



# Historic Resources Commission

## Meeting Agenda

June 12, 2018 at 6:00pm  
Council Chambers, 201 S Main St

1. Pledge of Allegiance and opening invocation
2. Approve minutes of the May 8, 2018 meeting
3. COA 1806 – Patterson Building, Claire Haslam
4. COA 1808 – Scott Building Mural, Chelsea Dickey (withdrawn)
5. COA 1810 – Downtown Trash Recycle, Burke Robertson
6. Training Recap & Presentation
7. Additional items
8. Adjourn

The next Historic Resources Commission meeting will be held on **July 10, 2018**.

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



# 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 N. Main St.  
Property Owner: Jason Cox, Carolina Property Hold

## Project

General description of each modification or improvement:

1. New exterior windows on the south facade of the existing building.
2. New covered outdoor dining space located in the back of the property, which is the west side of the existing building. The structure will be clad in steel panels and have a glass roof and transparent glass windows and doors.
3. New outdoor walk-in cooler, screened with a pressure treated wood fence, stained.
4. New exterior door on west facade, near wood screen wall noted above.
5. Removal of loading dock, no longer in use.

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: Claire Haslam  
 Property Owner  Lessee  Other \_\_\_\_\_  
Mailing Address: po box 118  
City, State, Zip: Saxapahaw, NC 27340  
Phone #: 336-260-6730  
Email: claireghaslam@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.

Claire Haslam 4/23/18  
Signature of Applicant Date

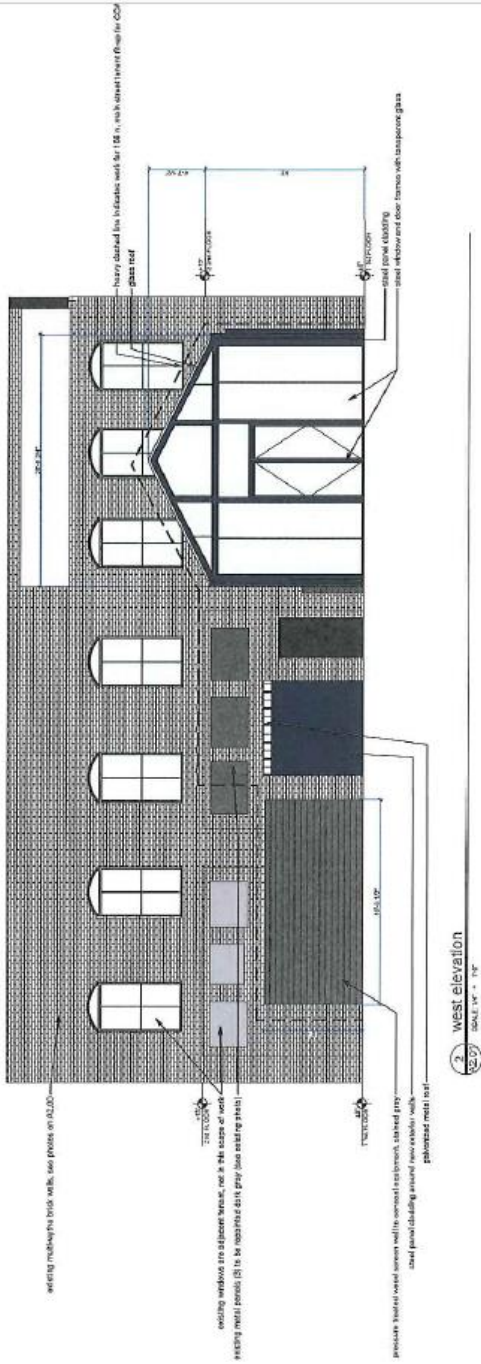
Signature of Owner, when applicable Date

## Representation at HRC Meeting

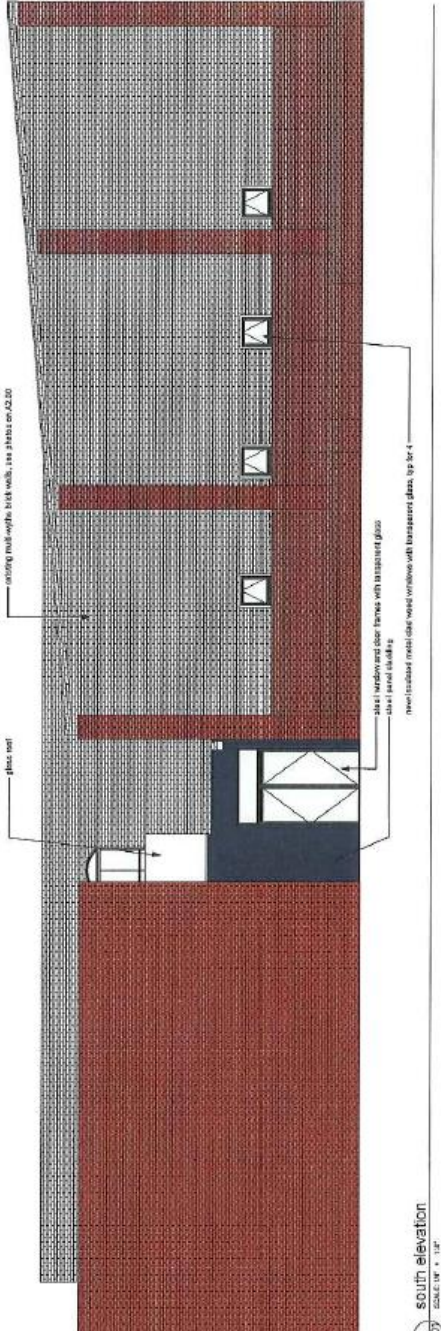
Who will represent the applicant at the HRC meeting?  
*Should have the authority to commit the applicant to make changes that may be suggested or required by the Commission.*

Name: Claire Haslam, see above  
Relationship to Applicant: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

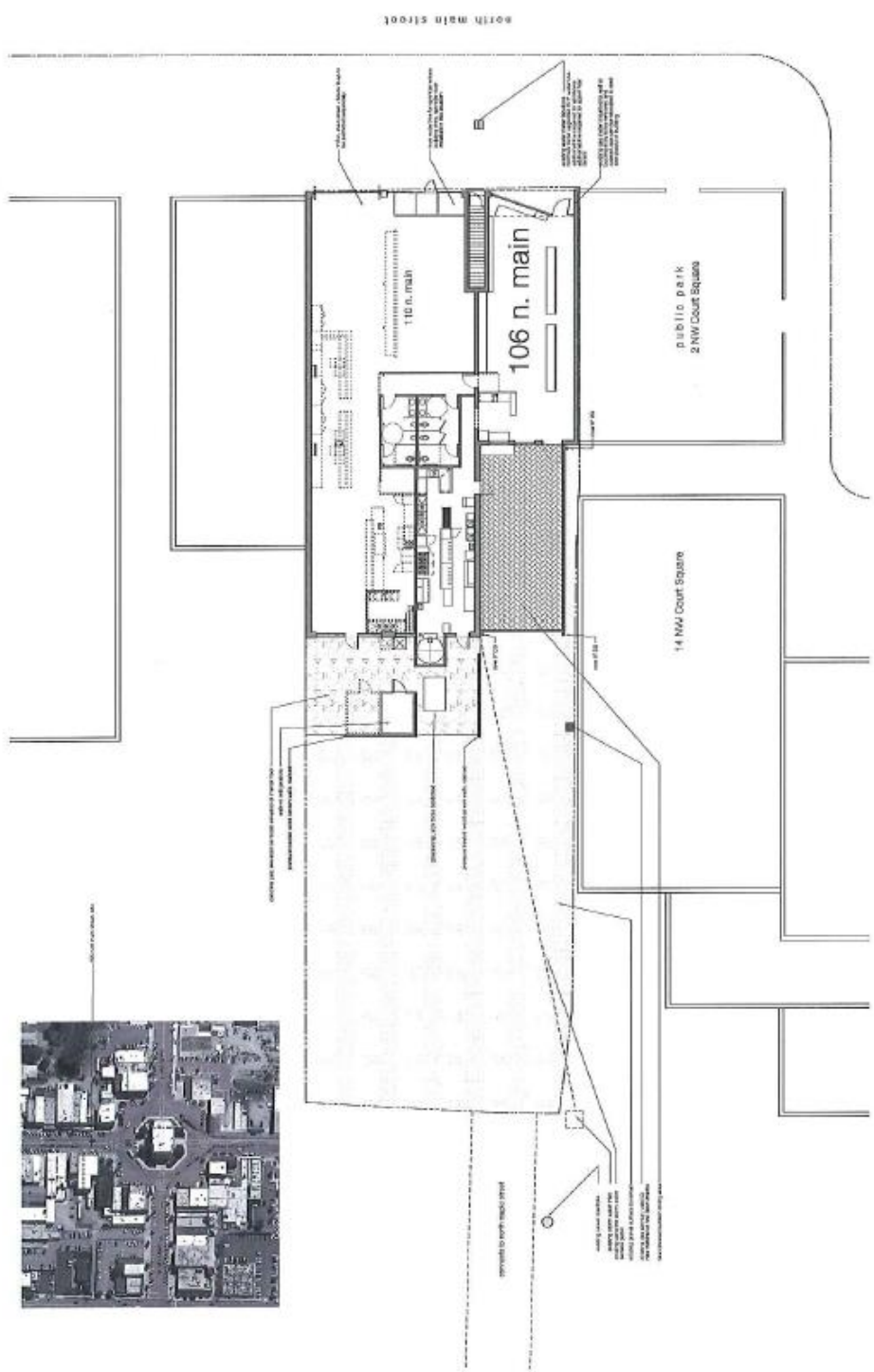
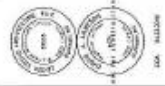
FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks: <u>COA 1806</u>
Received date: <u>4/24/18</u>	
Tax Map # <u>8884145594</u>	
HRC date: <u>5/8/18</u>	



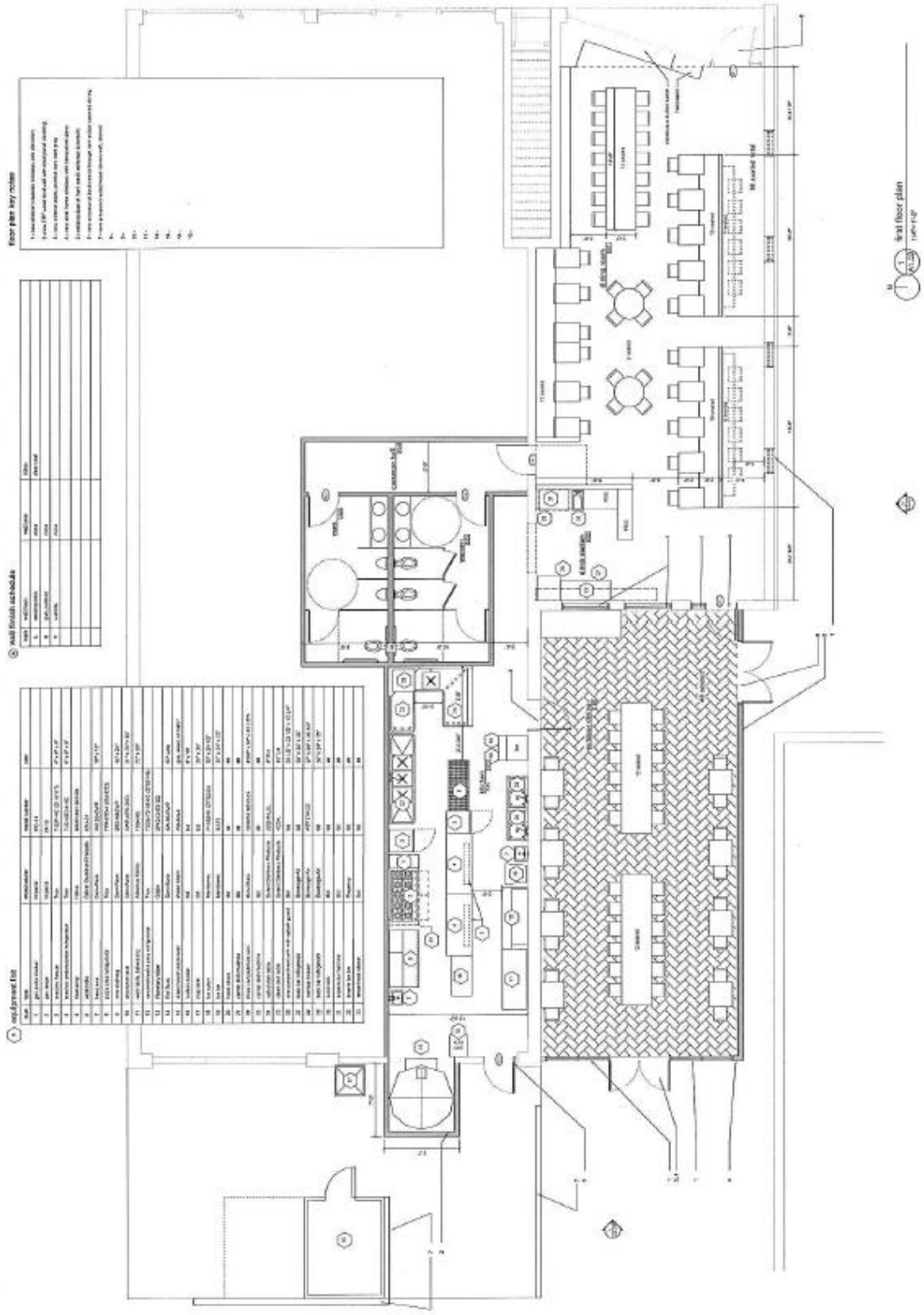
2. west elevation  
SCALE: 1/4" = 1'-0"



3. south elevation  
SCALE: 1/4" = 1'-0"



Member of the SHR Group of Architects and Engineers



1) wall finish schedule

NO.	DESCRIPTION	FINISH	AREA
1	WALLS	PAINT	1000
2	CEILING	PAINT	500
3	FLOOR	PAINT	1500
4	DOORS	PAINT	50
5	WINDOWS	PAINT	100
6	STAIRS	PAINT	50
7	ELEVATORS	PAINT	50
8	MECHANICAL	PAINT	50
9	ELECTRICAL	PAINT	50
10	PLUMBING	PAINT	50
11	TELEPHONE	PAINT	50
12	TELEVISION	PAINT	50
13	INTERNET	PAINT	50
14	AC	PAINT	50
15	HEATING	PAINT	50
16	VENTILATION	PAINT	50
17	EXHAUST	PAINT	50
18	WATER	PAINT	50
19	SEWER	PAINT	50
20	PLUMBING	PAINT	50
21	ELECTRICAL	PAINT	50
22	TELEPHONE	PAINT	50
23	TELEVISION	PAINT	50
24	INTERNET	PAINT	50
25	AC	PAINT	50
26	HEATING	PAINT	50
27	VENTILATION	PAINT	50
28	EXHAUST	PAINT	50
29	WATER	PAINT	50
30	SEWER	PAINT	50
31	PLUMBING	PAINT	50
32	ELECTRICAL	PAINT	50
33	TELEPHONE	PAINT	50
34	TELEVISION	PAINT	50
35	INTERNET	PAINT	50
36	AC	PAINT	50
37	HEATING	PAINT	50
38	VENTILATION	PAINT	50
39	EXHAUST	PAINT	50
40	WATER	PAINT	50
41	SEWER	PAINT	50
42	PLUMBING	PAINT	50
43	ELECTRICAL	PAINT	50
44	TELEPHONE	PAINT	50
45	TELEVISION	PAINT	50
46	INTERNET	PAINT	50
47	AC	PAINT	50
48	HEATING	PAINT	50
49	VENTILATION	PAINT	50
50	EXHAUST	PAINT	50

2) door plan key notes

NO.	DESCRIPTION	FINISH	AREA
1	DOORS	PAINT	100
2	WINDOWS	PAINT	200
3	CEILING	PAINT	500
4	FLOOR	PAINT	1500
5	WALLS	PAINT	1000
6	STAIRS	PAINT	50
7	ELEVATORS	PAINT	50
8	MECHANICAL	PAINT	50
9	ELECTRICAL	PAINT	50
10	PLUMBING	PAINT	50
11	TELEPHONE	PAINT	50
12	TELEVISION	PAINT	50
13	INTERNET	PAINT	50
14	AC	PAINT	50
15	HEATING	PAINT	50
16	VENTILATION	PAINT	50
17	EXHAUST	PAINT	50
18	WATER	PAINT	50
19	SEWER	PAINT	50
20	PLUMBING	PAINT	50
21	ELECTRICAL	PAINT	50
22	TELEPHONE	PAINT	50
23	TELEVISION	PAINT	50
24	INTERNET	PAINT	50
25	AC	PAINT	50
26	HEATING	PAINT	50
27	VENTILATION	PAINT	50
28	EXHAUST	PAINT	50
29	WATER	PAINT	50
30	SEWER	PAINT	50
31	PLUMBING	PAINT	50
32	ELECTRICAL	PAINT	50
33	TELEPHONE	PAINT	50
34	TELEVISION	PAINT	50
35	INTERNET	PAINT	50
36	AC	PAINT	50
37	HEATING	PAINT	50
38	VENTILATION	PAINT	50
39	EXHAUST	PAINT	50
40	WATER	PAINT	50
41	SEWER	PAINT	50
42	PLUMBING	PAINT	50
43	ELECTRICAL	PAINT	50
44	TELEPHONE	PAINT	50
45	TELEVISION	PAINT	50
46	INTERNET	PAINT	50
47	AC	PAINT	50
48	HEATING	PAINT	50
49	VENTILATION	PAINT	50
50	EXHAUST	PAINT	50

3) first floor plan 1/8"=1'-0"

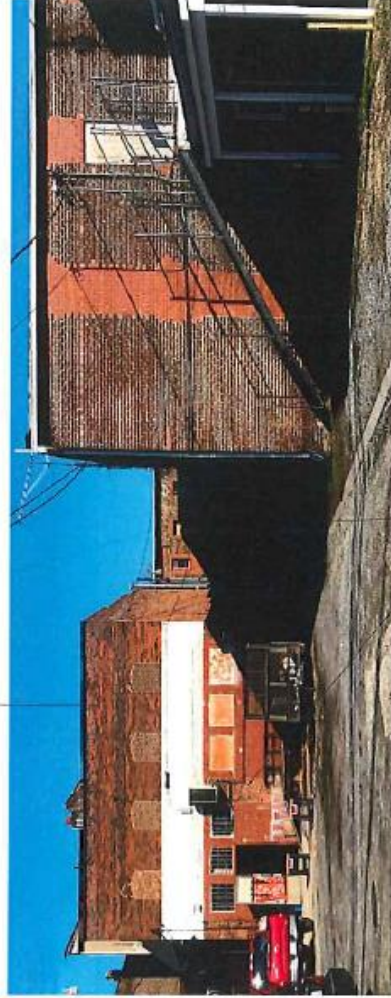


VICINITY MAP



**EXISTING SOUTH ELEVATION + ADJACENT SITES**

existing roofline to brick wall  
14th Street square



**EXISTING WEST ELEVATION + ADJACENT SITES**

existing roofline to brick wall  
14th Street square

**TUBE ARCHITECTURAL DS-WS08**  
LED Wall Mounts

**WAC LIGHTING**  
Responsible Lighting®



**PRODUCT DESCRIPTION**

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

Fixture Type:

Catalog Number:

Project:

Location:

**FEATURES**

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

**SPECIFICATIONS**

**Input:** Universal voltage 120V - 277VAC, 50/60Hz  
**Dimming:** Electronic low voltage (ELV): 100% - 10% (120V only)  
 0-10V: 100% - 5% (120-277V)  
**Light Source:** High output 3 Step Mac Adam Ellipse COB  
 Rated life of 65,000 hours at L70  
**Finish:** Electrostatically powder coated, white, black, bronze and **graphite**  
**Standards:** IP65 rated, ETL & cETL wet location listed, Energy Star 2.0 (offerings marked with an asterisk)

**ORDERING NUMBER**

Diameter	Watt	Color Temp	CRI	Lumen	CBCP	Efficacy (lm/w)	Light Distribution	Finish
	<b>S927S</b>	2700K	90	3075	16382	64	Straight up or down 18°	<b>BK</b> Black <b>WT</b> White <b>BZ</b> Bronze <b>GH</b> Graphite
	<b>S27S</b>	2700K	85	3540	18856	74		
	<b>S930S</b>	3000K	90	2975	15847	62		
	<b>S30S</b>	3000K	85	3615	19254	75		
	<b>S35S</b>	3500K	85	3855	20525	80		
	<b>S40S</b>	4000K	85	3915	20847	82		
	<b>N927S</b>	2700K	90	3075	11830	64	Straight up or down 21°	
	<b>N27S</b>	2700K	85	3540	13616	74		
	<b>N930S</b>	3000K	90	2975	11443	62		
	<b>N30S</b>	3000K	85	3615	13903	75		
	<b>N35S</b>	3500K	85	3850	14821	80		
	<b>N40S</b>	4000K	85	3910	15053	82		
<b>F927S</b>	2700K	90	3035	6200	64	Straight up or down 35°		
<b>F27S</b>	2700K	85	3495	7136	73			
<b>F930S</b>	3000K	90	2935	5997	50			
<b>F30S</b>	3000K	85	3565	7287	74			
<b>F35S</b>	3500K	85	3805	7768	79			
<b>F40S</b>	4000K	85	3806	7889	80			
<b>F927A</b>	2700K	90	2870		60	Away from the wall		
<b>F27A</b>	2700K	85	3305		69			
<b>F930A</b>	3000K	90	2775	n/a	58			
<b>F30A</b>	3000K	85	3375		70			
<b>F35A</b>	3500K	85	3595		75			
<b>F40A</b>	4000K	85	3655		76			
<b>F927B</b>	2700K	90	2870		60	Towards the wall		
<b>F27B</b>	2700K	85	3305		69			
<b>F930B</b>	3000K	90	2775	n/a	58			
<b>F30B</b>	3000K	85	3375		70			
<b>F35B</b>	3500K	85	3595		75			
<b>F40B</b>	4000K	85	3655		76			

**DS-WS08-** -

Example: **DS-WS08-F930A-WT**

wacighting.com  
 Phone (800) 526.2588  
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
 44 Harbor Park Drive  
 Port Washington, NY 11050

Central Distribution Center  
 1600 Distribution Ct  
 Lithia Springs, GA 30122

Western Distribution Center  
 1750 Archibald Avenue  
 Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2018



# STAFF REPORT

Prepared by Alexa Powell, Planner

## Patterson Building (COA1806)

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

Historic Resources Commission  
on June 12, 2018

### Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following changes to the Patterson building:

- 1) New exterior windows on the south façade of the existing building
- 2) New covered outdoor dining space located in the back of the property, which is the west side of the existing building. The structure will be clad in steel panels and have a glass roof and transparent glass windows and doors.
- 3) New outdoor walk-in cooler, screened with a pressure treated wood fence, stained.
- 4) New exterior door on west façade, near wood screen wall noted above.
- 5) Removal of loading dock, no longer in use.

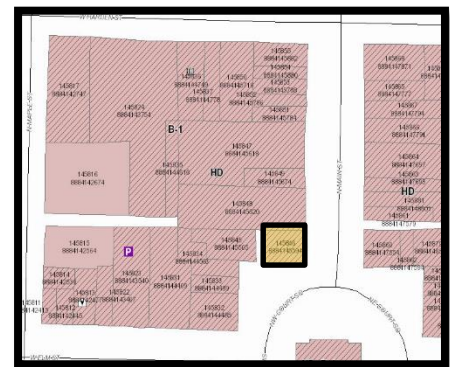
The south facing wall of the Patterson building is a contemporary structure built in the 2000's and is not historically significant.

See map of the proposed location. Attached is the COA application including a project site plan, floor plan, and design renderings.

### Major Work

- Construction of a new building or auxiliary structure
- Change, alteration or replacement of architectural details and style resulting in a change in the appearance of the structure
- Replacement or addition of windows or doors

**Location**  
106 N. Main St.  
GPIN: 8884145594





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

### **Historic Resources Handbook;**

#### **C. Additions to Existing Buildings**

- **C.1.2** More recent alterations that are not historically significant may be removed.
- **C.1.3** Additions to existing buildings should be compatible with the size, scale, color, material, and character of the main building and its environment.
- **C.1.4** New additions or alterations to buildings should not obscure or confuse the essential form and character of the original building.



# 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

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### Property

Street Address: Downtown Graham

Property Owner: City of Graham

### Project

General description of each modification or improvement:

32 Gallon Trash/Recycle Bins  
with doors lid and liners included.  
272 Lbs. Keyed Lock.  
City Logo: Trash: Black Green  
Recycle: Blue. ~~Black Green~~  
www.the park catalog.com  
Total of 20 combination  
trash/recycle units.  
Item #: 168-1377

### Applicant

Name: Burke Robertson

Property Owner  Lessee  Other Public Works Director

Mailing Address: 201 S. Main St

City, State, Zip: Graham, NC 27253

Phone # 336-570-6705 Ext. 315

Email: b Robertson@cityofgraham.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.

William B. Robertson 5-25-18  
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: \_\_\_\_\_

If a site plan is required, has it been submitted?  Yes  No

Is there any approval pending by any other regulatory or administrative authority which may have a bearing on the proposed project?  Yes  No If yes, please specify: \_\_\_\_\_

**EXHIBITS:** This application must be accompanied by sketches, drawings, photographs, specifications, descriptions, etc. of the proposed project, which must be sufficiently detailed for the Commission to evaluate the proposal. See the back of this application for a checklist of required exhibits. There are 5 for signs, 6 for minor alterations, and 10 for new construction, additions or major alterations.

FOR OFFICE USE ONLY	
Received by: <u>AP</u>	Remarks: <u>COA 1810</u>
Received date:	
Tax Map #	
HRC date:	

**SPEC SHEET: 166-1377**

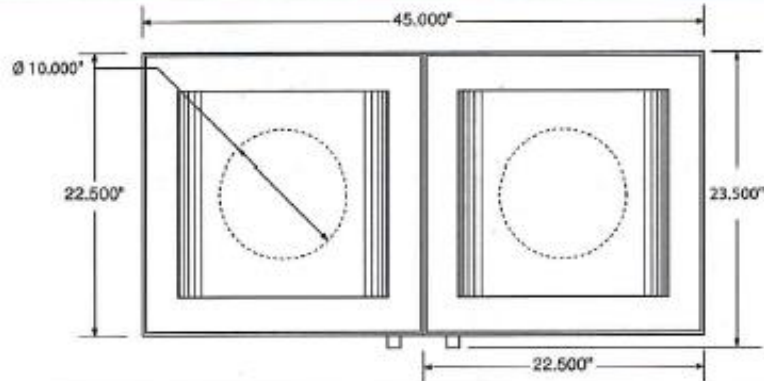
**32 GAL. PERSONALIZED TRASH/RECYCLING BINS + liners**

**Wt. 200 lbs**

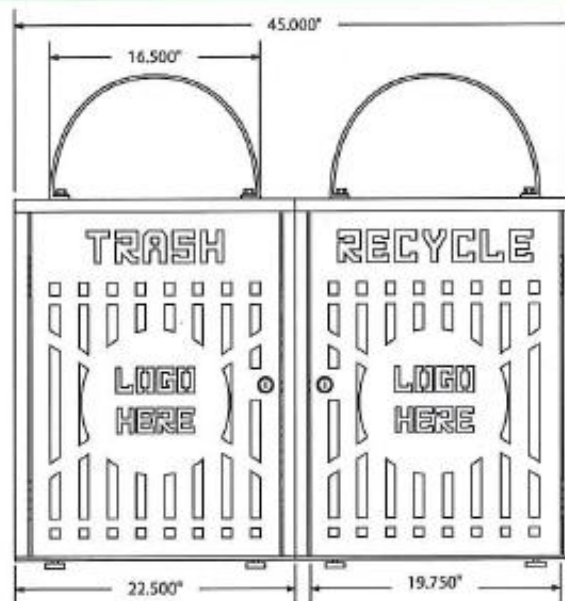
photo

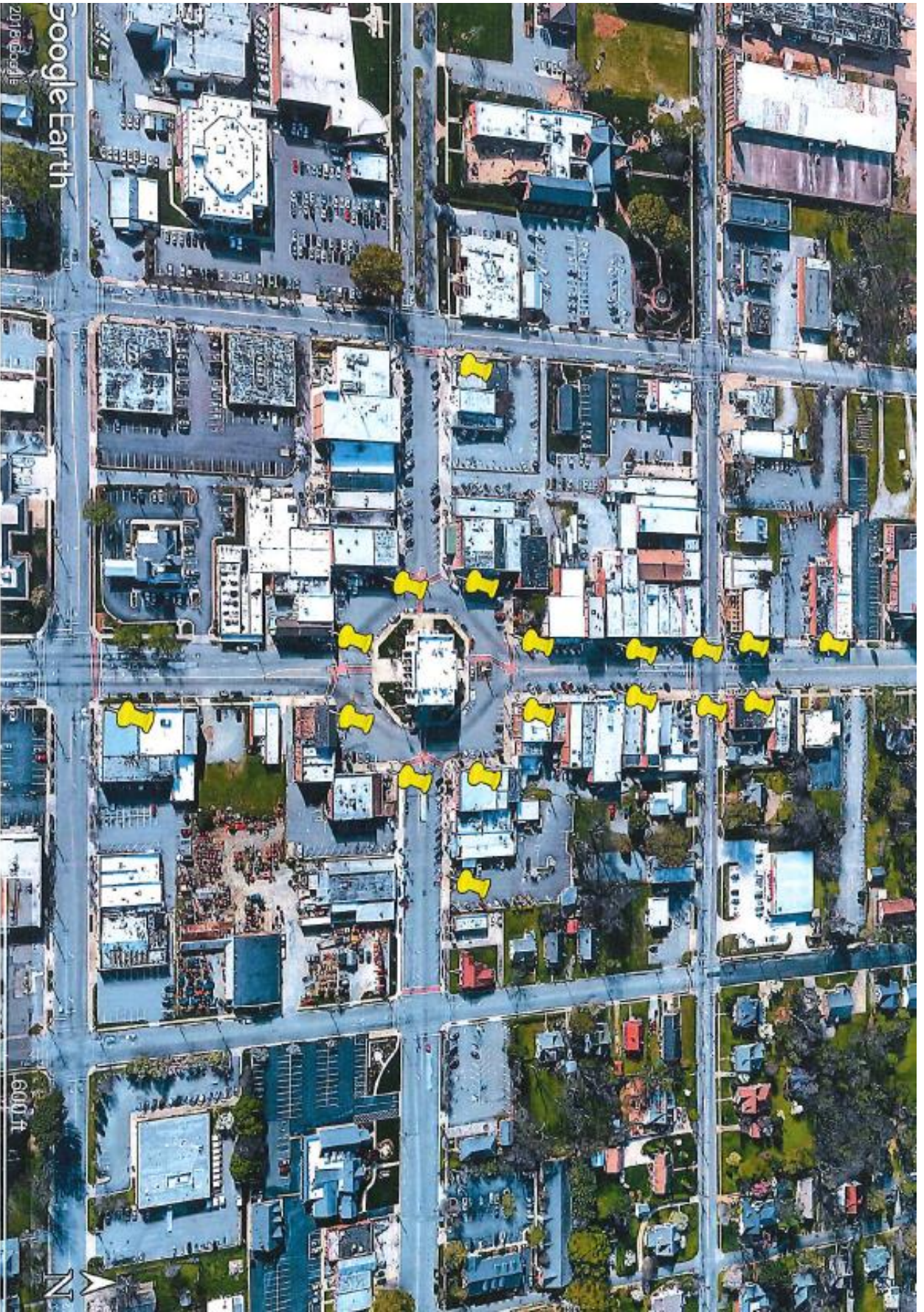


top view



front view







# STAFF REPORT

Prepared by Alexa Powell, Planner

## Downtown Trash Recycle (COA1810)

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

Historic Resources Commission  
on June 12, 2018

### Location

See map of proposed locations

### Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) to place 20 combination trash recycle bins throughout downtown.

See map of the proposed location. Attached is the COA application including and a photo of the proposed location.

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

### Historic Resources Handbook;

#### A. Landscape Features

##### 1. Public Right-of-Way

- **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.