



Historic Resources Commission

Meeting Agenda

February 2, 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 January 5, 2021 meeting
3. COA 2010 – Confederate Monument Fencing, Alamance County
4. COA 2101 – Moser Teardown, Chuck Talley and Paul Crofts
5. City Council Updates, Melody Wiggins
6. Additional items
7. Adjourn

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84751694928?pwd=NitrZStlUnNMdG5Z0xYkNmTmlXQT09>

Passcode: 484257 or Dial in the US: +1 646 558 8656 Webinar ID: 847 5169 4928

Minutes of the January 5, 2020 Historic Resource Commission

The Zoom meeting was called to order by Chair Worthy at 6:00 pm.

The following Commissioners were present: Elaine Murrin, Cary Worthy, William Copeland, Karen Chin, Grace Baldwin. Commissioner Stephen West was absent. 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.

Approve minutes of the November 16th, 2020 meeting. Elaine Murrin made a motion to approve and Karen Chin seconded. All voted aye.

COA 2008- Alcoa Theater-Chuck Talley withdrew application.

COA 2010- Confederate Monument Fencing, Alamance County- Applicant requested continuation. Elaine Murrin made a motion for continuation on COA 2010. Karen Chin seconded. All voted Aye.

COA 2016- 127 West Harden Street- Nathan presented the Staff Report. Tony Ivan Neal Wood, applicant.

Mr. Wood gave an overview of the project and explained the site plan that was submitted. They would like to update the front of the building new windows and doors. Building has already been painted. Picture shared is before and after. Outside area will be outdoor seating with wrought iron fencing. Neal Wood added this will improve the aesthetics of the property. Public hearing was closed.

The commission ask Mr. Wood several question the buildings. The commission had a brief discussion.

Karen Chin made a motion based upon the evidence presented in this application and in this public meeting the proposed changes are compatible with the character of the district, and to approve the application for the property located at 127 West. Harden St. approve for COA 2016 as submitted because it does meet the following criteria. Seconded by Elaine Murrin. All voted Aye.

COA 2017 Trollinger Teardown, – Mr. Page gave an overview of the project.

Michael Holt presented his project stated he would like to demo the house so the property could be used as a parking lot for his business right beside this house. The commission had questions about the historic resources from the house being donated to the museum.

Mr. Worthy closed the public hearing.

The commission had a brief discussion among the board and staff. Elaine Murrin made a motion based on the evidence presented in this application at this public meeting that the commission find that the proposed project be approved, with the opportunity for Preservation Burlington and the Graham Historical Museum to tour the home and remove any items they deem worthy within 60 days.

Seconded by Karen Chin. All voted Aye.

City Council Updates – Council member, Melody Wiggins Thanked the board for all their hard work on this board. The City council approve the redirection of the Façade Grant money to be used for the architectural inventory. Approved an ordinance for downtown parking permit and can park there all the time with the permit. Nathan can give you a list. A brand new street and parade ordinance was updated in December.

Additional items – Nathan Page- Chuck Talley stated that he withdrew COA 2008 due to a lack of time to get the requested information together, but that he appreciated the HRC's time and diligence.

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

Next meeting

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: 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.

Clyde Albright
Signature of Applicant 8/10/2010
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

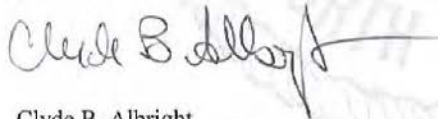
Attn: Nathan Page, Planning Director

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

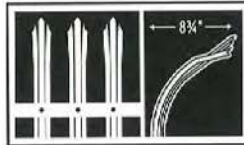




Primary applications for Impasse II ornamental steel fence systems include:

- **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

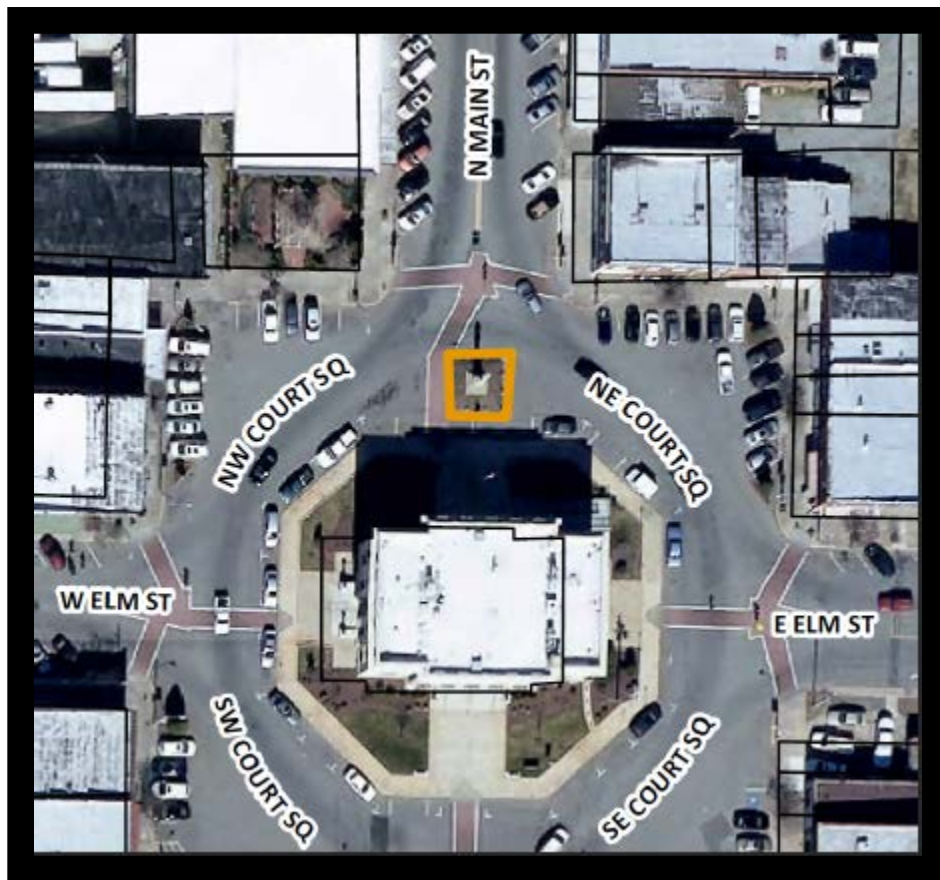
Location

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

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Property

Street Address: 22 SW Court Square

Property Owner: Court Square Development Group LLC

Project GPIN 888414472

General description of each modification or improvement:

Demolition Approx. 1,000 s.f. of Building along McClure St. Area previously used as storage. Constructed of corrugated TIN and post. Area to be as off street parking for employees.

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 LLC

Property Owner Lessee Other _____

Mailing Address: P.O. Box 872

City, State, Zip: Graham NC 27253

Phone # 336-229-4225

Email: Chucktolley21@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] 1-21-21
Signature of Applicant Date

[Signature] 1-21-21
Signature of Owner, when applicable Date

Representation at HRC Meeting

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

Name: _____

Relationship to Applicant: _____

Phone # _____

Email: _____

FOR OFFICE USE ONLY	
Received by:	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.
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^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.



Application for DEMOLITION PERMIT

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

Site and Building or Structure

Street Address: 22 S.W. Court Square
Property Owner: Court Square Development Group LLC
Type of Structure: Wood, metal Group use
Building Dimensions: 25 x 40 # Stories: 1

Applicant and Project Contact

Name: E. P. Gates Construction Franchise
 Property Owner Contractor
Other _____

Mailing Address: P.O. Box 872
City, State, Zip: Graham NC 27253
Phone # 336-229-4225
Email: Chuck Talley 21@hotmail.com

I hereby make application to demolish a building or structure as described in this application.

I agree to conform to all applicable laws and ordinances of the City of Graham and the State of North Carolina and further state that all statements made herein are true.

[Signature] 1-21-21
Signature of Applicant Date

Proposed Demolition

Desired Demolition Date: 2-15-2021
Services to be Disconnected: Gas Water Electric
Date Services to be Disconnected: N/A.
Location for disposal of demolition debris: Alamance County landfill

If the structure is located in the Historic District, a Certificate of Appropriateness must be attached.
 If the structure is non-residential, residential with more than four units, or if there is intent to replace a residential structure with a non-residential structure, a copy of an Asbestos Abatement Permit must be attached.

Demolition Contractor

Contractor: E. P. Gates
Contact Name: Chuck Talley
Phone # 336-516-705 Lic. # 41387
Address: 7 SW Court Square, Graham

FOR OFFICE USE ONLY	
Tax Map#	Remarks:
GPIN:	
City Limits / ETJ Taxable	
Census #	

Affidavit of Workers' Compensation Coverage

NCGS 87-14

The undersigned applicant for a building permit, being the

Contractor Owner Officer/Agent of contractor or owner

do hereby aver under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

has/have three (3) or more employees and have obtained workers' compensation insurance to cover them, or

has/have one (1) or more subcontractor(s) and have obtained workers' compensation insurance to cover them, or

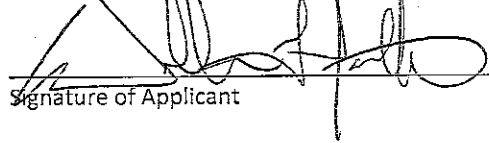
has/have one (1) or more subcontractor(s) who has/have their own policy of workers' compensation insurance covering themselves, or

has/have not more than two (2) employees and no subcontractors

while working on the project for which this permit is sought. It is understood that the Inspection Department issuing the permit may require certificates of coverage of workers' compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

Name and Title of Applicant: Chuck Talley

Firm Name, if applicable: E. P. Gates Construction & Realty LLC


Signature of Applicant

 1-21-21
Date



Application for a CERTIFICATE OF APPROPRIATENESS

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

The Historic Resources Commission (HRC) processes applications for Certificates of Appropriateness for (1) any changes in the external appearance of existing structures; (2) design of new structures; and (3) demolition of existing structures, within locally designated historic districts or landmarks. Regulations for Certificates of Appropriateness can be found in Article IV, Division 10, Historic Resources, of the *Development Ordinance*.

Property

Street Address: 30 SW Court Square
Property Owner: Graham Furniture

Project EPIN 8884144194

General description of each modification or improvement:

Demolition of Approx. 1000 sf of Building Along McClure Street. Area to create off street parking for employees.

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: Paul Crofts
 Property Owner Lessee Other _____
Mailing Address: 30 SW Courtsquare
City, State, Zip: Graham NC 27253
Phone # 336 226 6675
Email: _____

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.

Paul B. Crofts 1/21/21
Signature of Applicant Date

Paul B. Crofts 1/21/21
Signature of Owner, when applicable Date

Representation at HRC Meeting

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

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

FOR OFFICE USE ONLY	
Received by:	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.



Application for DEMOLITION PERMIT

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

Site and Building or Structure

Street Address: 30 S.W. Court Square
Property Owner: Paul Grotts
Type of Structure: Wood & Metal
Building Dimensions: 25x40 # Stories: 1

Applicant and Project Contact

Name: E.P. Gates Construction & Realty LLC
 Property Owner Contractor
Other _____

Mailing Address: P.O. Box 872
City, State, Zip: Graham NC 27253
Phone # 336-516-7036
Email: Chad Kelley 21 @ Hotmail.com

I hereby make application to demolish a building or structure as described in this application.

I agree to conform to all applicable laws and ordinances of the City of Graham and the State of North Carolina and further state that all statements made herein are true.

[Signature] 1-21-21
Signature of Applicant Date

Proposed Demolition

Desired Demolition Date: 2-15-2021
Services to be Disconnected: Gas Water Electric
Date Services to be Disconnected: N/A
Location for disposal of demolition debris: Alamance County Landfill
 If the structure is located in the Historic District, a **Certificate of Appropriateness** must be attached.
 If the structure is non-residential, residential with more than four units, or if there is intent to replace a residential structure with a non-residential structure, a copy of an **Asbestos Abatement Permit** must be attached.

Demolition Contractor

Contractor: _____
Contact Name: _____
Phone # _____ Lic. # _____
Address: _____

FOR OFFICE USE ONLY	
Tax Map#	Remarks:
GPIN:	
City Limits / ETJ Taxable	
Census #	

Affidavit of Workers' Compensation Coverage

NCGS 87-14

The undersigned applicant for a building permit, being the

Contractor Owner Officer/Agent of contractor or owner

do hereby aver under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

has/have three (3) or more employees and have obtained workers' compensation insurance to cover them, or

has/have one (1) or more subcontractor(s) and have obtained workers' compensation insurance to cover them, or

has/have one (1) or more subcontractor(s) who has/have their own policy of workers' compensation insurance covering themselves, or

has/have not more than two (2) employees and no subcontractors

while working on the project for which this permit is sought. It is understood that the Inspection Department issuing the permit may require certificates of coverage of workers' compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

Name and Title of Applicant: _____

Firm Name, if applicable: _____

Signature of Applicant

Date

STAFF REPORT

Prepared by Nathan Page, Planning Director

Location
21 SW Court Square
Graham, NC 27253
GPIN: 8884144272/8884144194

Moser Building, COA 2101, Chuck Talley and Paul Crotts

Type of Request: Certificate of Appropriateness

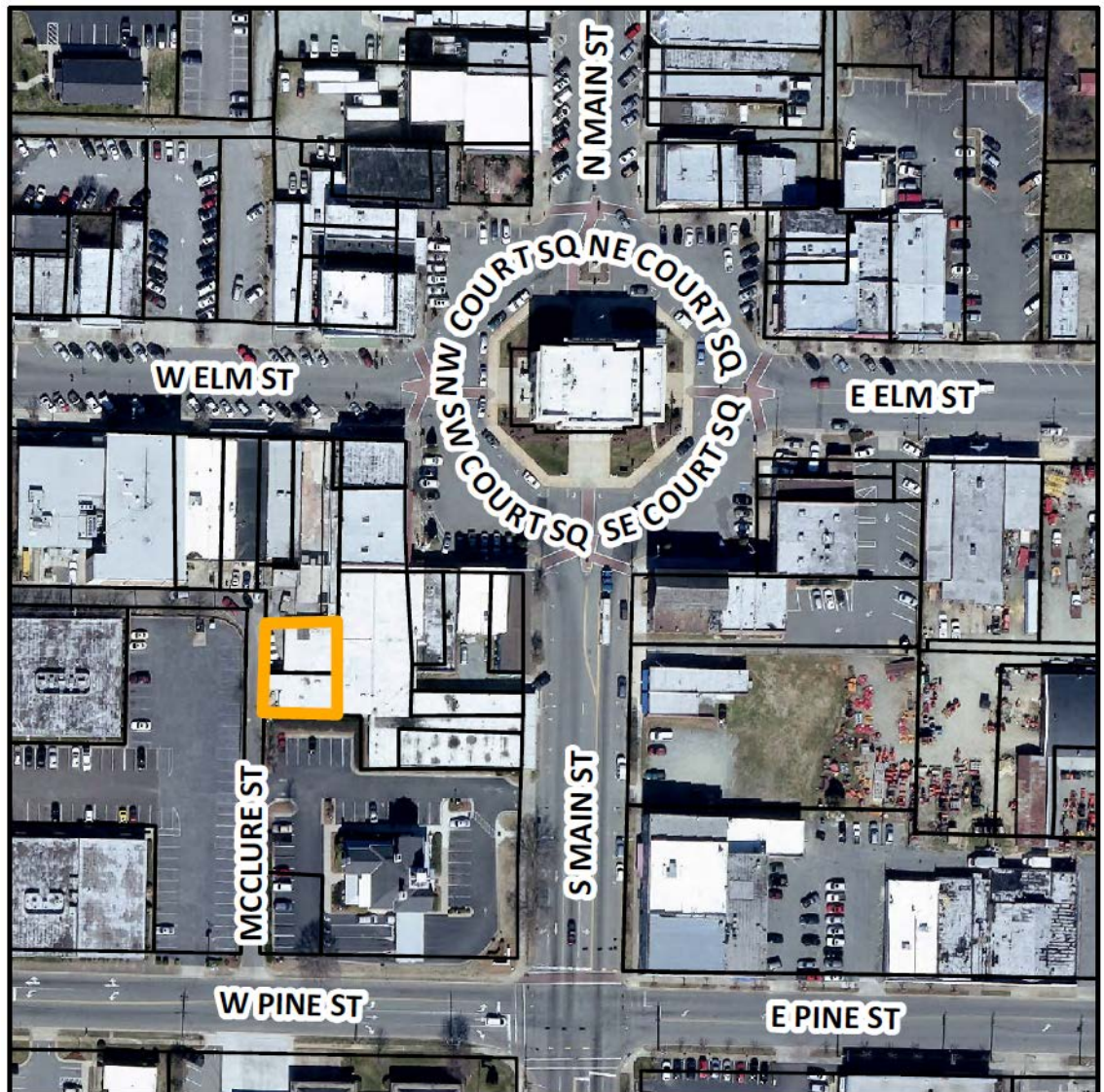
Meeting Dates

Historic Resources Commission
February 2, 2021

Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 21 SW Court Square, Graham, NC 27253:

- 1. Demolish Structure
- 2. Install Parking Lot



Historical Significance: Contributing, 1905. Two-story concrete building with stone façade and stepped side elevations. The east elevation, facing courthouse square, contains modern store fronts and metal awnings. A rough stone façade (similar to the fire station) with smooth stone pilasters around narrow paired one-over-one sash windows was added to the second story of this structure and to the building next to it which now read as one building. The structure, built by W. H. Holy and A. B. Nicholson, was the first concrete building in town.

Chuck Talley and Paul Crotts have applied to demolish the old shed to the rear of their structures and use it for parking space for the existing buildings.

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 2101 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 2101 for the property located at 21 SW Courtsquare. 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 2101 for 21 SW Courtsquare 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 2101 for 21 SW Courtsquare 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.