#### **Historic Resources Commission**

Agenda | October 4, 2022 | 6 pm Regular Meeting



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

**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.

Pledge of Allegiance and moment of silence

Minutes review and approval

Regular meeting: September 6, 2022

#### **Old Business**

2022/2023 Façade Grant applications | scoring matrix | project proposal worksheet

Viviana Maltby | Minor COA - 112 W Elm Street

Page Stokes and Junior Snyder | Minor/Major COA2209 - 16 NE Court Square

Carson Talley | Major COA2210 - 22 SW Court Square

Cheryl Perry | Minor COA2211 - 130 N Main Street

Thomas Boney | Minor/Major COA2212 - 114 West Elm Street

Katherine Baird | Major COA2213 - 113 N Main Street

#### **New Business**

a. Certificate of Appropriateness = O Applications

COA2215 - Applicant Court Square Development, is requesting to install a new staircase at the property located at 111 N Main Street.

COA2216 – Applicant Court Square Development, is requesting installing a new canopy and patio at the property located at 113 N Main Street.

COA221 - Applicant Court Square Development, is requesting to make parking lot improvements at the property located at 101 E Harden Street.

#### **Updates**

Council Staff

#### Adjournment

#### Minutes of the September 6, 2022 Historic Resource Commission

The meeting was called to order by Jeanette Beaudry at 6:15 p.m.

The following Commissioners were present: Karen Chin, Zipporah Clark Baldwin, Jeanette Beaudry, Matthew Haley Absent were Jerome Bias, Lisa Kyle and Anthony Brooks.

Staff: Planner Cameron West, Debbie Jolly Zoning/Inspections Technician and Jenni Bost Zoning Enforcement Officer.

Jeanette Beaudry led the Pledge of Allegiance, and a moment of silence.

Approval of the June 7, 2022 minutes Karen Chin made a motion to approve as presented. Zipporah Clark Baldwin put forth the second. All voted Aye.

#### **Old Business**

#### a. Elect a Chair and Vice Chair

Karen Chin made a motion to nominate Zipporah Clark Baldwin for Chair. Seconded by Jeanette Beaudry. All voted Aye. Karen Chin made a motion to nominate Jeanette Beaudry for Vice Chair. Seconded by Matthew Haley. All voted Aye.

#### **New Business**

#### a. Certificate of Appropriateness Applications

- i. COA2209 Applicant Page Stokes and Junior Snyder, is requesting to installing signage at the property located at 16 NE Court Square. Cameron presented the staff report to the commission. Zipporah Clark Baldwin opened the public hearing. Page Stokes spoke about his new business. Chuck Talley, 808 Sideview St. spoke for approval on the sign. Jennifer Talley also spoke for approval of the sign. Matthew Haley made a motion close the public hearing and Jeanette Beaudry made the second motion. Karen Chin made a motion to Approve the application for COA2209 for the property located at 16 NE Court Square as submitted because it does meet the design standards outline in section CS 12 of the court house square historical manual. Matthew Haley made the second motion and all voted Aye.
- ii. COA2210 Applicant Carson Talley, is requesting installing signage at the property located at 22 SW Court Square. Chuck Talley spoke on behalf of Carson Talley, Chuck gave several details about the sign. Karen Chin said, I find that if produced in accordance with the plans submitted, the proposed addition will be compatible with the character of the mid-nineteenth century courthouse square Historic District. Karen Chin made a motion to Approve the application for COA2210 for the property located at 22 SW Court Square as submitted because it does meet the design standards outline in 22 of the handbook, CS 12. Matthew Haley made the second motion. All voted Aye.
- iii. COA2212 Applicant Thomas Boney, is requesting to install new mural on existing painted brick facade at the property located at 114 W Elm Street. Chair Clark-Baldwin opened the public hearing, Karen Chin made the second. All voted Aye. Cameron presented the staff report. Thomas Boney of 114 W Elm St presented the details of the project. Chair Clark-Baldwin ask for a motion to close the public hearing. Vice chair Jeanette

Beaudry made the first motion; Karen Chin made the second motion. All voted aye. Jeanette Beaudry said I have thoroughly researched the application and all other documents related to COA2212 and I am familiar with the property in question and I find that if produced in accordance with the plans submitted, the proposed addition will be Compatible with the character of the mid-nineteenth century Courthouse Square Historic District. Jeanette Beaudry made a motion to approve the application for COA2212 for the property located at 114 W Elm Street with the condition that the name of the business is removed from the mural, then the project will meet the standards set out in the Historic Resources Design Guidelines Standards and shall be permitted.

iv. COA2213 - Applicant Katherine Baird, is requesting installing signage at the property located at 113 N Main Street. Cameron presented the staff report. Jennifer Talley came forward to speak on behalf of the sign. Chuck Talley also came forward to speak on behalf of the sign. Chair Clark-Baldwin made the first motion: she has thoroughly researched the application and all other documents related to COA2213 and I am familiar with the property in question....and I find that if produced in accordance with the plans submitted, the proposed addition will be Compatible with the character of the midnineteenth century Courthouse Square Historic District. I make a motion to approve the application for COA2213 for the property located at 113 N Main Street as submitted because it does meet the design standards outline and they were met with the dimensions of the sign that has been submitted. It did meet the dimensions of the required criteria and I approve with no conditions. Matthew Haley made the second motion. And all voted Aye.

#### b. 2022/2023 Façade Grant applications | scoring matrix | project proposal worksheet

Cameron gave updates on the façade grants. After a brief discussion about the amount of funds that would be available for the façade grants. Vice chair Beaudry made a motion to table this item. Karen Chin made the second motion. All vote Aye. The commission asked Chair Clark-Baldwin to take this item to the next City Council Meeting and she agreed.

- i. Viviana Maltby | Minor COA 112 W Elm Street
- ii. Page Stokes and Junior Snyder | Minor/Major COA2209 16 NE Court Square
- iii. Carson Talley | Major COA2210 22 SW Court Square
- iv. Cheryl Perry | Minor COA2211 130 N Main Street
- v. Thomas Boney | Minor/Major COA2212 114 West Elm Street
- vi. Katherine Baird | Major COA2213 113 N Main Street

#### Staff updates:

b. City Council- Joey Parsons City Council liaison- No council updates

**8. Adjournment-** Karen Chin made a motion to adjourn. Matthew Haley seconded. All voted Aye. Meeting adjourned – 8:17 p.m.

Minutes respectfully submitted, Debbie Jolly & Jenni Bost



**Applicant Signature** 

### GRAHAM 2022-2023 Façade Grant - Application

Property Information	Applicant Information
Street Address: ) 2 WEIMST.	Name: Viviana Malthy
Tax Parcel ID#: 145821	Phone Number:
Owner's Name: Viviana Malthy	Email:
Use of Building: retail / business	Relationship to Property (check one):
Business Name (if applicable):	Property Owner Tenant/Business Owner
Based on the <u>Historic Inventory Map</u> the property is consider	red: Pivotal Contributing Fill Intrusive
Write a succinct description below and attach 1) an existing pathe proposed renovations, specifically identifying changes an attach a completed Certificate of Appropriateness (COA) Apprevaluate the proposal.  VECOVER EXISTING AWNING SAME	d paint color for each detail of the building. Please also lication which is sufficiently detailed for the Commission to
Checklist for a Complete Application	ttach at least two itemized cost estimates for proposed work.
I have read the City of Graham Façade Grant Program Ov	
I have met with the City Building Inspector. My project [d	
I have complied with the <u>HRC Design Guidelines</u> which ar rehabilitation. (Building is not over 30 years old)  I have completed a Certificate of Appropriateness (COA) to evaluate the proposal.	
The owner's written and signed permission is attached, if	applicant is not owner. (Not applicable 🔲)
An existing picture of the building and a drawing, sketch	and/or picture of the proposed renovation are attached.
At least two itemized project cost estimates are attached	l.
I understand that the City of Graham Façade Grant Program and the application must be approved by the Graham Historiproject. I understand that failure to comply with the approve understand it is the applicant's responsibility to meet deadling.	ic Resources Commission prior to commencement of any ed application may result in a forfeiture of all grant funds. I nes and request reimbursement on or before May 1, 2023.

Date

Put WI Mathby Viviana Mathon please





# P. Construction E. P. Gates Construction & Realty, LLC

20 NE Court Square Graham, NC 27253

### **Estimate**

Date	Estimate No.
8/17/2022	389

VIVIANA MALTBY 112 W ELM ST GRAHAM, NC 27253

		Pro	pject
Description	Qty	Rate	Total
REMOVE EXISTING AWNING, RECOVER AWNING AND RE-INSTALL NEW AWNING Sales Tax	1	2,850.00 6.75%	
		Total	\$3,042.38



# **Proposal**

Prepared by Don DelFavero don@dacawnings.com

919-309-4444

Friday, August 19, 2022

CLIENT:

ADDRESS: 114 W

114 West Elm St

Graham, NC

PHONE:

336.266.7056

EMAIL:

Installation

robesonbrittany@gmail.com

DAC Awnings, Inc is family-owned and operated since 1942 DAC Awnings, Inc is fully Insured and uses NO Subs

#### ARCHITECTURAL FABRIC AWNINGS

Materials and labor to fabricate a recover for one awning. All work by DAC Awnings.

#### Awning Dimensions- Existing Awnings

- Fabric- Sunbrella- TBD
- Frame- Welded Aluminum, Mill Finish
- Attachment- Standard Clip

PROJECT COST- \$3,042.79 including materials, labor and tax.

- Included & Warranted for 1 Year

#### **TERMS & CONDITIONS**

Buyer is responsible for obtaining any and all permits and/or licenses required for this installation, if necessary. Pricing is based on a standard 40 hour work week with no off hours or overtime included and work being completed in one continuous operation. Pricing is based on clear open unimpeded access to work area without other trades interfering. DAC Awnings is a Real Property Contractor and requires an Affidavit of Capital Improvement per new NC Tax Law.

DAC Awnings Manufacturing Headquarters 6709 Mt Herman Church Rd / Durham, NC 27705 Ph. 919.309.4444

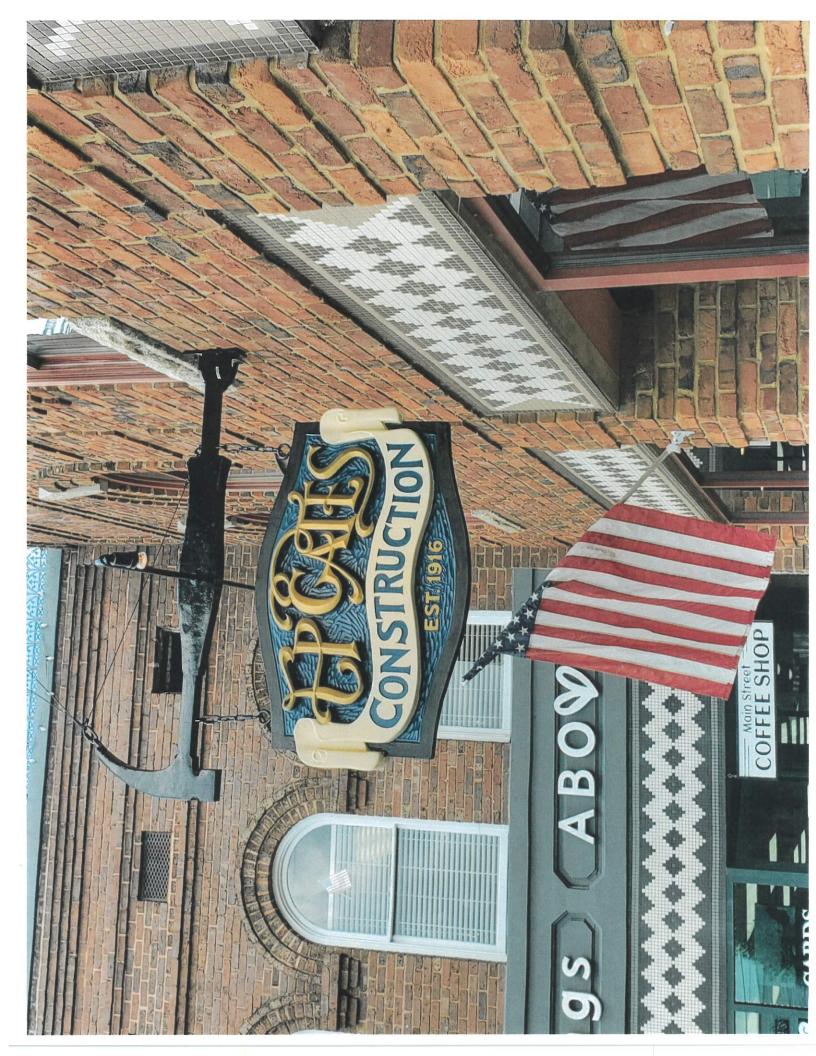


### GRAHAM 2022-2023 Façade Grant - Application

Phone Number: 336-693-8450
Phone Number: 336-693-8450
Email: Stokespage 1@gmail.com
Relationship to Property (check one):
Property Owner Tenant/Business Owner X
ered: Pivotal Contributing X Fill Intrusive
photo of the building and 2) a drawing, sketch or picture of nd paint color for each detail of the building. Please also plication which is sufficiently detailed for the Commission to
rus . 35 Attach at least two itemized cost estimates for proposed work. verview and fully understand the agreement.
does 🗌 / does not 🔀] require a building permit.
re based on the Secretary of the Interior's Standards for Application which is sufficiently detailed for the Commission
if applicant is not owner. (Not applicable 🔲)
and/or picture of the proposed renovation are attached.
d.
n must be used in the manner described in this application, ric Resources Commission prior to commencement of any yed application may result in a forfeiture of all grant funds. I ines and request reimbursement on or before May 1, 2023.

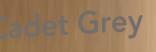
made like Ep Gates SrgM Sign to be carved meen

Franchise Logo which will be



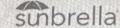






630 0000 / 46" (117cm) 030-0000 / 60" (152cm) 0030-0000 / 80" (203cm)

100% Sunbrella® Acrylic





UV / Fade Resistant



Easy Care



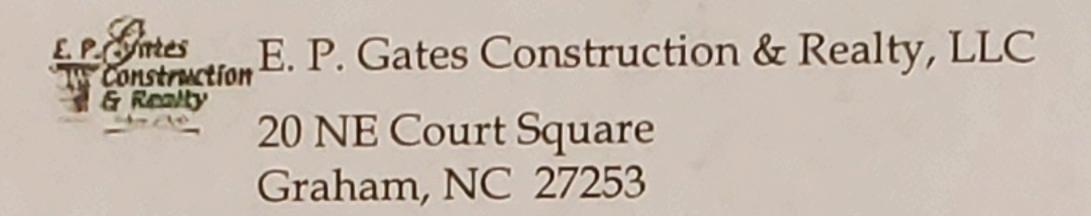
Bleach Cleanable



Sun Protection



The Skin Cancer Foundation recommends certain Sunbre fabrics in shading products part of a complete sun protregimen, including regular usunscreen, to aid in prevent sun-induced skin damage.



# Estimate

\$5,817.88

Total

Date	Estimate No.
8/17/2022	385

BURNEYS SWEETS AND MORE 16 NE COURT SQ GRAHAM, NC 27253

		Projec	t
Description	Qty	Rate	Total
INSTALL SIGNAGE - METAL IN FORM OF SPATULA CUSTOM CARVED DOUBLE SIDED 30X48X2" THICK SIGN CARVED WITH RECESSED BACKGROUND AND RAISED LETTERS AND BORDERS - JEFF WALTERS	1	500.00 4,950.00	500.00T 4,950.00T
Sales Tax		6.75%	367.88



#### Maricle Metals

https://www.mariclemetals.com/ mariclemetals@gmail.com 336-269-2933 101 E. Harden St Graham, NC 27253 United States

#### QUOTE

**Quote Number** 

0109

Burney's Sweets & More

Quote Date Total Aug 19, 2022 \$6,031.38 grahamcinema@triadbiz.rr.com

iotai

Item	Description	Unit Cost	Quantity	Line Total
	Custom Metal Business Sign: 30"x48"x2" projecting sign with a metal post	\$5,100.00	1	\$5,100.00
	Install	\$550.00	1	\$550.00
Terms Payment accepted debit/credit card or online payments to	via cash, Venmo, CashApp, or online via ACH (check) debit. Fees may apply for cover our costs.	Subto Alamance County Sa Tax 6.7	les	\$5,650.00 \$381.38
Cost of metal is inc current metal prices	reasing almost daily. Quotes are based on s. Good for 5 days.	То	tal	\$6,031.38



### Construction E. P. Gates Construction & Realty, LLC

20 NE Court Square Graham, NC 27253

### **Estimate**

Date	Estimate No.
8/5/2022	384

BURNEYS SWEETS AND MORE 16 NE COURT SQ GRAHAM, NC 27253

<b>Rate</b> 2,300.00 6.75%	<b>Total</b> 2,300.007
	2,300.00
	155.25
	otal



# **Proposal**

Prepared by Don DelFavero don@dacawnings.com

919-309-4444

Friday, August 19, 2022

**CLIENT:** 

ADDRESS: 16 NE Court Square

Graham, NC

PHONE:

Installation

336.266.7056

EMAIL:

robesonbrittany@gmail.com

DAC Awnings, Inc is family-owned and operated since 1942 DAC Awnings, Inc is fully Insured and uses NO Subs

#### ARCHITECTURAL FABRIC AWNINGS

Materials and labor to fabricate a recover for two awnings. All work by DAC Awnings.

#### Awning Dimensions- Existing Awnings

- Fabric- Sunbrella- TBD
- Frame- Welded Aluminum, Mill Finish
- Attachment- Standard Clip

PROJECT COST- \$2,457.99 including materials, labor and tax.

- Included & Warranted for 1 Year

#### **TERMS & CONDITIONS**

Buyer is responsible for obtaining any and all permits and/or licenses required for this installation, if necessary. Pricing is based on a standard 40 hour work week with no off hours or overtime included and work being completed in one continuous operation. Pricing is based on clear open unimpeded access to work area without other trades interfering. DAC Awnings is a Real Property Contractor and requires an Affidavit of Capital Improvement per new NC Tax Law.

DAC Awnings Manufacturing Headquarters 6709 Mt Herman Church Rd / Durham, NC 27705 Ph. 919.309.4444

### Jeff Walters 310 Heartland Ln. Burnsville, NC 28714

### 048706

843.834-1014

CUSTOMER'S C	RDER NO.	3	DEPARTMENT			DATE	8-	16	-2-	2
NAME BU	rne	y's S	weets	& Mor	e					
ADDRESS	6 N	inch	East (	Fourt Se	7 ·					
CITY, STATE, ZIF	G	rahan	a , NC							
SOLD E	Y	CASH	C.O.D.	CHARGE	ON. A	CCT.	MDSE. R	ETD.	PAID	OUT
QUANTITY		D	ESCRIPTION			PR	ICE		AMOU	NT
	Da	uhle 5	ided =	30"×48	X					
2				Fogm H	_					
3		The state of the s		h recess	4					
4	Bac	Kground	and r	aised le	tes					
5		d bord								
6	Art	+files	opplied.	by custo	mer		\$	40	150.	00
7			VI.	1				·		
8		terms								
9	De	posit :	\$2,0	+75.00						
10	Bal	ance d	ve on Co	impletion	7					
11			\$2,0	+75.00						
12			1							
13	Che	eck flay	able to							
14		Kay U	19 Hev.	5						
15		1								
16		and the second								
17										
18										
RECEIVED BY										



### 2022-2023 Façade Grant - Application

Property Information	Applicant Information
Street Address: 22 SW COUY + Square	Name: Carson Talles
Tax Parcel ID#:	Phone Number: 336-684-7877
Owner's Name: Court Square Development Group	Email: Ouy. outfitters@gmail.com
Use of Building: Communial	Relationship to Property (check one):
Business Name (if applicable): O.V. Yonder Outfitters	Property Owner Tenant/Business Owner
Based on the <u>Historic Inventory Map</u> the property is conside	red: Pivotal 🔲 Contributing 🏹 Fill 🔲 Intrusive 🗌
Description of Proposed Façade Renovation Write a succinct description below and attach 1) an existing the proposed renovations, specifically identifying changes and attach a completed Certificate of Appropriateness (COA) Apprevaluate the proposal.  INSTALL NAME CANVECT	nd paint color for each detail of the building. Please also plication which is sufficiently detailed for the Commission to
Total Estimated Cost (lowest bid quote): \$ 58/7.88 A  Checklist for a Complete Application  I have read the City of Graham Façade Grant Program Ov  I have met with the City Building Inspector. My project [6]	
I have complied with the HRC Design Guidelines which a	
rehabilitation. (Building is not over 30 years old)	Application which is sufficiently detailed for the Commission
The owner's written and signed permission is attached, i	f applicant is not owner. (Not applicable 🔲)
An existing picture of the building and a drawing, sketch	and/or picture of the proposed renovation are attached.
At least two itemized project cost estimates are attached	d.
I understand that the City of Graham Façade Grant Program and the application must be approved by the Graham Histor project. I understand that failure to comply with the approvenderstand it is the applicant's responsibility to meet deadling.	ric Resources Commission prior to commencement of any red application may result in a forfeiture of all grant funds. I
Applicant Signature 0/19/	(2000)
Applicant Signature	e









### Trites Instruction & Realty, LLC

20 NE Court Square Graham, NC 27253

### **Estimate**

Date	Estimate No.
8/17/2022	390

OV YONDER 22 SW COURT SQUARE GRAHAM, NC 27253

		Pro	ject
Description	Qty	Rate	Total
INSTALL SIGNAGE - METAL IN FORM OF ICE PICK CUSTOM CARVED DOUBLE SIDED 30X48X2" THICK SIGN CARVED WITH RECESSED BACKGROUND AND RAISED LETTERS AND BORDERS - JEFF WALTERS Sales Tax	1	500.00 4,950.00 6.75%	500.00T 4,950.00T 367.88
		Total	\$5,817.88

### 048707

843-834-1014

CUSTOMER'S	ORDER NO. DEPARTMENT		DATE 8-1	9-202	22
AME	O.V. Yonder		1		
DDRESS	22 S.W. Court S.	ELLAND			
ITY, STATE, Z	22 S.W. Court So CASH CO.O.D. CHARGE				
SOLD	DBY CASH C.O.D. CHARGE	ON. ACC	CT. MDSE. F	RETD. PA	ID OUT
QUANTITY	DESCRIPTION		PRICE	AMO	UNT
	Double-Sided 30"X"	48"			
2	2" thick sign foam	HDU			
3	Carved Sign w/rec	essed			
1	2"thick sign foam Carved Sign w/rec Background + raise				
5	letters and Border		#	4,950	00
5					
7	Terms are				
8	Deposit: \$2,475.00  Balance due upon com \$2,475.00	0			
9	Balance due upon comp	letion			
10	\$ 2,475,0	0			
11	,				
12					
13	check Payable to: Kay Walters				
14	X of Walters	<u> </u>			
15					-
16					
17					-
18					adenter.
RECEIVED B	Y				



#### Maricle Metals

https://www.mariclemetals.com/mariclemetals@gmail.com
336-269-2933

101 E. Harden St Graham, NC 27253 United States put where on the as expense

#### QUOTE

Quote Number Quote Date 0109

Aug 19, 2022

Total

\$6,031.38

Burney's Sweets & More

grahamcinema@triadbiz.rr.com

Similar estimate for O.V. Yonder

Item	Description	Unit Cost	Quantity	Line Total	
	Custom Metal Business Sign: 30"x48"x2" projecting sign with a metal post	\$5,100.00	1	\$5,100.00	
	Install	\$550.00	1	\$550.00	
Terms		Sub	total	\$5,650.00	
	d via cash, Venmo, CashApp, or online via or ACH (check) debit. Fees may apply for o cover our costs.	Alamance County S Tax 6.		\$381.38	
	creasing almost daily. Quotes are based on	Т	otal	\$6,031.38	

Cost of metal is increasing almost daily. Quotes are based on current metal prices. Good for 5 days.



# GRAHAM 2022-2023 Façade Grant - Application

Property Information	Applicant Information
Street Address: 130 N Main St. Graham, NC 27353	Name: Chewil Perry
Tax Parcel ID#:	Phone Number 33(0-5)(0-3565
Owner's Name: Keyny Sports LLC	Email:
Use of Building: Hair Salon	Relationship to Property (check one):
Business Name (if applicable): Chorm Soulon	Property Owner Tenant/Business Owner
Based on the <u>Historic Inventory Map</u> the property is consider	red: Pivotal 🔲 Contributing 🔀 Fill 🔲 Intrusive 🗌
Description of Proposed Façade Renovation  Write a succinct description below and attach 1) an existing pathe proposed renovations, specifically identifying changes an attach a completed Certificate of Appropriateness (COA) Apprevaluate the proposal.	d paint color for each detail of the building. Please also
Total Estimated Cost (lowest bid quote): \$ 2026,05 At Checklist for a Complete Application	tach at least two itemized cost estimates for proposed work.
☐ I have read the City of Graham Façade Grant Program Ov	erview and fully understand the agreement.
I have met with the City Building Inspector. My project [d	
I have complied with the <u>HRC Design Guidelines</u> which ar rehabilitation. (Building is not over 30 years old)  I have completed a Certificate of Appropriateness (COA) to evaluate the proposal.	
The owner's written and signed permission is attached, if	applicant is not owner. (Not applicable 🔲)
An existing picture of the building and a drawing, sketch	and/or picture of the proposed renovation are attached.
At least two itemized project cost estimates are attached	i,
I understand that the City of Graham Façade Grant Program and the application must be approved by the Graham Histor project. I understand that failure to comply with the approve understand it is the applicant's responsibility to meet deadling.	ic Resources Commission prior to commencement of any ed application may result in a forfeiture of all grant funds. I
Applicant Signature Date	



## **Proposal**

Prepared by Don DelFavero don@dacawnings.com

919-309-4444

Friday, August 19, 2022

CLIENT:

ADDRESS: 130 North Main St

Graham, NC

PHONE:

Installation

336.266.7056

EMAIL:

robesonbrittany@gmail.com

DAC Awnings, Inc is family-owned and operated since 1942 DAC Awnings, Inc is fully Insured and uses NO Subs

#### ARCHITECTURAL FABRIC AWNINGS

Materials and labor to fabricate a recover for one awning. All work by DAC Awnings.

#### Awning Dimensions- Existing Awnings

- Fabric- Sunbrella- TBD
- Frame- Welded Aluminum, Mill Finish
- Attachment- Standard Clip

PROJECT COST- \$2,638.91 including materials, labor and tax.

- Included & Warranted for 1 Year

#### TERMS & CONDITIONS

Buyer is responsible for obtaining any and all permits and/or licenses required for this installation, if necessary. Pricing is based on a standard 40 hour work week with no off hours or overtime included and work being completed in one continuous operation. Pricing is based on clear open unimpeded access to work area without other trades interfering. DAC Awnings is a Real Property Contractor and requires an Affidavit of Capital Improvement per new NC Tax Law.

DAC Awnings Manufacturing Headquarters 6709 Mt Herman Church Rd / Durham, NC 27705 Ph. 919.309.4444



### Onstruction E. P. Gates Construction & Realty, LLC

20 NE Court Square Graham, NC 27253

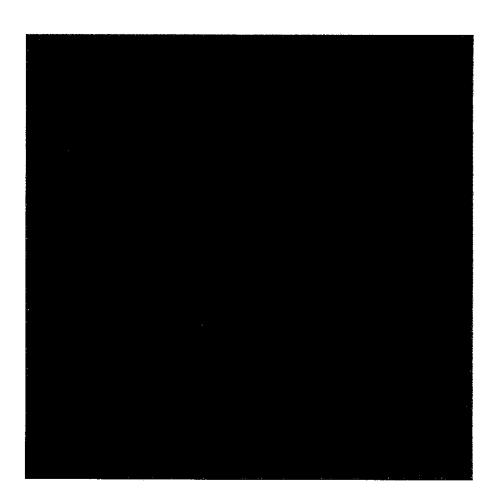
### **Estimate**

Date	Estimate No.
8/17/2022	388

Cheryl Perry Charm Hair Salon 130 N Main St Graham, NC 27253

		Pro	ject
Description	Qty	Rate	Total
INSTALL NEW AWNING 235L X 42W X47H Sales Tax	1	2,460.00 6.75%	2,460.00T 166.05
	4		
		Total	\$2,626.05

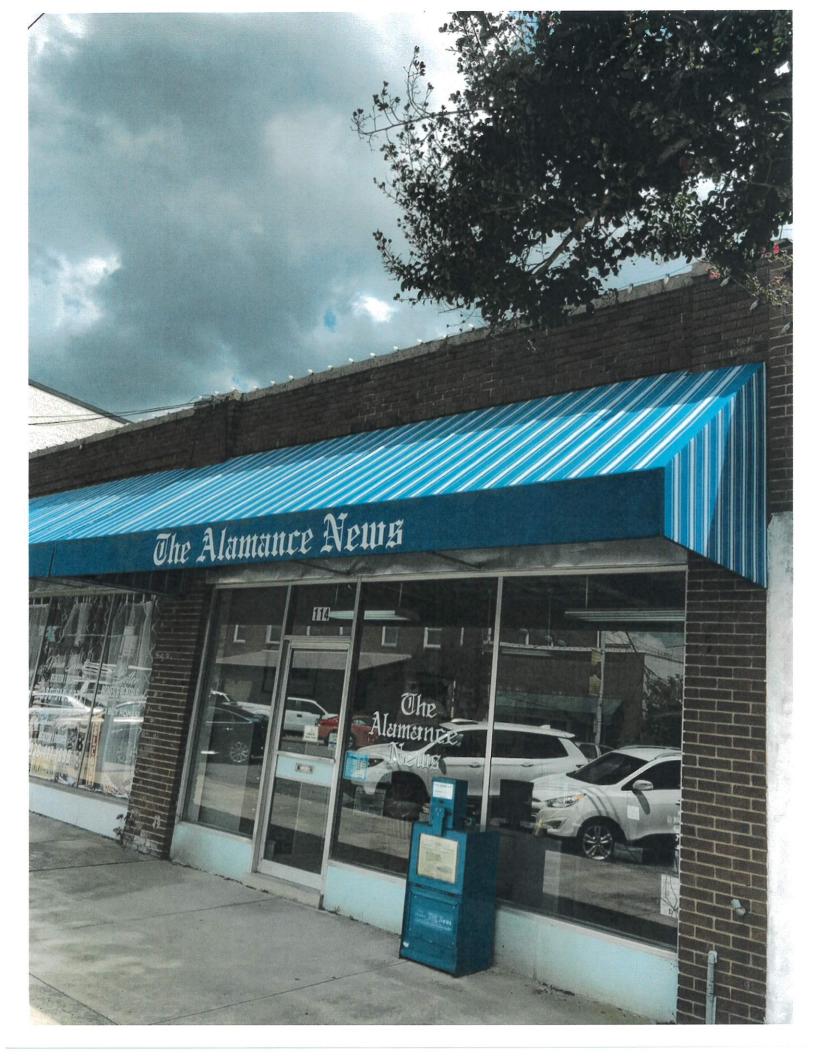


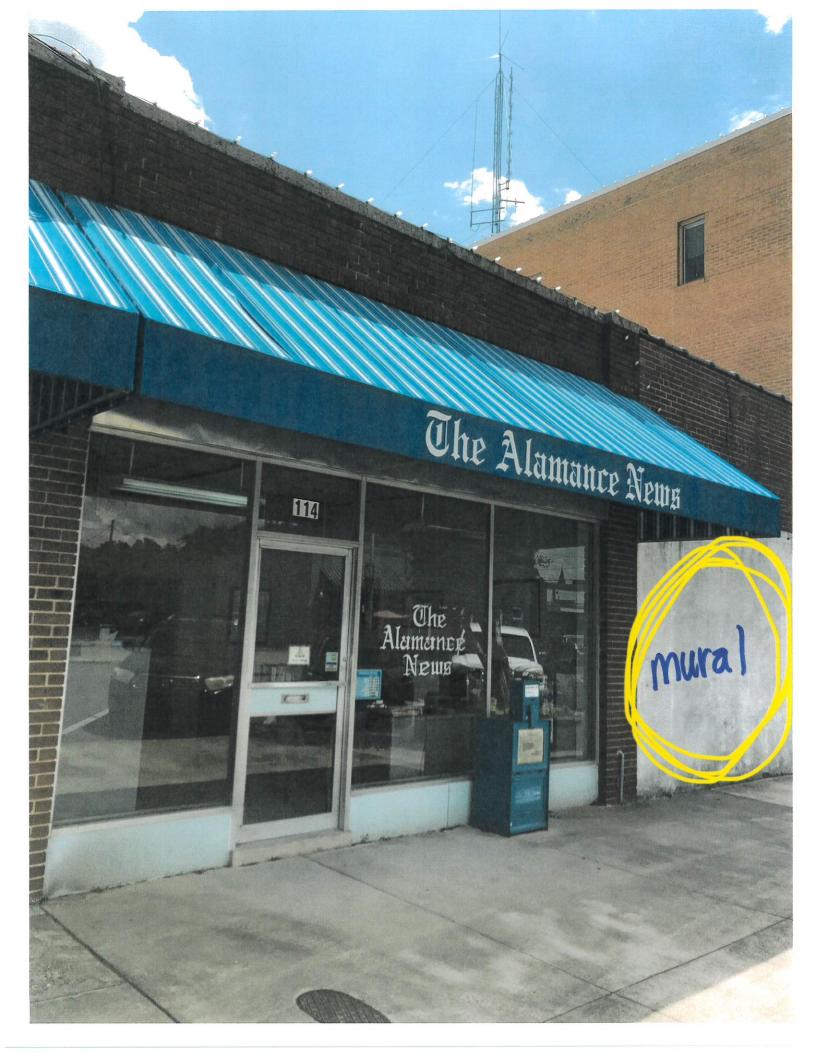




# GRAHAM 2022-2023 Façade Grant - Application

Property Information	Applicant Information
Street Address: 14 W ElmSt. Graham	Name: Tom Boney
Tax Parcel ID#: 145820	Phone Number: 334-260-8051
Owner's Name: Thomas Boney	Email: news a the alamancenews.com
Use of Building: retail / office	Relationship to Property (check one):
Business Name (if applicable): A Jamance News	Property Owner Tenant/Business Owner X
Based on the <u>Historic Inventory Map</u> the property is conside	red: Pivotal Contributing 🔀 Fill Intrusive 🗌
Description of Proposed Façade Renovation  Write a succinct description below and attach 1) an existing the proposed renovations, specifically identifying changes and attach a completed Certificate of Appropriateness (COA) Apprevaluate the proposal.  Recover existing awning  Install new mural on exist.	nd paint color for each detail of the building. Please also plication which is sufficiently detailed for the Commission to
Checklist for a Complete Application  I have read the City of Graham Façade Grant Program Ov  I have met with the City Building Inspector. My project [ov  I have complied with the HRC Design Guidelines which a	does / does not ] require a building permit.
rehabilitation. (Building is not over 30 years old)  i have completed a Certificate of Appropriateness (COA) to evaluate the proposal.	Application which is sufficiently detailed for the Commission
The owner's written and signed permission is attached,	f applicant is not owner. (Not applicable 🔲)
An existing picture of the building and a drawing, sketch	and/or picture of the proposed renovation are attached.
At least two itemized project cost estimates are attached	d.
I understand that the City of Graham Façade Grant Program and the application must be approved by the Graham Historoproject. I understand that failure to comply with the approvunderstand it is the applicant's responsibility to meet deadled.  Applicant pignature  V  Date  8	ric Resources Commission prior to commencement of any yed application may result in a forfeiture of all grant funds. I









# **Proposal**

Prepared by Don DelFavero don@dacawnings.com

919-309-4444

Friday, August 19, 2022

CLIENT:

ADDRESS:

Installation

114 West Elm St

Graham, NC

PHONE:

336.266.7056

EMAIL:

robesonbrittany@gmail.com

DAC Awnings, Inc is family-owned and operated since 1942 DAC Awnings, Inc is fully Insured and uses NO Subs

#### ARCHITECTURAL FABRIC AWNINGS

Materials and labor to fabricate a recover for one awning. All work by DAC Awnings.

#### Awning Dimensions- Existing Awnings

- Fabric- Sunbrella- TBD
- Frame- Welded Aluminum, Mill Finish
- Attachment- Standard Clip

PROJECT COST- \$3,042.79 including materials, labor and tax.

- Included & Warranted for 1 Year

Signature Date	

#### **TERMS & CONDITIONS**

Buyer is responsible for obtaining any and all permits and/or licenses required for this installation, if necessary. Pricing is based on a standard 40 hour work week with no off hours or overtime included and work being completed in one continuous operation. Pricing is based on clear open unimpeded access to work area without other trades interfering. DAC Awnings is a Real Property Contractor and requires an Affidavit of Capital Improvement per new NC Tax Law.

DAC Awnings Manufacturing Headquarters 6709 Mt Herman Church Rd / Durham, NC 27705 Ph. 919.309.4444



# **Estimate**

Date	Estimate No.
8/17/2022	387

THE ALAMANCE NEWS 114 W Elm St Graham, NC 27253

		Pro	ject
Description	Qty	Rate	Total
INSTALL MURAL ON PAINTED BRICK FACADE 10'6" Sales Tax	1	3,000.00 6.75%	3,000.00T 202.50
		Total	\$3,202.50

From: Lindsey Mitchell < lindseymaeart@gmail.com> Sent: Tuesday, August 30, 2022 7:00 AM To: Jennifer Talley < jtalley@cityofgraham.com> Subject: Re: Mural [NOTICE: This message originated outside of the City of Graham, NC mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.] \$9,200 plus possible cost of renting a lift On Mon, Aug 29, 2022 at 9:24 PM Jennifer Talley <italley@cityofgraham.com> wrote: 10'6" x 23' painted brick wall. Get Outlook for iOS From: Lindsey Mitchell < lindseymaeart@gmail.com> Sent: Monday, August 29, 2022 9:21:24 PM To: Jennifer Talley < jtalley@cityofgraham.com> Subject: Re: Mural [NOTICE: This message originated outside of the City of Graham, NC mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.] Yes, I need more information so I can give you an accurate quote. Size of wall, scale of the text, any specific requests. On Mon, Aug 29, 2022 at 9:18 PM Jennifer Talley <italley@cityofgraham.com> wrote: Can u put a price per sq ft on letterhead and send to me so I have your mailing address. It would say Greetings from Graham.

Get Outlook for iOS



# 2021-2022 Façade Grant Program Application

Property Information	Applicant Information		
Street Address: 113 N Main St	Name: Katherine Baird		
Tax Parcel ID#:	Phone Number: 336-684-8667		
Owner's Name: Court Square Development Group	Email: Gerancouture @ gmail.com		
Use of Building: Commercial Retail	Relationship to Property (check one):		
Business Name (if applicable): Gelah Couture	Property Owner Tenant/Business Owner 🔯		
Based on the <u>Historic Inventory Map</u> the property is conside	red: Pivotal Contributing Fill Intrusive		
Description of Proposed Façade Renovation  Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.  Projecting Sign for front of building.			
Total Estimated Cost (lowest bid quote): \$ Attach at least two itemized cost estimates for proposed work.  Checklist for a Complete Application  I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.  I have met with the City Building Inspector. My project [does / does not] require a building permit.  I have complied with the HRC Design Guidelines which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)  I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.			
The owner's written and signed permission is attached, if  An existing picture of the building and a drawing, sketch	S286** 36:5-26		
At least two itemized project cost estimates are attached			
I understand in order to receive reimbursement, my entire project as submitted must be completed, inspected, and approved by the City's Inspections and Planning Departments.  I understand in order to receive reimbursement, all receipts must be submitted to the planning department.			
I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic Resources Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2022.  **Applicant Signature**  Date			

# GBIAII

This Black Rectangle: ~10.5 tall

~ 31 in Wide

# COUT T

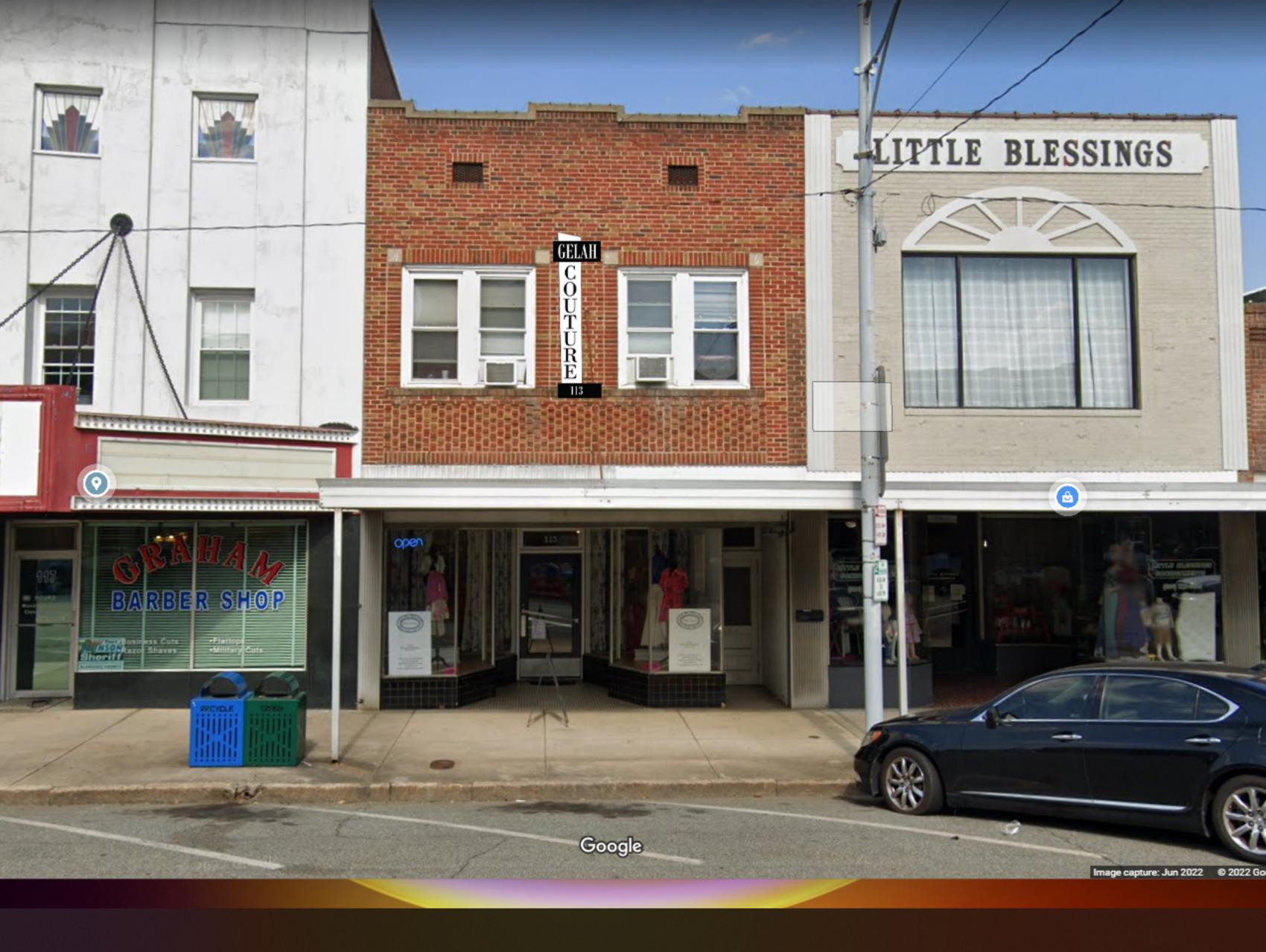
Full Height: ~86 in

Just the white Rectangle Rec: ~11.5in Wide

Sign is Metal and Letters are cut out Sign will comply with sign ordinance sizing requirements

E

-This Black Rectangle: ~8in tall ~26in wide





# virtes Instruction E. P. Gates Construction & Realty, LLC

20 NE Court Square Graham, NC 27253

# **Estimate**

Date	Estimate No.
8/20/2022	391

GELAH COUTURE 113 N MAIN ST GRAHAM NC 27253

		Proj	ject
Description	Qty	Rate	Total
INSTALL SIGNAGE AS DRAWN ON SKETCH CUSTOM DESIGN METAL ART DECO SIGN PERMIT Sales Tax	1	650.00 4,950.00 50.00 6.75%	650.00 4,950.00 50.00 378.00
		Total	\$6,028.00



#### Maricle Metals

https://www.mariclemetals.com/ mariclemetals@gmail.com 336-269-2933 101 E. Harden St Graham, NC 27253 United States

### QUOTE

**Quote Number** 

0110

Gelah Couture

Quote Date

Aug 19, 2022

Total

\$6,244.88

ltem	Description	Unit Cost	Quantity	Line Total
	Custom Metal Business Sign: 7'x2" projecting sign with a metal post	\$5,100.00	1	\$5,100.00
	Install	\$750.00	1	\$750.00
debit/credit card	ed via cash, Venmo, CashApp, or online via or ACH (check) debit. Fees may apply for to cover our costs.	Subt Alamance County Sa Tax 6.7	ales	\$5,850.00 \$394.88
Cost of metal is i	ncreasing almost daily. Quotes are based on ces. Good for 5 days,	To	otal	\$6,244.88

СОА	Location (address)	Description of Work	Project Cost Lowest Quote	Potential Award @ 25% of the Allotted Amount*	Potential Award @ 50% of the Allotted Amount*	Potential Award @ 75% of the Allotted Amount*		Total Grant Amount Awarded**
COA2208	112 W Elm Street	1. Replacement of awning	\$3,042.38	\$380.30	\$760.60	\$1,140.89	\$1,521.19	
COA2209	16 NE Court Square	Replacement of awning     Signage	\$8,273.13	\$1,034.14	\$2,068.28	\$3,102.42	\$4,136.57	
COA2210	22 SW Court Square	1. Signage	\$4,950	\$618.75	\$1,237.50	\$1,856.25	\$2,475.00	
COA2211	130 N Main Street	1. Replacement of Awning	\$2,626	\$328.26	\$656.51	\$984.77	\$1,313.03	
COA2212	114 W Elm Street	I. Install mural     Replacement of Awning	\$6,244.88	\$780.61	\$1,561.22	\$2,341.83	\$3,122.44	
COA2213	113 N Main Street	1. Signage	\$6,028.00	\$753.50	\$1,507.00	\$2,260.50	\$3,014.00	

Total Project
<u>Costs</u>

Potential Award <u>Amount</u>

Maximum

Total Funds Available for <u>Awards</u>

\$15,582.22

\$31,164.44

\$15,582.22

### STAFF REPORT

Prepared by Cameron West, Planner



### **Certificate of Appropriateness Application**

i. COA2215 - Applicant Court Square Development | 111 N Main Street

**Proposal:** Applicant is requesting to install a new staircase and balcony on the back of the structure.

**Staff Report**: An existing building is looking to provide balcony seating and extra emergency ingress/egress for the residential tenant in the building.

Packet materials: photos and proposed drawings of the additional structure on the building

### **Application Design Guidelines:**

### A. Structural Systems

• Exterior Stairs

### B. Additions to Existing Building

• Exterior Canopy on Second Floor



construction, additions or major alterations.

# 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	Applicant		
Street Address: 111 N Main St, Graham	Name: Court Square Development Group		
Property Owner: Court Square Development Group	Property Owner Lessee Other		
Project	Mailing Address: PO Box 872		
General description of each modification or improvement:  Install spiral staircase, balcony with canopy to add an additional emergency egress for residential tenant.	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 of Applicant		
	Signature of Owner, when applicable Date  Representation at HRC Meeting		
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:	Who will represent the applicant at the HRC meeting?  Should have the authority to commit the applicant to make changes that may be suggested or required by the Commission.  Name: Chuck Talley  Relationship to Applicant: Owner  Phone # (336) 229-4225		
<b>EXHIBITS:</b> This application <b>must be accompanied</b> by sketches, drawings, photographs, specifications, descriptions, etc. of	Email: chucktalley21@hotmail.com		
	FOR OFFICE USE ONLY		
the proposed project, which must be sufficiently detailed for the Commission to evaluate the proposal. <b>See the back of</b>	Received by: Remarks:		
this application for a checklist of required exhibits. There are	Received date:		
5 for signs, 6 for minor alterations, and 10 for new	Tax Man #		

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 Minor\* and New/Major^ for Signs for New/Major^ 3. Colored elevations, drawn to scale, 3. Colored elevations, drawn to scale, 6. A site plan of the property, showing the size of the sign in of all sides showing complete identical to the site plan required by relation to the building, the location architectural details and including all the Planning Dept. of the sign, all details of construction, exterior equipment and 7. A colored landscaping plan clearly colors and textures; complete with appurtenances located on the roof, in showing the size, location and species dimensions showing ground the walls and on the ground. All of all plant material. A schedule clearance, length, height, width and existing and proposed materials and showing the type of plant, number, projection. finishes shall be identified, noted on size at installation (height and the elevations, and keyed to the 4. A large scale drawing showing the spread), size at maturity (height and samples required in Exhibit 4. Colored size of the sign, details of spread) and time required to reach elevations shall be prepared at the construction, materials, colors, maturity. In addition, the plan shall largest practical scale. For new/major, lighting, size-style and spacing of show any exterior lighting, provisions the elevations should show lètters, method of support, and for trash storage and removal, accurately the placement of proposed materials and finishes, location of air conditioning landscaping elements (showing their noted and keyed to the physical equipment, transformers, signs, size and shape) where they are in samples required in Exhibit 5. fences or walls, and any other close proximity to any structure. equipment or construction. This plan 5. Physical samples of all materials 4. Physical samples of all materials, should be similar in size and scale to proposed for use on the sign, labeled items or devices to be installed, the site plan in Exhibit 6. and keyed to the large scale drawing accurately showing color, texture and required in Exhibit 4. 8. Manufacturer's catalog data scale. All samples shall be identified or other material showing each type by listing the manufacturer's name, of exterior light fixture, its size, brand name and manufacturer's color shape, lighting characteristics, color, number, and keyed to the elevations \*Types and kinds of improvements to be type of mounting, type of pole and required in Exhibit 3. considered minor: height of pole-mounted lights. 1. Repainting resulting in a different color. 5. Manufacturer's catalog data 2. Addition or deletion of awnings, shutters, 9. A colored perspective rendering (if applicable) on all mail boxes, trash canopies and similar appurtenances. (when requested) showing the form, receptacles or containers, signs, 3. Application or use of exterior materials of a style and scale of the project, all different kind, type, color or texture than those transformers, air conditioning rooftop equipment and screening already in use, which will substantially cover one or equipment and other visible devices more sides of the structure. This provision applies to proposed, signs, landscaping and and materials showing size, form, roofing as well as siding. other architectural features. Such 4. All improvements, alterations and renovations quantity, color, type of material, rendering shall be accurate as to both which can be accomplished without obtaining a height, location and method of scale and color of representation. building permit. installation. 5. Outside storage which does not require structure 10. A set of floor plans and details changes, such as a car sales lot. for Minor\* showing the location of entrances,

6. A colored site plan of the property

landscaped, the plan shall define size.

location and species of plant material.

samples shall be submitted, and the

plan shall show a cross-section of a

showing proposed storage area and

proposed method of screening. If

If other screening is proposed, materials shall be identified, typical

typical section drawn to scale.

windows, halls, rooftop equipment,

^Types and kinds of improvements to be

1. Construction of a new building or auxiliary

4. Addition or removal of one or more stories.

All other items as defined in the ordinance.

2. Any addition or alteration of an existing structure

which increases the square footage in that structure

or otherwise alters it size, height, contour or outline.

3. Change or alteration of a structure's architectural

considered major:

5. Alteration of a roof line.

6. Landscaping.

structure.







### **Motion Language**

Approve	Deny	Table
I have thoroughly researched	I have thoroughly researched	I move to table COA2215 for
the application and all other	the application and all other	111 N Main Street in order for
documents related to COA2215	documents related to COA2215	(state your reason for tabling
and I am familiar with the	and I am familiar with the	the requested proposal). The
property in question.	property in question.	application will be acted upon
property in queenem	property in question	within a reasonable time period
Finding of Fact:	Finding of Fact:	not to exceed 180 days
and I find that if produced in	and I find that if produced in	
accordance with the plans	accordance with the plans	
submitted, the proposed	submitted, the proposed	
addition will be Compatible	addition will be incompatible	
with the character of the mid-	with the character of the mid-	
nineteenth century Courthouse	nineteenth century Courthouse	
Square Historic District.	Square Historic District.	
I make the motion to:	I make the motion to:	
Approve the application for	<b>deny</b> the application for	
COA2115 for the property	COA2215 for the property	
located at 111 N Main Street as	located at 111 N Main Street as	
submitted because it does meet	submitted because it does not	
the design standards outline in	meet the Historic Resources	
(state the sections where the	Design Guidelines Standards	
guidelines are met) [or]	outline in (state the sections	
Approve with conditions detail	where the guidelines	
your conditions	are met). Therefore, the	
16	proposed project to (insert	
If approved with conditions	the project detail) is/are not	
If the following changes are	compatible with the character of the district.	
made to the proposal such as:	of the district.	
(list all desired changes to the		
proposal and how they relate to		
the requirements in the Historic		
Resources Design Guidelines		
Standards)		
then the project will meet the		
standards set out in the Historic		
Resources Design Guidelines		
Standards and shall be		
permitted.		

### STAFF REPORT

Prepared by Cameron West, Planner



### **Certificate of Appropriateness Application**

i. COA2216 - Applicant Court Square Development | 113 N Main Street

**Proposal:** Applicant is requesting to install a new canopy and patio to the structure.

**Staff Report**: An existing building is looking to provide additional space on the back of the building by adding in a canopy and patio area for customers.

Packet materials: photos and proposed drawings of the additional structure on the building

**Application Design Guidelines:** 

### A. Additions to Existing Building

• Exterior Canopy and Patio Installation



# 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	Applicant	
Street Address: 113 N Main St, Graham	Name: Court Squar	re Development Group
Property Owner: Court Square Development Group	Property Owner	Lessee Other
Project	Mailing Address: PO B	3ox 872
General description of each modification or improvement:	City, State, Zip: Graha	m, NC 27253
Install canopy and patio in rear of Gelah	Phone # (336) 229-4	4225
Couture approximately 12' tall patio will be pavers and concrete		struction@triad.rr.com
patio will be pavers and concrete	Appropriateness for a	nake application for a Certificate of Sign Minor Alteration Idition or Major Alteration
	processed unless and unt	nd that this application cannot be ill it is complete, including all has been submitted at least 10 Commission meeting.  Date
	Signature of Owner, when	n applicable Date
	Representation at 1	HRC Meeting
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:		Owner
<b>EXHIBITS:</b> This application must be accompanied by sketches,	Email: chucktalley2	
drawings, photographs, specifications, descriptions, etc. of the proposed project, which must be sufficiently detailed for		OFFICE USE ONLY
the Commission to evaluate the proposal. See the back of	Received by:	Remarks:
this application for a checklist of required exhibits. There are 5 for signs, 6 for minor alterations, and 10 for new	Received date:	
construction, additions or major alterations.	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 for Minor\* and New/Major^ for New/Major^ 3. Colored elevations, drawn to scale, 3. Colored elevations, drawn to scale, 6. A site plan of the property, of all sides showing complete showing the size of the sign in identical to the site plan required by relation to the building, the location architectural details and including all the Planning Dept. of the sign, all details of construction, exterior equipment and 7. A colored landscaping plan clearly colors and textures; complete with appurtenances located on the roof, in showing the size, location and species dimensions showing ground the walls and on the ground. All of all plant material. A schedule clearance, length, height, width and existing and proposed materials and showing the type of plant, number, projection. finishes shall be identified, noted on size at installation (height and the elevations, and keyed to the 4. A large scale drawing showing the spread), size at maturity (height and samples required in Exhibit 4. Colored size of the sign, details of spread) and time required to reach elevations shall be prepared at the construction, materials, colors, maturity. In addition, the plan shall largest practical scale. For new/major, lighting, size-style and spacing of show any exterior lighting, provisions the elevations should show letters, method of support, and for trash storage and removal, accurately the placement of proposed materials and finishes, location of air conditioning landscaping elements (showing their noted and keyed to the physical equipment, transformers, signs, size and shape) where they are in samples required in Exhibit 5. fences or walls, and any other close proximity to any structure. equipment or construction. This plan 5. Physical samples of all materials 4. Physical samples of all materials, should be similar in size and scale to proposed for use on the sign, labeled items or devices to be installed, the site plan in Exhibit 6. and keyed to the large scale drawing accurately showing color, texture and required in Exhibit 4. 8. Manufacturer's catalog data scale. All samples shall be identified or other material showing each type by listing the manufacturer's name, of exterior light fixture, its size, brand name and manufacturer's color shape, lighting characteristics, color, number, and keyed to the elevations \*Types and kinds of improvements to be type of mounting, type of pole and required in Exhibit 3. considered minor: height of pole-mounted lights. 1. Repainting resulting in a different color. 5. Manufacturer's catalog data 2. Addition or deletion of awnings, shutters, 9. A colored perspective rendering (if applicable) on all mail boxes, trash canopies and similar appurtenances. (when requested) showing the form, 3. Application or use of exterior materials of a receptacles or containers, signs, style and scale of the project, all different kind, type, color or texture than those transformers, air conditioning rooftop equipment and screening already in use, which will substantially cover one or equipment and other visible devices more sides of the structure. This provision applies to proposed, signs, landscaping and and materials showing size, form, roofing as well as siding. other architectural features. Such 4. All improvements, alterations and renovations quantity, color, type of material, rendering shall be accurate as to both which can be accomplished without obtaining a height, location and method of scale and color of representation. building permit. installation. 5. Outside storage which does not require structure 10. A set of floor plans and details changes, such as a car sales lot. showing the location of entrances, for Minor\* windows, halls, rooftop equipment, ^Types and kinds of improvements to be 6. A colored site plan of the property considered major: etc. showing proposed storage area and 1. Construction of a new building or auxiliary proposed method of screening. If

landscaped, the plan shall define size,

location and species of plant material.

samples shall be submitted, and the

plan shall show a cross-section of a

If other screening is proposed, materials shall be identified, typical

typical section drawn to scale.

2. Any addition or alteration of an existing structure

which increases the square footage in that structure

or otherwise alters it size, height, contour or outline.

3. Change or alteration of a structure's architectural

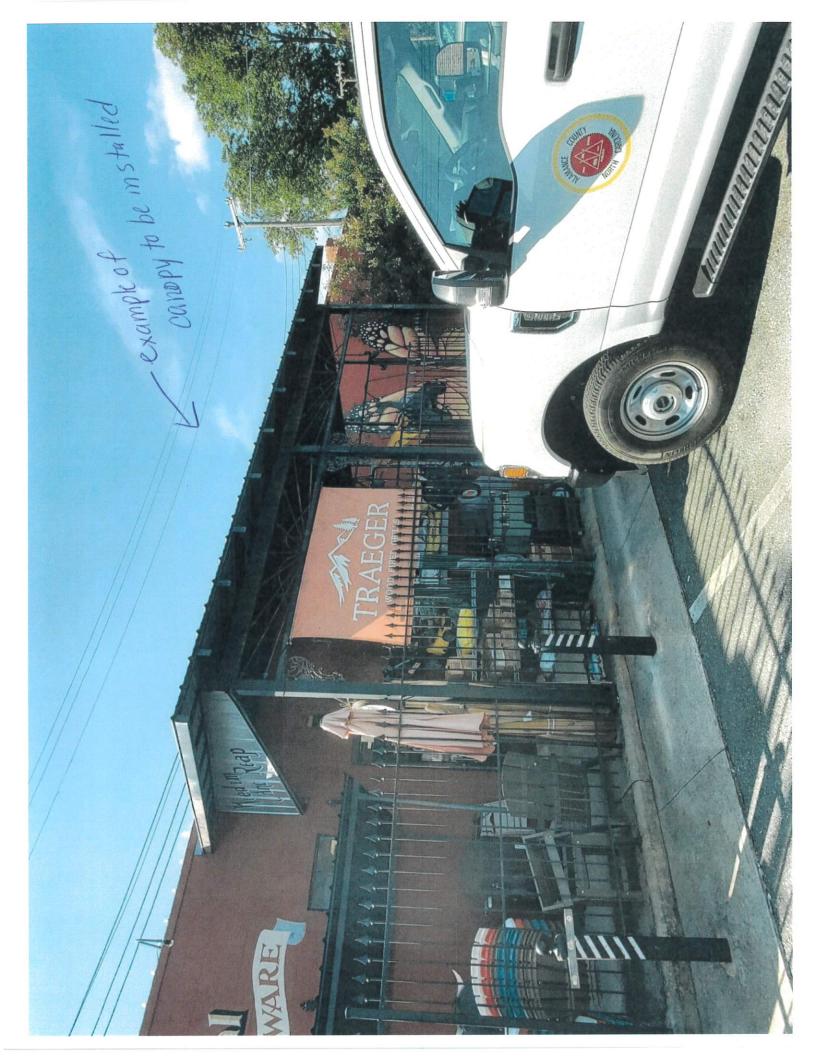
4. Addition or removal of one or more stories.

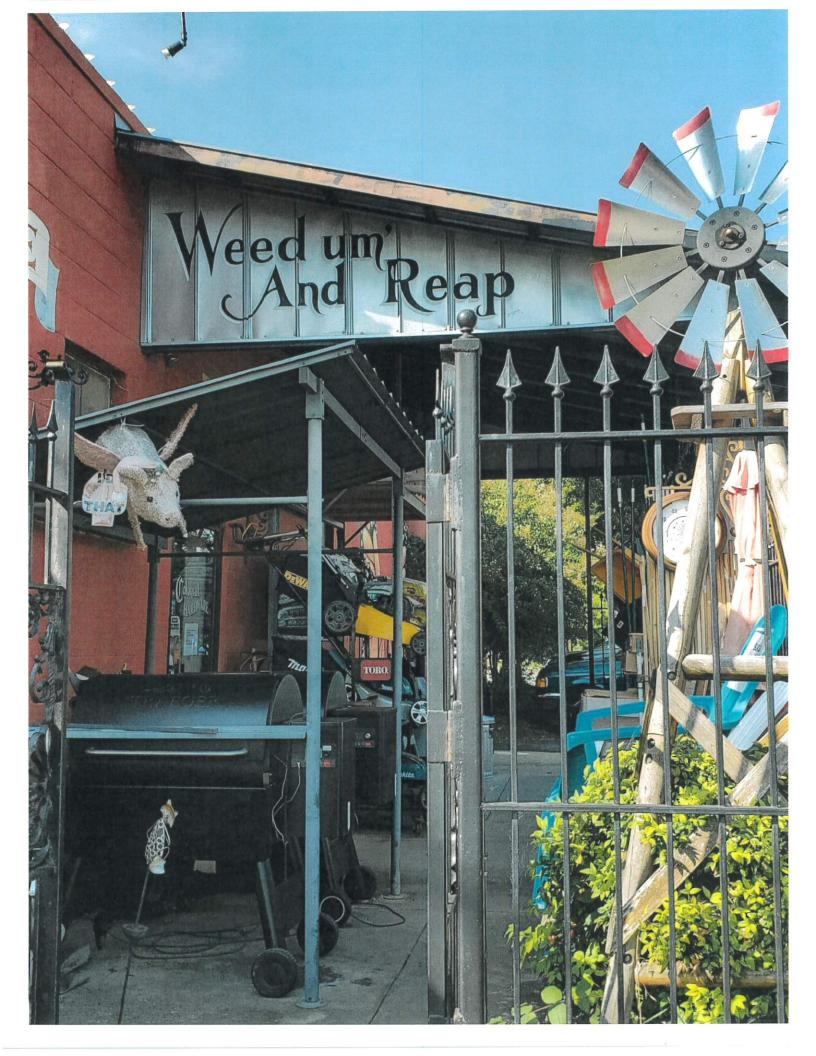
7. All other items as defined in the ordinance.

5. Alteration of a roof line.

6. Landscaping.









Example of brick patro pavers

### **Motion Language**

Approve	Deny	<u>Table</u>
I have thoroughly researched	I have thoroughly researched	I move to table COA2216 for
the application and all other	the application and all other	113 N Main Street in order for
documents related to COA2216	documents related to COA2216	(state your reason for tabling
and I am familiar with the	and I am familiar with the	the requested proposal). The
property in question.	property in question.	application will be acted upon
		within a reasonable time period
Finding of Fact:	Finding of Fact:	not to exceed 180 days
and I find that if produced in	and I find that if produced in	
accordance with the plans	accordance with the plans	
submitted, the proposed	submitted, the proposed	
addition will be Compatible	addition will be incompatible	
with the character of the mid-	with the character of the mid-	
nineteenth century Courthouse	nineteenth century Courthouse	
Square Historic District.	Square Historic District.	
I make the motion to:	I make the motion to:	
Approve the application for	<b>deny</b> the application for	
COA2116 for the property	COA2216 for the property	
located at 113 N Main Street as	located at 113 N Main Street as	
submitted because it does meet	submitted because it does not	
the design standards outline in	meet the Historic Resources	
(state the sections where the	Design Guidelines Standards	
guidelines are met) [or]	outline in (state the sections	
Approve with conditions detail	where the guidelines	
your conditions	are met). Therefore, the	
	proposed project to (insert	
If approved with conditions	the project detail) is/are not	
If the following changes are	compatible with the character	
made to the proposal such as:	of the district.	
(list all desired changes to the		
proposal and how they relate to		
the requirements in the Historic		
Resources Design Guidelines		
Standards)		
Staridardsy		
then the project will meet the		
standards set out in the Historic		
Resources Design Guidelines		
Standards and shall be		
permitted.		

### STAFF REPORT

Prepared by Cameron West, Planner



### **Certificate of Appropriateness Application**

### i. COA2217 - Applicant Court Square Development | 101 E Harden Street

**Proposal:** Applicant is requesting to make parking lot improvements at the property located at 101 E Harden Street.

**Staff Report**: A property is looking to install parking lot improvements in the form of installing natural area around existing sign structure, install retro gas pump island with lighting, install sail canopy shades in patio area, install ornamental cherry tree, install natural are along property line, install rock wall, and install natural area and curbing to enhance the look of the open area at the location.

**Packet materials:** photos and proposed drawings of the additional improvements to the parking lot area.

### **Application Design Guidelines:**

### A. Landscape Features

- Landscaping and trees
- Parking Areas
- Lighting



construction, additions or major alterations.

## 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	Applicant
Street Address: 101 E Harden St, Graham	Name: Court Square Development Group
Property Owner: Court Square Development Group	Property Owner Lessee Other
Project	Mailing Address: PO Box 872
	City, State, Zip: Graham, NC 27253
General description of each modification or improvement:	Phone # (336) 229-4225
Install natural area around Esso sign Install retro gas pump island with historical gas pump lighting	Email: epgatesconstruction@triad.rr.com
Install Sail Canopy shades in patio area	I, the applicant, hereby make application for a Certificate of
Install patio and gathering area Install ornamental Cherry tree	Appropriateness for a Sign Minor Alteration  New Construction, Addition or Major Alteration
Install Natural Area along property line (as indicated on map) Install Rock Wall Install Natural Area and Curbing	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  Date  Representation at HRC Meeting  Who will represent the applicant at the HRC meeting?
If a site plan is required, has it been submitted? WYes INO	Should have the authority to commit the applicant to make changes that may be suggested or required by the Commission.
Is there any approval pending by any other regulatory or	Name: Chuck Talley
administrative authority which may have a bearing on the proposed project?  Yes No If yes, please specify:	Relationship to Applicant: Owner
proposed project: Tes in No in yes, please specify.	Phone # (336) 229-4225
	Email: chucktalley21@hotmail.com
<b>EXHIBITS:</b> This application <b>must be accompanied</b> by sketches, drawings, photographs, specifications, descriptions, etc. of	FOR OFFICE USE ONLY
the proposed project, which must be sufficiently detailed for	Received by: Remarks:
the Commission to evaluate the proposal. See the back of this application for a checklist of required exhibits. There are	Received date:
5 for signs, 6 for minor alterations, and 10 for new	Tay Man #

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 for Minor\* and New/Major^ for New/Major^ 3. Colored elevations, drawn to scale, 3. Colored elevations, drawn to scale. 6. A site plan of the property, showing the size of the sign in of all sides showing complete identical to the site plan required by relation to the building, the location architectural details and including all the Planning Dept. of the sign, all details of construction, exterior equipment and 7. A colored landscaping plan clearly colors and textures; complete with appurtenances located on the roof, in showing the size, location and species dimensions showing ground the walls and on the ground. All of all plant material. A schedule clearance, length, height, width and existing and proposed materials and showing the type of plant, number, projection. finishes shall be identified, noted on size at installation (height and the elevations, and keyed to the 4. A large scale drawing showing the spread), size at maturity (height and samples required in Exhibit 4. Colored size of the sign, details of spread) and time required to reach elevations shall be prepared at the construction, materials, colors, maturity. In addition, the plan shall largest practical scale. For new/major, lighting, size-style and spacing of show any exterior lighting, provisions the elevations should show letters, method of support, and for trash storage and removal, accurately the placement of proposed materials and finishes, location of air conditioning landscaping elements (showing their noted and keyed to the physical equipment, transformers, signs, size and shape) where they are in samples required in Exhibit 5. fences or walls, and any other close proximity to any structure. equipment or construction. This plan 5. Physical samples of all materials 4. Physical samples of all materials, should be similar in size and scale to proposed for use on the sign, labeled items or devices to be installed. the site plan in Exhibit 6. and keyed to the large scale drawing accurately showing color, texture and required in Exhibit 4. 8. Manufacturer's catalog data scale. All samples shall be identified or other material showing each type by listing the manufacturer's name, of exterior light fixture, its size, brand name and manufacturer's color shape, lighting characteristics, color, number, and keyed to the elevations \*Types and kinds of improvements to be type of mounting, type of pole and required in Exhibit 3. considered minor: height of pole-mounted lights. 1. Repainting resulting in a different color. 5. Manufacturer's catalog data 2. Addition or deletion of awnings, shutters, 9. A colored perspective rendering (if applicable) on all mail boxes, trash canopies and similar appurtenances. (when requested) showing the form. 3. Application or use of exterior materials of a receptacles or containers, signs, style and scale of the project, all different kind, type, color or texture than those transformers, air conditioning already in use, which will substantially cover one or rooftop equipment and screening equipment and other visible devices more sides of the structure. This provision applies to proposed, signs, landscaping and and materials showing size, form, roofing as well as siding. other architectural features. Such 4. All improvements, alterations and renovations quantity, color, type of material, rendering shall be accurate as to both which can be accomplished without obtaining a height, location and method of scale and color of representation. building permit. installation. 5. Outside storage which does not require structure 10. A set of floor plans and details changes, such as a car sales lot. showing the location of entrances, for Minor\* windows, halls, rooftop equipment, ^Types and kinds of improvements to be 6. A colored site plan of the property considered major: etc. 1. Construction of a new building or auxiliary showing proposed storage area and structure. proposed method of screening. If 2. Any addition or alteration of an existing structure landscaped, the plan shall define size, which increases the square footage in that structure

location and species of plant material.

samples shall be submitted, and the

plan shall show a cross-section of a

If other screening is proposed, materials shall be identified, typical

typical section drawn to scale.

or otherwise alters it size, height, contour or outline.

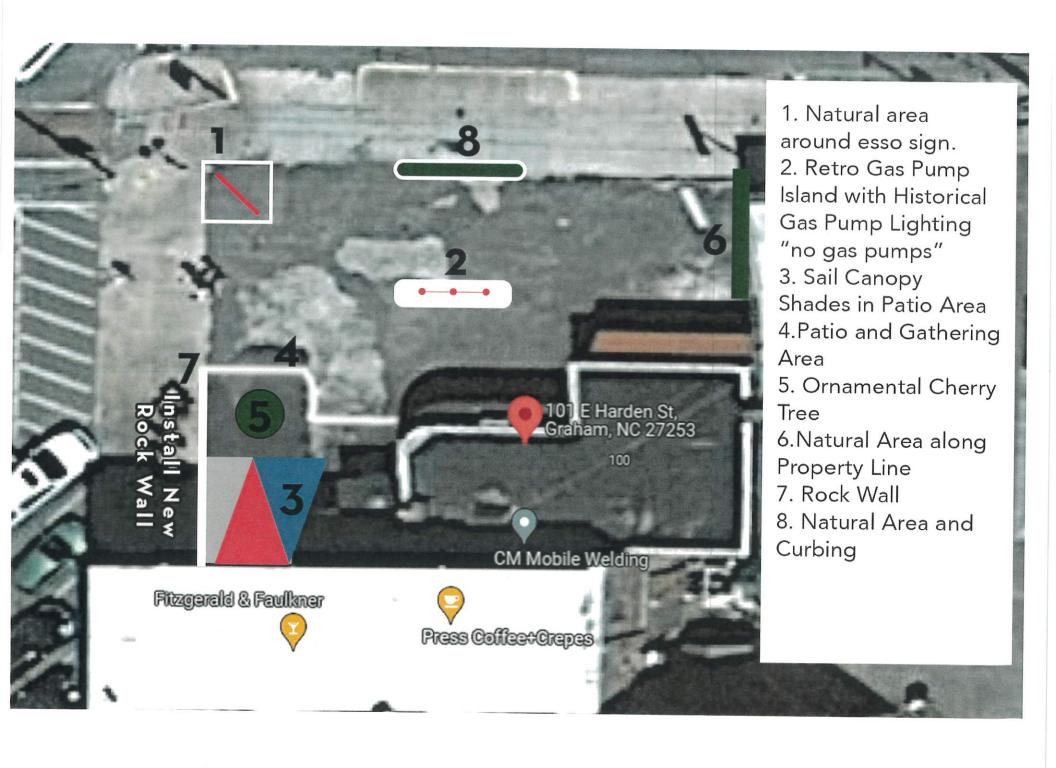
3. Change or alteration of a structure's architectural

4. Addition or removal of one or more stories.

7. All other items as defined in the ordinance.

5. Alteration of a roof line.

6. Landscaping.





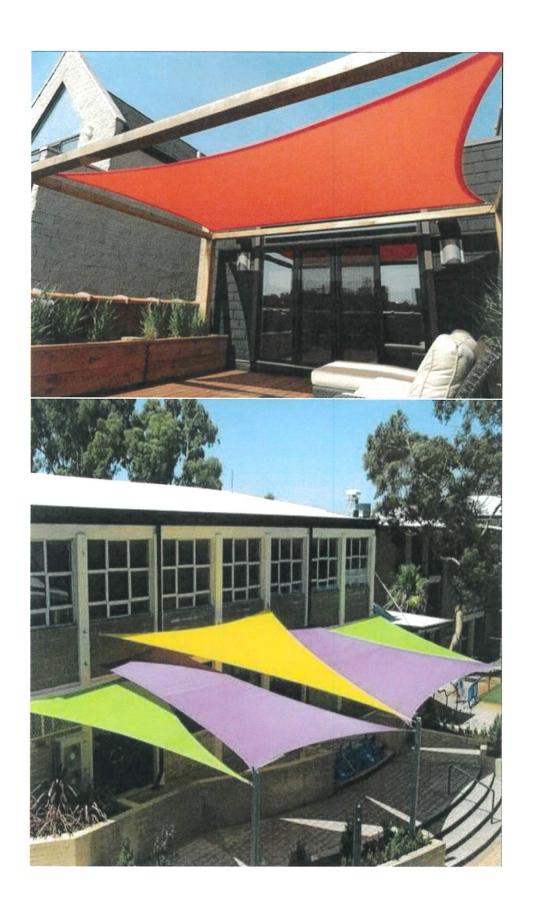












examples of sail canopy red/blue/gray





examples of sail canopies

# example of rock wall seating





example of island for gaspumps



example of landscaping

### **Motion Language**

Approve	Deny	<u>Table</u>
I have thoroughly researched	I have thoroughly researched	I move to table COA2217 for
the application and all other	the application and all other	101 E Harden Street in order
documents related to COA2217	documents related to COA2217	for (state your reason for
and I am familiar with the	and I am familiar with the	tabling the requested
property in question.	property in question.	proposal). The application will
		be acted upon within a
Finding of Fact:	Finding of Fact:	reasonable time period not to
and I find that if produced in	and I find that if produced in	exceed 180 days
accordance with the plans	accordance with the plans	·
submitted, the proposed	submitted, the proposed	
addition will be Compatible	addition will be incompatible	
with the character of the mid-	with the character of the mid-	
nineteenth century Courthouse	nineteenth century Courthouse	
Square Historic District.	Square Historic District.	
I make the motion to:	I make the motion to:	
<b>Approve</b> the application for	<b>deny</b> the application for	
COA2117 for the property	COA2217 for the property	
located at 101 E Harden Street	located at 101 E Harden Street	
as submitted because it does	as submitted because it does	
meet the design standards	not meet the Historic	
outline in (state the sections	Resources Design Guidelines	
where the guidelines are met)	Standards outline in (state the	
[or] Approve with conditions	sections where the guidelines	
detail your conditions	are met). Therefore, the	
M	proposed project to (insert	
If approved with conditions	the project detail) is/are not	
If the following changes are	compatible with the character of the district.	
made to the proposal such as:	or the district.	
(list all desired changes to the		
proposal and how they relate to		
the requirements in the Historic		
Resources Design Guidelines		
Standards)		
then the project will meet the		
standards set out in the Historic		
Resources Design Guidelines		
Standards and shall be		
permitted.		

# **STAFF REPORT**

Prepared by Cameron West, Planner



### **Historic Landmark Designation Application**

### i. Applicant Court Square Development | 102 S Main Street

**Proposal:** Applicant is requesting to identify the property located at 102 S Main Street as a Historic Landmark.

**Staff Report**: An existing building is looking to acquire designation as a historical landmark inside the City of Graham Historical District.

Packet materials: Application and description of site's significance.



**Property** 

DEVID#

# Application for HISTORIC LANDMARK DESIGNATION

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

The City Council, only upon a favorable recommendation from the Historic Resources Commission, may designate a structure or site as a local historic landmark. Regulations for designation of historic landmarks can be found in Article IV, Division 10, Historic Resources, of the *Development Ordinance*.

Name: W. J. Nicks Store Building		
Street address or other description of the property's location:		
102 S. Main St Graham, NC 27253		
Tax Map#: 145872 GPIN: 8884148129		
Property Owner: Court Square Development Group LLC		
Mailing Address: PO Box 872		
City, State, Zip: Graham, NC 27253		
Phone # (336) 229-4225		
Applicant		
Name: Court Square Development Group LLC		
Property Owner Other		
Mailing Address: PO Box 872		
City, State, Zip: Graham, NC 27253		
Phone # (336) 516-7036		
Email: chucktalley21@hotmail.com		
I, the applicant, hereby request that the property described in		
this application and in the attached report be designated as a		
historic landmark by the City of Graham, North Carolina.		
William 9/17/20		
Signature of Applicant Date		
FOR OFFICE USE ONLY		

Fee \$

### Significance

Briefly describe the structure or site's significance:

102 S. Main Street ca. 1851 PIVOTAL Contribution

Two-story brick building, laid up in common bond, built for Hannah and McLean Trading Company ca. 1851. The oversized bricks were reportedly made on site, sun dried and that several bricks have finger impressions that still remain. 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 1954. It is worth noting that the third floor was not rebuilt until the year 2000. Sash is 6/6.

When Hannah and McLean went out of business in 1857 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 sealed off the second floor for use as his residence. The third floor was rented out for various meetings, etc. The basement was converted into a dining room for guests during court week and an annex was added to the rear that housed a kitchen on the first floor, an office on the second, and a bedroom on the third. Another two-story addition on the south side of the store was rented to Sing Lee for the town's first Chinese laundry.

Nicks died in 1952, but the business continued to be operated by members of his family until 1964.

By 1914, the store of W. J. Nicks was already a landmark in Graham.

National Register of Historic Places Inventory - Nomination Form March 10 1983

The building entrances were intentionally built elevated above street level so that the livestock that frequented the square would not find their way in. This is one of the few pre-Civil War antebellum commercial buildings remaining in the state.

**Durward Stokes Action & Auction** 

nistori signific propo

This application **must be accompanied by a report** on the historic, architectural, prehistorical, educational or cultural significance of each building, structure, site, area or object proposed for designation. The report shall include the suggested minimum standards set forth by the State Historic Preservation Office.

Historic Significance of W.J. Nicks Store Building

102 S. Main Street ca. 1851 Two-story brick building, laid up in common bond, built for Hannah and McLean Trading Company ca. 1851. The oversized bricks were reportedly made on site, sun dried and that several bricks have finger impressions that still remain. 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 1954. It is worth noting that the third floor was not rebuilt until the year 2000. Sash is 6/6.

When Hannah and McLean went out of business in 1857 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 sealed off the second floor for use as his residence. The third floor was rented out for various meetings, etc. The basement was converted into a dining room for guests during court week and an annex was added to the rear that housed a kitchen on the first floor, an office on the second, and a bedroom on the third. Another two-story addition on the south side of the store was rented to Sing Lee for the town's first Chinese laundry.

Nicks died in 1952, but the business continued to be operated by members of his family until 1964. By 1914, the store of W. J. Nicks was already a landmark in Graham.

National Register of Historic Places Inventory - Nomination Form March 10 1983

The building entrances were intentionally built elevated above street level so that the livestock that frequented the square would not find their way in. This is one of the few pre-Civil War antebellum commercial buildings remaining in the state.

Durward Stokes, Action & Auction