and Upholstered Surfaces

- Awnings, umbrellas and all upholstered surfaces must be made of canvas or a similar woven material that meets all local, state and federal safety and fire standards. Upholstered surfaces must be of a color that is not strikingly bright or vivid. Only solid or striped fabrics are permitted. Vinyl, plastic, or mesh fabrics are prohibited. Metal awnings may be permitted with a Major Certificate of Appropriateness.

- Multiple awnings on one building should have a consistent design and material and be complimentary in color and pattern.
- The placement of awnings should not obstruct major architectural features.
- Awnings should be compatible with the structure in size, scale and style.
- Awnings should generally be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.
- Flat panel, shed or slanted awnings are encouraged. Barrel shaped awnings or canopies are not appropriate.
- Retractable and roll-down awnings are encouraged.
- Awnings on upper floors shall project no further than three (3) feet from the face of the building, should be no higher than half the height of the window opening, and should fill the width of the window opening but not extend past it.



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Property

Street Address: 106 W. Elm

Property Owner: Lee Kinney

Project

General description of each modification or improvement:

See sign permit for details.

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: Barry Coe

Property Owner Lessee Other _____

Mailing Address: 214 N. Marshall St

City, State, Zip: Graham, NC 27253

Phone # 336-684-3628

Email: 4barrycoe@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.

[Signature] for Beer Company 8/24/18
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: <u>AP</u>	Remarks: <u>Approved COA 1819 Minor</u>
Received date: <u>8/24/18</u>	
Tax Map # <u>8004140244</u>	
HRC date: <u>None</u>	

STAFF REPORT

Prepared by Alexa Powell, Planner

Location
106 W. Elm
Graham, NC 27253

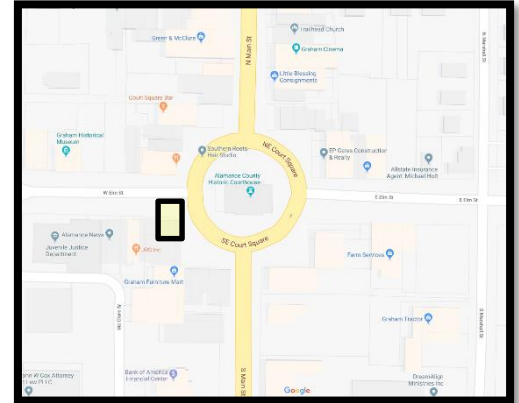
Beer Co. Sign Internal Illumination, Barry Coe (COA1821)

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
October 9, 2018

The applicant is requesting approval of a Certificate of Appropriateness (COA) to internally illuminate the Beer Co. Sign. The applicant has already received approval for a minor COA for the sign itself as it meets the Design Guidelines. However, the applicant has not received approval for the internal illumination of the sign. City staff indicated the applicant would need to seek HRC approval for a major COA to allow internal illumination. The sign material is a laser cut metal.



See map of the proposed location and photo.

Conformity to the *Historic Resources Handbook & Other Applicable Policies*

Development Ordinance - Appendix A. HISTORIC DESIGN GUIDELINES FOR SIGNS

- Translucent plastic signs, which have lighting in the sign (i.e. internally illuminated signs) are prohibited.





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Property

Street Address: 106 S Main St

Property Owner: Court Square Development

Project Nazz'd Brewery Directory

General description of each modification or improvement:

Build and install new directory

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: Jennifer Talley

Property Owner Lessee Other

Mailing Address: PO Box 872

City, State, Zip: Graham, NC 27253

Phone # (336) 229-4225

Email: grahamcinema@triadbiz.rr.com

I, the applicant, hereby make application for a Certificate of Appropriateness for a Sign Minor Alteration New Construction, Addition or Major Alteration

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J. Talley 9/24/18
Signature of Applicant Date

N/A
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: Jennifer Talley

Relationship to Applicant: Owner

Phone # (336) 229-4225

Email: grahamcinema@triadbiz.rr.com

FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks:
Received date: <u>9/24/18</u>	<u>COA 1823</u>
Tax Map # <u>8884148/29</u>	
HRC date: <u>10/9/18</u>	



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Property

Street Address: 142 N. Main St.

Property Owner: Court Square Development

Project

General description of each modification or improvement:

Build and install new directory

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: Jennifer Talley

Property Owner Lessee Other _____

Mailing Address: PO Box 872

City, State, Zip: Graham, NC 27253

Phone # (336) 229-4225

Email: grahamcinema@triadbiz.rr.com

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J. Talley 9/24/18
Signature of Applicant Date

N/A
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: Jennifer Talley

Relationship to Applicant: Owner

Phone # (336) 229-4225

Email: grahamcinema@triadbiz.rr.com

FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks: <u>COA 18 23</u>
Received date: <u>9/24/18</u>	
Tax Map # <u>888414582</u>	
HRC date: <u>10/9/18</u>	



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Property

Street Address: 22 NE Court Square
Property Owner: Court Square Development

Project

General description of each modification or improvement:

Build and install new directory

Applicant

Name: Jennifer Talley
 Property Owner Lessee Other _____
Mailing Address: PO Box 872
City, State, Zip: Graham, NC 27253
Phone # (336) 229-4225
Email: grahamcinema@triadbiz.rr.com

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J. Talley 9/24/18
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: Jennifer Talley
Relationship to Applicant: Owner
Phone # (336) 229-4225
Email: grahamcinema@triadbiz.rr.com

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:

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FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks:
Received date: <u>9/24/18</u>	<u>COA 1823</u>
Tax Map # <u>8884148475</u>	
HRC date: <u>10/9/18</u>	

STAFF REPORT

Prepared by Alexa Powell, Planner

Information Directory, Jennifer Talley (COA1823)

Type of Request: Certificate of Appropriateness

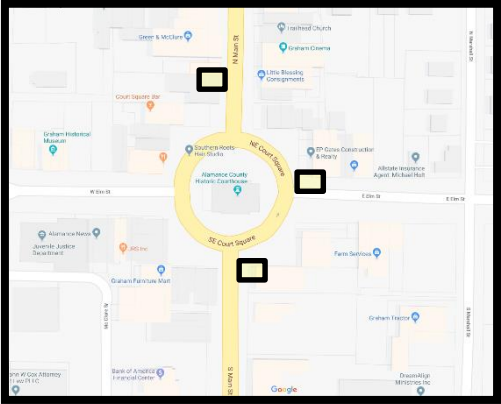
Meeting Dates

Historic Resources Commission
November 9, 2018

The applicant is requesting approval of a Certificate of Appropriateness (COA) to construct information directory boxes to be affixed to the wall of the building. The applicant proposes several locations including Sandy's, the Graham Soda Shop, and the Nick's Building.

See map and pictures of the proposed locations.

Location
106 S. Main Street, 142 N. Main Street, & 22 NE Court Square
Graham, NC 27253



Conformity to the *Historic Resources Handbook & Other Applicable Policies*

HRC Design Guidelines

A.1.1 New benches, trash cans, fountains, and other street furniture should be compatible with the historic character of the area in size, scale, material, and color. Existing landscape features such as parks, fountains, trees, columns, walkways, and curbs should remain and be maintained.

APPENDIX A. HISTORIC DISTRICT DESIGN GUIDELINES FOR SIGNS

These guidelines are to be used by the City of Graham Staff to approve sign permits within the Courthouse Square Historic District. The items listed below are additional guidelines to “Article X, Signs” in the City of Graham Development Ordinance. Issuance of a sign permit cannot be denied without first being considered by the City of Graham Historic Resources Commission.

- Signs should be compatible with the structure in size, scale, style, material, and graphics.
- The location of new signs on commercial buildings should conform to the appropriate placement of signs on historic buildings (see attached figure).
- Storefront signs should be designed and located so that they do not obstruct architectural details of buildings.
- Storefront signs should be attached in a manner that does not cause damage or major alteration to the historic elements of a building.
- Translucent plastic signs, which have lighting within the sign (i.e. internally illuminated signs) are prohibited.
- Neon tubing and neon tubing signs are prohibited.
- Freestanding signs should be installed appropriately, such as on well landscaped ground bases or low standards.
- Flush mounted wall signs should be installed in appropriate locations that do not conceal architectural features or details.
- Signs for historic commercial buildings should be placed in locations originally intended for signage such as the top of the storefront or on windows, doors, or awnings.
- Fluorescent or Dayglow colors are prohibited.



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Property

Street Address: 106-110 N Main St
Property Owner: Carolina Property Holdings

Project

General description of each modification or improvement:

Replacement of all existing glass storefront with new storefronts, along with installation of two new entry doors ways to allow space to be split into two future businesses.

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: Jason Cox
 Property Owner Lessee Other _____
Mailing Address: 200 N Main St
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] 9/20/2018
Signature of Applicant Date

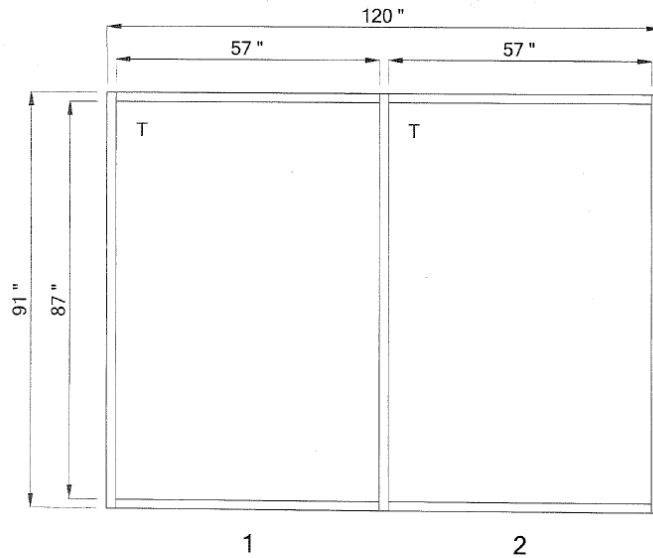
Signature of Owner, when applicable Date

Representation at HRC Meeting

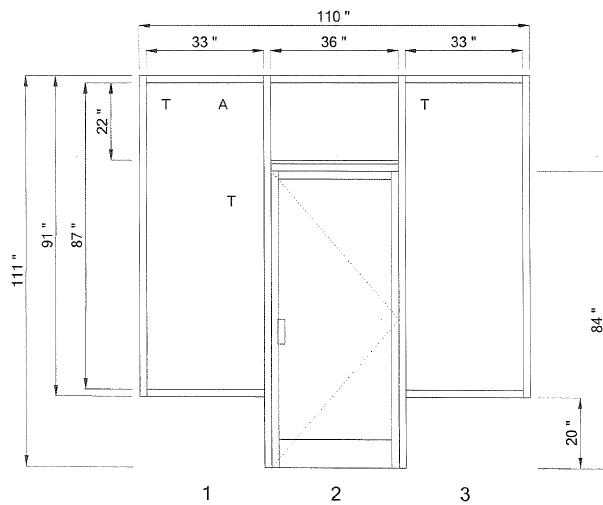
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Should have the authority to commit the applicant to make changes that may be suggested or required by the Commission.

Name: _____
Relationship to Applicant: _____
Phone # _____
Email: _____

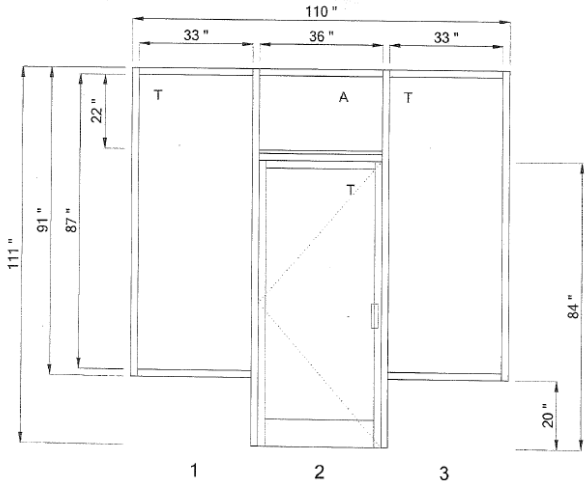
FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks: <u>COA 1824</u>
Received date: <u>9/20/18</u>	
Tax Map # <u>8804147554</u>	
HRC date: <u>10/1/18</u>	



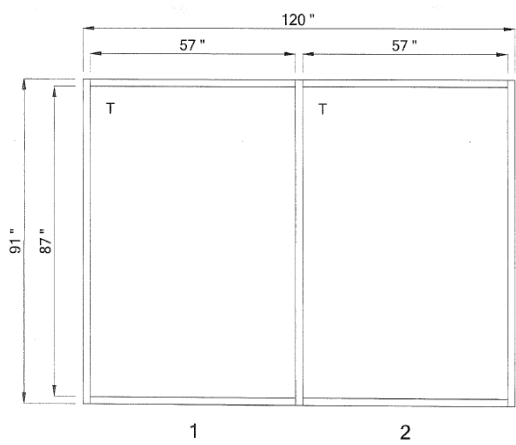
110 MAIN ST. ALTERNATE - 001 - ELEV. E.dwg (1 Thus)
 Frame: (DarkBronze-White) YES 45 TU : Storefront
 : Screw Spline : Thermal : Outside Glaze



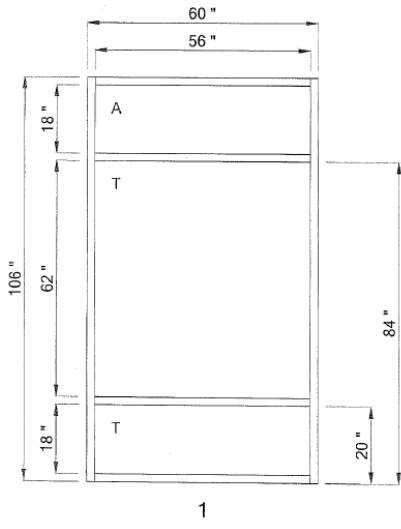
110 MAIN ST. ALTERNATE - 002 - ELEV. F.dwg (1 Thus)
 Frame: (DarkBronze-White) YES 45 TU : Storefront : Screw Spline : Thermal : Outside Glaze



110 MAIN ST. ALTERNATE - 003 - ELEV. G.dwg (1 Thus)
 Frame: (DarkBronze-White) YES 45 TU : Storefront : Screw Spline : Thermal : Outside Glaze



110 MAIN ST. ALTERNATE - 004 - ELEV. H.dwg (1 Thus)
 Frame: (DarkBronze-White) YES 45 TU : Storefront
 : Screw Spline : Thermal : Outside Glaze



110 MAIN ST. ALTERNATE - 005 - ELEV. I.dwg (1 Thus)
 Frame: (DarkBronze-White) YES 45 TU : Storefront
 : Screw Spline : Thermal : Outside Glaze

STAFF REPORT

Prepared by Alexa Powell, Planner

Patterson Building Doors, Jason Cox (COA1824)

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
November 9, 2018

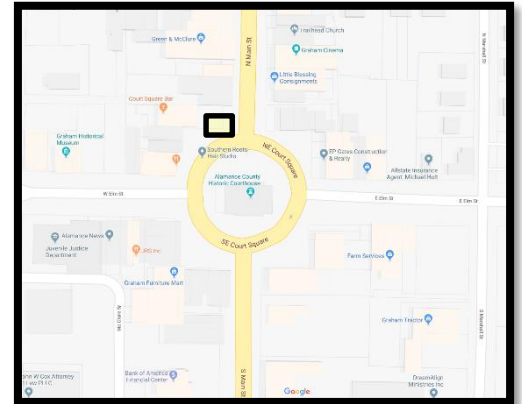
The applicant is requesting approval of a Certificate of Appropriateness (COA) to install two new entry doors to allow the space to be split into two new businesses. The replacement of the glass storefront does not require a COA as it is considered general maintenance by the HRC Design Guidelines. Replacement of doors in the absence of historical documentation requires a major COA.

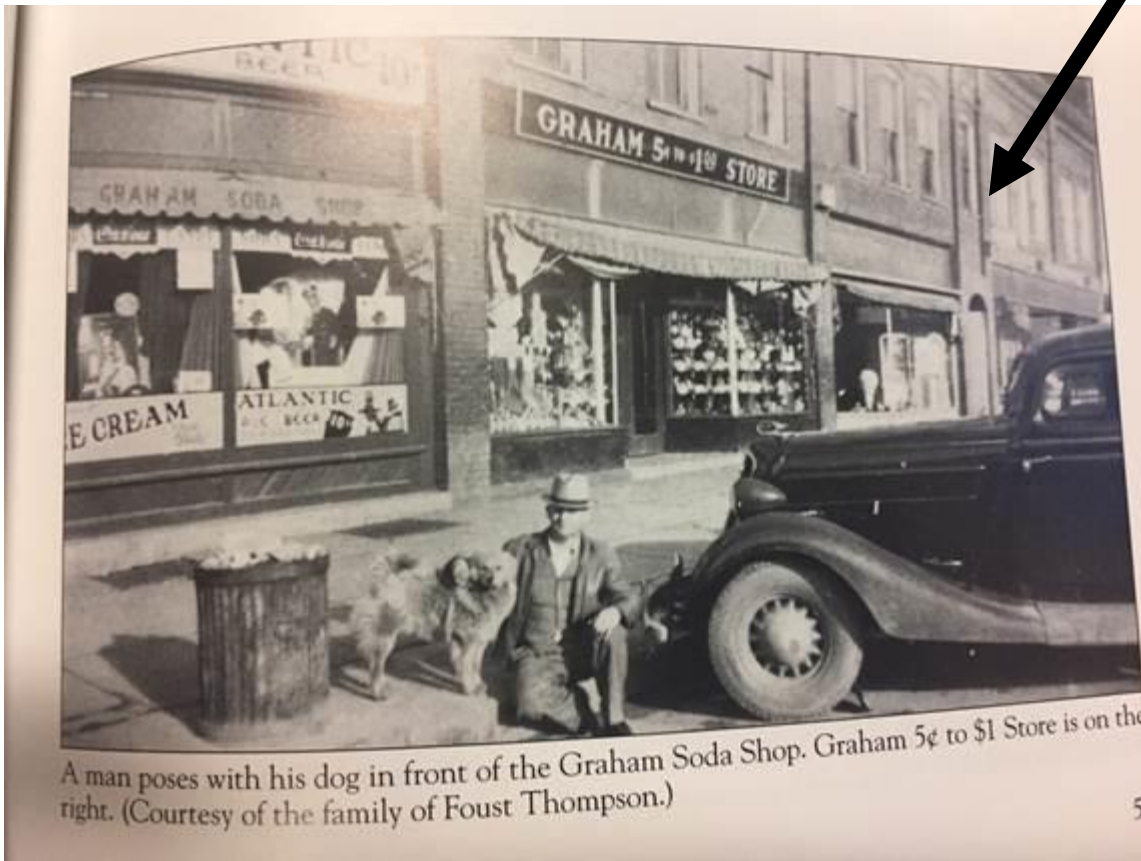
Special Significance - History

According to the Courthouse Square Property Inventory this is not a contributing building in the National Register district.

The property is listed as a Hardware Store, Law Office, and Finance Company 108-112 N. Main Street ca. 1898, but with a mid-twentieth century façade.

Location
106-110 N. Main St.
Graham, NC 27253



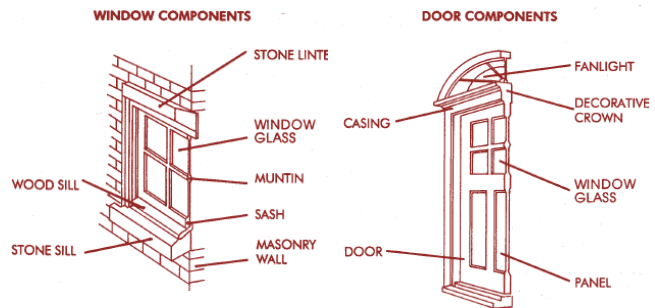


Conformity to the *Historic Resources Handbook & Other Applicable Policies*

HRC Design Guidelines

8. Windows and Doors (Fenestration)

Windows and doors contribute to the architectural style and character of buildings through their location, size, proportion, shape, and pattern of placement. Because of their strong link to and indication of the architecture and style of a building, original windows and doors should be maintained, repaired when necessary, and preserved as one of the defining elements of a historic structure.



- B.8.1 When replacing glass or restoring windows in a storefront, maintain the original size and shape of the opening.
- B.8.2 Maintain original recessed entries where they exist.

- B.8.8 If a window or door is completely missing, replace it with one that is based on accurate documentation of the original or is a new design compatible in scale, material, and detail with the historic character of the building and district.
- B.8.10 It is not appropriate to create a false sense of historical development by making changes to windows or doors, such as adding conjectural features based upon insufficient historical, pictorial, or physical documentation.

10. Openings

Buildings in the district display a variety of openings (windows and doors). In a sequence of building forms, the use of similarly proportioned openings establishes the association of structures. Openings that vary significantly within proposed new construction from that which exists in surrounding areas will have a disruptive effect on the entire character of the historic district.

- D.10.1 The pattern, arrangement, type, design, materials, and proportions of openings should be similar to those of nearby buildings in the district.
- D.10.2 The traditional storefront image should be preserved at the street level. This may be accomplished by maintaining large display windows characteristic of commercial buildings.
- D.10.3 The ratio of wall space to adjoining openings in a new building should be similar to nearby buildings.





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 S Main St

Property Owner: Court Square Development

Project

General description of each modification or improvement:

CARPENTRY: Repair, replace damage wood, glass and hardware to exterior windows on 1st, 2nd & 3rd floors (20 windows total) \$225 per window.

CARPENTRY: Repair front door (facing Main Street), side door facing North on Court Square. Install new hardware to match existing from time period. (2 Doors)

PAINTING: Paint exterior of windows, doors, boxing soffit and gable ends.

GUTTERS: Install new 1/2 round 5HR Euro Gutters (Copper) with 4" round downspouts and elbows.

SIGNAGE: Repaint Nick's General Merchandise sign on brick facade at Main Street and North Wall of Building. (Signage at 1st floor level not to be painted at this current time)

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: William Talley

Property Owner Lessee Other _____

Mailing Address: PO Box 872

City, State, Zip: Graham, NC 27253

Phone # (336) 229-4225

Email: grahamcinema@triadbiz.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.

[Signature] 9/24/18
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.*

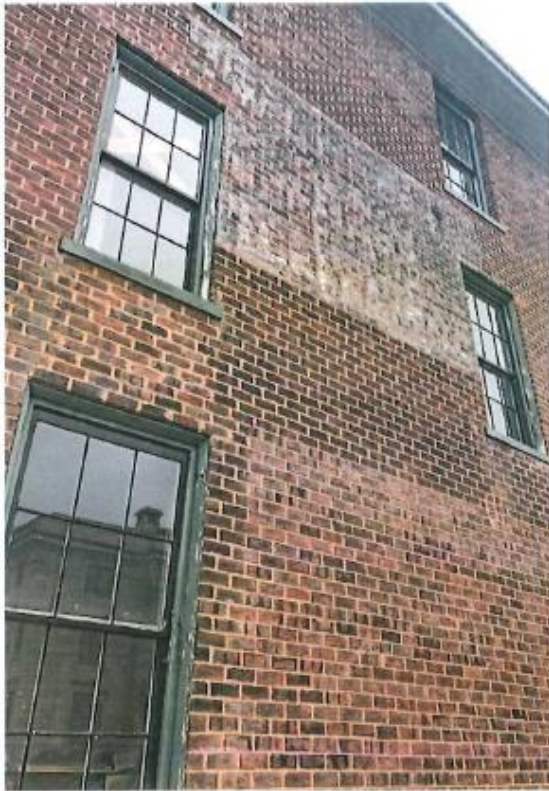
Name: Chuck Talley

Relationship to Applicant: Owner

Phone # (336) 229-4225

Email: grahamcinema@triadbiz.rr.com

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





Aluminum & Cooper Gutters Installation

Other services

- * Roofing
- * Windows
- * Vinyl Siding

RI, Reg #15211

KAC. Construction tel. (401)217-4441



STAFF REPORT

Prepared by Alexa Powell, Planner

Location

106 S. Main Street
Graham, NC 27253

Nicks Building Windows, Painting, Sign, Chuck Talley (COA1825)

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission

September 11, 2018 & October 9, 2018

Special Significance - History

The W. J. Nicks Store (102 S. Main Street) ca. 1851 was built by the Hannah & McLean Trading Company. The building is one of few remaining pre-Civil War commercial structures and is the second oldest in Graham.

Built with a brick exterior and brick sheathing, this Greek Revival style building, once featured a porch which was carried across the entire front (west) elevation supported by cast iron columns with decorative capitals.

Originally a three-story building, the top floor was destroyed by Hurricane Hazel in 1954 the third floor has subsequently been rebuilt. Sash is 6/6. When Hannah and McLean went out of business in 1857 the building was sold to James D. Bason for retail businesses



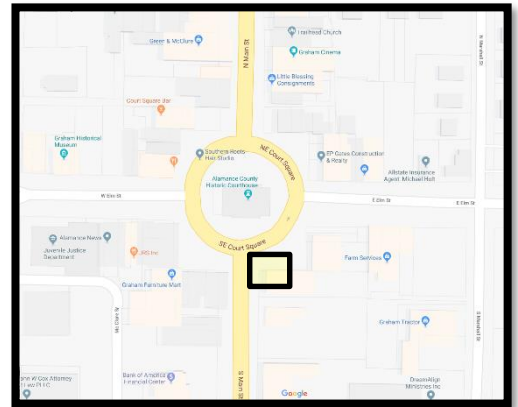
W. J. Nicks Gen'l Merchandise about 1910.



W. J. Nicks Gen'l Merchandise about 1950.

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following renovations to the Nicks Building:

- Carpentry – Repair, replace damage wood, glass and hardware to exterior windows on 1st, 2nd, and 3rd floors (20 windows total)
- Carpentry – Repair front door (facing Main Street), side door facing North on Court Square. Install new hardware to match existing from time period. (2 Doors)
- Painting – Paint exterior of windows, doors, boxing soffit and gable ends.
- Gutters – Install new ½ round 5HR Euro Gutters (Copper) with 4” round downspouts and elbows.
- Signage – Repaint Nick’s General Mercantile signage on brick façade at Main Street and North wall of building. (Signage at 1st floor level not to be painted at this current time).



See map of the proposed location and photo.

Conformity to the *Historic Resources Handbook & Other Applicable Policies*

Historic Resources Handbook;

8. Windows and Doors (Fenestration)

Windows and doors contribute to the architectural style and character of buildings through their location, size, proportion, shape, and pattern of placement. Because of their strong link to and indication of the architecture and style of a building, original windows and doors should be maintained, repaired when necessary, and preserved as one of the defining elements of a historic structure.

- B.8.1 When replacing glass or restoring windows in a storefront, maintain the original size and shape of the opening.
- B.8.2 Maintain original recessed entries where they exist.
- B.8.5 Preserve the original size and shape of upper story windows.
- B.8.6 Repair or replacement of only the damaged portion of the frame, sash, sill, threshold, or jamb is encouraged.
- B.8.7 If windows are damaged beyond repair and must be replaced, match the original window material, window pattern and configuration, dimensions, design, and any other key detailing as closely as possible.

- B.8.8 If a window or door is completely missing, replace it with one that is based on accurate documentation of the original or is a new design compatible in scale, material, and detail with the historic character of the building and district.
- B.8.10 It is not appropriate to create a false sense of historical development by making changes to windows or doors, such as adding conjectural features based upon insufficient historical, pictorial, or physical documentation.

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.

Historical color schemes are appropriate for the style and character of the district. Colors may be chosen based on paint chip analysis of a building's original color or based on colors used on other buildings of the period. Color guides of documented historical hues from selected paint manufacturers are an aid in historical color selection. Old photos of the building or a similar one can establish light versus dark color placement.

An appropriate exterior color combination can alter the entire appearance of a building. Structures that have been perceived as mediocre can become points of interest because of good color combinations and paint jobs.

- 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.12.3 Sandblasting or other abrasive surface preparation methods that can damage historic materials are not allowed.
- B.12.4 Materials such as brick, stone, wood shingles, and certain metals, which have historically been unpainted, should not be painted.
- B.12.5 Stained wood surfaces should not be painted.
- B.12.6 Soft, porous brick originally painted should remain painted. Select paint that is formulated for the particular surface application planned.
- B.12.7 Reinforce and enhance architectural materials and features of a building and site through the appropriate selection and placement of color.

APPENDIX A. HISTORIC DISTRICT DESIGN GUIDELINES FOR SIGNS

These guidelines are to be used by the City of Graham Staff to approve sign permits within the Courthouse Square Historic District. The items listed below are additional guidelines to “Article X, Signs” in the City of Graham Development Ordinance. Issuance of a sign permit cannot be denied without first being considered by the City of Graham Historic Resources Commission.

- Signs should be compatible with the structure in size, scale, style, material, and graphics.
- The location of new signs on commercial buildings should conform to the appropriate placement of signs on historic buildings (see attached figure).
- Storefront signs should be designed and located so that they do not obstruct architectural details of buildings.
- Storefront signs should be attached in a manner that does not cause damage or major alteration to the historic elements of a building.
- Translucent plastic signs, which have lighting within the sign (i.e. internally illuminated signs) are prohibited.
- Neon tubing and neon tubing signs are prohibited.
- Freestanding signs should be installed appropriately, such as on well landscaped ground bases or low standards.
- Flush mounted wall signs should be installed in appropriate locations that do not conceal architectural features or details.
- Signs for historic commercial buildings should be placed in locations originally intended for signage such as the top of the storefront or on windows, doors, or awnings.
- Fluorescent or Dayglow colors are prohibited.



Awarding of 2018-2019 Façade Grants

Total Funds Requested is \$15,298. Total Work being proposed is \$42,530.

1. Nazz'd Brewery - 106 S. Main St. (\$20,881)

1a. Brewery Upfit



2018-2019 Façade Grant Program Application

Property Information	Applicant Information
Street Address: 106 S Main St	Name: Jennifer Talley
Tax Parcel ID#:	Phone Number: 336-229-1002
Owner's Name: Court Square Development Group	Email: grahamcinema@triadbiz.rr.com
Use of Building: restaurant & brewery	Relationship to Property (check one):
Business Name (if applicable): Nazz'd Brewery	Property Owner <input checked="" type="checkbox"/> Tenant/Business Owner <input type="checkbox"/>

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

see attached

Total Estimated Cost (lowest bid quote): \$ 20881.90 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not - I have complied with the [HRC Design Guidelines](#) which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic District Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2019.


8/24/18
 Applicant Signature Date

(See COA on pages 22-29)



E. P. Gates Construction & Realty, LLC

20 NE Court Square
Graham, NC 27253

Estimate

Date	Estimate No.
9/24/2018	360

Court Square Dev Group
PO Box 872
Graham, NC 27253

		Project	
		106 S MAIN ST - NICK'S BUILDING	
Description	Qty	Rate	Total
NICK'S GENERAL MERCHANTILE BUILDING CARPENTRY: Repair, replace damage wood, glass and hardware to exterior windows on 1st, 2nd & 3rd floors (20 windows total) \$225 per window.	20	225.00	4,500.00T
CARPENTRY: Repair front door (facing Main Street), side door facing North on Court Square. Install new hardware to match existing from time period. (2 Doors)	1	1,863.50	1,863.50T
PAINTING: Paint exterior of windows, doors, boxing soffit and gable ends.	1	4,220.00	4,220.00T
GUTTERS: Install new 1/2 round 5HR Euro Gutters (Copper) with 4" round downspouts and elbows.	1	6,778.00	6,778.00T
SIGNAGE: Repaint Nick's General Merchantile signage on brick facade at Main Street and North Wall of Building. (Signage at 1st floor level not to be painted at this current time)	1	2,200.00	2,200.00T
Sales Tax		6.75%	1,320.40
		Total	\$20,881.90

Please remit payment to
E. P. Gates Construction & Realty PO Box 872
Graham, NC 27253
Thank you

Solid Journey

524 Cheeks Lane
Graham, NC 27253
(336) 570-1990

Date: 09/24/2018
Estimate #3864
Expiration Date: 10/23/2018

Salesperson	Job	Payment Terms	Due Date
	NICK'S BUILDING - 106 S MAIN ST	Due on receipt	

Qty	Description	Unit Price	Line Total
1	Repair damage to wood trim and window sashes 20 windows total (48" x 7')	\$306.00	\$6,120.00
1	Repair doors located on North side and West side of first floor level. (Hardware included)	1	\$1,825.00
1	Paint exterior windows, doors boxing and gable ends. Caulk, Prime and paint. Price includes rental equipment	1	\$4,761.00
1	Install new ½ round copper gutters with round down spouts (120 linier ft. + 120 ft. of down spout @ \$29.00 per linier ft. Price includes rental of 60 ft. lift	1	\$6,960.00
1	Paint existing Nick's signage on second floor level	1	\$2,750.00
Subtotal			\$ 22,416.00
Sales Tax 6.75			\$ 1,513.08
Total			\$ 23,929.08

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____

Thank you for your business!

Solid Journey, 524 Cheeks Lane, Graham, NC 27253 Phone 336-570-1990

1b. Information Directory



2018-2019 Façade Grant Program Application

Property Information	Applicant Information
Street Address: 106 S Main St	Name: Jennifer Talley
Tax Parcel ID#:	Phone Number: 336-229-1002
Owner's Name: Court Square Development Group	Email: grahamcinema@triadbiz.rr.com
Use of Building: restaurant & brewery	Relationship to Property (check one):
Business Name (if applicable): Nazz'd Brewery	Property Owner <input checked="" type="checkbox"/> Tenant/Business Owner <input type="checkbox"/>

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

Install new handcrafted directory

Total Estimated Cost (lowest bid quote): \$ 1455⁰⁰ Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not - I have complied with the HRC Design Guidelines which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic District Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2019.

J. Talley 9/29/18
 Applicant Signature Date

(See COA on pages 11-15)



E. P. Gates Construction & Realty, LLC

20 NE Court Square
Graham, NC 27253

Estimate

Date	Estimate No.
9/13/2018	363

Court Square Dev Group
PO Box 872
Graham, NC 27253

Project			
Description	Qty	Rate	Total
CARPENTRY - BUILD AND INSTALL 3 DOWNTOWN DIRECTORY BOARDS (1 AT THE NICKS BUILDING, 1 AT GRAHAM SODA SHOP AND 1 AT SANDY'S CONSIGNMENT)	3	1,363.00	4,089.00T
Sales Tax		6.75%	276.01
		Total	\$4,365.01

Please remit payment to
E. P. Gates Construction & Realty PO Box 872
Graham, NC 27253
Thank you

Solid Journey

524 Cheeks Lane
Graham, NC 27253
(336) 570-1990

Date: 09/24/2018
Estimate #3877
Expiration Date: 10/23/2018

Salesperson	Job	Payment Terms	Due Date
	GRAHAM SODA SHOP, BREWERY, SANDY'S	Due on receipt	

Qty	Description	Unit Price	Line Total
3	Install new custom built directory	\$1,500	\$4,500.00

Subtotal \$ 4,500.00
Sales Tax 6.75 \$ 303.75
Total \$ 4,803.75

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____

Thank you for your business!

Solid Journey, 524 Cheeks Lane, Graham, NC 27253 Phone 336-570-1990

2. Patterson Building Windows/Doors – 106-110 N. Main St. (\$11,053)



2018-2019 Façade Grant Program Application

Property Information	Applicant Information
Street Address: 106-110 N Main St	Name: Jason Cox
Tax Parcel ID#: 145858	Phone Number: 336-263-1180
Owner's Name: Carolina Property Holdings	Email: Jason@aedosgrp.com
Use of Building: Commercial	Relationship to Property (check one):
Business Name (if applicable):	Property Owner <input checked="" type="checkbox"/> Tenant/Business Owner <input type="checkbox"/>

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

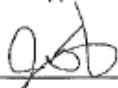
Replacement of existing storefront glass and installation of two new entry doorways to allow separation and use of space for two future businesses.

Total Estimated Cost (lowest bid quote): \$ 11,053 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not - I have complied with the HRC Design Guidelines which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic District Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2019.

 9/20/2018
 Applicant Signature Date

(See pages 16-21 for COA)

ALAMANCE GLASS INC.
202 ALAMANCE RD.
BURLINGTON, NORTH CAROLINA 27215
(336) 227-6694
FAX (336) 570-2038

QUOTATION

To:
Attn: JASON COX

8 / 28 / 2018

PROJECT 110 MAIN STREET
LOCATION 110 GRAHAM, N.C.

SUPPLY AND INSTALL ALUM. STOREFRONT DOORS, GLASS AND GLAZING

QTY.

1	ELEV. TYPE (E) 120 X 91"	2 PANEL FIXED WINDOW
1	ELEV. TYPE (F) 110 X 106"	3 PANEL WITH 3' X 7' L.H. DOOR
1	ELEV. TYPE (G) 110 X 106"	3 PANEL WITH 3' X 7' R.H. DOOR
1	ELEV. TYPE (H) 120 X 91"	2 PANEL FIXED WINDOW
1	ELEV. TYPE (I) 60 X 106"	1 PANEL FIXED WINDOW

(FRAMING) YKK YES 45 TU ALUM. STOREFRONT SYSTEM 2 X 4 1/2", THERMALLY BROKEN
(FINISH) DARK BRONZE ANODIZED
(DOOR) 3' X 7' NARROW STILE, OFFSET PIVOTS, 8" HIGH BOTTOM RAIL
1" ROUND PUSH / PULL HANDLES ADA APPROVED
ADAMS-RITE MS 1850 HOOKBOLT LOCK, KEYED EXTERIOR, THUMB TURN INT.
(GLASS) 1" INSULATED, CLEAR / LOW-E , TEMPERED
1/4 CLEAR TEMPERED DOOR GLASS

INSTALLED TAX INCLUDED \$11,053.00

JOHN DALTON

CELL 336 382 7292

E-MAIL johndalton@triadbiz.rr.com

NOTES

DEMO EXISTING STOREFRONT GLASS AND GLAZING INCLUDED

3. Roasted Coffee Depot Paint & Awning – 131 W. Elm St. (\$4,750)



2018-2019 Façade Grant Program Application

Property Information	Applicant Information
Street Address: <i>131 W Elm St Graham</i>	Name: <i>Allene K. Massengill</i>
Tax Parcel ID#: <i>145 822</i>	Phone Number: <i>336-270-4262</i>
Owner's Name: <i>Allene K. Massengill</i>	Email: <i>allenekimball@yahoo.com</i>
Use of Building: <i>Coffee Depot (Roasted)</i>	Relationship to Property (check one):
Business Name (if applicable): <i>Roasted Coffee Depot</i>	Property Owner <input checked="" type="checkbox"/> Tenant/Business Owner <input type="checkbox"/>

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

see attached paper

Total Estimated Cost (lowest bid quote): \$ *4,750* Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not - I have complied with the HRC Design Guidelines which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic District Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2019.

Allene K. Massengill *9-18-15*
Applicant Signature Date



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: 131 W. Elm St Graham
Property Owner: Allene K. Massengill

Project

General description of each modification or improvement:

Replace awning. Awning
Color Clinton Granite.

Paint building. Paint
Color SW 2832 Colonial
Revival.

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: Allene K. Massengill
 Property Owner Lessee Other _____
Mailing Address: 114 Albright
City, State, Zip: Graham, N.C. 27253
Phone #: 336-270-4262
Email: allene.kimball@yahoo.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.

Allene K. Massengill
Signature of Applicant Date

Allene K. Massengill
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: Allene

Relationship to Applicant: _____

Phone #: _____

Email: _____

FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks: <u>COA 1818</u>
Received date: <u>8/9/18</u>	<u>Approved</u>
Tax Map #	
HRC date: <u>None</u>	

Clinton Granite Awning
Colonial Revival Paint



JS PRESSURE CLEANING & PAINT CO. INC.
 PO BOX 1706
 BURLINGTON, NC 27216
 336.229.5191
 jspaintc@aol.com

ADDRESS
 JERRY HARRISON
 ROASTED COFFEE DEPOT
 131 W ELM ST
 GRAHAM, NC 27253

ESTIMATE 1085

DATE 08/03/2017

ACTIVITY	QTY	RATE	AMOUNT
PRESSURE WASHING PRESSURE WASH BRICK BLOCK		250.00	250.00
PAINTING:EXTERIOR PREP, PRIME AND PAINT EXTERIOR OF BUILDING LABOR		2,250.00	2,250.00
MATERIAL AND EXPENSE ESTIMATED MATERIAL AND EXPENSE * -		750.00	750.00

Your estimate is attached. Please let us know if you have any questions. We look forward to being at your service. 1/3 down and balance due upon completion.

TOTAL \$3,250.00

Accepted By

Accepted Date

Burlington Awning LLC

Estimate

For: **Roasted Coffee Depot**
131 West Elm Street
Graham
NC 27253

Estimate No: 1073
Date: August 2, 2017

Description	Quantity	Rate	Amount
Remove, recover and reinstall traditional awning Dim: 17'-4" wide X 4' rise X 4' projection with 12" solid valance Color: Londres 8909	1	\$1,500.00	\$1,500.00

50% deposit with order
No permit or engineering fees included in quote

Total **\$1,500.00**



E. P. Gates Construction & Realty, LLC
 20 NE Court Square
 Graham, NC 27253
 336-229-4225
 gatesbookkeeper@triad.rr.com

Estimate

Date	Estimate #
9/24/2018	362

ROASTED COFFEE DEPOT
 131 W Elm St.
 Graham, NC 27253

Description	Qty	Rate	Total
ROASTED COFFEE DEPOT PAINTING: Paint all exterior walls (masonry facade) and back door.	1	3,135.00	3,135.00T
AWNING: Replace/recover existing awning.	1	1,445.00	1,445.00T
SHERWIN WILLIAMS HISTORICAL PAINT COLORS - NATHAN PAGE HAS THEM Sales Tax		6.75%	309.15
Total			54,889.15

4. Paris Building Awning Replacement – 22-28 NW Court Square (\$2,936)
 4a. Florist Awning



2018-2019 Façade Grant Program Application

Property Information	Applicant Information
Street Address: 22 NW Court Square	Name: Joncy Martin
Tax Parcel ID#:	Phone Number: 336-229-1002
Owner's Name: Court Square Development Group	Email: (no email) - send to grahamcinema@triadbiz.rr.com
Use of Building: florist	Relationship to Property (check one):
Business Name (if applicable): Court Square Florist	Property Owner <input type="checkbox"/> Tenant/Business Owner <input checked="" type="checkbox"/>

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

Recover existing awning

Total Estimated Cost (lowest bid quote): \$ 1467.81 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not - I have complied with the [HRC Design Guidelines](#) which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic District Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2019.


 Applicant Signature _____ Date _____



Application for a CERTIFICATE OF APPROPRIATENESS

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: 22 NW Court Square
Property Owner: Court Square Development

Project

General description of each modification or improvement:

Recover existing awning on exterior of building
Black/Taupe Fancy Awning

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: Joncy Martin
 Property Owner Lessee Other _____
Mailing Address: 22 NW Court Sq
City, State, Zip: Graham, NC 27253
Phone # (336) 229-1002
Email: (no email) - send to grahamcinema@triadbiz.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.

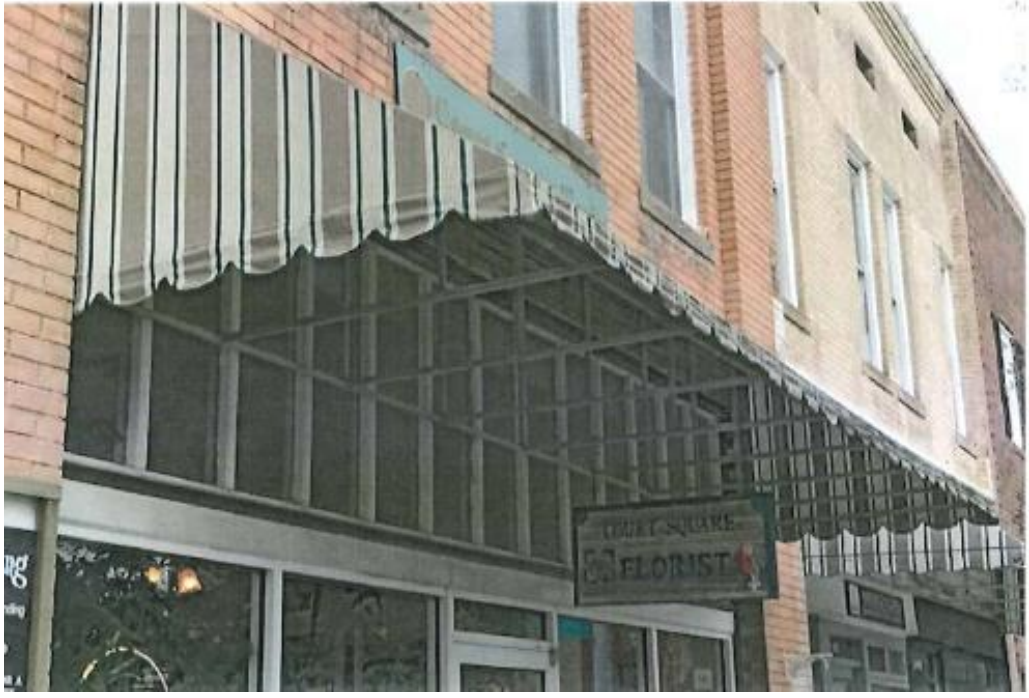
Joncy Martin 9/24/18
Signature of Applicant Date
[Signature]
Signature of Owner, when applicable Date

Representation at HRC Meeting

Who will represent the applicant at the HRC meeting? *Chuck Talley*
Should have the authority to commit the applicant to make changes that may be suggested or required by the Commission.

Name: Chuck Talley
Relationship to Applicant: Owner
Phone # (336) 229-4225
Email: grahamcinema@triadbiz.rr.com

FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks:
Received date: <u>9/24/18</u>	<u>COA 1822</u>
Tax Map # <u>888414485</u>	<u>Minor</u>
HRC date: <u>10/9/18</u>	<u>Approved</u>





E. P. Gates Construction & Realty, LLC
 20 NE Court Square
 Graham, NC 27253

Estimate

Date	Estimate No.
9/13/2018	359

22 NW COURT SQUARE (FLORIST SIDE)

		Project	
		22 NW CT SQ (FLORIST SIDE - AFT...	
Description	Qty	Rate	Total
TAKE DOWN EXISTING AWNING, HAVE AWNING RECOVERED AND REINSTALLED		1,375.00	1,375.00T
Sales Tax		6.75%	92.81
		Total	\$1,467.81

Please remit payment to
 E. P. Gates Construction & Realty PO Box 872
 Graham, NC 27253
 Thank you

Solid Journey

524 Cheeks Lane
Graham, NC 27253
(336) 570-1990

Date: 09/24/2018
Estimate #38573
Expiration Date: 10/23/2018

Salesperson	Job	Payment Terms	Due Date
	COURT SQUARE FLORIST – 22 NW CT SQ, GRAHAM	Due on receipt	

Qty	Description	Unit Price	Line Total
1	Remove existing awning and frame, recover frame and reinstall	1445.00	\$1,445.00

Subtotal \$ 1,445.00
Sales Tax 6.75 \$ 97.54
Total \$ 1,542.54

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____

Thank you for your business!

Solid Journey, 524 Cheeks Lane, Graham, NC 27253 Phone 336-570-1990

4b. Verdict Awning



2018-2019 Façade Grant Program Application

Property Information	Applicant Information
Street Address: 28 NW Court Square	Name: Mandy Garner
Tax Parcel ID#:	Phone Number: 336-270-3198
Owner's Name: Court Square Development Group	Email: brianfisher14@gmail.com
Use of Building: restaurant	Relationship to Property (check one):
Business Name (if applicable): The Verdict	Property Owner <input type="checkbox"/> Tenant/Business Owner <input checked="" type="checkbox"/>

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

Recover Existing Awning

Total Estimated Cost (lowest bid quote): \$ 14,678.81 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not - I have complied with the [HRC Design Guidelines](#) which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic District Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2019.

Mandy Garner 8/24/18
 Applicant Signature Date



E. P. Gates Construction & Realty, LLC
 20 NE Court Square
 Graham, NC 27253

Estimate

Date	Estimate No.
9/13/2018	361

Court Square Dev Group
 PO Box 872
 Graham, NC 27253

		Project	
		28 NW CT SQ (BARRISTER'S SIDE)	
Description	Qty	Rate	Total
TAKE DOWN EXISTING AWNING, HAVE AWNING RECOVERED AND REINSTALLED		1,375.00	1,375.00
Sales Tax		6.75%	92.81
		Total	\$1,467.81

Please remit payment to
 E. P. Gates Construction & Realty PO Box 872
 Graham, NC 27253
 Thank you

Solid Journey

524 Cheeks Lane
Graham, NC 27253
(336) 570-1990

Date: 09/24/2018
Estimate #3854
Expiration Date: 10/23/2018

Salesperson	Job	Payment Terms	Due Date
	THE VERDICT – 28 NW CT SQ, GRAHAM	Due on receipt	

Qty	Description	Unit Price	Line Total
1	Remove existing awning and frame, recover frame and reinstall	1445.00	\$1,445.00
		Subtotal	\$ 1,445.00
		Sales Tax 6.75	\$ 97.54
		Total	\$ 1,542.54

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____

Thank you for your business!

Solid Journey 524 Cheeks Lane, Graham, NC 27253 Phone 336-570-1990

6. Soda Shop Information Directory – 22 NE Court Square (\$1,455)



2018-2019 Façade Grant Program Application

Property Information	Applicant Information
Street Address: 22 NE Court Square	Name: Jennifer Talley
Tax Parcel ID#:	Phone Number: 336-229-1002
Owner's Name: Court Square Development Group	Email: grahamcinema@triadbiz.rr.com
Use of Building: restaurant	Relationship to Property (check one):
Business Name (if applicable): Graham Soda Shop	Property Owner <input checked="" type="checkbox"/> Tenant/Business Owner <input checked="" type="checkbox"/>

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

Install new handcrafted directory

Total Estimated Cost (lowest bid quote): \$ 1455.00 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not] require a building permit.
- I have complied with the [HRC Design Guidelines](#) which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic District Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2019.

J. Talley 9/24/18
 Applicant Signature Date

(See pages 11-15 for COA & pages 34-35 for quotes)

Description of Work	Address	Estimate	Maximum Award for Project	Awarded
1. Nazz'd Brewery	106 S. Main St.	\$20,881.00	\$5,000.00	
	A. Carpentry - Repair or replace damaged wood, glass, and hardware to exterior windows	\$4,500.00		
	B. Carpentry - Repair front door and install new hardware	\$1,863.50		
	C. Painting - Paint exterior windows, doors, boxing, soffit, and gable ends	\$4,220.00		
	D. Install new 1/2 round copper gutters	\$6,778.00		
	E. Sign - Nick's Gen Merchandise Sign Repaint	\$2,200.00		
	F. Nazz'd Information Directory	\$1,455.00		
2. Patterson Building Windows/Doors	106-110 N. Main St.	\$11,053.00	\$5,000.00	
3. Coffee Depot Paint & Awning	131 W. Elm St.	\$4,750.00	\$2,375.00	
4. Paris Building Awning Replacement	22-28 NW Court Sq.	\$2,936.62	\$1,468.00	
	A. Florist awning	\$1,467.81		
	B. Verdict awning	\$1,467.81		
5. Sandy's Information Directory	142 N. Main St.	\$1,455.00	\$727.50	
6. Soda Shop Information Directory	22 NE Court Sq.	\$1,455.00	\$727.50	

Total Project Costs	Maximum Funds Requested	Funds to be Awarded
\$42,530.62	\$15,298.00	\$15,000



Staff Report

Subject:	HRC Design Guidelines Text Amendment – Outdoor Furniture Update
Prepared By:	Alexa Powell, Planner

Requested Action:

Consider amending the HRC Design Guidelines with regard to Outdoor Furniture.

Minor COA

New street furniture, may be approved as a Minor COA provided it meets all of the following;

- 1.) Is in accordance with the Historic District in style,
- 2.) is made entirely of wrought iron, cast iron, natural unpainted wood, or a combination of these materials not to include plastic,
- 3.) is of a color similar to Tricorn Black (SW2658) or Hunter Green (SW0041),
- 4.) is of a size that maintains a minimum of six feet of unobstructed sidewalk for pedestrian travel,
- 5.) contains no commercial advertising,
- 6.) and, if more than three feet from the face of the building, meets all of the requirements for a temporary encroachment permit.

Background/Summary:

At the request of a community member the Commission asked for Staff to draft a text amendment to the HRC Design Guidelines to allow approval of certain types of street furniture as a minor COA. Above is a draft of potential language for this amendment based on feedback from Commission members.

Providing more guidance about the types of street furniture the Commission would like to see in the Historic District will help Staff explain to potential applicants the types of street furniture that are considered “compatible with the historic character” in more detail. Likewise, amending the Design Guidelines will make issuing COA’s for this purpose easier and more legally defensible.

This amendment offers those interested in providing outdoor seating or dining an expedited way to get approval by processing these applications as a Minor COA. Finally, outdoor furniture that does not meet this description could still be approved but would be required to go through the Major COA process and come before the Commission for a decision.

Staff has made the requested amendments related to the addition of natural wood but has not had an opportunity to research and draft language to achieve the stated goal of basing approval of the proposed furniture on its consistency to the era of the buildings construction but can provide this information at a subsequent meeting.

Existing Standards

Awnings, Umbrellas and Upholstered Surfaces

- Awnings, umbrellas and all upholstered surfaces must be made of canvas or a similar woven material that meets all local, state and federal safety and fire standards. Upholstered surfaces must be of a color that is not strikingly bright or vivid. Only solid or striped fabrics are permitted. Vinyl, plastic, or mesh fabrics are prohibited. Metal awnings may be permitted with a Major Certificate of Appropriateness.
- Multiple awnings on one building should have a consistent design and material and be complimentary in color and pattern.
- The placement of awnings should not obstruct major architectural features.
- Awnings should be compatible with the structure in size, scale and style.
- Awnings should generally be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.
- Flat panel, shed or slanted awnings are encouraged. Barrel shaped awnings or canopies are not appropriate.
- Retractable and roll-down awnings are encouraged.
- Awnings on upper floors shall project no further than three (3) feet from the face of the building, should be no higher than half the height of the window opening, and should fill the width of the window opening but not extend past it.

Code of Ordinances Article VII. – Downtown Outdoor Displays, Dining and Other Temporary Encroachments

1. The permitted temporary encroachment area is limited to the area directly abutting the existing place of business, unless written consent of adjacent landowners and businesses is obtained and submitted with the application. The permitted area may extend to within two feet of the curb.
2. Pedestrian travel upon the sidewalk shall be completely unobstructed a minimum of six feet in width and seven feet in height. No temporary encroachments shall be placed so as to block ingress or egress to or from any building, driveway, crosswalk, curb ramp, bus stop, fire hydrant, fire department connection or counter service window.
3. Furniture or other decorative materials shall be fire-retardant, pressure-treated or manufactured of fire-resistive material, and shall not contain any commercial advertising. Additionally, all furniture, especially umbrellas, must be designed and installed to be secure in windy conditions.
4. Outdoor lighting of the temporary encroachment area may not be directed at or excessively illuminate any area other than the encroachment area.
5. Any portion of an outdoor dining area that abuts a building may be enclosed by a removable physical barrier or delineator. These shall meet any applicable building, fire or other codes or

regulations and shall be at least fifty percent open to maintain visibility of street-level activity. Any gate must swing into the property and remain unlocked during business hours.

6. Planters may not exceed a height of 36 inches above the level of the sidewalk. Plants may not exceed a height of eight feet above the level of the sidewalk.

7. In the courthouse square historic district, all furnishings, fixtures and other decorative materials shall adhere to guidelines approved by the historic district commission. Alternatively, the applicant may submit an approved certificate of appropriateness as part of the permit application. In no event shall such certificate of appropriateness permit lesser standards than are required by this section.

https://library.municode.com/nc/graham/codes/code_of_ordinances?nodeId=PTIICOOR_CH18STSIOTP_UPL_ARTVIIDOOUDIDIOTTEEN