
Historic Resources Commission

Agenda | November 2, 2021 | 6:00 p.m.

Regular Meeting



1. Call to order, roll call, and confirmation of a quorum

- a. **Historic Resources Commission Charge:** The Historic Resources Commission is charged with promoting, enhancing, and preserving the character of the historic district as well as landmarks, including the Courthouse Square Historic District.

2. Pledge of Allegiance and moment of silence

3. Minutes review and approval

- a. **Regular meeting: October 5, 2021**

4. New Business

a. Certificate of Appropriateness Applications

- i. **COA2113** - Applicant Susana Goldman | Graham Public Library, is requesting to install a 24/7 holdiT self-service kiosk outside of the Graham Public Library located at 211 South Main Street.
- ii. **COA2114** – Applicant Maricle Metals, is requesting to install two full glass garage doors located at 101 East Harden Street.

5. Updates

- a. **Staff**
- b. **City Council**

6. Adjournment

Minutes of the October 5, 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, Jerome Bias, Zipporah Clark Baldwin, Jeanette Beaudry, Bonnie Whitaker and Matthew Haley. Debbie Jolly Zoning & Inspection Technician, Justin Snyder, Planning Director, Mary Faucette Downtown Coordinator, and Melody Wiggins City Council Liaison were also present. Cary Worthy welcomed Bonnie Whitaker to the commission.

Chair Worthy led the Pledge of Allegiance, and a moment of silence. Cary Worthy welcomed Bonnie Whitaker to the commission. Cary Worthy ask to remember Grace Baldwin who passed away this weekend and we have her family in our prayers.

Approval of the August 3, 2021 meeting minutes. Jerome Bias made a motion to approve and Karen Chin seconded. All voted aye.

Old Business

Election Vice Chair

Karen Chin nominated Jeanette Beaudry. Zipporah Clark Baldwin nominated Jerome Bias. Chairman Worthy collected votes it was Jeanette Beaudry 4-3.

New Business

a. Certificate of Appropriateness Applications

COA -2107 – Applicant Michael Holt, (reapplying), is requesting to raze the property located at 140 East Elm Street (Trollinger Hotel). Michael Holt, Mary Faucette and Justin Snyder were sworn in. Mary Presented the staff report. Prior approval was granted, but it paused 180 days before completion. (Former) Trollinger Hotel at 140 East Elm Street Ca. 1850; Contributing Single story stuccoed brick structure that was part of the hotel built by John Trollinger in 1850. The renovated interior retains a pressed metal ceiling and a few plain Greek Revival surrounds and doors. Originally the hotel extended to the courthouse from the northeast corner of Elm and Marshall. Historian Dr. Durward Stokes believes the hotel was three stories originally named the “Orange Hotel;” it was subsequently renamed the “Union Hotel” and later the “Brick Hotel.” The hotel served visitors during their stay in Graham, including North Carolina Governor Zebulon Vance during his campaign of 1876. The more modern Vestal Hotel was built in 1904. Since then, this structure has been reduced to its present size and converted to a private residence. Applicant is requesting to raze this property. Prior approval was granted. Mr. Holt 4525 NC Hwy 62 Burlington, NC, presented his project. He stated he purchased this property and it is really run down. He came before the board in January, since then his golden retriever dog passed away in February in March his wife had a stroke and Mr. Holt had open-heart surgery in April. He was unable to make the dead line. He had already reached out to DH Griffin to do the Demo for this building. We want this to be a parking lot. He stated he had an engineered letter stating it not safe. He thanked the

commission for their time. Ms. Clark Baldwin ask why is he coming back before the board. Mr. Holt stated the 6 months had run out. Jeanette Beaudry ask when was the last time someone lived there? Mr. Holt stated he didn't know. Mr. Worthy moved to close the public hearing, Zipporah Clark Baldwin made a motion to close the public hearing. Jeanette Beaudry seconded. All voted Aye. Jeanette stated she knows it was approved earlier this year but she hated to see this building be torn down. Justin Snyder stated we would need detailed interior and exterior photos to give to state preservation and sixty days to remove any historical items. Jerome Bias ask after the building is torn down what is being built, Justin stated a parking lot and if anything was built in the future it has to come before the board. Mr. Bias stated this is one of the only stuccoed building we have left and it ends our boundaries. Justin read the engineer statement to the commission. Jerome stated the letter didn't state it was falling down and that most building do not meet current code or handicap accessibility energy efficiency. Bonnie Whitaker agreed with Jerome and that it didn't state it is dangerous to enter the structure or not structurally sound just that it would cost too much to bring up to code. Kipporah Baldwin ask if it money involved to bring it up to code. She thinks it should be considered to keep the city safe and not have to worry about people breaking and sleeping in the building, parking is needed downtown and we should consider he application. Matt Haley agreed with the safety aspect. Karen Chin ask if there is a cost to the city to evict people that don't live there. Jeanette stated if the building is restored it would not be a problem with people breaking in it, it is a lot a money to restore this. Kipporah Baldwin ask if this building had been on the market. Cary stated not in our paperwork. Jerome ask if we could deny this for this reason. Justin stated it can be delayed not deny for 360 days. Jerome made a motion to delay the application for COA 2107 at 140 East Elm St as it does not meet the design guidelines F.1.1, F.1.2, F.1.3 and F.1.4 therefore, the proposed project is not compatible with the character of the district. Bonnie Whitaker seconded. Jerome amended to delay up to 365 days. The vote was 6-1 Zipporah Clark Baldwin voted Nay.

COA 2110- Applicant Griffin McClure, (new), is requesting to remove the existing metal siding on the second story, repair & refurbish the façade beneath the metal siding and add a projecting sign with backlighting located at 118 North Main Street (Green & McClure Furniture) Griffin McClure was sworn in at this time. Mary Faucette gave a staff report. The building façade has been heavily altered therefore no historical information is provided in the Historic Resources Handbook. Proposal: Applicant is requesting to remove the existing metal siding on the second story, repair & refurbish the façade beneath the metal siding and add a projecting sign with backlighting located at 118 North Main Street (Green & McClure Furniture). Application materials: Narrative requesting the approval for the removal of the metal siding, awning, repair and refurbish existing façade beneath metal siding and add a projecting sign with backlighting, and sign design. Mr. Griffin presented his project to the commission. The commission had several question for Mr. Griffin about the project. Jeanette Beaudry made a motion to close the public hearing for COA 2110. Karen Chin seconded. All voted aye. Jerome Bias moved that we find and fact that COA 2110 application property 118 North Main Street does meet the design standard outline for masonry doors and windows building exterior. Matt Haley seconded. All voted aye. Jerome Bias made a motion to approve COA 2110 property at 118 N. Main Street with condition to meet with staff about sign and lighting for sign, as a minor COA. Jeanette Beaudry Seconded. All voted Aye.

COA2111 – Applicant Griffin McClure, (new), is requesting to remove the existing sign and awning, repaint the brick and metal trim, and add a new sign with the option of a flat or projecting sign

for the location at 110 West Harden Street (Green & McClure Furniture). Mr. Griffin has already been sworn in. Mrs. Chin made a motion to open public hearing. Seconded by Bonnie Whitaker. Mary Faucette gave the staff report. 1946; Contributing Two-story, flat-roofed brick building with stone façade. Second story has seven-bay division and is faced with rough-cut stone blocks. Centered over the second floor is a tablet with the inscription “Erwin 1946”. The first story is faced with smooth-surfaced stone framing two recessed storefronts and an entrance to the second story at the east end of the façade. The storefronts have double doors with four pane transoms. A large, centrally placed granite column supports the two light transoms that project over the recessed storefront. Griffin stated this is the wrong address should be 108 W Harden Street. Justin found this and read the description for this property. Mr. Griffin presented his project to the commission. The commission had a few questions for the applicant. Chair Worthy closed the public hearing. He commission had a brief discussion between the board. Matt Haley I have thoroughly researched the application and all other documents related to COA 2111 and I am familiar with the property in question. I find that if produced fact and findings in accordance with the plans submitted, the proposed addition will be compatible with the character of the mid-nineteenth century Courthouse Square District for building exterior. Zipporah Clark Baldwin seconded. All voted Aye. Zipporah Clark Baldwin made a motion I have thoroughly researched the application and other documents for 2011 108 W Harden Street Green & McClure Furniture facts and found have been acceptable with the mid nineteenth century Courthouse Historic District, and the staff will work with them on the signage. Matt Haley seconded. All voted Aye. Cary Worthy called a ten-minute break. Chair Worth called the meeting back to order.

- b. 2021/2022 Façade Grant applications | scoring matrix | project proposal worksheet. Mary Faucette started the matrix scoring and giving an overview of each COA. They reviewed each applicate The commission discussed how much money was available to give out and how it can be awarded. We calculated each board members score to rank each project. Matt Haley made a motion to accept the amount for the Façade Grants. Karen Chin seconded. All voted Aye. Matt Haley ask about the money left, Mary said she could advertise if the commission wanted her too. Matt Haley made a motion that the staff advertise for the remaining funds. Seconded by Kipporah Clark Baldwin. All voted aye.
 - i. Curt McVey | Minor COA2108 - 205 North Main Street (Graham Travel) ii. Curt McVey | Minor. Project cost 2,201.60 awarded 1100.80
 - ii. Curt McVey | Minor COA2109 - 207 North Main Street (Richardson Nelson law office) Project cost 1812.78 awarded 906.39
 - iii. Griffin McClure | Major COA2110 - 118 North Main Street (Green & McClure Furniture) Project cost 29,500.00 awarded 5,000.00
 - iv. Griffin McClure | Major COA2111 - 108 West Harden Street (Green & McClure Furniture) Project cost 12,300.00 awarded 5,000.00
 - v. Paul Crotts | Minor COA2112 - 30 Southwest Court Square (Graham Furniture

Mart) Project cost 5637.20 awarded 2818.60

City Council Updates – Council member, Melody Wiggins – Thanked the commission for their hard work. Council woman Wiggins stated they had made an offer for the City manager position.

Additional Items- Mary Faucette stated she will be giving updated material. Mary ask if the commission wanted to dive into the meeting each month or proceed doing the pledge and moment of silence. The commission had a brief discussion, Cary polled the board and they wanted to leave the pledge of Allegiance. Justin has a lot of links I will share with you. Upcoming date the main street DAC Thursday October 21, 2021 at 6:00 at Graham Mills. Jerome ask about the update and Mary said we didn't have one right now. Justin is going to check on this. Jeanette ask for a newer copy of the notebook.

Bonnie Whitaker made a motion to adjourn. Jerome Bias seconded.

Meeting adjourned – 8:46 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: 211 S. Main Street
Property Owner: City of Graham

Project

General description of each modification or improvement:

Install a 24/7 Access Library Holds material pick-up unit outside of the Graham Public Library.

The project will include the installation of exterior power and Ethernet connection and a new concrete slab in the place of landscaping along the front right-hand side of the front entrance to the Graham Library. Landscaping and brick edging will be removed to create a slab from the exterior wall to the walkway. Slab measurements will be 90 inches wide, and up to 59.5 inches.

The pick-up unit is "HoldIT" from D-Tech International and will be power coating a medium blue color - sample graphic included.

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: Alamance County Public Libraries/Susana Goldman
 Property Owner Lessee Other _____
Mailing Address: 342 S. Spring St.
City, State, Zip: Burlington, NC 27215
Phone # (336) 513-4753
Email: sgoldman@alamancelibraries.org

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.

Susana Goldman Digitally signed by Susana Goldman Date: 2021.09.27 09:00:42 -04'00' 10/13/21

Signature of Applicant [Signature] Date 10/25/21
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: Susana Goldman
Relationship to Applicant: _____
Phone # (336) 513-4753
Email: sgoldman@alamancelibraries.org

FOR OFFICE USE ONLY	
Received by: <u>mpf</u>	Remarks: <u>COA 2113</u>
Received date: <u>10.14.21</u>	
Tax Map # <u>145789</u>	
HRC date: <u>NOV. 2, 21</u>	

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.

Graham Public Library Current Color Photographs—Existing North Elevation



Graham Public Library Current Color Photographs—North Elevation (Existing)



Location/Vicinity Map

North



Site Map—Graham Public Library



Lockers will be installed against the side of the building where the arrow is pointing.

Dimensions: 76 Inches Tall x 87 inches wide

Colored Elevations



Lockers will be installed against the side of the building where the arrow is pointing.

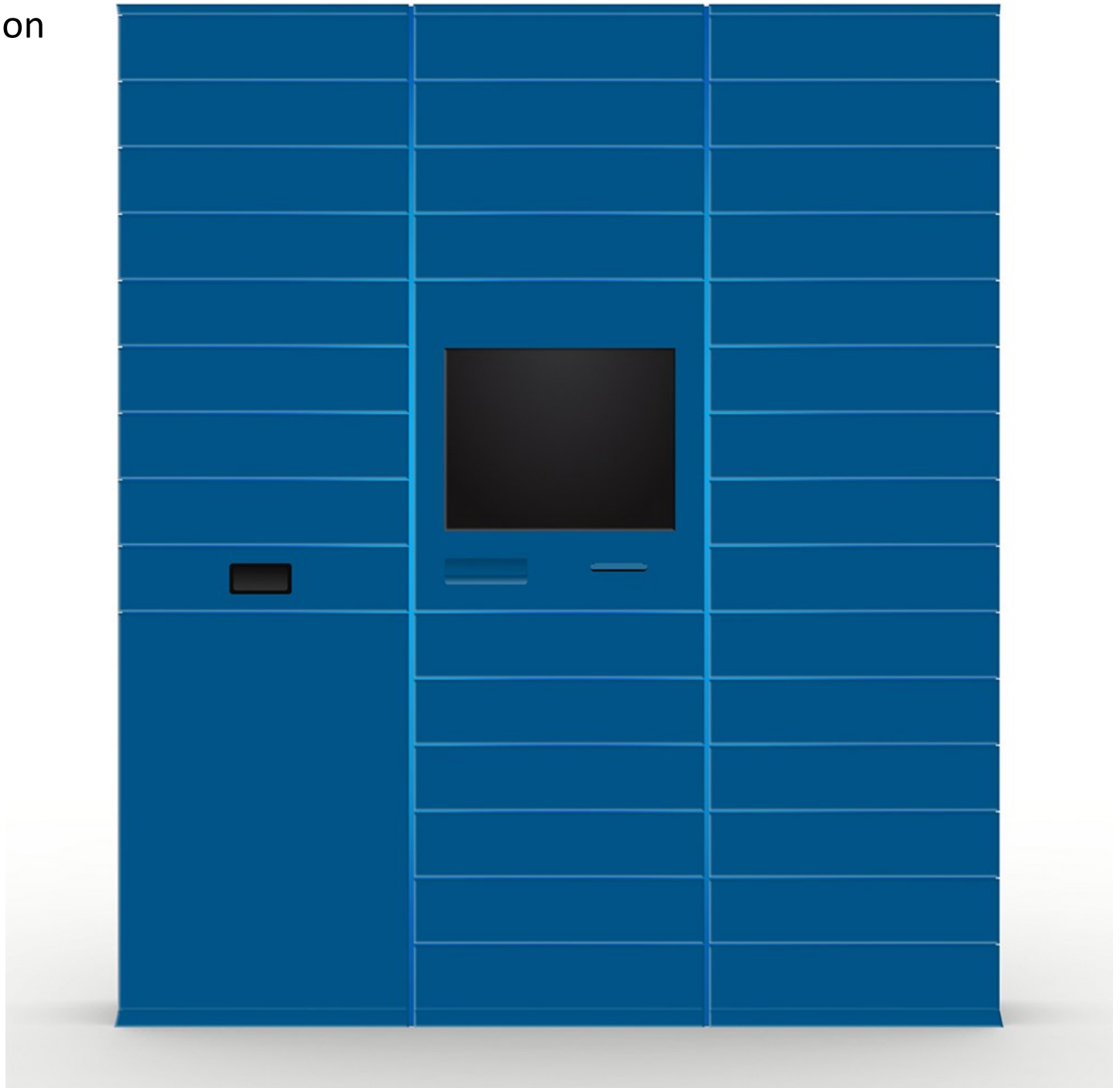
Dimensions:

76" Tall x 87" Wide

Secured to the side of the building, approximately 12' from the corner of the building and 13.5' from the Graham Library front door.

North Elevation—Proposed

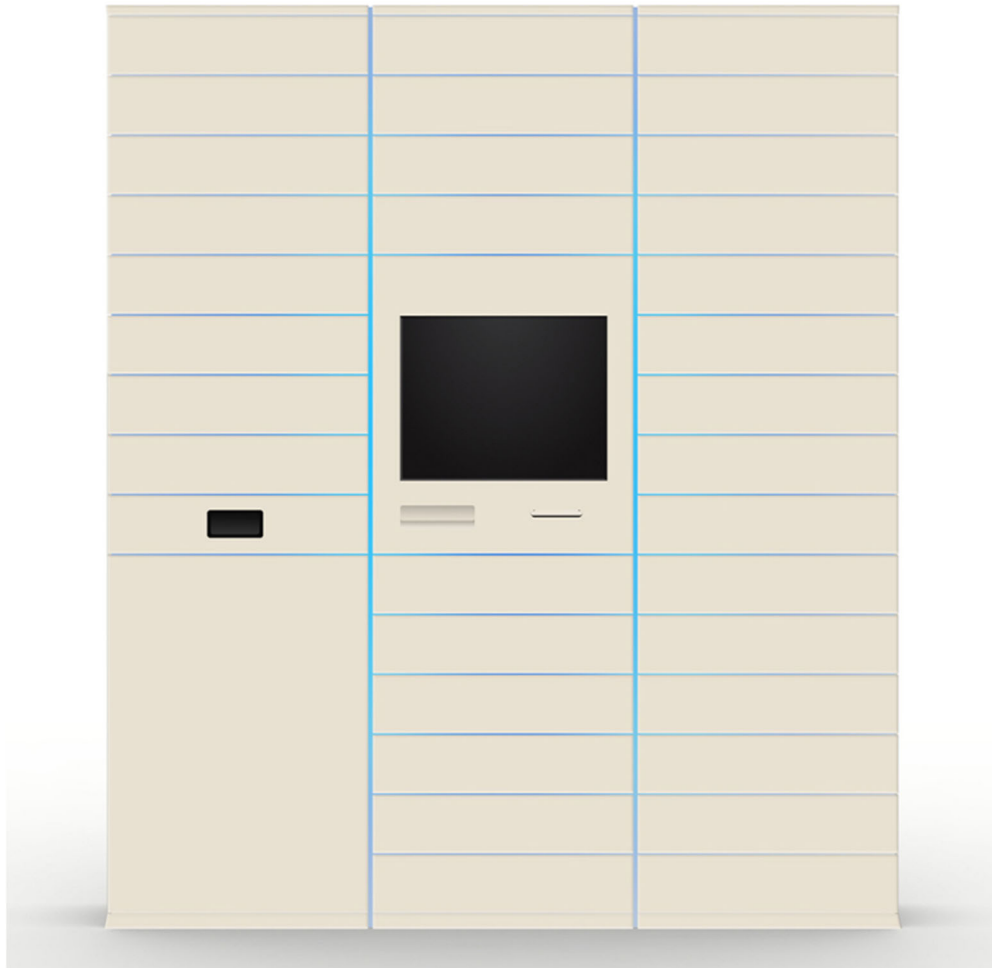
Color Sample Selection





CUSTOMER FOCUSED.
Customer first.

hold IT™



Self-Service Reservations Kiosk

The **holdIT** self-service reservations kiosk extends a library's normal working hours by providing patrons with a pick-up station to retrieve items they've put on hold. Units can be located indoors or outdoors and expanded to include over 200 lockers and an optional returns bin.

The system allows remote assignment and virtual locker load via D-Tech's loaning application. Items are scanned in the application, allocated a locker and recorded on a print receipt with barcode. The receipt lists the items and locker number.

Staff then scans the barcoded receipt at the **holdIT** unit. The unit will automatically unlock the correct locker, and personnel can place the corresponding items inside. Patrons later scan their library card and retrieve items from their assigned locker after following a few

simple instructions on the touchscreen interface.

holdIT is compatible with all integrated library systems using SIP2 and comes equipped with choice of barcode, Mifare, RFID or biometric card readers. If the system is used for issuing other types of items, the software works like a self-check system. The user selects the item they wish to borrow, and the system issues it and unlocks the door. If not used with a library's SIP2, D-Tech can supply the unit with its own database or connect to a third-party one.

holdIT is available in a wide variety of colors. All models are ADA compliant, meet required safety standards and are accessible for users of any age.

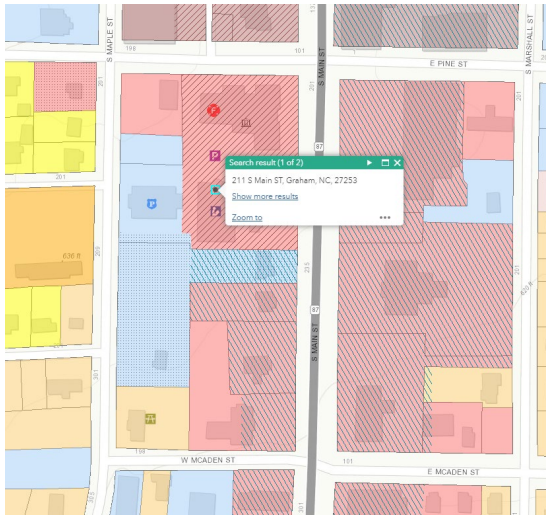
STAFF REPORT

Prepared by Mary Faucette, Downtown Development Coordinator



Certificate of Appropriateness Application

i. COA2113 – Applicant Susana Goldman | 211 South Main Street



Historic Inventory information:

1966; Government institutional

One-story, brick building.

Proposal: Applicant is requesting to install a 24/7 access library pick-up until outside of the Graham Public Library located at 211 South Main Street.

Application materials: Purchase of a holdiT self-service kiosk. Color – medium blue.

Application Design standards:

Public Right-of-Way

The overall character of the district is defined not only by the individual buildings and sites, but also by the public areas that connect them. These public areas include Sesquicentennial Park, streets, lights, signs, sidewalks, and planter strips between the sidewalks and the streets. Although the public right-of-way has changed over the years, much of its historic character remains. Proposed changes to the streetscape should respect this historic character. Beyond routine repairs and ongoing maintenance, new plantings, signage, benches, utility equipment, sidewalks, and other changes to the public right-of-way should all be reviewed to assess their compatibility in terms of materials, location, design, scale, and color.

A.1.4 Care should be taken to avoid disrupting historic curb and sidewalk materials. Connections with historic curb and sidewalk materials should be made as cleanly and compatibly as possible.

Landscaping and Trees

Mature trees, shrubs, and ground covers help define and enhance the character of the district.

A.2.1 The existing grade on the site should be maintained whenever possible.

A.2.2 Site grading should not adversely affect drainage or soil stability on adjoining properties

Walks, Steps, and Driveways

Paths of circulation for pedestrians and automobiles also help define the character of the district. They should be maintained whenever possible, preserving the historic character of the district. Main Street uniquely circles around the Court House in the center. This is the heart of Graham and should be maintained to preserve all of its features.

A.3.1 New and existing walks and steps should be compatible in pattern, design, and materials.

A.3.2 Front walks which lead directly from the public sidewalk to the front door should be maintained, except where originally oriented in another direction. Additional walks needed for access should be appropriate in placement, scale, and materials.

A.3.3 Features, materials, surfaces, and details that contribute to the overall historic character of walkways, driveways, and parking areas should be maintained, preserved and protected through appropriate methods.

A.3.4 The features, material surfaces, and details of walkways, driveways, and parking areas should be repaired through appropriate methods to the specific material when appropriate.

Masonry

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

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

Exterior Colors

The placement, rather than the number of colors, best accentuates architectural details. Colors are distributed into three categories: base, trim (major and minor) and accent. The base often matches the natural color of building materials, such as brick or stone. The major trim color is used to frame the façade, doors and windows, and is also the primary color of the cornice and major architectural elements. If a minor trim color is used, it is often a darker shade placed on doors and window sashes. An accent color is used in limited doses to highlight small details. The color scheme should be consistent throughout the façade's upper and lower portions. The

colors chosen should be harmonious, not only with the colors on the building, but also with the colors on neighboring buildings.

Historical color schemes are appropriate for the style and character of the district. Colors may be chosen based on paint chip analysis of a building's original color or based on colors used on other buildings of the period. Color guides of documented historical hues from selected paint manufacturers are an aid in historical color selection. Old photos of the building or a similar one can establish light versus dark color placement.

An appropriate exterior color combination can alter the entire appearance of a building. Structures that have been perceived as mediocre can become points of interest because of good color combinations and paint jobs.

B.12.1 The placement of color should be appropriate to the architectural style of the structure.

B.12.2 The placement of color should provide contrast between different materials appropriate to the style of the structure, such as shingles and siding, and architectural elements, such as trim and soffits

B.12.7 Reinforce and enhance architectural materials and features of a building and site through the appropriate selection and placement of color.

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

Motion Language

FINDING OF FACT

“I move that the Commission find as a fact that the proposed project for The Graham Public Library, COA2113, if constructed according to the plans reviewed at this meeting, **is (or is not)** congruous with the special character of the historic district, because the installation of a HoldiT self-service kiosk request **is (or is not)** consistent with the special character of the neighboring properties as a whole and **is (or is not)** consistent with Design Standards

[list the specific standards that apply from the Handbook].”

Proposed Design Standards:

Landscaping and Trees

Mature trees, shrubs, and ground covers help define and enhance the character of the district.

A.2.1 The existing grade on the site should be maintained whenever possible.

A.2.2 Site grading should not adversely affect drainage or soil stability on adjoining properties

Walks, Steps, and Driveways

Paths of circulation for pedestrians and automobiles also help define the character of the district. They should be maintained whenever possible, preserving the historic character of the district. Main Street uniquely circles around the Court House in the center. This is the heart of Graham and should be maintained to preserve all of its features.

A.3.1 New and existing walks and steps should be compatible in pattern, design, and materials.

A.3.2 Front walks which lead directly from the public sidewalk to the front door should be maintained, except where originally oriented in another direction. Additional walks needed for access should be appropriate in placement, scale, and materials.

A.3.3 Features, materials, surfaces, and details that contribute to the overall historic character of walkways, driveways, and parking areas should be maintained, preserved and protected through appropriate methods.

A.3.4 The features, material surfaces, and details of walkways, driveways, and parking areas should be repaired through appropriate methods to the specific material when appropriate.

Masonry

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

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

Exterior Colors

The placement, rather than the number of colors, best accentuates architectural details. Colors are distributed into three categories: base, trim (major and minor) and accent. The base often matches the natural color of building materials, such as brick or stone. The major trim color is used to frame the façade, doors and windows, and is also the primary color of the cornice and major architectural elements. If a minor trim color is used, it is often a darker shade placed on doors and window sashes. An accent color is used in limited doses to highlight small details. The color scheme should be consistent throughout the façade's upper and lower portions. The colors chosen should be harmonious, not only with the colors on the building, but also with the colors on neighboring buildings.

Historical color schemes are appropriate for the style and character of the district. Colors may be chosen based on paint chip analysis of a building's original color or based on colors used on other buildings of the period. Color guides of documented historical hues from selected paint manufacturers are an aid in historical color selection. Old photos of the building or a similar one can establish light versus dark color placement.

An appropriate exterior color combination can alter the entire appearance of a building. Structures that have been perceived as mediocre can become points of interest because of good color combinations and paint jobs.

B.12.1 The placement of color should be appropriate to the architectural style of the structure.

B.12.2 The placement of color should provide contrast between different materials appropriate to the style of the structure, such as shingles and siding, and architectural elements, such as trim and soffits

B.12.7 Reinforce and enhance architectural materials and features of a building and site through the appropriate selection and placement of color.

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

MOTION TO APPROVE, APPROVE WITH CONDITIONS, OR DENY:

“I move that the commission [approve, approve with conditions, or deny] the application for COA2113 (if with conditions, state each condition here).



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: 101 E Harden St
Property Owner: Ct Sq Dev Group

Project

General description of each modification or improvement:

install 2 new full glass garage doors

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:
facade grant application

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: Maricle Metals
 Property Owner Lessee Other _____
Mailing Address: 101 E Harden St
City, State, Zip: Graham
Phone # (336) 269-2933
Email: mariclemetals@gmail.com

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

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

Cameron Maricle 9/21/21
Signature of Applicant Date

[Signature] 9/21/21
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: Cameron Maricle
Relationship to Applicant: same
Phone # (336) 269-2933
Email: mariclemetals@gmail.com

FOR OFFICE USE ONLY	
Received by: <u>C. West</u>	Remarks: <u>COA 2114</u>
Received date: <u>9.21.21</u>	
Tax Map # <u>145868</u>	
HRC date: <u>NOV. 2, 2021</u>	

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.



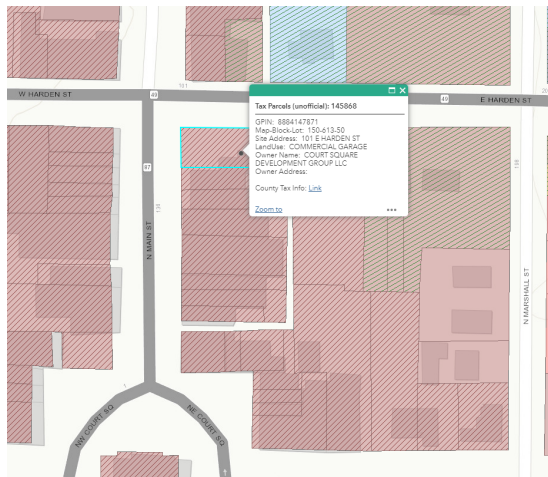
STAFF REPORT

Prepared by Mary Faucette, Downtown Development Coordinator



Certificate of Appropriateness Application

i. COA2114 – Applicant Maricle Metals | 101 East Harden Street



Historic Inventory information:

Twentieth century; Fill

Triangular shaped station with s-shaped “hypotenuse.” Sheathed with enameled tiles.

Proposal: Applicant is requesting to install two garage doors.

Application materials: More information has been requested (10/25/21) from the applicant in reference to the garage door materials, design, and color.

Application Design standards:

Architectural Components and Details

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

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

Windows and Doors (Fenestration)

Windows and doors contribute to the architectural style and character of buildings through their location, size, proportion, shape, and pattern of placement. Because of their strong link to and indication of the architecture and style of a building, original windows and doors should be maintained, repaired when necessary, and preserved as one of the defining elements of a historic structure.

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

B.8.2 Maintain original recessed entries where they exist.

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

B.8.8 If a window or door is completely missing, replace it with one that is based on accurate documentation of the original or is a new design compatible in scale, material, and detail with the historic character of the building and district.

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

B.8.10 It is not appropriate to create a false sense of historical development by making changes to windows or doors, such as adding conjectural features based upon insufficient historical, pictorial, or physical documentation.

Exterior Colors

The placement, rather than the number of colors, best accentuates architectural details. Colors are distributed into three categories: base, trim (major and minor) and accent. The base often matches the natural color of building materials, such as brick or stone. The major trim color is used to frame the façade, doors and windows, and is also the primary color of the cornice and major architectural elements. If a minor trim color is used, it is often a darker shade placed on doors and window sashes. An accent color is used in limited doses to highlight small details. The color scheme should be consistent throughout the façade’s upper and lower portions. The colors chosen should be harmonious, not only with the colors on the building, but also with the colors on neighboring buildings.

Historical color schemes are appropriate for the style and character of the district. Colors may be chosen based on paint chip analysis of a building’s original color or based on colors used on other buildings of the period. Color guides of documented historical hues from selected paint manufacturers are an aid in historical color selection. Old photos of the building or a similar one can establish light versus dark color placement.

An appropriate exterior color combination can alter the entire appearance of a building. Structures that have been perceived as mediocre can become points of interest because of good color combinations and paint jobs.

B.12.1 The placement of color should be appropriate to the architectural style of the structure.

B.12.2 The placement of color should provide contrast between different materials appropriate to the style of the structure, such as shingles and siding, and architectural elements, such as trim and soffits

B.12.4 Materials such as brick, stone, wood shingles, and certain metals, which have historically been unpainted, should not be painted.

B.12.5 Stained wood surfaces should not be painted.

B.12.7 Reinforce and enhance architectural materials and features of a building and site through the appropriate selection and placement of color.

Motion Language

FINDING OF FACT

“I move that the Commission find as a fact that the proposed project for Maricle Metals, COA2114, if constructed according to the plans reviewed at this meeting, is (or is not) congruous with the special character of the historic district, because the installation of the two garage doors requests is (or is not) consistent with the special character of the neighboring properties as a whole and is (or is not) consistent with Design Standards

[list the specific standards that apply from the Handbook].”

Proposed Design Standards:

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B.12.7 Reinforce and enhance architectural materials and features of a building and site through the appropriate selection and placement of color.

MOTION TO APPROVE, APPROVE WITH CONDITIONS, OR DENY:

“I move that the commission [approve, approve with conditions, or deny] the application for COA2114 (if with conditions, state each condition here).