

Historic Resources Commission

Meeting Agenda

August 3, 2021 at 6:00pm
Council Chambers, Graham City Hall, 201 S Main Street

1. Pledge of Allegiance and opening invocation
2. Approve minutes of the July 6, 2021 meeting
3. COA 2103- Nick's Building Renovations, application by Chuck and Jennifer Talley of Court Square Development Group. 102 S Main Street, GPIN 8884148129.
4. City Council Updates, Melody Wiggins
5. Additional items
6. Adjourn

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

Minutes of the July 6th, 2021 Historic Resource Commission

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

The following Commissioners were present: Cary Worthy, Karen Chin, and Matthew Haley, Jerome Bias, Zipporah Clark Baldwin and Jeanette Beaudry. Absent was Bonnie Whitaker. Debbie Jolly Zoning & Inspection Technician, Nathan Page, Planning Director and Melody Wiggins City Council Liaison were also present.

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

Approval of the April 6th, 2021 meeting minutes. Karen Chin made a motion to approve and Matthew Haley seconded. All voted aye.

Welcome of the New Members- Jerome Bias, Zipporah Clark Baldwin, Bonnie Whitaker and Jeanette Beaudry. Each member gave an introduction about themselves.

Historic Inventory Update- Cox/McCain Consultants-Nathan introduced Emily Reed with Cox McCain. Emily went over the process of the Graham Architectural Survey and National Register Update. The background overview task and schedule will take place going forward. Documentation is out of date; additional buildings may contribute to the district. They will re-survey the Graham National Register of Historic Places(NRHP) Historic District. Access and prepare NRHP update. Reporting and coordinating with North Carolina State Historic Preservation Office. NRHP update and Public meeting would take place if update is needed. Commission had a few questions for Emily. Chairman Worthy thanked Emily for her presentation.

New Member Orientation and Q&A Nathan went into training with the commission.

City Council Updates – Council member, Melody Wiggins – City council approved the façade grants for this year. We are working on the Main Street Project if you would like to work on this project just let Mary Faucette know. Welcomed the new members.

Additional Items- Add Mary to next month meeting.

Meeting adjourned – 6:51 PM.

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: 102 S Main St Graham, NC 27253

Property Owner: Court Square Development Group

Project

General description of each modification or improvement:

Install 8ft covered wrought iron balcony along new building on Main St. side and along S wall and connecting to existing balcony located at elevator for handicap access, build new building where old Barber Shop was demo'd per plans attached. Install wrought iron fencing around outside patio area. Install grain bin which will be modified for seating and outside waitstaff service. Install fold up windows, lighting and roll up doors (to accomodate equipment which will need to be installed) Install new wrought iron stairs to be used as a secondary emergency access. Install balcony on 3rd floor of Nick's building for residential use. Install balcony and covering on N. side of W. J. Nicks building and install balcony and canopy on the W side of the W. J Nicks building. Install wrought railing for stairs on W side of W J Nicks building.

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:

TRC

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: PO Box 872

City, State, Zip: Graham, NC 27253

Phone # (336) 229-4225

Email: epgatesconstruction@triad.rr.com

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

I, the applicant, understand that this application cannot be processed unless and until it is complete, including all required exhibits, and it has been submitted at least 10 calendar days before the Commission meeting.

[Signature] 7/20/21
Signature of Applicant Date

[Signature] 7/20/21
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: Chuck Talley

Relationship to Applicant: Owner/Contractor

Phone # (336) 229-4225

Email: on file with planning dept

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^

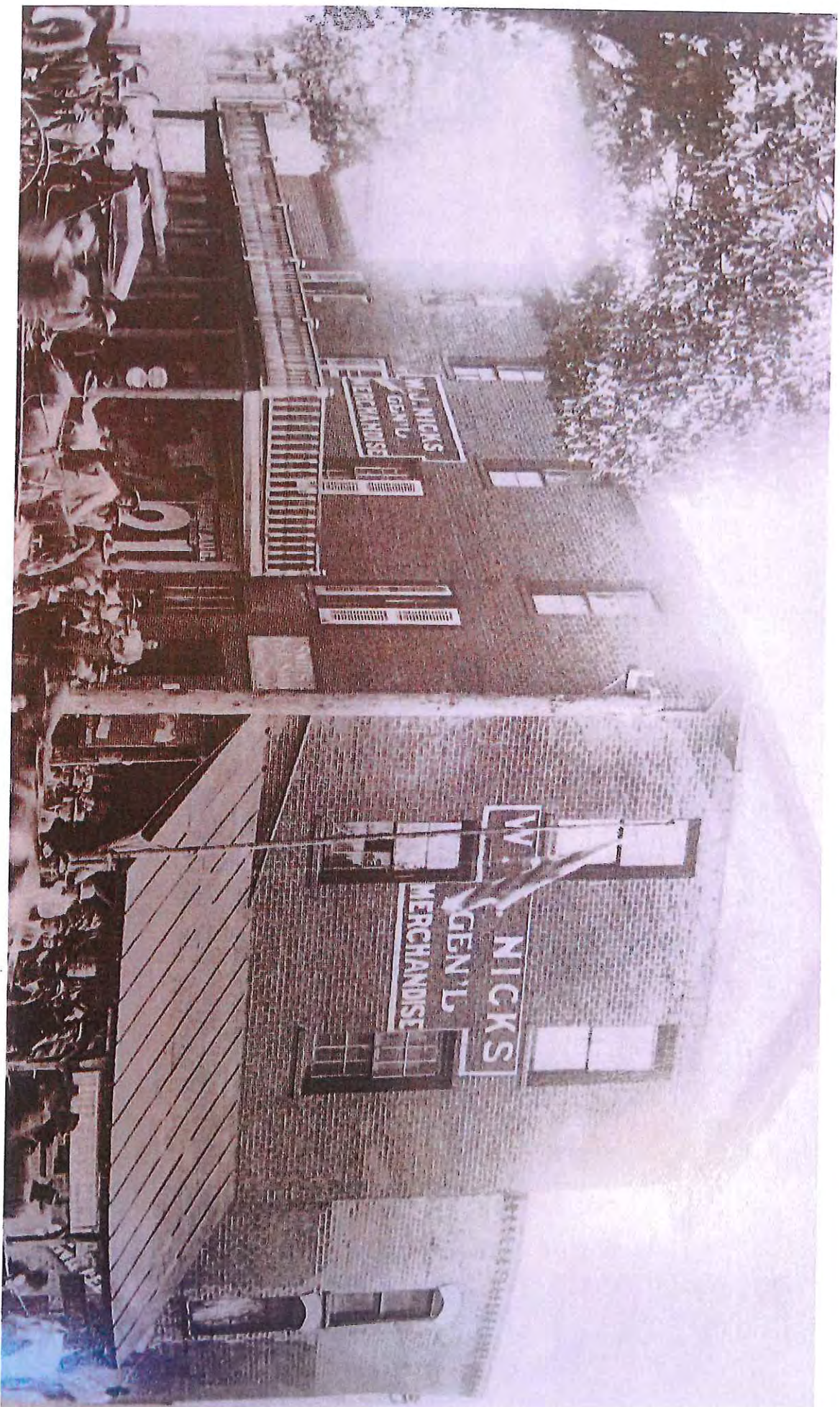
- ☐ 3. **Colored elevations**, drawn to scale, of all sides showing complete architectural details and including all exterior equipment and appurtenances located on the roof, in the walls and on the ground. All existing and proposed materials and finishes shall be identified, noted on the elevations, 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.

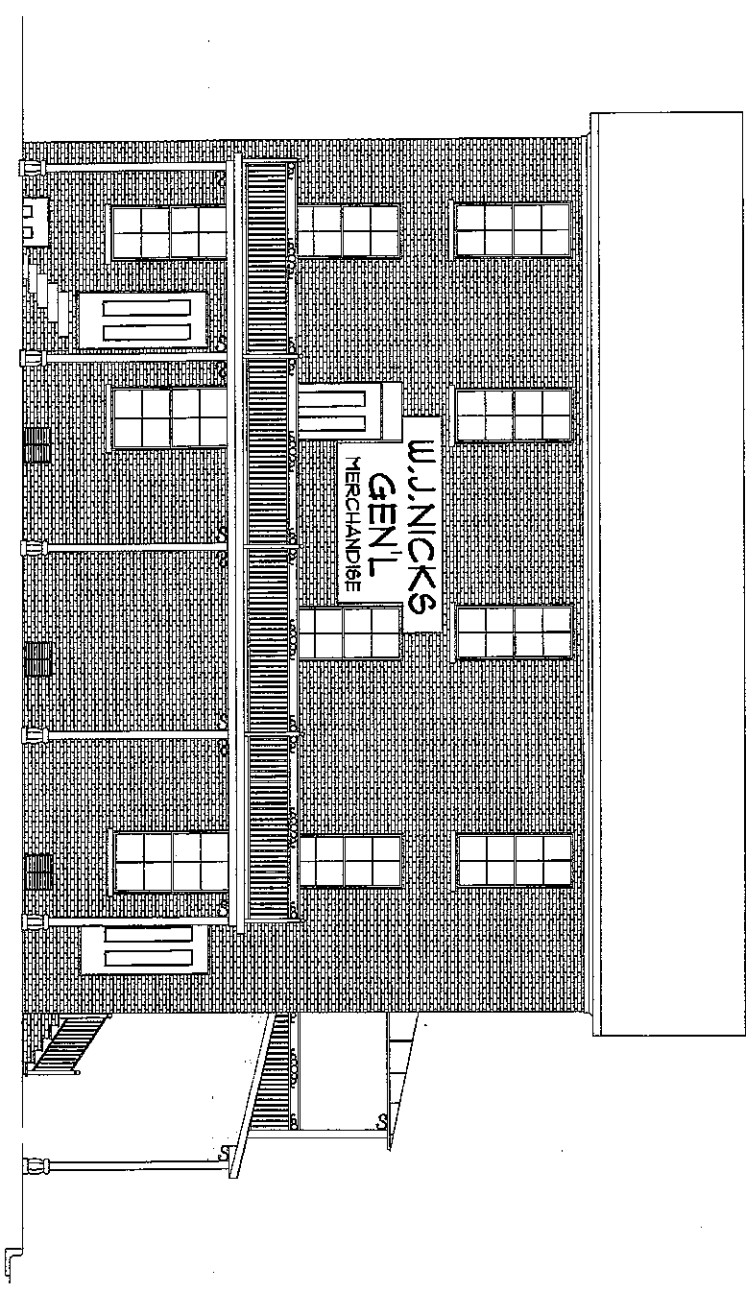
for New/Major^

- ☒ 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.





No landscaping plan required
as building will be built to
footprint of lot.



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED NEW LAYOUTS FOR:

W.J. NICK'S BUILDING
102 NORTH MAIN STREET
GRAHAM, NC 27253

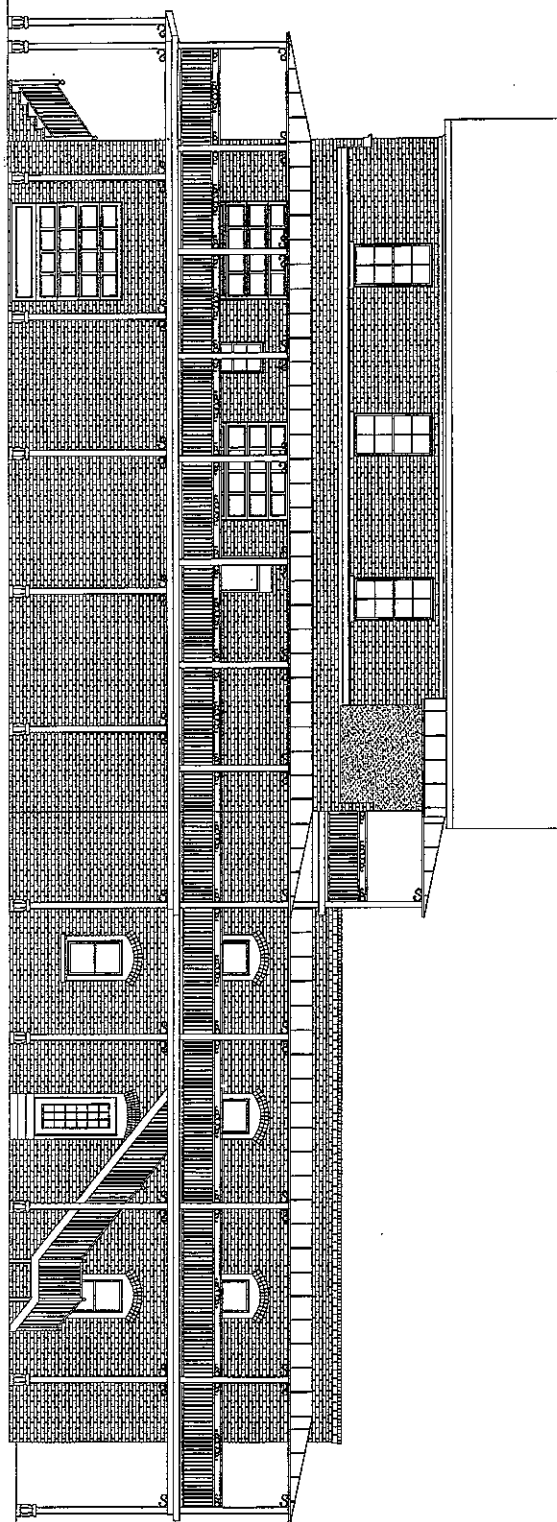
E.P. GATES
CONSTRUCTION & REALTY, LLC
GENERAL CONTRACTOR
HISTORIC RENOVATIONS

**COURT SQUARE
DEVELOPMENT
GROUP**

DESIGNED BY
L. WALKER
CREATED
DATE
08/15/2018
SCALE
1/4" = 1'-0"
SHEET NO.
28 NO.
SHEET
C-2
OF 32 SHEETS

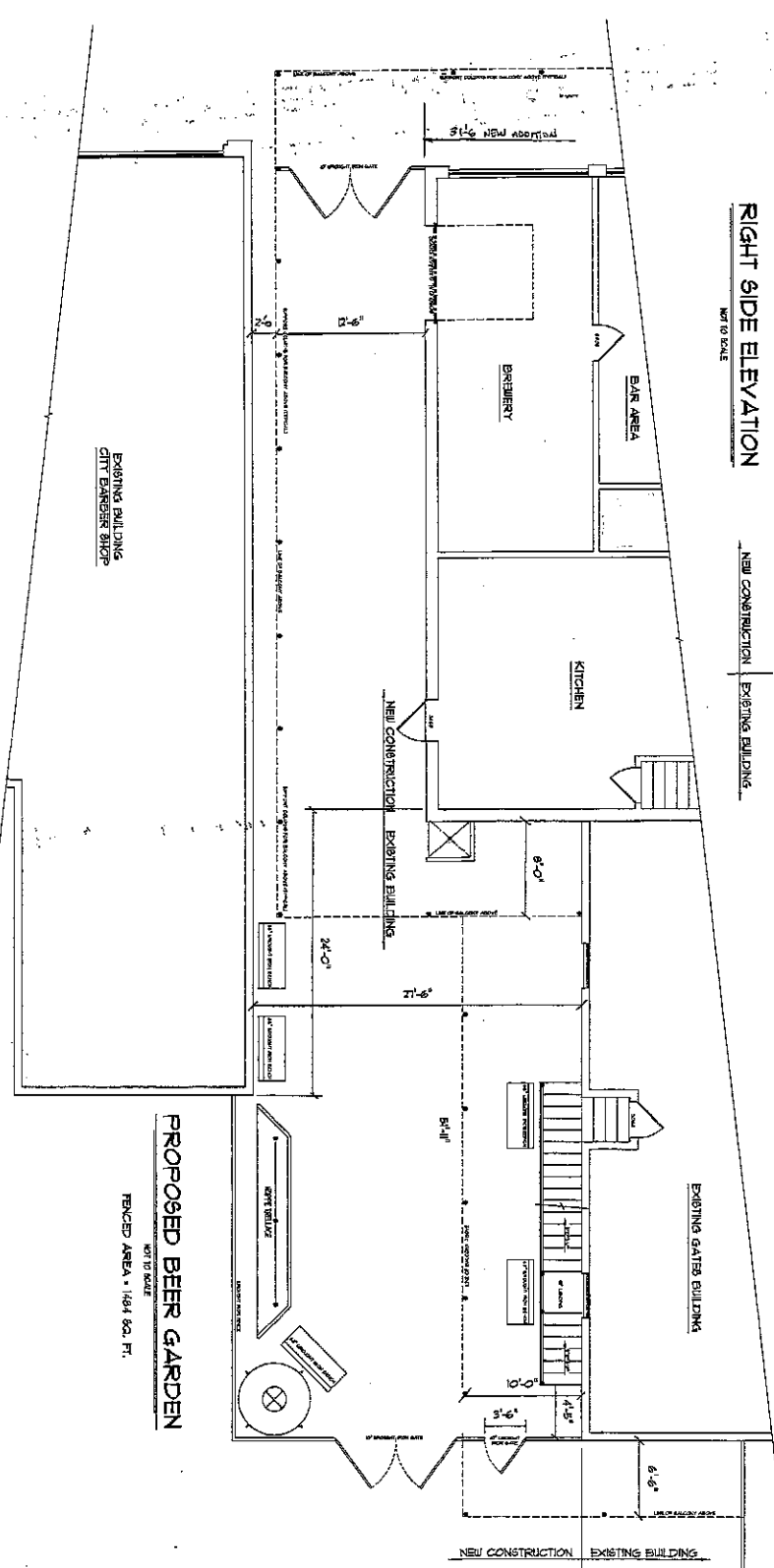
REVISIONS	
08-11-2018	L

Site Plan



RIGHT SIDE ELEVATION
NOT TO SCALE

NEW CONSTRUCTION EXISTING BUILDING



PROPOSED BEER GARDEN
NOT TO SCALE

FENCED AREA = 1694 SQ. FT.

PROPOSED NEW LAYOUTS FOR:
W.J. NICK'S BUILDING
102 NORTH MAIN STREET
GRAHAM, NC 27253

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

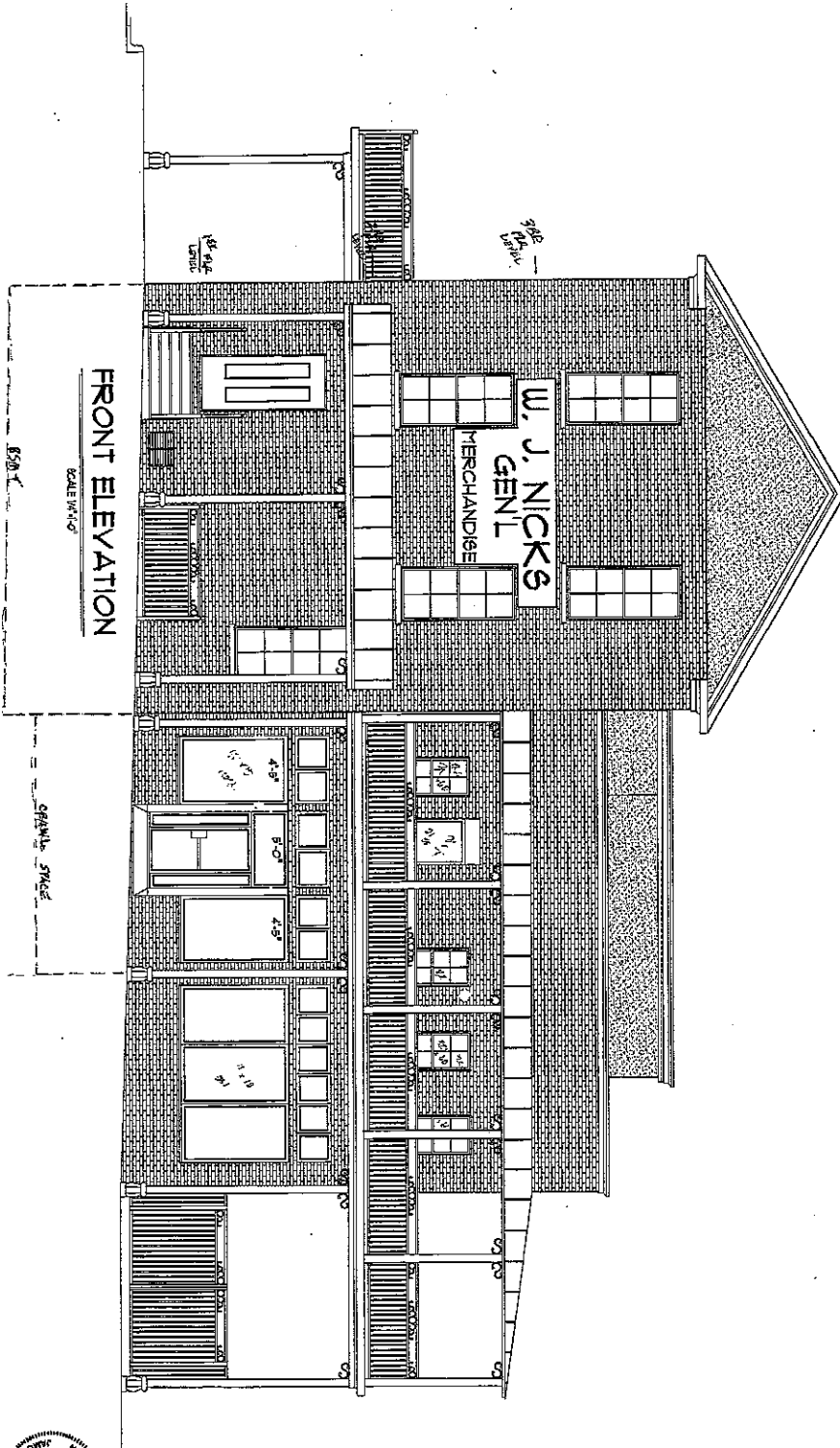
**COURT SQUARE
DEVELOPMENT
GROUP**

DATE: 08-18-2018
SCALE: 1/8" = 1'-0"
SHEET: 32 OF 32 SHEETS
C-3

REV: 0006	1
08-18-2018	1

DRAWINGS LEGEND

COVER/ELEVATIONS:
 SHEETS #C 1-3
 LIFE SAFETY PLANS:
 SHEETS #LS 1-4
 EQUIPMENT/FLOOR LAYOUTS:
 SHEETS #B 1-4
 STRUCTURAL LAYOUTS:
 SHEETS #S 1-3
 PLUMBING LAYOUTS:
 SHEETS #P 1-4
 MECHANICAL LAYOUTS:
 SHEETS #M 1-4
 ELECTRICAL LAYOUTS:
 SHEETS #E 1-4



FRONT ELEVATION

SCALE 1/4"=1'-0"

50'-0"

GRANT STREET



PROPOSED NEW LAYOUT'S FOR:

W.J. NICK'S BUILDING
 102 NORTH MAIN STREET
 GRAHAM, NC 27253

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

**COURT SQUARE
 DEVELOPMENT
 GROUP**

REV/NO. 1
 03-11-2018

DRAWN BY: C-1
 CHECKED: C-1
 DATE: 03-11-2018
 SCALE: 1/4"=1'-0"
 JOB NO. 10810
 SHEET 1 OF 32 SHEETS

[illegible]

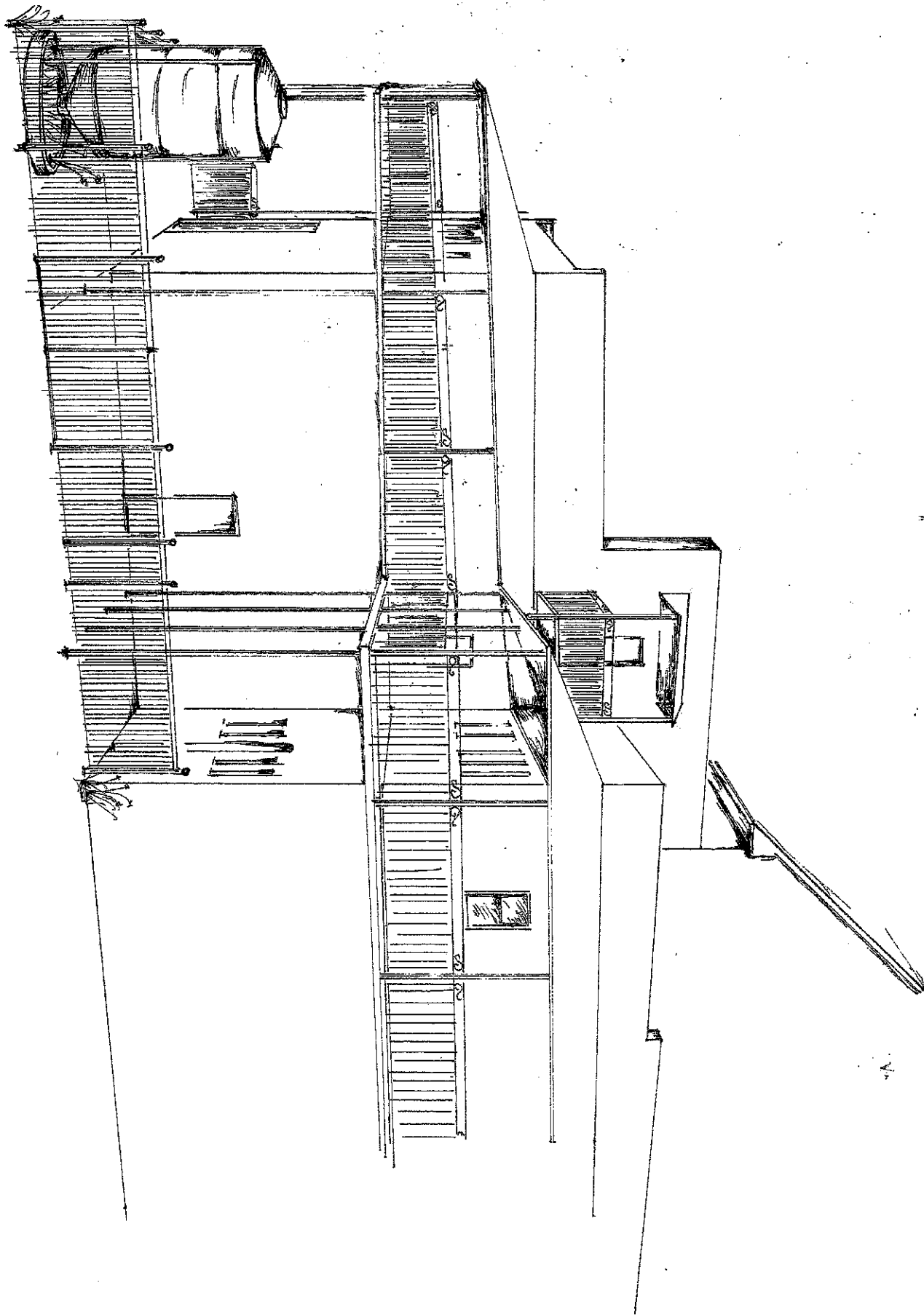
REV/ISSUE:	
04-03-2013	1.

COURT SQUARE
DEVELOPMENT
GROUP

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

PROPOSED NEW LAYOUT'S FOR:
W.J. NICK'S BUILDING
102 NORTH MAIN STREET
GRAHAM, NC 27253

DATE	04-02-2013
SCALE	1/4"=1'-0"
JOB NO.	
CHECKED	
DRAWN BY	L. WALKER
CR	441816





Sent from my iPhone

Brick
Style Old Jefferson

windows

Historic

Because our FOLDUP™ CH™ window looks exactly like a double hung window when closed, it can often be used to help expand the use of landmark properties while satisfying the requirements of historic commissions. If you are considering the adaptive reuse of a historic property and would like to optimize the use of your windows, consider FOLDUP™.



Wayne Dalton
Model 452



Full View Aluminum Door

Roll-up doors are the most popular choice for historic properties. They are available in a variety of materials and colors to match the existing architecture. The roll-up door is a great choice for historic properties because it is a true roll-up door, not a simulated roll-up door. It is a true roll-up door, meaning it can be rolled up and down at will. It is a true roll-up door, meaning it can be rolled up and down at will. It is a true roll-up door, meaning it can be rolled up and down at will.

roll up doors

Key Product Features

- 100% Aluminum Construction
- 100% Roll-Up Door
- 100% Roll-Up Door

Door Construction



Optional Hardware Features



Standard Colors



Optional Colors



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



Roll-Up Door



windows

fold up windows



canopy metal black

3:35



Search Amazon



Whole Foods

In-Store Code

Alexa Lists

Prime



Select a location to see product availability



Brand: Steel Lighting Co.

★★★★★ 43

The Carson Modern Farmhouse Pendant Light | Steel Barn Light with Rigid Stem for Ceiling | Heavy Duty Steel Light | Made in America | Strong Industrial Lighting (Black)



light fixtures



Color: **Black**





Accent lighting
not visible from
street



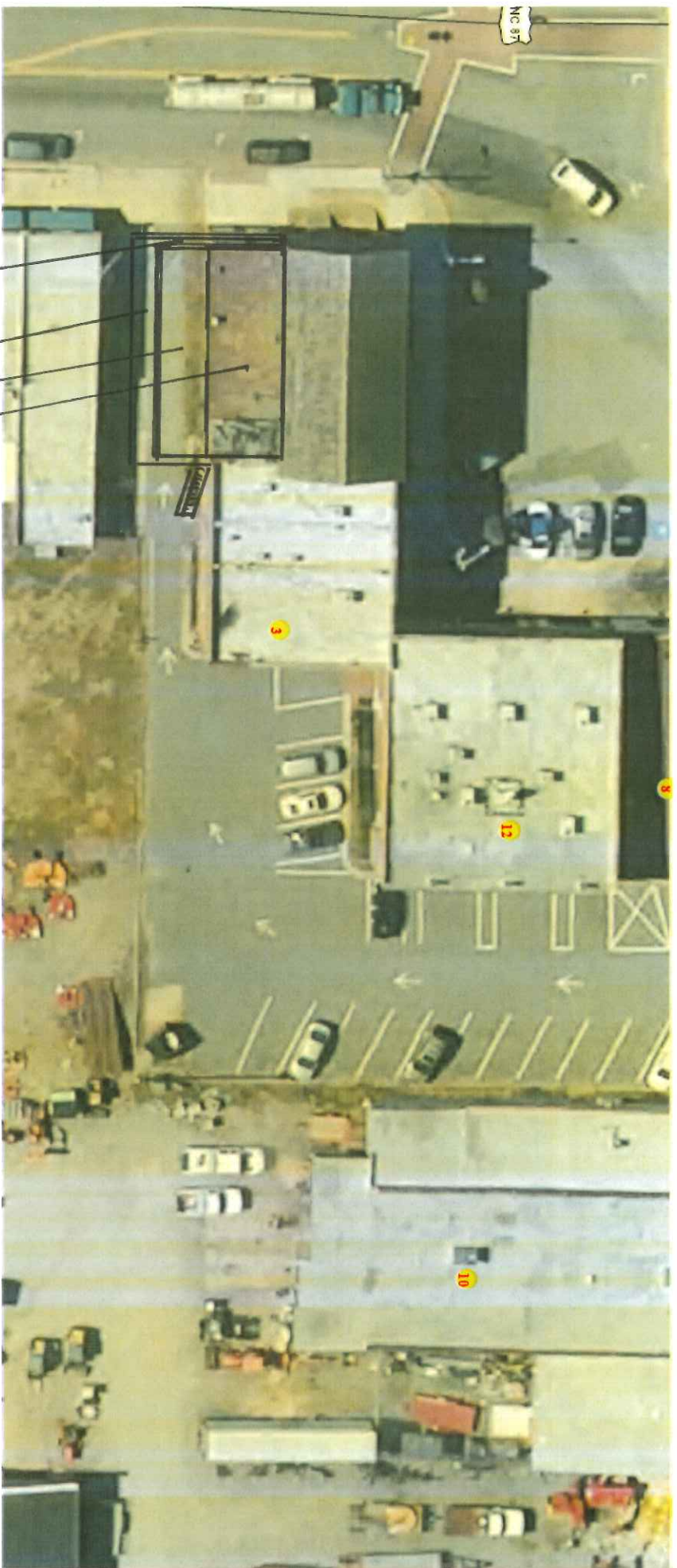
Here is the product information--
Windows www.fallupwindow.com www.warm-dillon.com - see attached model
Lighting (made by lighting contractor) - pictures attached
Roof for awning addition www.alternateroofing.com for general info aluminum cover

8" covered
balcony.

3 1/2" width
55 1/2" Depth

stairs from 2nd
floor to ground level.





Old Building Foot print.

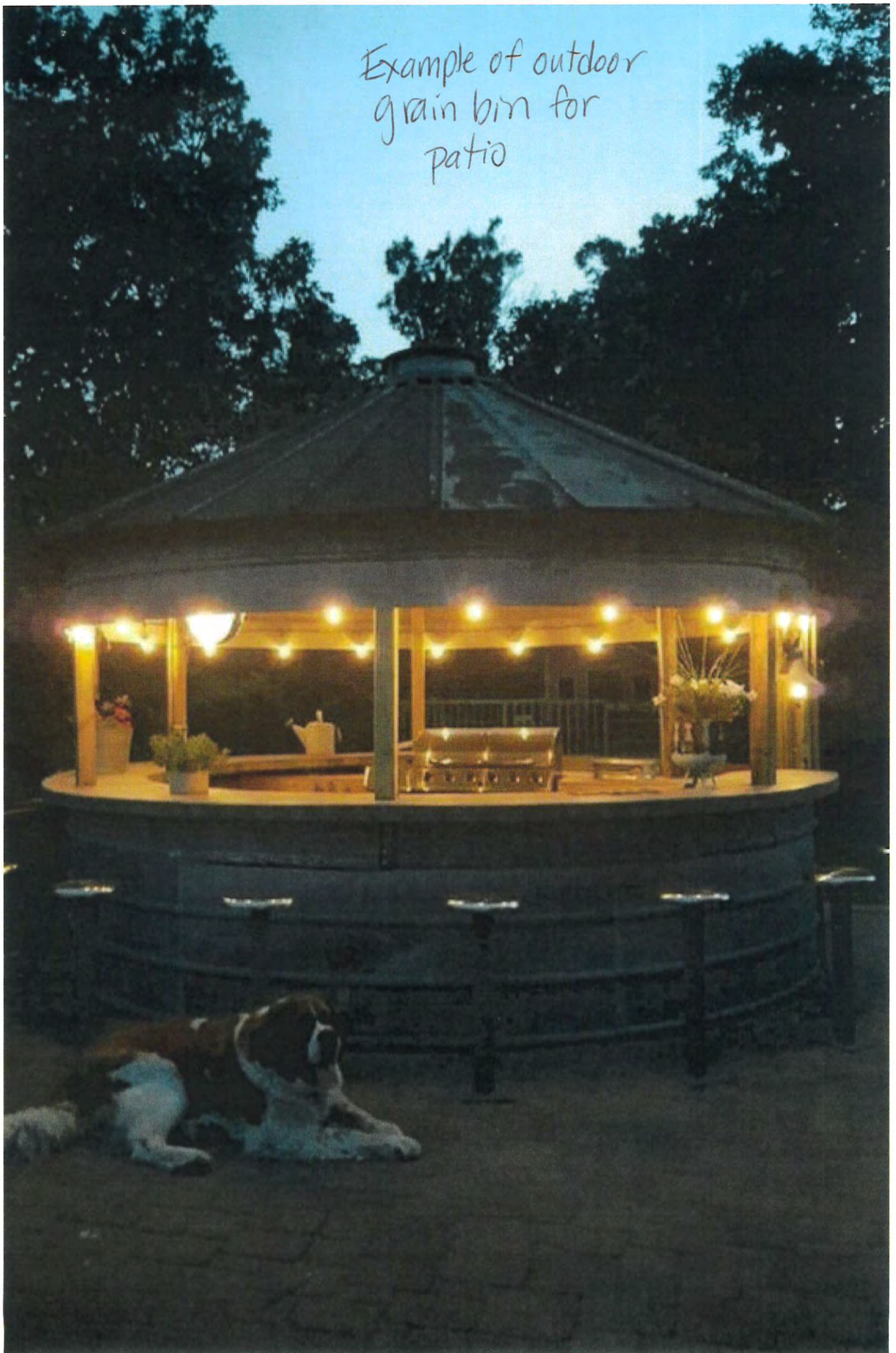
Proposed Building foot print. 31'6" x 55'3"

Proposed Terrace Patio.

Proposed 8" Terrace Patio along front over city sidewalk.



Example of outdoor
grain bin for
patio





STAFF REPORT

Prepared by Nathan Page, Planning Director

Location

102 S Main Street
Graham, NC 27253
GPIN: 8884148129

Nick's Building, Chuck Talley (COA 2103)

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
August 2, 2021

Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 102 S Main Street Graham, NC 27253:

- a) Install 8 foot covered wrought iron balcony along new building on Main St side and along South wall, connecting to existing balcony located at elevator for handicap access
- b) Build new building where barber show was demolished
- c) Install wring iron fencing around outside patio area
- d) Install grain bin which will be modified for seating and outside waitstaff service
- e) Install fold up windows, lighting, and roll up doors (to accommodate equipment which will be installed)
- f) Install new wrought iron stairs to be used as a secondary emergency access
- g) Install balcony on 3rd floor of Nick's building for residential use
- h) Install balcony and covering on N side of WJ Nicks building
- i) Install balcony and canopy on the West side of WJ Nicks building
- j) Install wrought railing for stairs on West side of Nicks building

For context, copies of COA 1702 and a copy of COA 2002 are provided below identifying the previously issued approval letter (COA 1702) from the HRC for this property. COA 2002 was withdrawn by Mr. Chuck Talley subsequent to the March 3, 2020 HRC Meeting. In addition, a copy of the letter sent to the applicant following the March 14th, 2017 HRC meeting listing the specific elements of the project which were granted by the COA is included below. Based on these records the applicant received approval for a COA to raise the roof to 20x20 area, construct a new 20x20 area, install patio to remaining parking area, install roof along north side over patio area, install 3' wrought iron around patio with two gates, and landscape the existing sidewalk.

As applicants frequently give feedback to the HRC during meetings, including regarding material choices and changes to their initial plans, it is difficulty 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

W. J. Nicks Store, 102 S Main Street

Ca. 1851; Pivotal

Two-story brick building, laid up in common bond, built for Hannah and McLean Trading Company ca. 1851. The oversized bricks were reportedly made by laborers who were enslaved. The building features two-panel doors with simple molded frames and a porch which carries across the entire front (west) elevation supported by cast iron columns with decorative capitals. Originally a three-story building, the top floor was destroyed by Hurricane Hazel in 1953. Sash is 6/6. When Hannah and McLean went out of business in 1875 the building was sold to James D. Bason for retail businesses. Then in 1892 the property was again sold to W. J. Nicks. Nicks expanded the building and lived on the second floor. Part of the retail space was utilized by Sing Lee for Graham's only Chinese laundry. The third

floor was rented out for various meetings, etc. Nicks died in 1952, but the business continued to be operated by his family until 1964.

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 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 2103 for the property located 102 S 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 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, D.1.2, 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 2103 for 102 S 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.