



# Historic Resources Commission

## Meeting Agenda

January 5, 2021 at 6:00pm  
Council Chambers, 201 S Main St

The public and petitioners are invited to attend via Zoom. The link is below. Council Chambers will only be open to members of the Historic Resources Commission, who are required to attend in person.

1. Pledge of Allegiance and opening invocation
2. Approve minutes of the November 16, 2020 meeting
3. COA 2008 – Alcoa Theater, Chuck Talley
4. COA 2010 – Confederate Monument Fencing, Alamance County
5. COA 2016 – 127 West Harden Street, Tony Ivan Neal Wood
6. COA 2017 – Trollinger Teardown, Michael Holt
7. City Council Updates, Melody Wiggins
8. Additional items
9. Adjourn

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82296604033?pwd=ZlVlTGIXdXZjU2QyaVlYlZjZy9LQT09>

Passcode: 484257

US: +1 646 558 8656 Webinar ID: 822 9660 4033

International numbers available: <https://us02web.zoom.us/j/kgcc4dR1C>

## **Minutes of the November 16, 2020 Historic Resource Commission**

The Zoom meeting was called to order by Chair Worthy at 6:03pm.

The following Commissioners were present: Elaine Murrin, Cary Worthy, William Copeland, Karen Chin, Stephen West. Grace Baldwin joined in at 6:24. Melody Wiggins Council Liaison, Debbie Jolly Zoning & Inspection Technician and Nathan Page, Planning Director were also present.

Chair Worthy led the Pledge of Allegiance, and a moment of silence.

The Commission welcomed new member Stephen West.

Approve minutes of the August 4<sup>th</sup>, 2020 meeting. William Copeland made a motion to approve and Elaine Murrin seconded. All voted aye.

COA 2005 Brantley Building. Nathan presented the Staff Report.

Chuck Talley spoke on behalf of the building. Mr. Talley gave an overview of the project to include covered patio roof top dining area also to construct architectural stairs on the north side of the new building for access to the roof top dining. Jennifer Talley addressed section 15 of the HRC handbook about the stairs and the codes. Addressed issues on the fence and the roof top dining. Mrs. Talley ask Mr. Page about previous application that was submitted and square footage, ask to merge the two COA's. Cary Worthy closed the public hearing.

The Commission engaged in discussion about the proposed floor lay out the doors open out and the fence are not on the proposed drawing. Mr. Worthy had several questions on the drawing not matching the proposed floor plan. They questioned the gate to the stairs going up to the roof. Discussion about fence around the building and fence.

Further discussion about the building materials, door, store front, etc.

Continued discussion of the staircase and its location. Commission members shared their thoughts.

The Commission discussed an option to move staircase to the back of the building due to the lack of similarly placed exterior staircases throughout the District. Elaine Murrin ask about time table on this if its tabled again.

Motion to deny COA 2005 was made by Mr. West, second Elaine Murrin, all voted aye.

COA 2006 Farm Service 125 E Elm St- Nathan presented the Staff Report.

Mr. Talley gave an overview of the project and explain the site plan that was submitted. They would like to remove the equipment and clean up the back of the building. Outside garden area will be able to roll in and be covered to help with cold weather and not losing inventory. Jennifer Talley added this will improve the aesthetics of the property. Public hearing was closed.

The commission ask Mr. Talley several question about the back of the building if they are tearing off any of the buildings. The commission had a brief discussion.

William Copeland made a motion to approve the application for COA 2006 for the property located at 125 E. Elm St. as submitted because it does meet the following criteria. Seconded by Karen Chin. All voted Aye.

COA 2007 23 SW Court Sq. – Mr. Page gave an overview of the project.

Chuck Talley presented his project, stated he had pulled permits to secure the roof so it didn't cave in. Removing store front and 2<sup>nd</sup> floor windows. Redo new decorative store fronts out of wood with lead cane stain glass windows. Removing paint from the exterior and saving the bricks. Jennifer Talley addressed question on the staff report. Window and doors are not originals they want to put some in that are original. Mr. Worthy closed the public hearing.

The commission had question about the windows and the casing around it. They had a few question storefront and materials and colors which the Talley's addressed.

Stephen West made a motion to approve the application for COA 2007 for the property located at 23 SW Court Sq. as submitted because it does meet the criteria. Seconded by Karen Chin. All voted Aye. COA 2008 125 N main St.- Mr. Page presented the staff report. Mr. Talley presented the project to the commission. Jennifer Talley addressed the items on the staff report about material signs and lighting. Mr. Worthy closed the public hearing.

The commission had a brief discussion among the board and staff. Cary made motion to table COA 2008 until January 5<sup>th</sup>, 2021 to give the Talley's time to get architectural drawings of what they want the front of the building to look like the materials they are going to use. If they are putting in new windows we need to know the type what it's made of. The marquee needs a design, what will it be made out of and how far it extends over the sidewalk and how are they attaching it to the building. We will need to see the signs and how they will be attached to the building. Mr. Copeland made a motion to table. Karen Chin seconded. All voted aye.

COA 2009 21 SE Court Sq. Nathan presented the staff report. Chuck stated if he could get any of this approved it would help. Jennifer Talley ask the board to approve and help them move forward on what they could to help this tenant. Cary Worthy closed the public hearing.

The commission had a several questions for the Talley's and had a brief discussion between the board. Stephen West ask about the gate being moved to the back. Stephen West made a motion to approve the application for COA 2009 for the property located at 21 SE Court Sq. as submitted with the exception of the gate fencing and the stairwell to the roof top, these three items will be revisited by the Talley and the commission at the next meeting on January 5<sup>th</sup>. Seconded by Karen Chin. Vote 5-1 William Copeland voted against.

COA 2010 Pulled by the Applicant-Confederate Monument Fencing, Alamance County

COA 2011 Pulled by the applicant- Patterson Building, Jason Cox

COA 2015 Patterson Building – Josh Jordan- Contacted Nathan stated he was not able to make it tonight. Cary Worthy made a motion to table until December 1<sup>st</sup> Meeting. Seconded by William Copeland. All voted Aye.

Discussion on Architectural Inventory- Nathan briefly discussed the item. Cary Worthy updated the new members on this topic. Cary made a motion to request funds for the architectural inventory of the City Council and Manager to allow for that money to be used in lieu of the façade grant funding. Item was seconded by Steven West, and unanimously approved.

Commissioner West made a motion to add the architectural inventory to the capital improvement plan every 10 years subsequent to the initial funding. Item was seconded by Karen Chin and unanimously approved.

City Council Updates – Council member, Melody Wiggins had no updates.

Additional items – Nathan Page had no additional items.

Meeting adjourned – Elaine Murrin made the motion to adjourn with Karen Chin's second. All voted aye.

Next meeting December 1<sup>st</sup>, 2020

Minutes 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: 125 N MAIN ST GRAHAM, NC  
Property Owner: COURT SQUARE DEV GROUP

**Project**

General description of each modification or improvement:

REMOVE METAL STORE FACADE AND REMOVE BRICK FROM STORE FRONT TO REVEAL ORIGINAL BUILDING FACADE. INSTALL NEW WINDOWS, STOREFRONT AND MARQUEE TO TRY TO MATCH ORIGINAL FACADE WHEN BUILDING WAS THE ALCOA THEATER

BUILDING WAS ORIGINALLY BUILT IN 1915 AS A MOVIE THEATER SO WE ARE TRYING TO STAY TRUE TO THE ORIGINAL LOOK OF THIS PROPERTY.

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 DEVELOPMENT GROUP  
 Property Owner  Lessee Other \_\_\_\_\_  
Mailing Address: PO BOX 872  
City, State, Zip: GRAHAM, NC 27253  
Phone # (336) 229-4225  
Email: CHUCKTALLEY21@HOTMAIL.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] 7/20/20  
Signature of Applicant Date

[Signature] 7/20/20  
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:	Remarks:
Received date:	
Tax Map #	
HRC date:	

**Exhibits Required for an Application for a Certificate of Appropriateness**

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

**for Signs**

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

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

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

*\*Types and kinds of improvements to be considered major:*

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

**for Minor\* and New/Major^**

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

**for Minor\***

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

**for New/Major^**

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





# COA 2008 - Chuck Talley

"Current Photo"



"Historical Photos"





# STAFF REPORT

Prepared by Nathan Page, Planning Director

## Alcoa Theater, Chuck Talley (COA 2008)

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

Historic Resources Commission

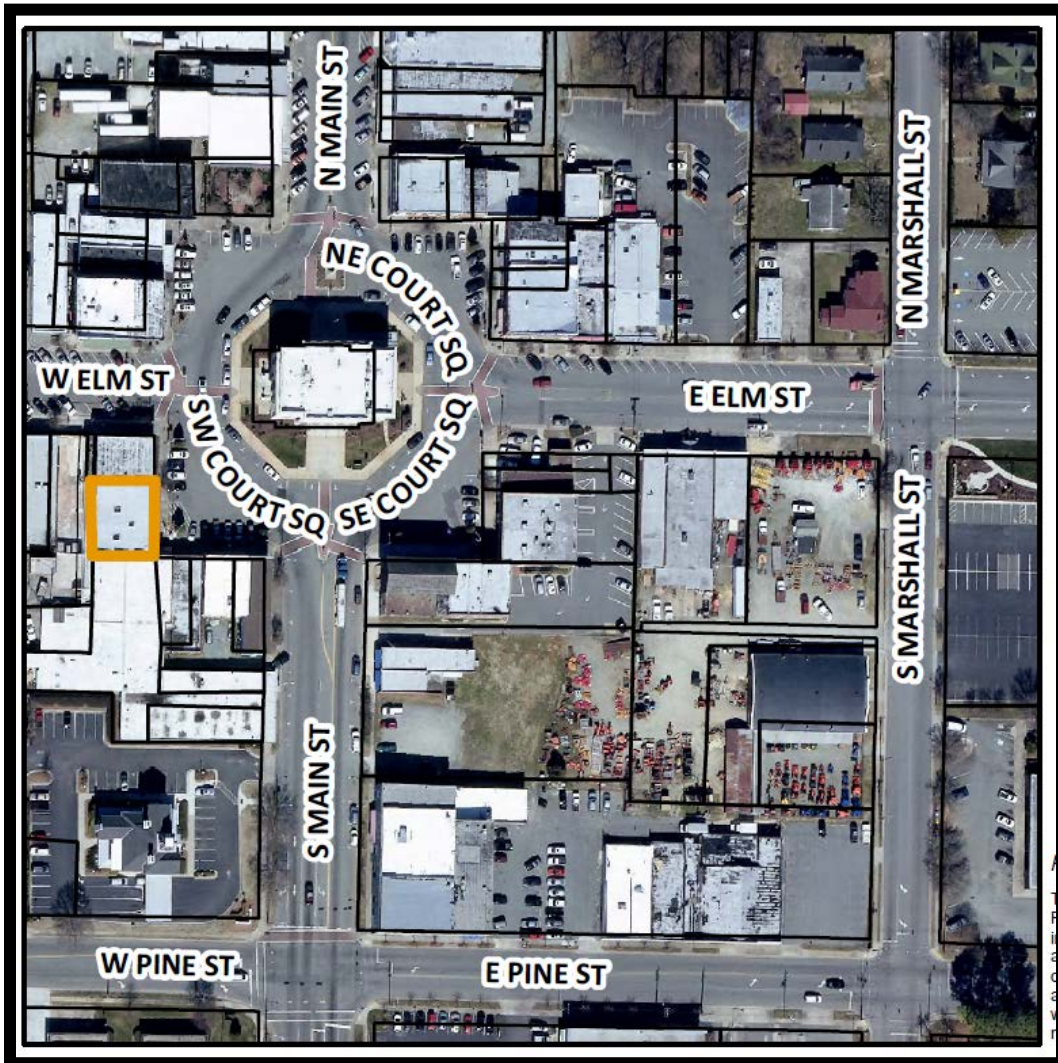
August 4, 2020

### Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 125 North Main Street, Graham, NC 27253:

1. Remove metal store façade
2. Remove brick from store front to reveal original building façade
3. Install new windows
4. Install new storefront
5. Install new marquee

**Location**  
125 N Main Street  
Graham, NC 27253  
GPIN: 8884144272





One July 20, 2020, the applicant submitted a new COA application for a minor application, however, with the removal of the existing windows and unclear replacement process, the planning department made the decision to classify this COA as a major. While the applicant provided some detailed information, the HRC may determine that additional clarity is needed to complete the COA. These may or may not be required by the Historic Resources Commission, as they choose. This includes, but is not limited to:

- 1) **Colored elevations (number three on COA checklist)**
- 2) **Catalog data for presented materials (number eight on COA checklist)**
- 3) **Color perspective rendering (number nine on COA checklist)**

As applicants frequently give feedback to the HRC during meetings, including regarding material choices and changes to their initial plans, it is difficult for staff to provide assistance to the HRC in terms of what areas of the design guidelines to reference in the review process.

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

### **B. Building Exteriors**

#### ***1. Architectural Components and Details***

The architectural components of a building's exterior contribute significantly to the historic character of downtown Graham. Since many of the components are no longer available or too expensive to replicate, they should be regarded as valuable antiques. Before restoring a structure, the property owner should be completely familiar with the style and characteristics of their building to avoid using any inappropriate materials.

B.1.1 Original architectural details should be retained if structurally possible. Original exterior features such as cornices, brackets, railings, shutters, siding, window architraves, and doorway pediments are an essential part of a building's character and should not be removed.

B.1.2 Deteriorated architectural features should be repaired or restored rather than replaced. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, or other visual qualities.

B.1.3 Architectural components and details that are not appropriate to the historic character of the structure should not be added. The owner should never try to make a building look older than it is by using details belonging to a previous period.

B.1.4 Architectural elements, such as fasciae, soffits and columns, should not be replaced or covered by materials such as plywood, vinyl, and aluminum that would not have been used or even available in the original construction.

B.1.5 Sandblasting and other abrasive treatments that can damage historic architectural details are not allowed.

#### ***2. Masonry***

Almost every structure in the Courthouse Square Historic District features brick in its makeup.

B.2.1 Retain and preserve masonry features that contribute to the overall historic character and form including their functional and decorative features and detail.

B.2.2 Maintain and protect masonry features, surfaces, and details through tooled joint appropriate methods.

B.2.3 As a general rule, only repoint where there is deterioration. Repointing should only be done by an experienced professional. If you repoint: duplicate the original mortar in strength, composition, color, and texture; rake the joint to an even face and uniform depth, preferably with hand tools; and, duplicate old mortar joints in width and profile.

B.2.4 Repair masonry features, surfaces, and details using appropriate repair methods including repointing, consolidating, piecing in, and patching.

B.2.5 Replace any portions of a masonry feature that are damaged or deteriorated beyond repair. Match the original design, material, dimension, pattern, detail, texture, and color. Limit replacement to the damaged area if possible. Consider substituting compatible materials for the original only if it is not technically feasible to replace in kind.

B.2.6 If a masonry feature is completely missing, replace it with a new feature that is based upon accurate documentation of the original or is a new design compatible in scale, material, size, color, and detail with the historic character of the building and district.

B.2.7 Unpainted masonry should not be painted.

B.2.8 Repaint masonry surfaces that were previously painted in colors appropriate to the building or site.

B.2.9 Parging is not allowed.

B.2.10 For recycled bricks, the weathered side should face the outside.

B.2.11 It is not appropriate to create a false sense of historical development by making changes to masonry features, such as adding conjectural features based upon insufficient historical, pictorial, or physical documentation.

### **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.

Windows open the building with light and offer a proportional continuity between the upper floors and storefront. A “muntin” is the thin strip of wood used to hold the panes of glass within a window. Often the muntin arrangement is an indicator of the architectural style of a building.

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.8.3 Reflective or tinted glass where easily visible from a public right-of-way is not appropriate.

B.8.4 Jalousie windows and sliding windows are not appropriate.

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.8.9 It is not appropriate to conceal or remove material surfaces or details of historic windows and doors including sidelights, transoms, shutters, beveled glass, art glass, and architectural trim.

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.

## **F. Demolition**

Demolition of a building or structure in the historic district should be a last alternative.

F.1.1 In reviewing a demolition request, the Commission should assess the impact of the proposed demolition on adjacent properties as well as the whole historic district.

F.1.2 A permanent record of the structure should be made prior to demolition. Photographs and other documentation that describes any architectural features of the structure, important landscape features, or the archaeological significance of the site will become part of the permanent files of the Commission.

F.1.3 Protect significant site features, including mature trees, from damage during demolition.

F.1.4 Following demolition, promptly clear the site of all debris. If the site is to remain vacant for a long period of time, reseed the unused area and maintain it in a manner consistent with other properties in the district.



## Motion Language:

*I have thoroughly researched the application and all other documents related to COA 2008 and I am familiar with the property in question.*

### **Finding of Fact:**

*And I find that if produced in accordance with the plans submitted, the proposed addition will be Compatible [or] Incompatible with the character of the mid-nineteenth century Courthouse Square Historic District.*

### **Motion to Grant/Approve with Conditions/Deny COA:**

*I move to Approve [or] Approve with conditions [or] Deny the application for COA 2008 for the property located at 125 N Main Street as submitted because it does [or] does not meet the following criteria:*

### **If approve or deny...**

The proposed change(s) does [or] does not meet the **Historic Resources Design Guidelines Standards Section B Building Exteriors** (reference specific item(s), examples that may apply include B.1.1., B.1.2, B.1.3, B.1.4, B.1.5, B.2.1, B.2.2, B.2.3, B.2.4, B.2.5, B.2.6, B.2.7, B.2.8, B.2.9, B.2.10, B.2.11, B.8.1, B.8.2, B.8.3, B.8.4, B.8.5, B.8.6, B.8.7, B.8.8, B.8.9, B.8.10, F.1.1, F.1.2, F.1.3, F.1.4). Therefore, the proposed changes are [or] are not compatible with the character of the district.

### **If approve with conditions...**

If the following changes are made to the proposal such as:

(list all desired changes to the proposal and how they relate to the requirements in the design guidelines)

then the project will meet the standards set out in the Design Guidelines and shall be permitted.

### **Alternatively, the HRC may choose to table the item until the next meeting...**

*I move to table COA 2008 for 125 N Main Street in order for the Commission to seek guidance pursuant to the NC GS 160D-9-47(d). The application will be acted upon within a reasonable time period not to exceed 180 days*

### **Alternatively, the HRC may choose to deny the application as incomplete...**

*I move to deny COA 2008 for 125 North Main Street to provide sufficient time for the applicant to submit a complete application in an effort to determine what relevant standards are being met and/or neglected by the project.*



## 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: 1 Courthouse Square, Graham, NC  
Property Owner: Alamance County

**Project**

General description of each modification or improvement:

Erecting an ornamental fence at the base of the Confederate Memorial

**Applicant**

Name: Alamance County  
 Property Owner  Lessee Other \_\_\_\_\_  
Mailing Address: 124 West Elm Street  
City, State, Zip: Graham, NC 27253  
Phone # (336) 570-4046  
Email: Clyde.Albright@alamance-nc.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.

Alamance County  
Clyde B. Albright 8/10/2020  
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: CLYDE B. ALBRIGHT  
Relationship to Applicant: COUNTY ATTORNEY  
Phone # 336-570-4046  
Email: Clyde.Albright@alamance-nc.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:

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

**Exhibits Required for an Application for a Certificate of Appropriateness**

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

**for Signs**

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

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

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

*^Types and kinds of improvements to be considered major:*

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

**for Minor\* and New/Major^**

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

**for Minor\***

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

**for New/Major^**

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



## Alamance County

OFFICE OF THE COUNTY ATTORNEY  
124 West Elm Street  
Graham, North Carolina 27253  
Tel. (336) 570-4049  
FAX (336) 570-6788

**Clyde B. Albright**  
County Attorney

**Robin R. Smith**  
Tax Foreclosure Paralegal  
Assistant County Clerk

**Benjamin C. Pierce**  
Deputy County Attorney

August 10, 2020

Historic Resources Commission  
201 South Main Street  
Graham, North Carolina 27253

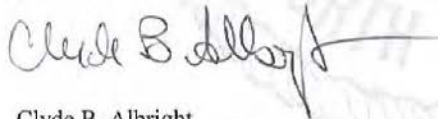
Attn: Nathan Page, Planning Director

Re: Application for Certificate of Appropriateness- Alamance County Historic  
Courthouse Fence

Dear Mr. Page,

I have enclosed the above reference application and attachments.  
Please let me know if any other documents are needed.  
The County wishes to install the fence as soon as possible as part of the resolution of the  
lawsuit brought by the NAACP.

Sincerely,



Clyde B. Albright  
Alamance County Attorney









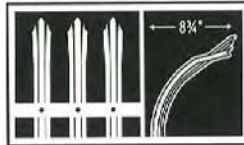
---

*Primary applications for Impasse II ornamental steel fence systems include:*

---

- ▶ **Military Sites**
- ▶ **Government Facilities**
- ▶ **Petroleum & Chemical Facilities**
- ▶ **Power Plants & Substations**
- ▶ **Airports**
- ▶ **Data Centers**
- ▶ **Ports of Entry**
- ▶ **Water Treatment & Storage**

2.75"w x 14ga PALES | 2"x 2"x 11ga RAILS | 3"x 2.75" x 12ga & 4"x 2.75" x 11ga I-BEAM POSTS



## GAUNTLET™

Gauntlet is designed with *high-tensile steel corrugated pales that rise above the topmost rail with an outward curve* and terminate with a triple-pointed splayed spear tip. The outward curved pales *discourage attempts to gain access* by would be intruders.

- 3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS
- 2-RAIL PANELS | 6', 7' & 8' HEIGHTS

### ANTI-SCALE OPTION

The Impasse II *Anti-Scale fence system* has *decreased pale spacing*, which helps deter the assailant from climbing, and *increases the delay time when trying to cut or pry through the fence*.

### COLOR OPTIONS



BLACK BRONZE SAND WHITE

*Custom colors also available*



IMPASSE II® | High Security Steel Palisade Fence

5





<https://www.ameristarfence.com/presets/product-slideshow/Other/ameristarfenceCOM/Prod...> 8/6/2020



# STAFF REPORT

Prepared by Nathan Page, Planning Director

## Alamance County Confederate Statue, Clyde Albright, COA 2010

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

Historic Resources Commission  
September 1, 2020

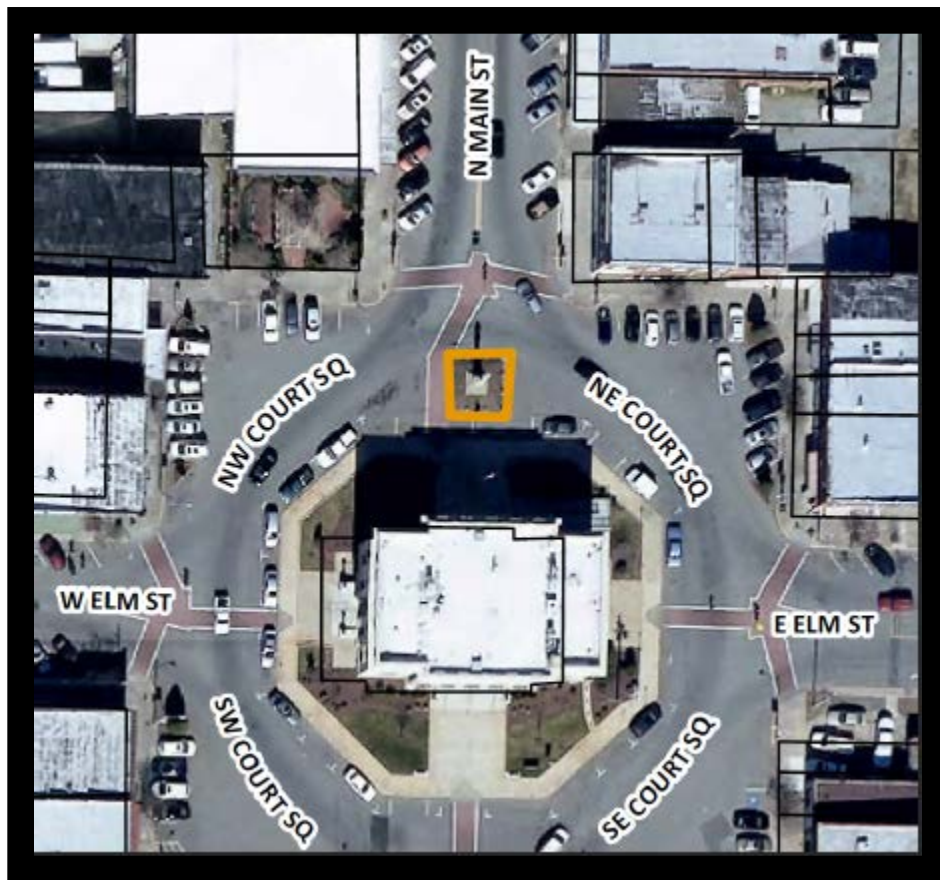
### Location

1 Courthouse Square  
Graham, NC 27253  
GPIN: NA

### Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located near 1 Courthouse Square, Graham, NC 27253. While the application states that Alamance County is the property owner, it is the understanding of the City of Graham that the property in question is owned by NCDOT, by virtue of NCDOT's requirement for the City of Graham to obtain an encroachment agreement for maintenance of the flower beds in the vicinity. As such, staff recommends the HRC table the application until such time as proof of ownership of the property in question is provided.

1. Erect an ornamental fence at the base of the Confederate Memorial



On Wednesday, August 12, 2020, Alamance County Attorney, Clyde Albright, submitted a new COA application which is before the HRC for consideration. The applicant is requesting to erect an Impasse II: High Security Steel Palisade Fence with a triple-pointed splayed spear tip. The applicant did not indicate the height or color of the fence on the application, however, the information provided states the fence can be purchased in black, bronze, sand, and white and can be as tall as 6 feet and up to 10 feet in height. These may or may not be required by the Historic Resources Commission, as they choose. This includes, but is not limited to:

## B. Building Exteriors

### 6. Architectural Metals

Architectural metals include copper, brass, bronze, tin, terneplate, steel, wrought iron, cast iron, stainless steel, chrome, and aluminum. Whether cast, pressed, wrought, extruded, or rolled, each metal fabrication process creates distinct physical and visual properties.

- B.6.1 Original architectural metals should be retained. The removal of these features often destroys the structure's character and is not recommended.
- B.6.2 Repair architectural metal features, surfaces, and details using appropriate repair methods including reinforcing, splicing, and patching.
- B.6.3 Replace any portion of an architectural metal feature that is damaged or deteriorated beyond repair by matching the original in design, material, dimension, detail, and texture. Limit replacement to the damaged area if possible. Consider substituting compatible materials for the original only if it is not technically feasible to replace in kind.
- B.6.4 If an architectural metal feature is completely missing, replace it with a new feature that is based upon accurate documentation of the original or is a new design compatible in scale, material, size, and detail with the historic character of the building and district.
- B.6.5 It is not appropriate to create a false sense of historical development by making changes to architectural metal features, such as adding hypothetical features based upon insufficient historical, pictorial, physical documentation.



*Architectural metal. 15 SE Court Sq*

#### Appropriate Routine Maintenance and Repair Methods for Architectural Metal

- Inspect surfaces routinely for signs of moisture damage, structural fatigue or failure, corrosion, paint film failure, and galvanic action.
- Ensure adequate drainage to prevent water from collecting on horizontal surfaces or decorative elements.
- Clean metal roofs, gutters, and downspouts as necessary to keep them free of debris and leaves. Cast iron may be cleaned by mechanical methods. Pressed tin and aluminum should be cleaned by the gentlest methods possible, such as detergent, water, and soft bristle brushes.
- Maintain protective paint films or lacquers on ferrous metal surfaces to prevent corrosion.
- Clean metal surfaces to remove corrosion and to prepare for repainting using the gentlest effective method.
- Repaint previously painted surfaces as needed to maintain a sound paint film.



### C. Additions to Existing Buildings

It is rare to find a historic building that has not been altered and expanded in some way over time. Changes in lifestyle and occupants over time are essential to the ongoing useful life of a building. Consequently, additions should be kept to a minimum. It is of utmost importance that an addition does not visually overpower the original building, compromise its historic integrity, misrepresent its chronology, or destroy significant features of the building or site. Also, the footprint of the addition should not significantly change the ratio of built area to unbuilt area of the site. Whenever possible, new additions to buildings should be done in a manner that, if they were removed in the future, the essential form and integrity of the original building would not be impaired. However, the challenge is to weigh individual needs against the district's historic and architectural integrity.

C.1.1 Preserve older alterations that have achieved historic significance in themselves. Many changes to buildings have occurred in the course of time and are themselves evidence of the history of the building and its neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected. (An example of such an alteration may be a porch or a kitchen wing added to the original building early in its history.)



231 W Elm St

- 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.
- C.1.5 Avoid new additions or alterations that would hinder the ability to interpret the design character of the historic period of the district.
- Alterations that seek to imply an earlier period than that of the building are inappropriate.
  - Alterations that seek to imply an inaccurate variation on historic style are also inappropriate.
- C.1.6 When locating additions to historic buildings, maintain the pattern created by the repetition of building fronts in the area. Site building additions behind the building so that they will not alter the historic rhythm of building fronts.
- C.1.7 Locate additions so they will not obscure or damage significant ornament or detail. Avoid impacts to special moldings, decorative windows, or dormers.



As applicants frequently give feedback to the HRC during meetings, including regarding material choices and changes to their initial plans, it is difficult for staff to provide assistance to the HRC in terms of what areas of the design guidelines to reference in the review process.

## Motion Language:

I have thoroughly researched the application and all other documents related to COA 2010 and I am familiar with the property in question.

### Finding of Fact:

And I find that if produced in accordance with the plans submitted, the proposed addition will be Compatible [or] Incompatible with the character of the mid-nineteenth century Courthouse Square Historic District.

### Motion to Grant/Approve with Conditions/Deny COA:

I move to Approve [or] Approve with conditions [or] Deny the application for COA 2010 for the property located at 1 Courthouse Square as submitted because it does [or] does not meet the following criteria:

### If approve or deny...

The proposed change(s) does [or] does not meet the **Historic Resources Design Guidelines Standards Section B Building Exteriors (reference specific item(s), examples that may apply include B.6.1, B.6.2, B.6.3, B.6.4, B.6.5, C.1.2, C.1.2, C.1.3, C.1.4, C.1.5, C.1.6, C.1.7)**. Therefore, the proposed changes are [or] are not compatible with the character of the district.

### If approve with conditions...

If the following changes are made to the proposal such as:

(list all desired changes to the proposal and how they relate to the requirements in the design guidelines)

then the project will meet the standards set out in the Design Guidelines and shall be permitted.

### Alternatively, the HRC may choose to table the item until the next meeting...

*I move to table COA 2010 for 1 Courthouse Square in order for the Commission to seek guidance pursuant to the NC GS 160D-9-47(d). The application will be acted upon within a reasonable time period not to exceed 180 days*

### Alternatively, the HRC may choose to deny the application as incomplete...

*I move to deny COA 2010 for 1 Courthouse Square to provide sufficient time for the applicant to submit a complete application in an effort to determine what relevant standards are being met and/or neglected by the project.*





# 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: 127 W. Harden St. Graham, NC 27253  
Property Owner: Tony Ivan Wood Irrevocable Trust

## Project

General description of each modification or improvement:

New storefront overhead door windows  
New storefront door and transom  
Remove and replace existing concrete patio area  
Install new brick columns in patio area.

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

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: Ivan Neal Wood  
 Property Owner  Lessee  Other \_\_\_\_\_  
Mailing Address: 2550 Nealwood Ave.  
City, State, Zip: Graham, NC 27253  
Phone #: 336-516-6500  
Email: ivanwood@mc.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] 11-23-2020  
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: Ivan Neal Wood  
Relationship to Applicant: owner  
Phone #: 336-516-6500  
Email: ivanwood@mc.com

FOR OFFICE USE ONLY	
Received by:	Remarks: <u>COA 2016</u>
Received date:	
Tax Map #	
HRC date:	



## Exhibits Required for an Application for a Certificate of Appropriateness

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

### for Signs

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

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

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

#### *^Types and kinds of improvements to be considered major:*

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

### for Minor\* and New/Major^

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

### for Minor\*

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

### for New/Major^

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

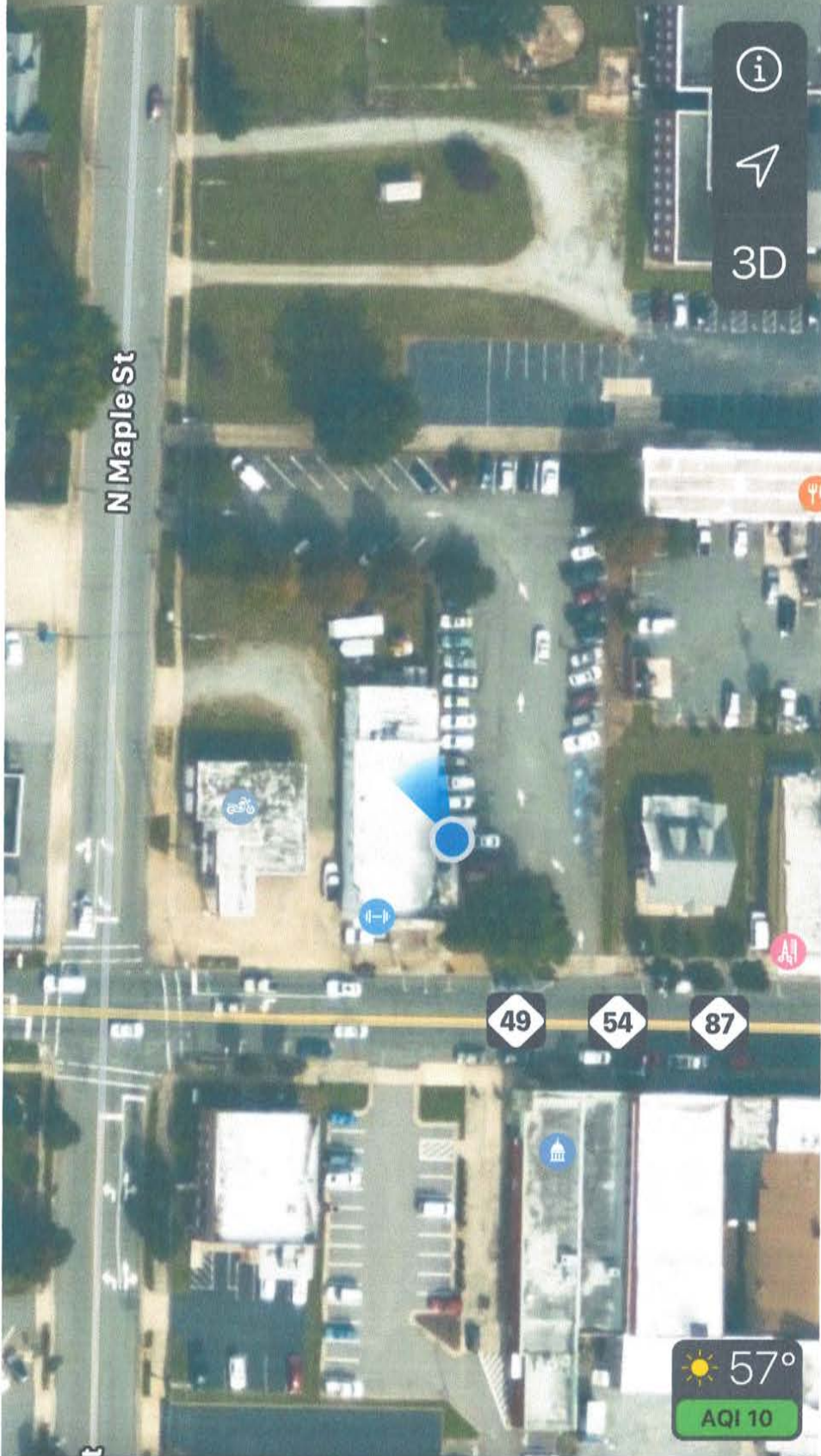


12:06



3D

N Maple St

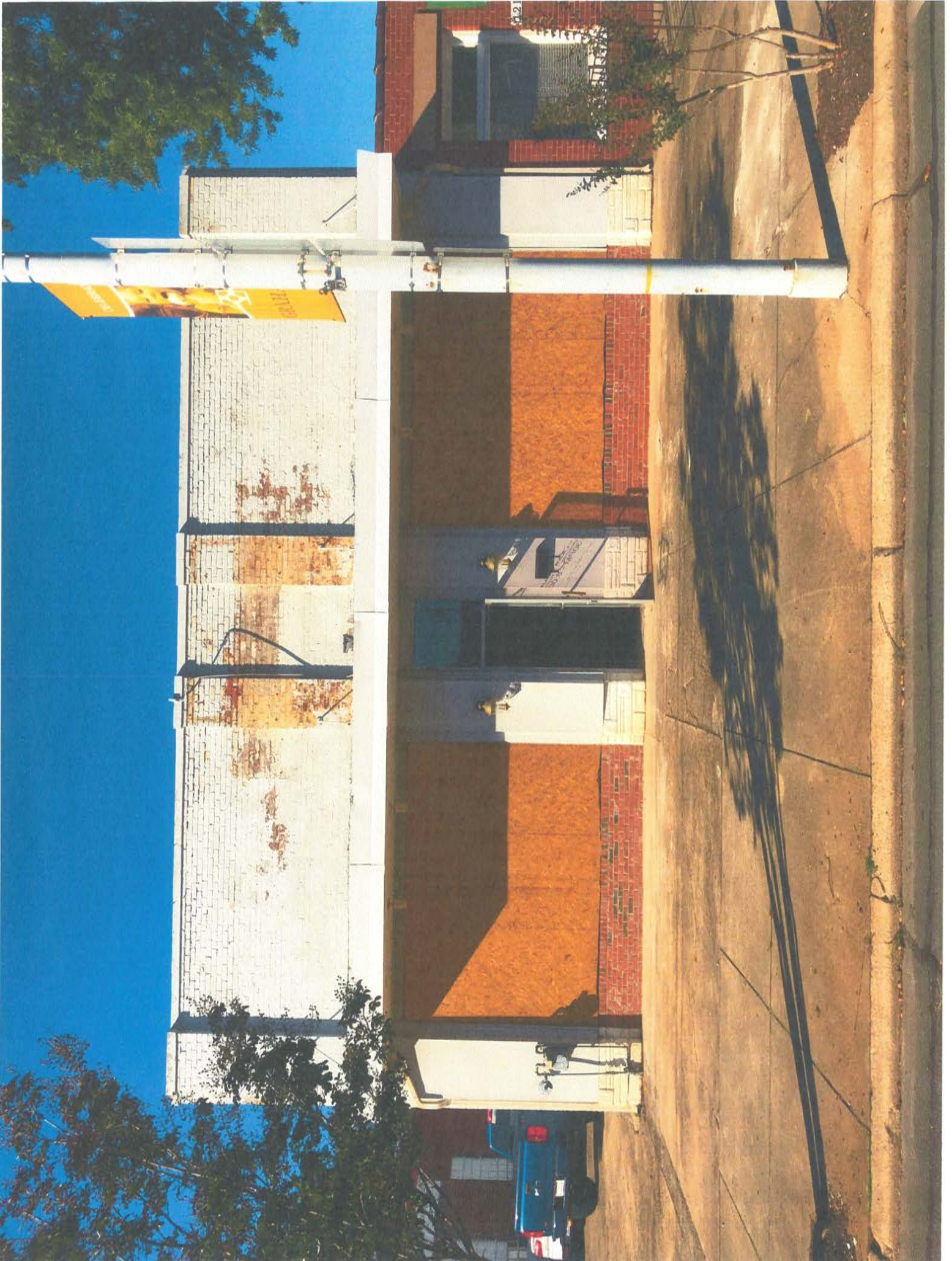


 57°  
AQI 10

Search for a place or address









Alamance Garage Door  
3971 Thompson Mill Rd  
Graham, NC 27253 US  
1alamancedoor@gmail.com



## Estimate

### ADDRESS

WEST SPORTS BAR AND  
GRILL  
127 W HARDEN ST  
GRAHAM, NC

ESTIMATE # 1136

DATE 09/26/2020

SERVICE	QTY	RATE	AMOUNT
<b>Sales</b> 12' 0" X 8' 0.0" MODEL AV 2 COMPLETE DOOR INSULATION GLAZING FRAMING ALL SECTIONS FULL VISION COLOR BLACK ANODIZED ACID ETCH LOCK 2 INSIDE SLIDE LOCKS (#2A) SPRING TYPE TORSION TRACK SIZE TRACK MOUNT BRACKET TRACK LIFT 24" HIGH LIFT TRACK RADIUS STRAIGHT INCLINE PACKAGING DISTRIBUTOR, TRACK-SPRING-LOCK BAR LOOSE ADDL OPTS ADDL OPTS: NO LOCK HOLE	2	3,810.49	7,620.98
<b>Sales</b> FRAMINGAN DEMO ALL MATERIALS		1,000.00	1,000.00

TOTAL

**\$8,620.98**

Accepted By

Accepted Date





Model 511, Brown powder coat finish, Clear glass

### General features and benefits – Models 511/521

- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate, wire glass, Low E, Lexan and laminate
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include a wide range of powder coat colors offering an attractive and durable finish
- Manual pull rope operation with optional chain hoist or electric motor operator
- Available in approximately 200 RAL powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.

Cover image: Model 521, Clear anodized finish with Clear glass.



# OVERHEAD DOOR COMPANY OF GREENSBORO

The Genuine. The Original.



Remit Address  
 P. O. Box 16824  
 Greensboro, NC 27416-0824  
 Telephone: (336) 373-1481  
 Fax: (336) 273-7428 (Main OfficeO)

Shipping Address  
 3001 Flagstone Drive  
 Greensboro, NC 27406  
 Telephone: (336) 373-1481  
 Fax: (336) 369-2214 (Direct Sales Fax)

Proposal #: 1-6034  
 Q 8800

PROPOSAL SUBMITTED TO: THE PLEM GROUP				Date 9/16/2020	Attention				
STREET 127 W HARDIN STREET				Job Name THE PLEM GROUP					
City GRAHAM		State NC	ZipCode	Job Location GRAHAM					
Phone Number			Fax Number		Job Phone				

ITEM #	QTY	SERIES	DOOR WIDTH	DOOR HEIGHT	OPENING WIDTH	OPENING HEIGHT	OPERATION	HEAD ROOM	JAMB TYPE
1	2	511	12' 5"	9' 1"	12' 3"	9' 0"	PUSH UP	14" LHR	WOOD

**FURNISH AND INSTALL:**

The above sized 511 series sectional door(s), as manufactured by the Overhead Door Corporation. Door standard features to include the following:  
 Sections will be constructed using 204R1 clear anodized rails and stiles extruded from 6063-T6 aluminum, .050 anodized aluminum panels. 7/16" center stiles, 2 3/4" end stiles, 1 3/8" intermediate rails, and up to 3 3/4" top rails and up to 4 1/2" bottom rails. Hinges and fixtures will be galvanized steel.

**PROPOSAL TO INCLUDE THE FOLLOWING:**

Item 1 above to feature the following:

- (1) 1 3/4" thick section of 204RI rails and stiles extruded from 6063-T6 alum..
- (1) Bottom rails 2 3/8" (STD).
- (1) Bottom section incl .050" alum. panels, other sections open for 1/8" glass.
- (1) Center stiles 7/16" (STD).
- (1) End stiles 2 3/4" (STD).
- (1) Flexible PVC bottom weatherstrip.
- (1) Intermediate rails 1 3/8" (STD).
- (1) Top rails 2 3/8" (STD).
- (5) DSB Glazing For Sash Sections, 1/8".
- (18.17) Weatherseal, Saverstrip #407100.0003.
- (12.42) Weatherseal, Top Seal, dual flap #408972.
- (1) Lock, Inside Slide #1 (STD).
- (5) Powder Coat Paint (Aluminum Sash Section Only).
- (1) Low Headroom Track With 2" Track, Torsion Front.
- (18.17) Track, 2", Continuous Angle In (#2) STEEL JAMB (STD).
- (112.78) Bronze Finish, Door With All Open or One Solid Section.

We hereby propose to complete in accordance with above specification, for the sum of:

**Thirteen Thousand One Hundred Sixty Five Dollars and No Cents**

**13,165.00**

Signature \_\_\_\_\_  
 Terry Lawrence, Salesman

Direct Dial: 336-382-4525



Satterfield Paving Co., LLC  
 PO Box 3212  
 Durham, NC 27715  
 Ph: 919-383-3958  
[neal@satterfieldpaving.com](mailto:neal@satterfieldpaving.com)

127 W. Harden Street  
 Graham, NC 27253

Proposal  
 9/14/2020

**Job Name: 127 W. Harden St**  
 Please note, the work of this proposal will not be scheduled until written approval is given

<u>Item</u>	<u>Description</u>	<u>Total</u>
Concrete	Remove concrete in front of building, haul off and dispose clen and prep footings for columns, pour back slab with monolithic footing and finish with picture frame colored concrete	5,487.97

**Total \$ 5,487.97**

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_



**G&R Aleman Concrete LLC**  
761 S Eighth St  
Mebane, NC 27302 US  
+1 3366843306  
alemanconcrete@gmail.com

## Estimate

**ADDRESS**

Neil

**ESTIMATE #** 1012

**DATE** 09/18/2020

---

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Sales	Remove concrete in front of building, pour slab with footings. Pour concrete with color picture frame finish			6,150.00
127 W. Harden St Graham NC 27253		TOTAL		<b>\$6,150.00</b>

Accepted By

Accepted Date

# Proposal

Page # \_\_\_\_\_ of \_\_\_\_\_ pages

H.N. BOONE  
2430 NC 87  
GRAHAM, NC 27253

PROPOSAL SUBMITTED TO: <b>NEAL WOOD</b>	JOB NAME <b>127 WEST</b>	JOB #
ADDRESS <b>127 W. HADDEN ST. GRAHAM, NC 27253</b>	JOB LOCATION <b>127 W. HADDEN ST. GRAHAM, NC</b>	DATE OF PLANS <b>9-20-2020</b>
PHONE #	FAX #	ARCHITECT

We hereby submit specifications and estimates for:

INSTALL 4 BRICK COLUMNS ON FRONT PATIO  
18" x 18" - 4' TALL  
\$450.<sup>00</sup> PER COLUMN

\$ 1,800.<sup>00</sup>

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$ \_\_\_\_\_ Dollars

with payments to be made as follows: \_\_\_\_\_

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted \_\_\_\_\_

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_

**G&R Aleman Concrete LLC**  
761 S Eighth St  
Mebane, NC 27302 US  
+1 3366843306  
alemanconcrete@gmail.com

## Estimate

**ADDRESS**

Neil  
Neil

**ESTIMATE #** 1011  
**DATE** 09/18/2020

---

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Sales	Place n4 brick columns non concrete slab and clean area			2,976.00
127 W. Harden St Graham NC 27253		TOTAL		<b>\$2,976.00</b>

Accepted By

Accepted Date



Darrell Massey

Yesterday

To: Ivan Wood >

## Quote for Graham building 127 W. Harden

Neal,

The quote for 127 W. Harden

(11) Bronze 1/4 Frames installed  
\$4,055.00

(2) Bronze Storefront Entrances  
installed \$4,390.00

(1) Bronze Storefront Door/Transom  
Installed

\$1,800

+tax

Thanks,  
Darrell Massey



# STAFF REPORT

Prepared by Nathan Page, Planning Director

## Location

127 W Harden St.  
Graham, NC 27253  
GPIN: 8884152092

## Western Auto, Ivan Neal Wood (COA 2016)

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

Historic Resources Commission  
January 5, 2021

## Summary

Historical Significance: Western Auto, Circa 1935. One-story, common bond brick commercial structure with corner pilasters and aluminum-and-plate-glass storefront.

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located 127 W Harden St. Graham, NC 27253:

1. New Storefront overhead door windows
2. New storefront door and transom
3. Remove and replace existing concrete patio area
4. Install new brick columns in patio area.



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

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

- 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.
- C.1.5 Avoid new additions or alterations that would hinder the ability to interpret the design character of the historic period of the district.
- Alterations that seek to imply an earlier period than that of the building are inappropriate.
  - Alterations that seek to imply an inaccurate variation on historic style are also inappropriate.
- C.1.6 When locating additions to historic buildings, maintain the pattern created by the repetition of building fronts in the area. Site building additions behind the building so that they will not alter the historic rhythm of building fronts.

### **D. New Construction**

#### **7. Scale**

Scale refers to the size of an object in relation to other objects in proximity and is determined by the relationship of a building mass to open space.

- D.7.2 New construction should incorporate architectural characteristics that can be used to create scale, such as trim work and details.
- D.7.3 Scale of elements of the new construction should be compatible with existing buildings.

#### **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.
- D.10.4 Frames in masonry buildings should be recessed in openings. Frames in wood buildings should have raised casing with dimensions similar to those found in historic buildings.
- D.10.5 Vinyl cladding and aluminum are inappropriate finish materials for windows in a new building.
- D.10.6 Snap-in muntins in windows in a new building should be avoided.

#### **11. Materials and Textures**

In the Courthouse Square Historic District, the existing dominant building material for the streetscape is brick. Other materials that may be seen in the district are wood, siding, or a combination. Also, materials such as stone or stucco may be used. Roofing materials may be asphalt shingles, tin, or slate. Sometimes, a mixture of building and roofing materials adds variety to the area, but it is important that those materials do not become disorganized. The use of artificial and composite materials for the exterior of new primary buildings is discouraged. Their possible approval for new construction will be determined on a case by case basis.

- D.11.1 Building materials and surface textures should be well-matched with those of surrounding structures.

- D.11.2 Materials such as steel, cast stone, concrete, and hardboard siding may be considered for a new building if they are used in a manner that is compatible with the construction techniques used for other structures in the district.
- D.11.3 Materials that are substantially different in character and appearance from historic materials should not be used in new construction.

## Motion Language:

I have thoroughly researched the application and all other documents related to COA 2005 and I am familiar with the property in question.

### Finding of Fact:

And I find that if produced in accordance with the plans submitted, the proposed addition will be Compatible [or] Incompatible with the character of the mid-nineteenth century Courthouse Square Historic District.

### Motion to Grant/Approve with Conditions/Deny COA:

I move to Approve [or] Approve with conditions [or] Deny the application for COA 2005 for the property located at 21 SE Court Sq. as submitted because it does [or] does not meet the following criteria:

#### If approve or deny...

The proposed change(s) does [or] does not meet the **Historic Resources Design Guidelines Standards Section C Additions to Existing Buildings (reference specific item(s), examples that may apply include C.1.3, C.1.4, C.1.5, C.1.6) OR Section D New Construction (reference specific item(s), examples that may apply include D.7.2, D.7.3, D.10.1, D.10.2, D.10.3, D.10.4, D.10.5, D.10.6, D.11.1, D.11.2, D.11.3)**. Therefore, the proposed changes are [or] are not compatible with the character of the district.

#### If approve with conditions...

If the following changes are made to the proposal such as:

(list all desired changes to the proposal and how they relate to the requirements in the design guidelines)

then the project will meet the standards set out in the Design Guidelines and shall be permitted.

### Alternatively, the HRC may choose to table the item until the next meeting...

*I move to table COA 2016 for 127 W Harden Street. in order for the Commission to seek guidance pursuant to the NC GS 160D-9-47(d). The application will be acted upon within a reasonable time period not to exceed 180 days.*

### Alternatively, the HRC may choose to deny the application as incomplete...

*I move to deny COA 2016 for 127 West Harden Street to provide sufficient time for the applicant to submit a complete application in an effort to determine what relevant standards are being met and/or neglected by the project.*





# 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: 140 East Elm St.  
Property Owner: Michael & Judith Holt

## Project

General description of each modification or improvement:

The house @ 140 East Elm Street, Graham is beside my office building at 128 East Elm St. and the house directly behind 140 is a curb. The house at 140 is unsafe to rent and is a safe site for the surrounding area. I want to have it clear and use it for parking space for our office building. Please see engineer James R. Fogelman's report on 10-14-2020 on the condition and being unsafe for code requirements etc. and not possible to put money into it trying to bring it up to code and usable.

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: Michael Holt  
 Property Owner  Lessee  Other \_\_\_\_\_  
Mailing Address: 4525 South NC Hwy 62  
City, State, Zip: Burlington, N.C. 27215  
Phone #: 336-226-3097  
Email: Holt4525@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.

Michael L. Holt 11-3-2020  
Signature of Applicant Date

Michael L. Holt 11-3-2020  
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: Michael L. Holt & Mike Holt Jr  
Relationship to Applicant: OWNER  
Phone #: 336-226-3097  
Email: Holt4525@triad.rr.com

FOR OFFICE USE ONLY	
Received by:	Remarks: <u>COA 2017</u>
Received date:	
Tax Map #	
HRC date:	

## Exhibits Required for an Application for a Certificate of Appropriateness

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

### for Signs

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

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

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

#### *^Types and kinds of improvements to be considered major:*

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

### for Minor\* and New/Major^

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

### for Minor\*

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

### for New/Major^

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

Mike,  
Here's the attached COA. Please let me know if you have any questions!

Nathan

**Nathan Page, MCRP**  
Planning Director for Graham, North Carolina  
(336) 570-6705x135 [npage@cityofgraham.com](mailto:npage@cityofgraham.com)  
[www.cityofgraham.com/departments/planning](http://www.cityofgraham.com/departments/planning)



# James R. Fogleman Engineering

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James R. Fogleman, PE  
3056 Rogers Road  
Graham, NC 27253

Phone: (336) t 213-2115 (cell)  
Email: foglemanjames@gmail.com

October 27, 2020

Mike Holt Building  
140 E. Elm Street  
Graham, NC 27253

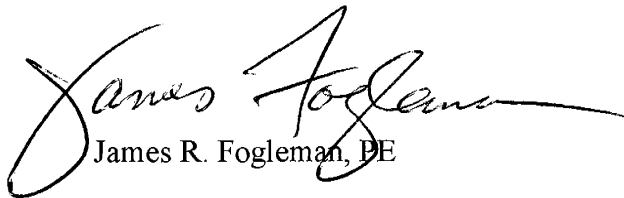
On Wednesday, October 14, I visited the above referenced building to evaluate whether or not this building could to be occupied as a business.

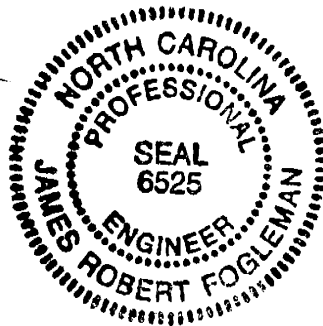
It is documented that the original building was constructed around the mid 1800's. There has been periodic upfit and maintenance to the building utilizing materials available at the time of upfit or repair.

The roof and floor supports are not adequate to meet current code requirements. The exterior wall finish and foundation has cracks admitting rain and moisture. The building is not handicapped accessible. The building in this current condition would not comply with current energy requirements.

In my professional opinion, I believe it would not be economically practical to repair or upfit the current structure to comply with applicable design loads, energy criteria, and to make it handicapped accessible as required by the North Carolina State building code.

If I can be of further assistance, please contact me.

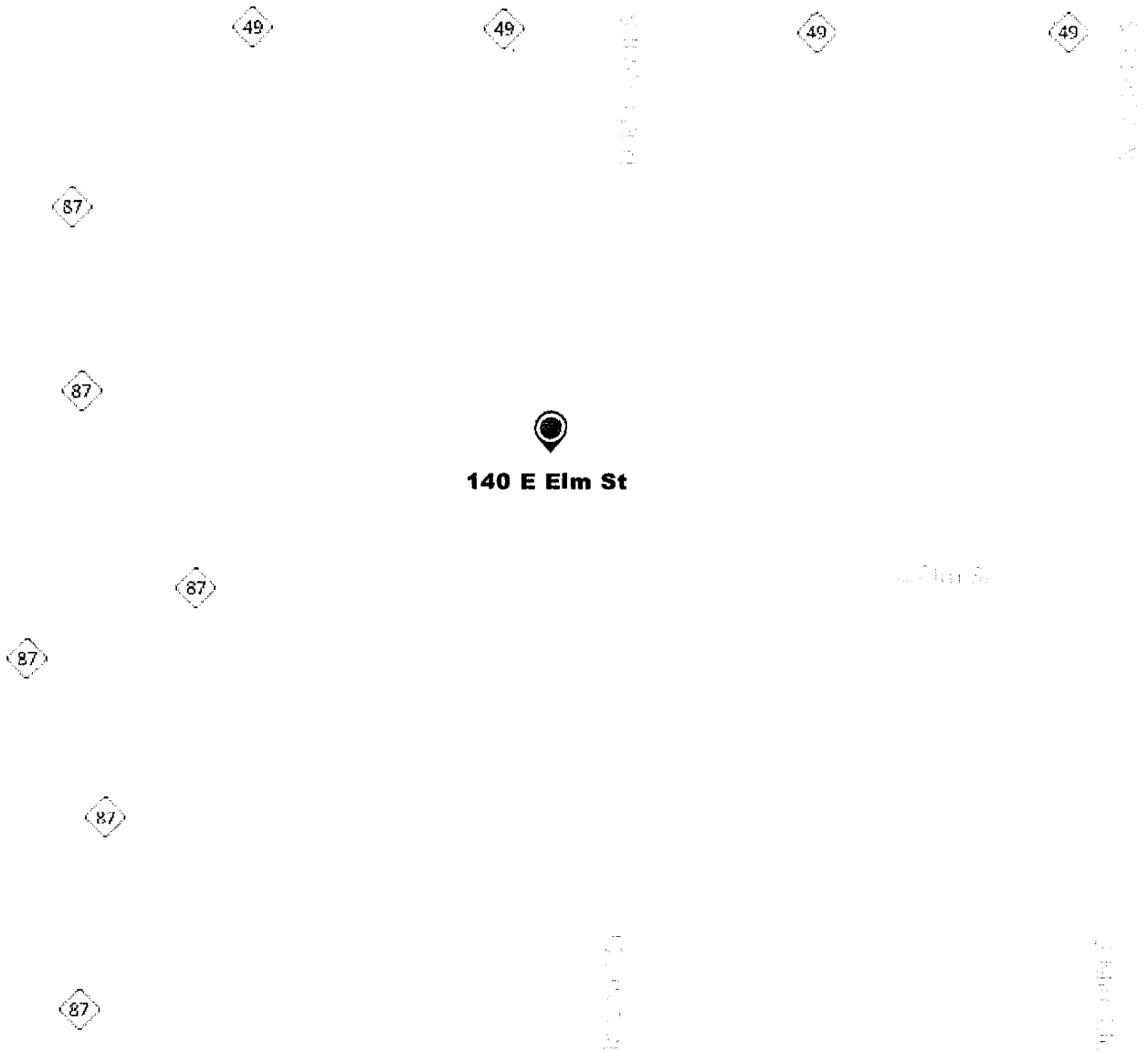
  
James R. Fogleman, PE



owner - Michael Holt

# 140 E Elm St

Graham | NC 27253-3020







# STAFF REPORT

Prepared by Nathan Page, Planning Director

## Trollinger Hotel, Mike Holt (COA 2017)

**Type of Request:** Certificate of Appropriateness

### Meeting Dates

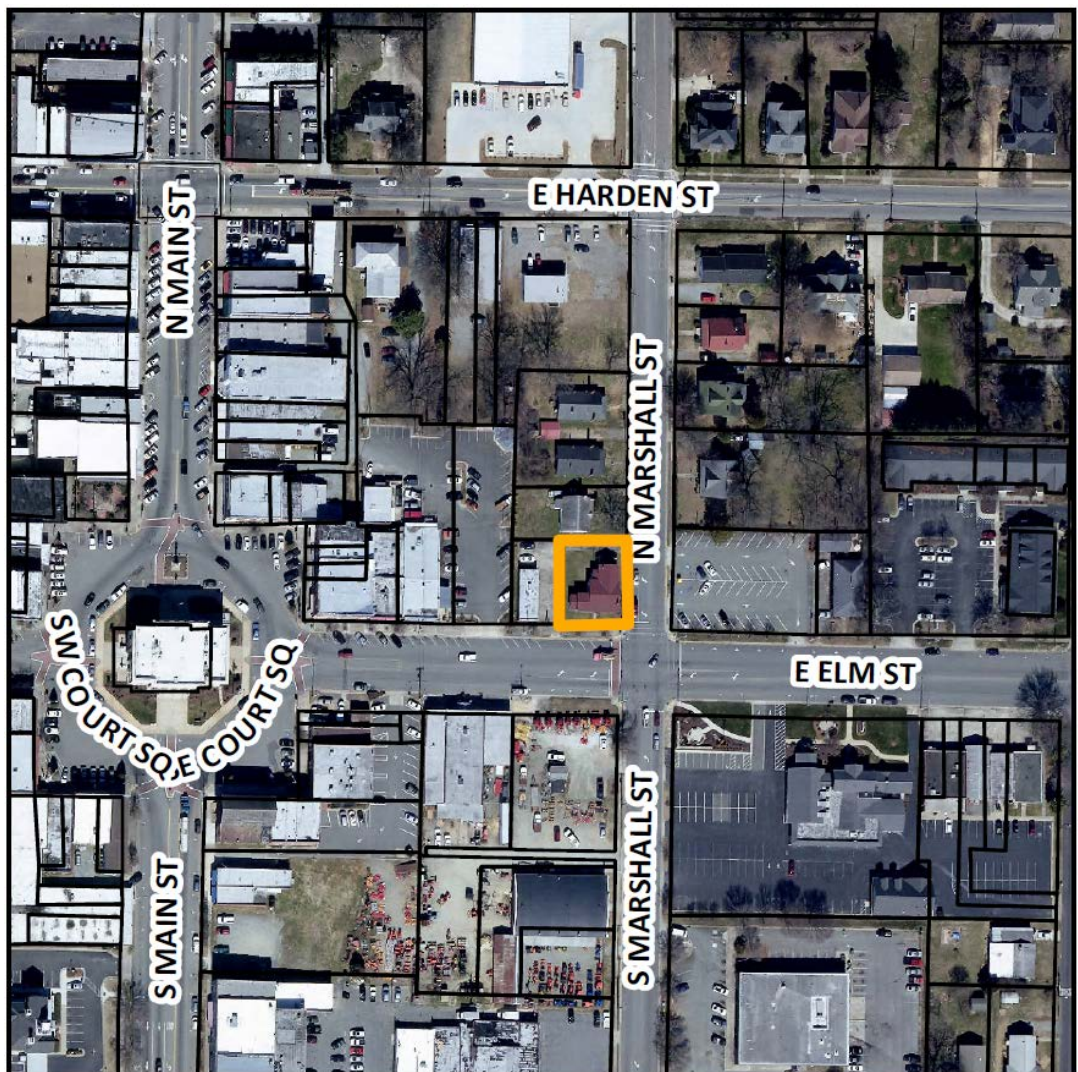
Historic Resources Commission  
January 5, 2021

### Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 140 E Elm St, Graham, NC 27253:

1. Demolish Structure
2. Install Parking Lot

**Location**  
140 E Elm Street  
Graham, NC 27253  
GPIN: 8884241425



Historical Significance: Contributing, Circa 1850. Single story stuccoed brick structure that was part of the hotel built by John Trollinger in 1850. The renovated interior retains a pressed metal ceiling and a few plain Greek Revival surrounds and doors. Originally the hotel extended to the courthouse from the northeast corner of Elm and Marshall. Historical Dr. Duward Stokes believe the hotel was three stories originally named the "Orange Hotel;" it was subsequently renamed the "Union Hotel" and later the "Brick Hotel." The hotel served visitors during their stay in Graham, including North Carolina Zebulon Vance during his campaign of 1876. The more modern Vestal Hotel was built in 1904. Since then, this structure has been reduced to its present size and converted to a private residence.

Michael Holt has applied to demolish the old Trollinger Hotel and use it for parking space for the office building.

Section F of the Historic Handbook may be helpful for the Commission;

#### F. Demolition

Demolition of a building or structure in the historic district should be a last alternative.

F.1.1 In reviewing a demolition request, the Commission should assess the impact of the proposed demolition on adjacent properties as well as the whole historic district.

F.1.2 A permanent record of the structure should be made prior to demolition. Photographs and other documentation that describes any architectural features of the structure, important landscape features, or the archaeological significance of the site will become part of the permanent files of the Commission.

F.1.3 Protect significant site features, including mature trees, from damage during demolition.

F.1.4 Following demolition, promptly clear the site of all debris. If the site is to remain vacant for a long period of time, reseed the unused area and maintain it in a manner consistent with other properties in the district.

### **Motion Language:**

I have thoroughly researched the application and all other documents related to COA 2009 and I am familiar with the property in question.

#### **Finding of Fact:**

And I find that if produced in accordance with the plans submitted, the proposed addition will be Compatible [or] Incompatible with the character of the mid-nineteenth century Courthouse Square Historic District.

#### **Motion to Grant/Approve with Conditions/Deny COA:**

I move to Approve [or] Approve with conditions [or] Deny the application for COA 2017 for the property located at 140 E Elm Street. as submitted because it does [or] does not meet the following criteria:

#### **If approve or deny...**

The proposed change(s) does [or] does not meet the **Historic Resources Design Guidelines Standards, F.1.1, F.1.2, F.1.3, F.1.4.** Therefore, the proposed changes are [or] are not compatible with the character of the district.

#### **If approve with conditions...**

If the following changes are made to the proposal such as:

(list all desired changes to the proposal and how they relate to the requirements in the design guidelines)

then the project will meet the standards set out in the Design Guidelines and shall be permitted.

#### **Alternatively, the HRC may choose to table the item until the next meeting...**

*I move to table COA 2017 for 140 E Elm Street in order for the Commission to seek guidance pursuant to the NC GS 160D-9-47(d). The application will be acted upon within a reasonable time period not to exceed 180 days*

#### **Alternatively, the HRC may choose to deny the application as incomplete...**

*I move to deny COA 2017 for 140 E Elm Street to provide sufficient time for the applicant to submit a complete application in an effort to determine what relevant standards are being met and/or neglected by the project.*