

Historic Resources Commission

Meeting Agenda

April 6, 2021 at 6:00pm

Meeting held via Zoom platform, details below.

1. Pledge of Allegiance and opening invocation
2. Approve minutes of the March 2, 2021 meeting
3. COA2102: Brantley Building Steps and Patio Heaters. Application by Chuck Talley for 1 SE Court Square.
4. Training video and discussion follow up:
 - a. Does the HRC have a deadline to adopt an updated inventory?
 - b. In reference to 160D-102, -947, is there a list readily available to the public of minor/major COA applications?
5. City Council Updates, Melody Wiggins
6. Additional items
7. Adjourn

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

You are invited to a Zoom webinar.

When: Apr 6, 2021 06:00 PM Eastern Time (US and Canada)

Topic: HRC Zoom Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82528521443?pwd=eENZ1pudz14cDYrZ1M3ViNScWt0Zz09>

Passcode: 990514

Or Telephone: +1 312 626 6799

Webinar ID: 825 2852 1443

Minutes of the March 2, 2021 Historic Resources Commission

The Zoom meeting was called to order by Chair Worthy at 6:05 PM.

The following members were present: Cary Worthy, Grace Baldwin, Karen Chin, Steven West, and Matthew Haley. Elaine Murrin and William Copeland were absent. Nathan Page, Planning Director, Jane Williams, Planning Intern, and Melody Wiggins, Council Liaison were also present.

A motion was made to approve the minutes from February 2, 2021 was made by Karen Chin, seconded by Grace Baldwin, all voted aye.

Melody Wiggins gave the Council update and praised the actions as professionalism of the HRC. Wiggins updated the HRC regarding the City's lease of the alley at 200 N Main Street, under a shared leasing structure where the City did not spend any funds.

Nathan introduced Jane Williams, the new Planner with the City of Graham.

Chair Worthy requested all members watch the State Historic Preservation Office's training on the new 160D updates, which can be found here:

https://www.youtube.com/watch?v=8bmgYq6j4YU&list=PL0D3Ny2CaPzmP4GfScj_X80_I3NYk0Nba&index=7&pbjreload=101 .

Once the HRC members have finished watching the video, their questions should be sent on to Nathan to compile and he will submit them to the full HRC next month.

A motion was made to adjourn at 6:20PM by Matthew Haley, seconded by Karen Chin. All aye.

Motion to adjourn at 6:20 by MH, seconded by KC.

Minutes respectfully submitted by Nathan Page.

STAFF REPORT

Prepared by Nathan Page, Planning Director

Location

21 SE Court Sq.
Graham, NC 27253
GPIN: 8884148269

Brantley Building, Chuck Talley (COA 2102)

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
April 6, 2021

Summary

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

- a) Install patio heaters to match those at The Verdict
- b) Construct architectural steps on North side of new construction for access to 2nd floor patio (roof top)

This application follows on the heels of COA2009, which was approved without the exterior staircase. Mr. Talley is applying for the aforementioned staircases to be reinstalled.

On March 19, 2020, the applicant submitted a new COA application which is before the HRC for consideration, but lacks specificity about some aspects of the proposed work. A site plan is required prior to any building, structure, or parking facility is constructed, installed, expanded, or extended which was not included in the application. While the applicant provided additional detailed information, there are still details on the site plan not mentioned in 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) Application for Site Plan Review and the following items from Site Plan Checklist:

- a) *Planimetric*
 - i) City limits and other jurisdiction lines
 - ii) Boundaries of the tract to be developed, distinctly and accurately represented and showing all distances
 - iii) Existing and proposed topography of the tract and beyond showing contour intervals of no greater than 5ft (2ft preferred) and labeling at least two contours per map
 - iv) Location, dimension, and type of any easements, existing or proposed
- b) *Landscaping*
 - i) 10'x70' site triangle at all street and driveway intersections
- c) *Utilities*
 - i) Utility layout showing connections to existing systems, line sizes, material of lines, manholes, force mains, clean-outs, rim elevations, invert elevations, direction of flow, etc. for sanitary sewer lines
 - ii) Utility layout showing connections to existing systems, meter sizes and location, backflow preventer location and type, material of lines, location of fire hydrants and fire department connection, blowoffs, valves, etc. for water distribution system
 - iii) Location of overhead utility lines, poles, and guy wires

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.

Special Significance

21 Court Square SE

Twentieth century; Contributing

Demolished building, however, there previously was a rectangular, brick building with L-shaped brick wall extending off northeast corner to form garage. Reworked modern store front on west elevation. The structure stands on the property listed as lot no. 5 in the original town plan.



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: 21 SE COURT SQ
Property Owner: COURT SQUARE

Project

General description of each modification or improvement:

To Install Infra Red Heaters in the exterior covered patio.
To install wrought iron steps leading to roof Top dining & seating.

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: CHUCK TALLEY
Property Owner Lessee Other
Mailing Address: PO BOX 872
City, State, Zip: GRAHAM, NC 27217
Phone #: 336-516-7036
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 of Applicant: [Signature] Date: 3/19/2021

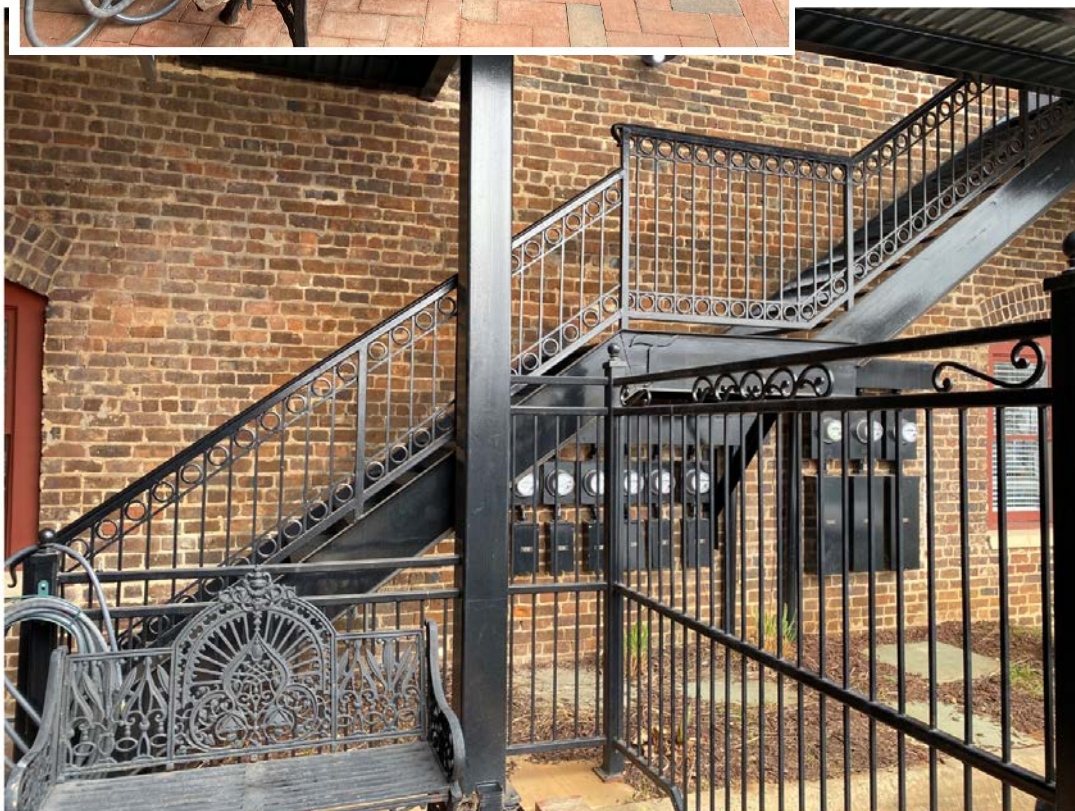
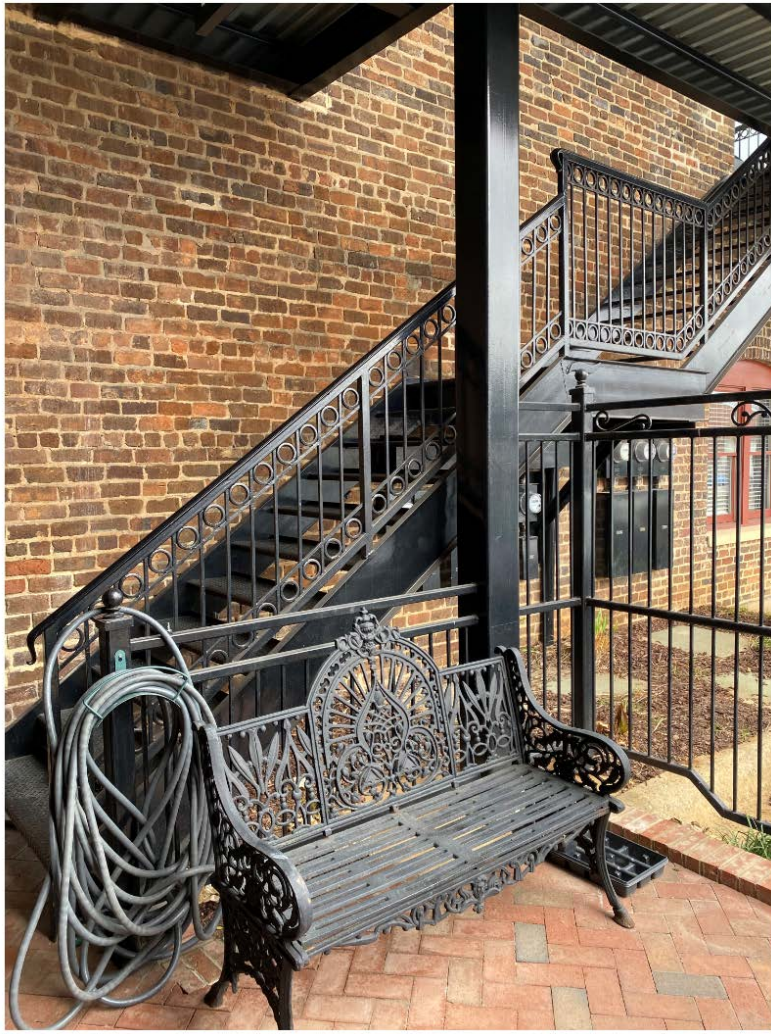
Signature of Owner, when applicable Date

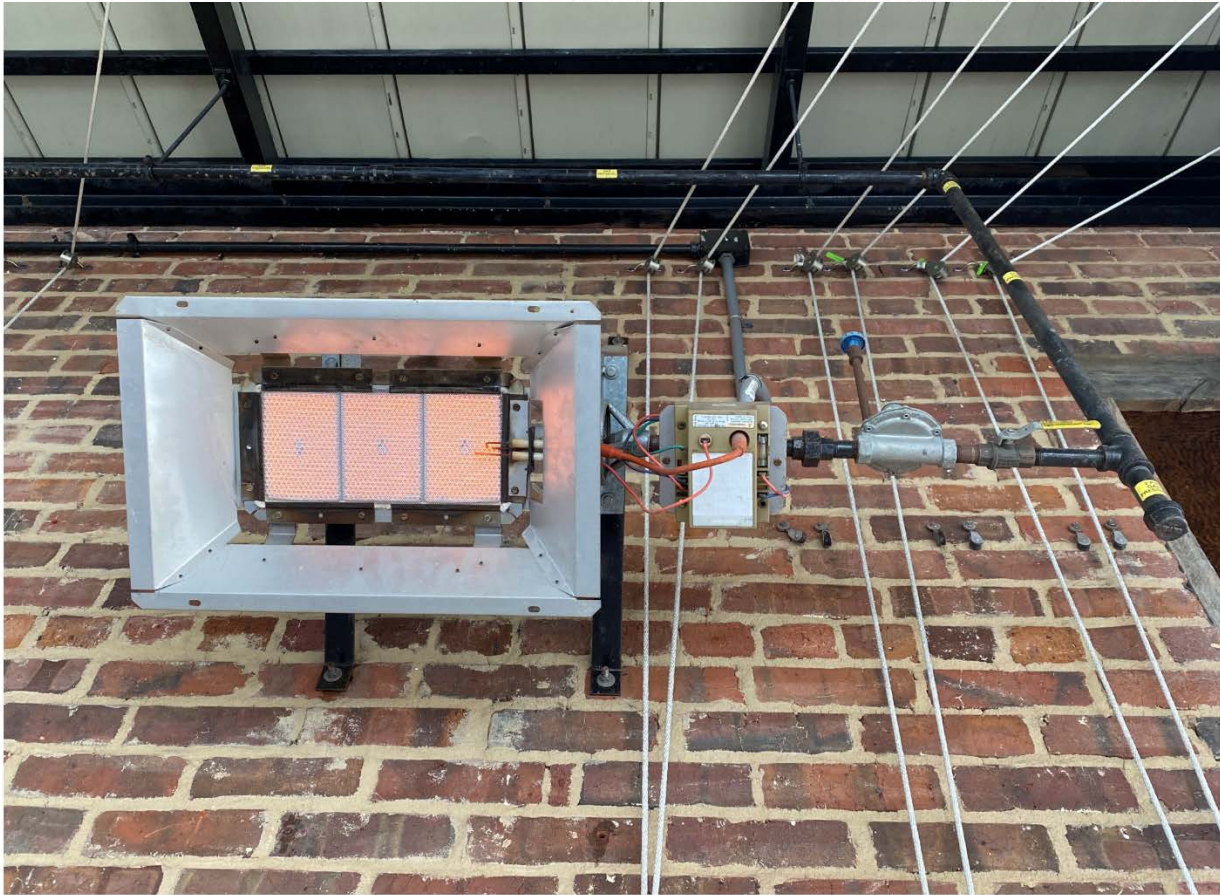
Representation at HRC Meeting

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: APPLICANT
Phone #: 336-516-7036
Email: chucktalley21@hotmail.com

Table with 2 columns: FOR OFFICE USE ONLY, Received by, Received date, Tax Map #, HRC date, Remarks





117' Above Rail
10' Hgt

17'

44'

RIGHT ELEVATION
SCALE 1/8" = 1'-0"

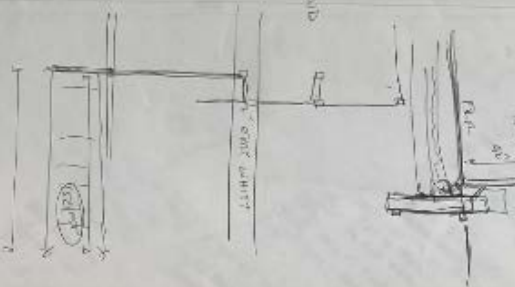
EXISTING WALL, DEMOL'D

TYPICAL BRICKWORK, APPROX. 1800' BUILT
IN 1880'S - PROJECTS & ARE OUTSIDE OF SCOPE

FRONT ELEVATION
SCALE 1/8" = 1'-0"

EXISTING BUILDING

NOTE - DIMENSIONS FOR COVERED WALKWAY ONLY



PRELIMINARY LAYOUT FOR

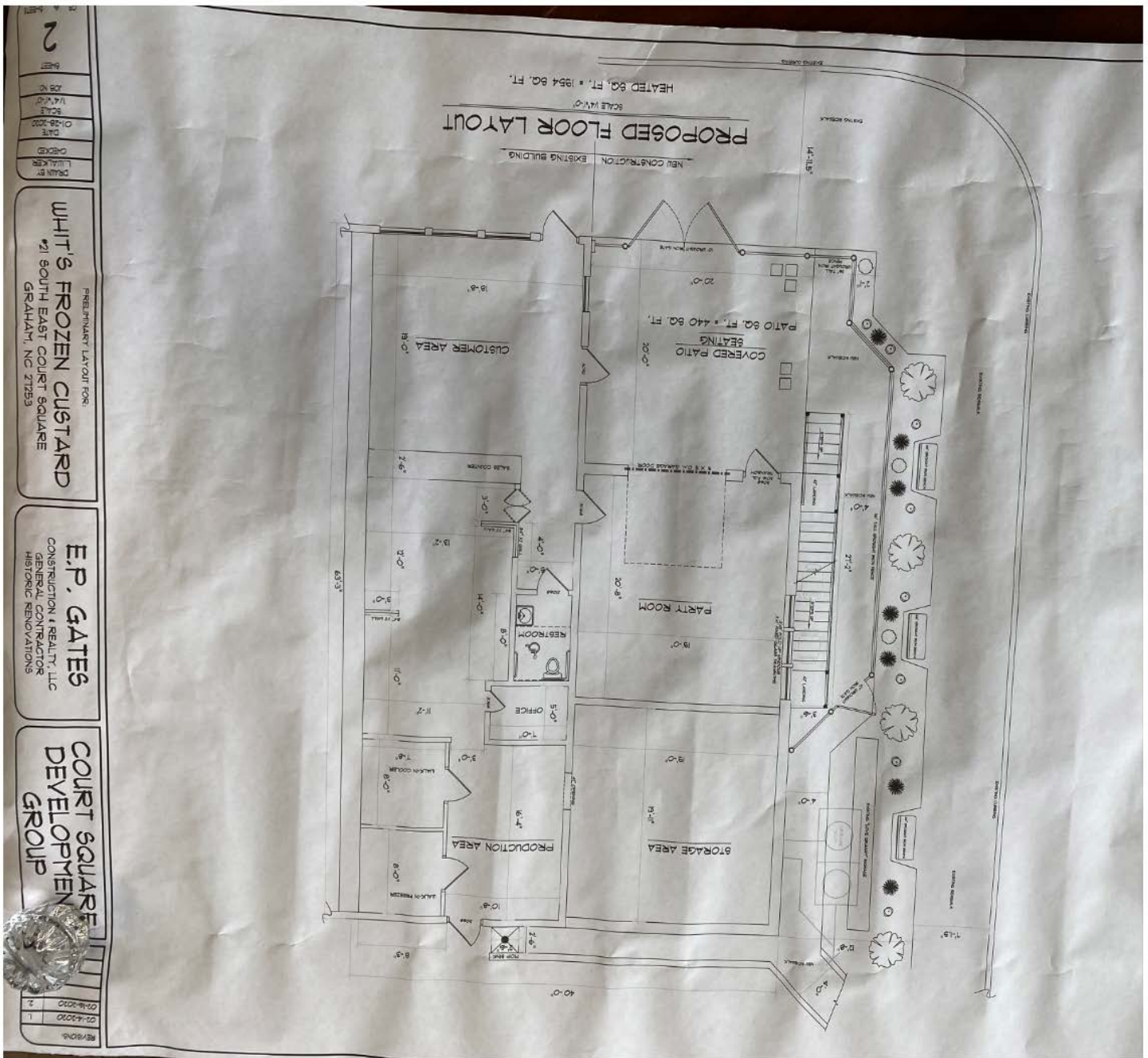
WHIT'S FROZEN CUSTARD
#21 SOUTH EAST COURT SQUARE

E.P. GATES
CONSTRUCTION & REALTY, LLC
GENERAL CONTRACTOR

**COURT SQUARE
DEVELOPMENT**

REVISION
DATE
BY
DESCRIPTION
DATE
BY
DESCRIPTION
DATE
BY
DESCRIPTION

DATE
BY
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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

1. Setback

This is the distance from the front wall of a building to the street. The use of continuous setback pattern ensures a strong and continuous streetscape and should establish a framework of order and coherence.

- D.1.1 Maintain the pattern and alignment of buildings established by the traditional setbacks from the street.
- D.1.2 No structure or part thereof shall extend nearer to or be required to be set back further from the front lot line than the average distance of the setbacks of the nearest principle buildings within 200 feet on each side of such and fronting on the same side of the street.

4. Lot Coverage

This is a measure of the density of developed land along each block front and for each lot.

- D.4.1 New construction should have a lot coverage similar to that of existing buildings in the district.

6. Landscaping

The key to a successful construction project is landscaping, especially where vegetation is well established. Heavy landscaping is essential if new buildings are to blend in with their surroundings.

- D.6.1 The site plan for new construction projects should identify existing trees, walls, walks, or other features that could be incorporated into the landscape design. Every effort should be made to save existing trees, shrubbery, and hedges.
- D.6.3 New trees should be planted along street fronts and parking areas.

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.

8. Height

New buildings should have a height similar to that of nearby buildings. Height consistency is an important factor that contributes to the character of an area. Most block faces in the district contain a mixture of one and two story structures.

- D.8.1 The height of a new building should relate to the prevailing height along a street.

9. Form

This is the historic style of buildings in the district.

- D.9.1 The form of a new building should relate to the form of a nearby or adjacent historic building along the street.
- D.9.2 The roof of a new building should relate to the roofs of neighboring buildings in type, pitch, and materials. Roofing materials should be compatible with those of existing structures.

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 2102 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 2102 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.1.1, D1.2, D.4.1, D.6.1, D.8.1, D.9.1, D.9.2, 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 2102 for 21 SE Court Sq. 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.