

# Historic Resources Commission

Agenda | February 6, 2023 |

6 pm 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: November 7th, 2023**

## 4. New Business

- a. **Green and McClure 118 N Main St. COA 2402**

## 5. Updates

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

## 6. Adjournment

## **Minutes of the November 7, 2023 Historic Resource Commission**

The meeting was called to order by Chair Zipporah Clark Baldwin at 6:01 p.m.

The following Commissioners were present: Jim Young, Chair Zipporah Clark Baldwin, Karen Chin, Terry Corriers and Matthew Haley.

Staff: Planners Cameron West and Evan Workman. Jenni Bost Zoning Enforcement Officer.

Chair Zipporah Clark Baldwin led the Pledge of Allegiance, and a moment of silence.

Approval of the October 3, 2023 minutes, Matthew Haley wanted to make the following correction to the minutes. The commission discussed the Activities Around the Square event and some members said they would be willing to help and others said they could not commit to this event. Karen Chin made a motion to approve the minutes with the correction. Matthew Haley made the second motion. All vote Aye.

### **Old Business**

#### **a. 32 Court Square, Ector Law Firm- Revisited**

- i. COA 2304 (Major)- Chair Zipporah Clark Baldwin made a motion to open the public hearing. Karen Chin made the second. All voted Aye. Evan gave the staff update. Brandon Ector (owner of building) 201 Wexford Place, Burlington NC came forward along with his sister Rhonda Terrell (project manager) 3485 Byrd Sawmill Rd, Burlington NC to speak about the project. Matt Haley made a motion to close the public hearing, Karen Chin made the second. All voted Aye. Matt Haley made the motion to approve: I have thoroughly researched the application and all other documents related to the COA 2304 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. I move to approve the application for COA 2304 for the Property located at 32 SW Court Square as submitted because it does meet the following Criteria: The proposed change doe meet the Historic Resources Design Guideline Standards B.2.7. Therefore, the proposed changes are compatible with the character of the district. (chemical will be used the clean the brick in lieu of painting the brick)

### **New Business**

#### **a. 125 N Main St**

- i. COA2309(Major) - Applicant Court Square Development Group (Chuck Talley) is requesting to re-open original window openings and replace with new windows (double hung). Chair Zipporah Clark Baldwin made a motion to open the public hearing, Matt Haley made the second. All voted Aye. Chuck Talley 808 Sideview St came forward to speak about this project. Chair Zipporah Clark Baldwin made a motion to close the public hearing, Terry Corriers made the second. All voted Aye. Karen Chin made the motion to approve this COA stating: I have thoroughly researched the application and all other documents related to COA 2309 and I am familiar with the property in question. And I find that if produced in accordance with the plans submitted, the proposed changes will be compatible with the

character of the mid-nineteenth century Courthouse Square Historic District. I move to approve the application for COA 2309 for the property located at 125 N Main St as submitted because it does meet the following criteria: the proposed changes does meet the Historic Resources Design Guidelines Standards of B.8.5 (preserve the original size and shape of the upper story windows) and B.8.7 (if windows are damaged beyond repair then they must be replaced and new windows will match the original material and pattern and any other key detailing as much as possible. Matthew Haley made the second motion. All voted Aye.

**b. 231 W Elm St**

i.COA 2305 (Major)- Applicant William L Bishop is requesting to replace all exterior windows with new black vinyl windows. Paint existing window trim black. All fascia and boxing to be painted black. Gutters and down spouts to be black. Remove vinyl siding on single story expose German siding and paint HGSW7082 stunning shade. Exterior doors to be black. Install new roof Shingles certainteed charcoal black. Chair Zipporah Clark Baldwin made a motion to open the public hearing, Jim Young made the second. All voted Aye. Evan Workman gave the staff report. Willie Bishop and wife Leslie Bishop of 8500 Caviness Jordan Rd, Cedar Grove NC 27231 came forward to speak about the project. Matt Haley made a motion to close the public hearing, Karen Chin made the second. All voted Aye. Matt Haley made a motion to approve with the Condition that the windows are white instead of black that was originally submitted on the COA 2305 for 231 W Elm St. The proposed changes do meet the Historic Resources Design Guidelines Standards. Jim Young made the second. All voted Aye.

**c. 104 E Elm St**

i.COA 2307 (Major)- Applicant Chuck Talley with Colonial Hardware are requesting to install wayfinding signage with metal butterfly. Chair Zipporah Clark Baldwin made a motion to open the public hearing, Jim Young made the second. All voted Aye. Evan Workman gave the staff report. Chuck Talley 808 Sideview St came forward to speak about the project. Matt Haley made the motion to close the public hearing, Karen Chin made the second. All voted Aye. Jim Young made a motion to approve: stating I have thoroughly researched the application and all Other documents related to COA 2307 and I am familiar with the property in question. And I find that if produced in accordance with the plans submitted, the proposed changes will be compatible with the character of the mid-nineteenth century Courthouse Square Historic District. I move to approve the application for COA 2307 for the property located at 104 E Elm St as submitted because it does meet the following criteria of the Historic Resources Design Guideline Standards. Karen Chin made the second. All voted Aye.

**d. Façade Grant Applications**

i.32 Court Square – Applicant Brandon Ector and his sister Rhonda Terrell (project manager). The Commission decided to award the full amount. Chair Zipporah Clark Baldwin made the motion to approve and Matt Haley made the second. All voted Aye.

i.104 E Elm St—Applicant Colonial Hardware, Chuck Talley. The Commission decided to award the full amount. Jim Young made the motion to approve and Terry Carriers made the second. All voted Aye.

i.125 N Main St – Applicant Court Square Development Group, Chuck Talley. The Commission decided to award the full amount for this project. Matt Haley made a motion to approve and Jim Young made the second motion. All voted Aye.

**Staff updates:**

- a. City Council-** No one from Council was present.
- b. Staff-** the Commission decided on November 30, 2023 at 4:30pm for two more Plaques to be dedicated.

**Adjournment-** Jim Young made a motion to adjourn. Chair Zipporah Clark Baldwin made the second. All voted Aye.

Meeting adjourned – 7:16 p.m.

Minutes respectfully submitted, Jenni Bost

# STAFF REPORT

Prepared by Evan Workman, Planner

**COA 2402, 118 N Main St.**

**Type of Request:** Certificate of Appropriateness

## Meeting Dates

Historic Resources Commission  
February 6<sup>th</sup>, 2024

## Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following work located at Green and McClure Furniture 118 N Main St., Graham, NC 27253:

1. Façade Renovation



## Location

118 N Main Street  
Graham, NC 27253  
GPIN: 8884145618



# 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: 118 North Main Street

Property Owner: Griffin McClure

## Project

General description of each modification or improvement:

See Attached Description

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: Griffin McClure

Property Owner  Lessee  Other \_\_\_\_\_

Mailing Address: 118 N. Main Street

City, State, Zip: Graham, NC 27253

Phone # (336) 266-2802

Email: griffinmcclure@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.

Signature of Applicant [Signature] Date 1/24/24  
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: Anna Wirth

Relationship to Applicant: Architect

Phone # (310) 710-6758

Email: anna@flockdna.com

FOR OFFICE USE ONLY	
Received by:	Remarks:
Received date:	
Tax Map #	
HRC date:	

# Application for Certificate for Appropriateness

## Green McClure Facade

118 N. Main Street, Graham, NC

### PROJECT DESCRIPTION:

The attached application for the Certificate of Appropriateness is for the proposed facade renovation of the Green McClure Furniture Company building located at 118 North Main Street, Graham, North Carolina. The proposed project will include the upper level exterior wall and facade of the east side of the building and the non-aluminum and glass storefront cladding at the north, south, and center of the existing street-level west facade.

### EXISTING CONDITIONS:

The two-story building at 118 N. Main Street was originally constructed in 1889 and was adjusted prior to 1919 to connect the north and south portions of the building. The combined building had a decorative pressed metal facade from the Mesker Brothers Iron Works Storefront Catalogue installed on the upper level of the building. **(Figures 3 and 6)** It is believed that the metal facade and building combination was completed by the Green McClure company when it moved to its current location in 1919. During the middle of the 20th century, the cornice of the original Mesker pressed metal facade was removed and the remaining facade was covered with a flat Modernist vertical metal panel and the original streetfront storefront frame and glass was replaced with an Aluminum framed, tinted glass, storefront system. **(Figure 4)** In the latter part of the 20th century, the building sustained some fire damage in the southeast corner of the upper floor and the remnants of the original Mesker metal facade were damaged and not restored.

The owner of the building, Griffin McClure removed the modernist vertical metal panel facade after receiving a facade grant from the City of Graham in 2023. Unfortunately, the removal of the vertical panel facade revealed that the original, decorative metal facade is in unrecoverable condition. **(Figure 5)** The original metal facade is incomplete, with only portions of the original attached pilasters, and a portion of the frieze ribbon surviving. The windows have been removed, the cornice and architrave are missing, and the horizontal bands above and below the windows are only partially visible and appear to have been damaged by the installation of the later vertical metal panel facade. The current facade is a patchwork of plywood, original pressed metal, and aluminum flashing and spandrel vertical metal panels.

**STRUCTURAL ASSESSMENT:**

Investigation of the current facade condition revealed that the supporting wall framing for the upper level of the facade is supported by an inadequate cantilever, and will need to be reframed to meet current code requirements.

Further geotechnical and structural analysis of the bearing conditions of the soil and existing building foundation also revealed that any new facade work would need to be completed with a lightweight system that would not overburden the existing structural system and result in untenable settlement of the facade.

**PROPOSED RENOVATION SOLUTION:**

The facade will be renovated using an Exterior Insulation and Finishing System. The project team has been coordinating with the Dryvit company to specify a system that will allow for the installation of decorative facade that will meet the insulation and weather resistive requirements of current building codes but will also meet the weight requirements and beaux-arts inspired decorative design of the 1919 facade. **(Figures 11 thru 14)**

To minimize the weight of the facade, the number of windows will be reduced to six, but will retain the proportion and grill pattern of the original 1919 facade. (Figures 15 and 16)

Similarly, the Cornice and Pediment will be reduced in scope from the 1919 facade to minimize added framing and weight to the facade, but will retain the symmetry and pattern of the original Mesker design.

The existing street-level aluminum storefront will remain undisturbed, as will the existing multi-wythe exterior masonry walls at the north, south, and center party locations. Only the east facing, original 1919 decorative pressed metal facade will be renovated.

**RENOVATION SPECIFICS:**

The proposed, renovated Architectural components and details will follow the original proportions and arrangement of the 1919 Facade. **(Figures 8 thru 10)** Because there is not enough of the 1919 facade remaining, and what is remaining is not in salvageable condition, and because the company that made the original pressed metal facade is no longer in business nor making facade components, and because of the structural requirements for a reduced overall building load facade mentioned above, the new facade will not be a replication of the original 1919 facade. The U.S. Secretary of the Interior's standards caution against replication and recommend that any new facade work is clearly differentiated from the original to make it clear that the new facade is NOT original to the building. As such, the new design will draw inspiration from the original details, but will not be an exact replication of the facade.



**Proportion (Refer to Attached Drawings A1.0 - A4.3):**

- The original 1919 stylized window architraves, consisting of recessed panels above the window heads will be used in the new facade design to reinforce the verticality of the window openings. The new, stylized architraves will be simplified with square trim, belying the contemporary facade construction techniques rather than the stepped ogee trim of the original facade. The square profiles will also be in harmony with the surrounding masonry facades of the neighboring commercial properties that are notable for their decorative architraves and cornices created through the square, corbeled profiles of the brick.
- The new windows will match the vertically emphasized proportion of the original windows and will also match the 2 over 2 grille pattern of the existing facade. **(Figures 15 and 16)**
- The cornice and architrave will be a near vertical dimension match to the original 1919 facade. The proposed cornice and architrave will consist of stepped, square trim and brackets that reinforce the bilateral symmetry of the overall facade per the original 1919 design, but use simplified profiles that emphasize the more contemporary construction technique and manufacturing of the Dryvit system. The square profiles will also be in harmony with the surrounding brick facades of the neighboring commercial properties.
- The center, connecting wall between the two original north and south halves of the building will be emphasized per the 1919 facade by the use of a triple pilaster at the upper floor, larger stepped capitals at the lower and upper pilasters and a larger central bracket at the cornice. Although the two halves of the building are not entirely symmetrical, the original 1919 facade was designed to create an illusion of complete symmetry. The proposed facade will use the same approach to the overall building proportion.

**Decorative Elements:**

- The decorative elements will follow the general proportion and arrangement of the original 1919 facade but will use more simplified, contemporary profiles.
- The frieze has been simplified to flat, stepped trim pieces. As mentioned above, this simplified arrangement will more closely align with the brick details of the surrounding properties and will more accurately reflect the modern construction techniques of the proposed Dryvit material.
- The Mesker facade specific rosettes on the brackets have been eliminated and the brackets themselves have been simplified to remove the vertical banding. The simplification of the brackets distances the new design from the original Mesker details but retains the

neo-classical language of the original cornice while also placing the brackets as contemporary constructions.

- The upper level pilasters have been adjusted to a simpler Ionic order to better match the simplified detail and proportion of the overall facade and to differentiate the new facade from the existing Corinthian inspired pilasters.

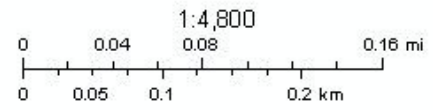
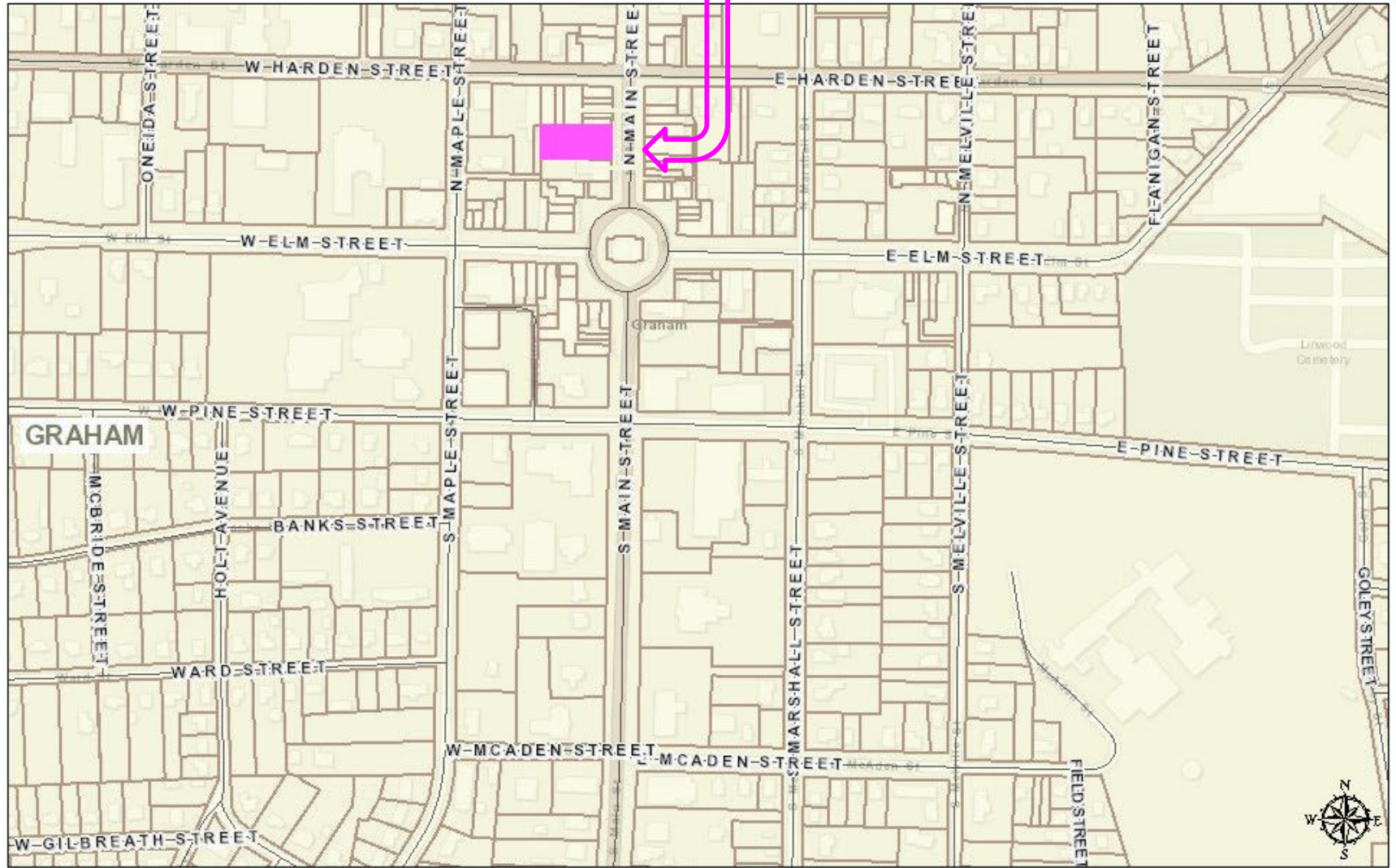
#### Exterior Wall/Facade Finish:

- The proposed facade will have a smooth finish. The facade will not be painted to mimic the paint on the pressed metal of the original 1919 facade in order to more clearly show the difference in materiality between the new facade and the existing facade per the Secretary of the Interior's standards.
- The new facade will be painted with colors from the historic palette from the Benjamin Moore company that will match the Green and McClure company branding. The original facade was painted using two colors. A lighter color on the upper level of the facade and a darker color at the lower, storefront glass level. The new facade will follow this overall color arrangement.

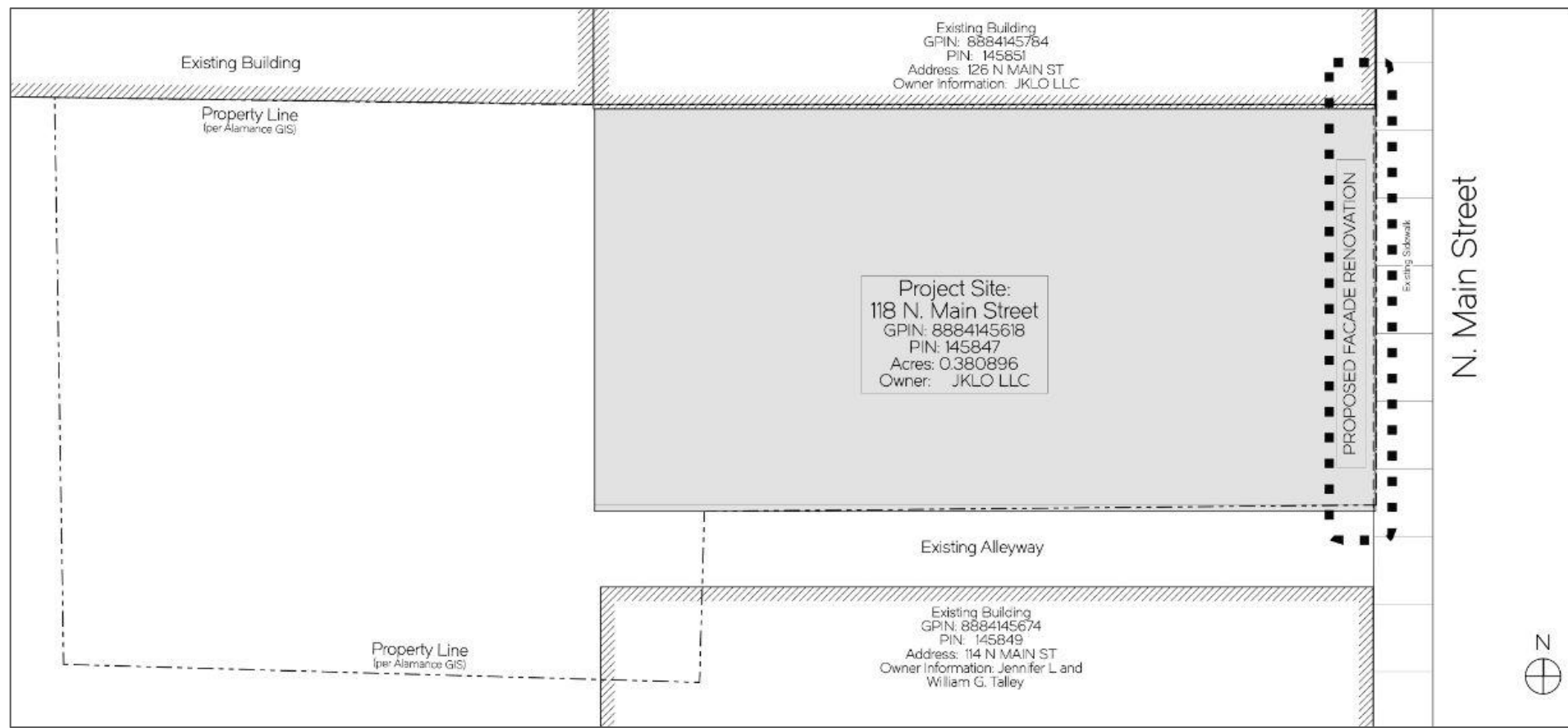
#### Roof

- The original roof, cornice, and architrave were removed either because of the mid-century modernist facade installation or because of the earlier fire damage to the southeast corner of the upper level. The new, renovated cornice will be constructed using a cantilevered over-framing system that will use the existing roof structure to support new, low profile extensions to support the new design. The structural intervention will not be visible from the street. Only the new cornice and architrave will be visible.

Project address:  
118 N. Main Street



Immediate Site Plan



3

Site Plan

SCALE: 5/32" = 1'-0"





Photo of 1919 Facade, Looking West, taken in 1937

Mid-Century West Facade  
(prior to panel removal in 2023)



Existing Condition of West Facade, 2024



**GEO. L. MESKER & CO.**  
 EVANSVILLE, IND., U.S.A.

1904 EDITION. DESIGNERS & MANUFACTURERS OF

# Store Fronts

**OUR SPECIALTIES**

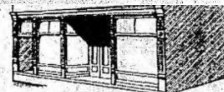
CAST IRON	STEEL
COLUMNS, SILLS	BEAMS
ANGLES, GRATES	CHANNELS
	ANCHORS
GALVANIZED IRON	
FRONTS, CORNICES AND STEEL CEILING	
WOODWORK	
SHOW WINDOWS, DOORS, GLASS	
WROUGHT IRON	
RODS, BOLTS, ANCHORS, GRATES.	

LARGEST & MOST COMPLETE ESTABLISHMENT IN THE UNITED STATES.

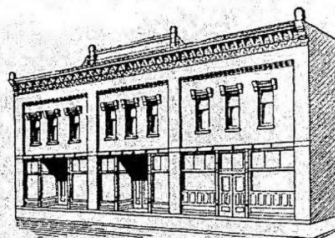


EVANSVILLE, IND. PHOTO BY G. L. MESKER

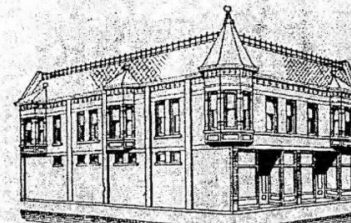
EMENTS AND ARRANGEMENTS OF ANY OF OUR CATALOGUE DESIGNS CAN BE CHANGED.



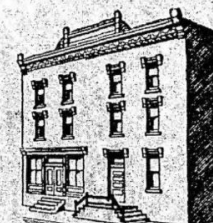
W. J. DUTRO.  
IDAHO FALLS, IDAHO



W. H. ALEXANDER.  
ELAKELY, GA.



KOCHER & THURBER.  
MERCER, CAL.



CHAS. G. FISHER.  
MILFORD, DEL.



BOYD WEES.  
ELKINS, W. VA.

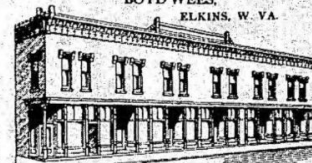
**CATALOGUE DESIGNS**—Designs in catalogue are intended as suggestions only, and can be arranged for buildings of any width, height of stories, or arrangement of windows and doors. When alterations in catalogue designs are wanted, outline changes, giving measurements, and we will submit blue prints free of charge, showing the fronts constructed as wanted.

The designs on pages 2 to 11, inclusive, are for brick fronts, not imitation brick, but clay brick. For these fronts we furnish the heavy iron columns, sills and girders in lower story for supporting the front brick wall, and galvanized iron cornices and window caps for trimming the brick work in the upper part of front, also furnishing the show window sashes, doors and glass.

The designs on pages 12 to 21, inclusive, are galvanized sheet metal fronts. These fronts we furnish complete as shown. A galvanized iron front is intended to go over a wood frame work, usually made of 2x4 studding, no brick work being required in the construction of a front of this kind.



J. W. SISK.  
CORDOVA, MD.



AMBROSE BROS.  
LOVELAND, COLO.



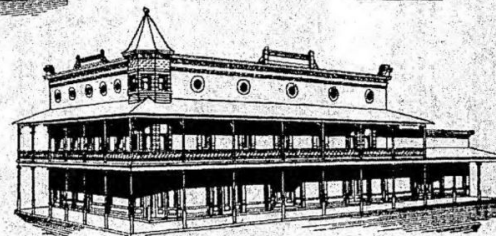
B. S. ALVORD.  
NORTH LOUF, NBR.

**GEO. L. MESKER & CO.,**

Designers and Manufacturers of Store Fronts.  
EVANSVILLE, INDIANA



E. M. PROUTY.  
SWANTON, VT.



J. G. RUSS.  
CLIFTON, TENN.



ARTHUR HARDWARE CO.  
MATHESW, S. C.



J. SCHMITT.  
WILKINAC, ARY.

WHEN WRITING FOR PRICES GIVE WIDTH OF FRONT, HEIGHT OF STORIES AND DESIGN PREFERRED.



Proposed Facade - West Elevation



1 East (Main Street) Elevation  
SCALE: 1/4" = 1'-0"

- NOTES ON EIFS FINISH:
1. Basis of Design: Dryvit Outsulation Plus MD Securock, ExoAir 430 System
  2. Custom trim profiles as noted on Details
  3. Flashing and seam details per manufacturer's specification
  4. Exterior Wall Finish Basis of Design: Dryvit 310 China White, 497 Snow Pea







## TECHNICAL DATA SHEET

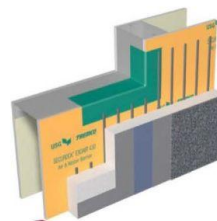
### Outsulation® Plus MD Securock® ExoAir® 430 System

An Exterior Wall Insulation and Finish System With  
Moisture Drainage That Incorporates Continuous  
Insulation and An Air/Water-Resistive Barrier  
DS900

## Figure Eleven Dryvit System Overview

### SUMMARY

Dryvit offers a family of performance-based systems that allows architects and owners to meet the specific demands of today's energy codes, including continuous insulation and an air/water-resistive barrier. Dryvit's original Outsulation System has been installed on over 500,000 buildings worldwide, in all climate zones. Due to the increased demands for a wall system to be able to drain away incidental moisture, the Outsulation concept has grown into a family of related systems, each building upon the other to achieve specific performance goals.



### EFFICIENT AND ECONOMICAL

Outsulation Plus MD expands upon the proven weatherability and insulating qualities of Outsulation by adding a second line of defense against air, moisture and weather. This is accomplished with a Securock® ExoAir® 430 air/water barrier and by applying Dymonic® 100 fluid-applied flashing at all sills of openings. Outsulation Plus MD goes one step further through the use of adhesive channels to provide moisture drainage. These channels work in tandem with either of two system termination options, resulting in an efficient and economical system that is easy to install.

### WHY SECUROCK EXOAIR 430 ?

The Securock ExoAir 430 System is a high-performance, energy efficient air and water barrier system comprised of the USG's Securock® Brand UltraLight Glass-Mat Sheathing, Tremco's ExoAir 430 membrane, as well as system accessories. Securock ExoAir 430 is a pre-applied fluid-applied synthetic permeable air/water barrier. It has a monolithic, elastomeric membrane that is applied in a factory setting. This can eliminate the inconsistencies and weather impact that can occur when applied in the field. The fluid is applied to the face of USG's Securock Brand UltraLight Glass-Mat Sheathing panels for above-grade wall assemblies to mitigate air infiltration/exfiltration and water penetration while remaining permeable to the passage of water vapor. The system accessories contain sealants and transition products that provide a comprehensive air barrier system.

With the Securock ExoAir 430 System, application variability of the air barrier is no longer a concern; the controlled factory environment ensures proper mil thickness and membrane uniformity, which means no more job site rework and less job site waste. In addition, membrane adhesion is assured; it can't wash off from rain or from improper sheathing preparation. This System can reduce man-hours and safety risks, and overall improve the schedule efficiency. The approach maintains the performance qualities of a fluid applied system, while addressing the challenges faced when applying a fluid in the field.

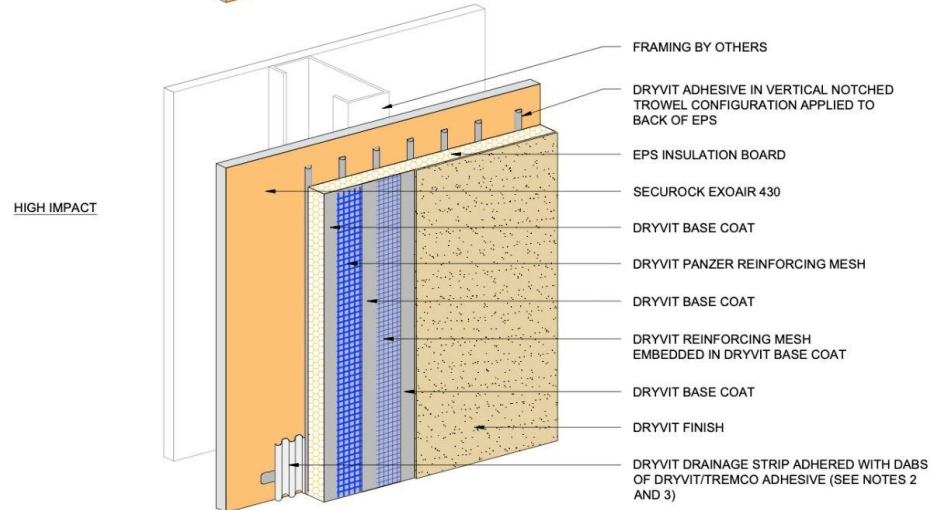
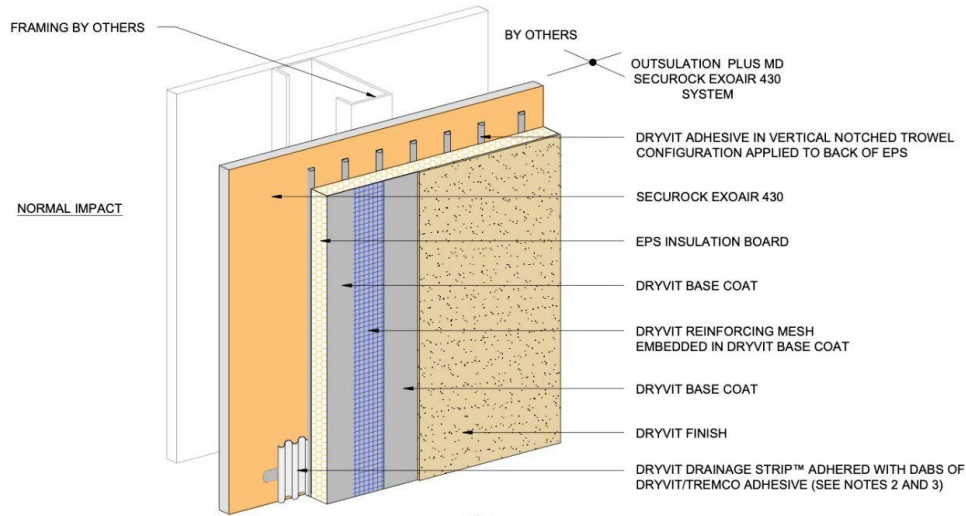
### FEATURES AND BENEFITS

#### FEATURES

- Moisture Drainage
- High-Performance Exterior Insulation
- Reinforced Base Coat
- Drainage Strip
- Securock ExoAir 430
- Dymonic 100 Fluid-Applied Flashing
- Warranty

#### SYSTEM COMPONENTS

1. Securock ExoAir 430 Air/Water Barrier
2. Dymonic® 100 Fluid Applied Flashing
3. Dryvit Drainage Track™, Dryvit Drainage Strip™ adhered with Dryvit AP Adhesive® or Pre-Based Starter Board (shown)
4. Dryvit Adhesive in vertical notched trowel configuration
5. EPS Insulation Boards, creating a layer of continuous insulation
6. Dryvit Reinforced Base Coat
7. Dryvit Finish



Dryvit Technical Support: 800-556-7752

The architecture, engineering, and design of the project using the Dryvit Tremco and USG products are the responsibility of the project's design professional. All products and systems must comply with local building codes and standards. This detail is for general information and guidance only and Dryvit Tremco and USG specifically disclaims any liability for the use of this detail. The project design professional determines, in its sole discretion, whether this detail or a functionally equivalent detail is best suited for the project. This detail is subject to change without notice. Contact Dryvit Tremco and USG to ensure you have the most recent version.

### Outsulation® Plus MD Securock® ExoAir 430 System®



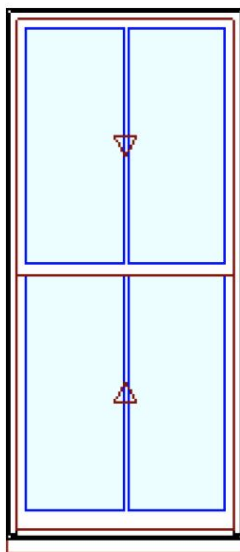
Detail: Outsulation Plus MD Securock ExoAir 430 System				File Name:
Drawn by: KAB	Checked by: CB	Scale: NTS	Date: 2/14/2022	OPMD SE430 - 1
<a href="http://www.tremcocorp.com">www.tremcocorp.com</a>				







**MARVIN** 



As Viewed From The Exterior

**Entered As:** RO

**MO** 41 1/2" X 92 11/32"

**FS** 41" X 89 1/2"

**RO** 42" X 90"

### Egress Information

Width: 37 13/32" Height: 39 25/64"

Net Clear Opening: 10.23 SqFt

Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.

### Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.18

Visible Light Transmittance: 0.41

Condensation Resistance: 56

CPD Number: MAR-N-425-23556-00001

ENERGY STAR: S

Ebony Clad Exterior

Painted Interior Finish - White - Pine Interior

Ultimate Double Hung G2

Rough Opening 42" X 90"

Glass Add For All Sash/Panels

Top Sash

Ebony Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG

Low E3 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Ebony Clad Ext - Painted Interior Finish - White - Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Ebony Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG

Low E3 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Ebony Clad Ext - Painted Interior Finish - White - Pine Int

Ogee Interior Glazing Profile

White Interior Weather Strip Package

Black Exterior Weather Strip Package

White Non-Tilt Sash Lock

White Top Sash Strike Plate Assembly Color

White Window Opening Control Device

Extruded Aluminum Screen

Ebony Surround

Bright View Mesh

\*\*\*Screen/Combo Ship Loose

4 9/16" Jamb

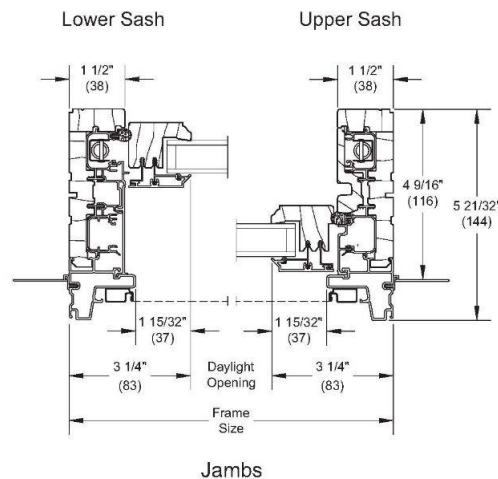
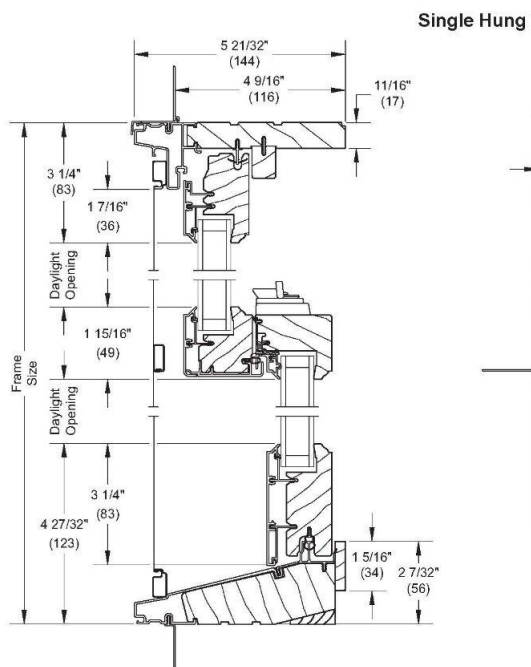
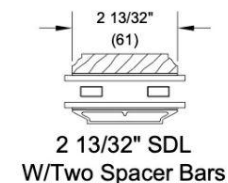
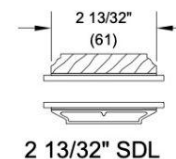
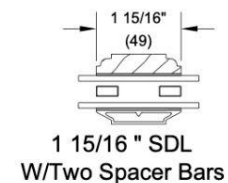
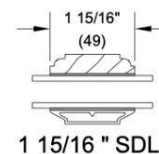
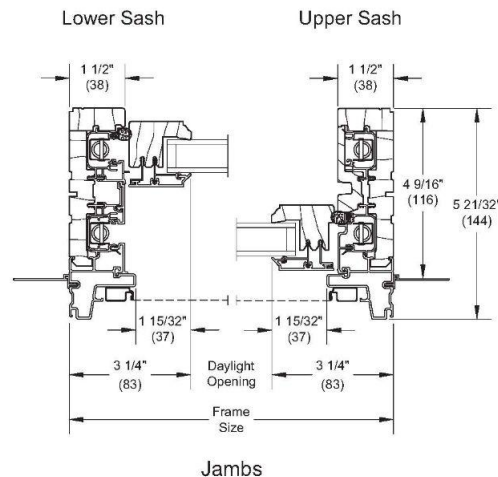
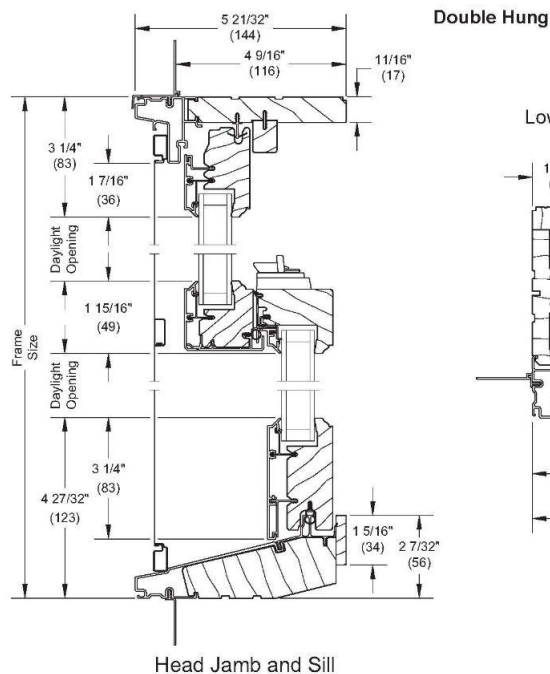
Ebony A1452 Subsill

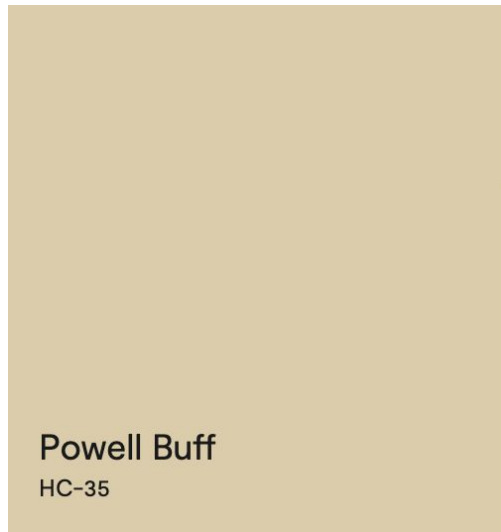
Applied End Cap/Subsill Lineal Cap Option

Nailing Fin

**\*\*\*Note: Unit Availability and Price is Subject to Change**



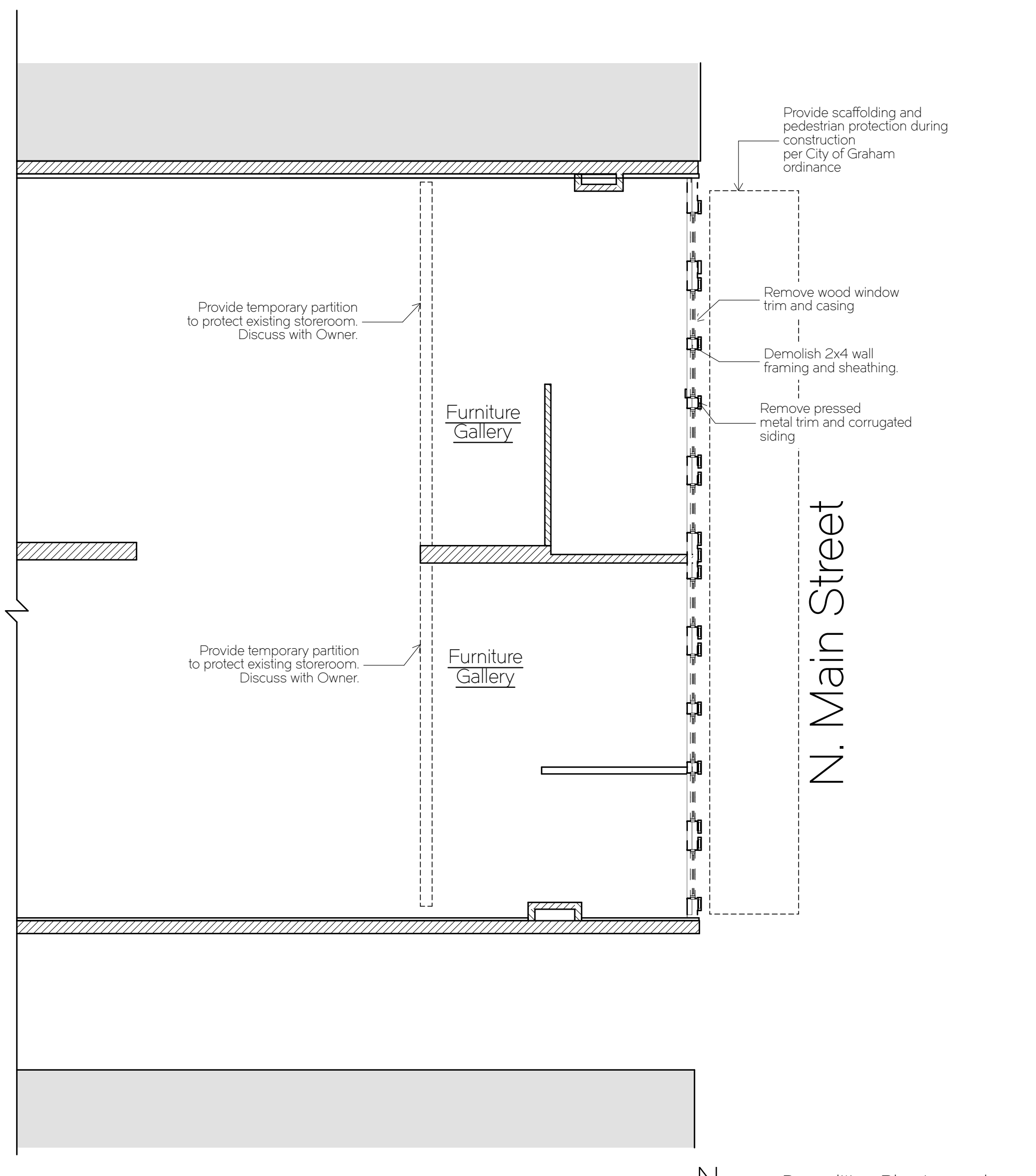




### Historical Collection

The Historical Collection debuted in tandem with the 1976 American bicentennial celebration – a time of renewed interest in American history and heritage. Several buildings under the U.S. National Park Service's purview served as inspiration.

Originally described as 'reflecting the dignity and warmth of an era of gracious living.' Over forty years later, we're pleased that this characterization of the Historical Collection perseveres.



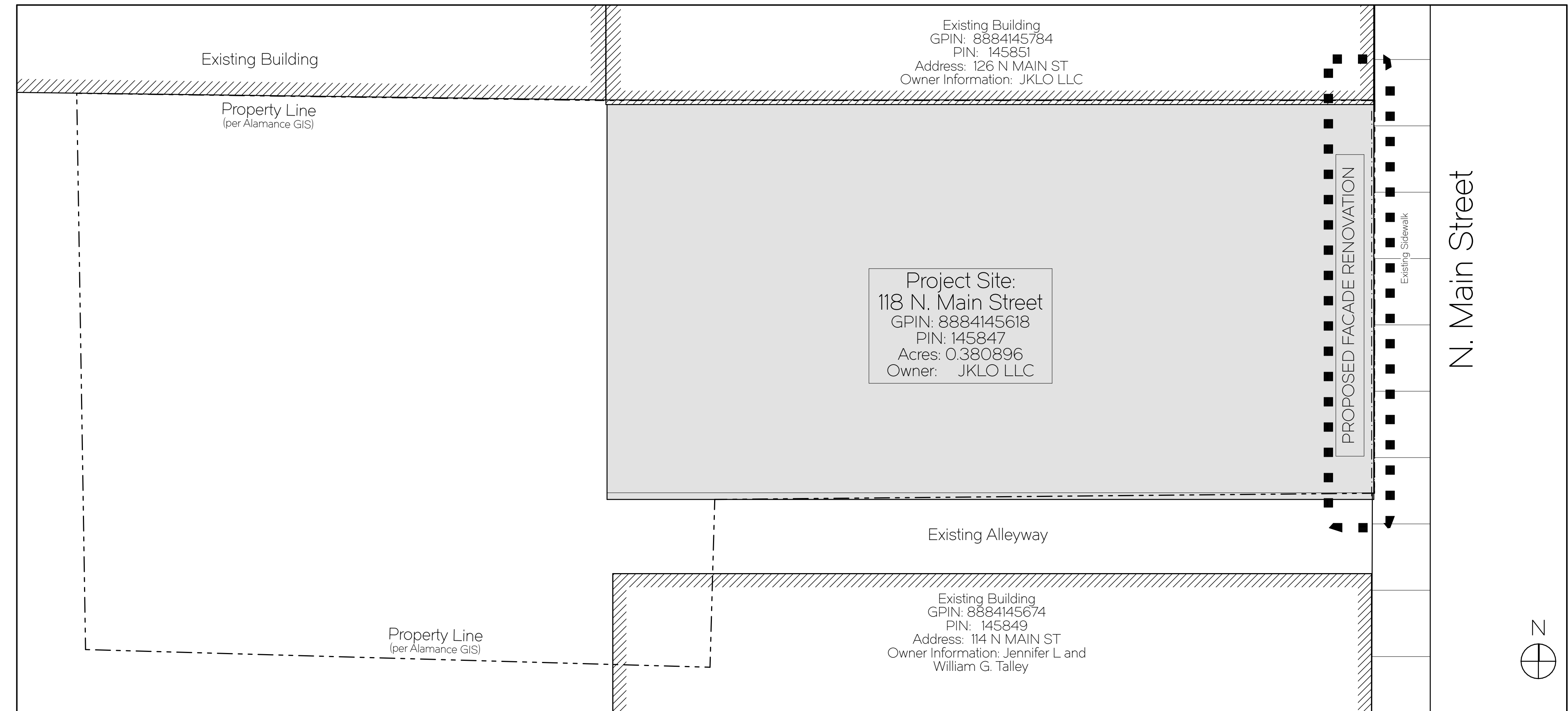
1 Demolition Plan - Upper Floor  
SCALE: 1/8" = 1'-0"

Demolition Plan Legend  
 — Existing Partition to Remain  
 - - - Existing to be Removed

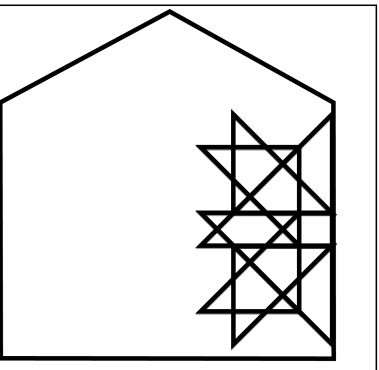


2 Demolition Elevation - East Facade  
SCALE: 10/32"

- Demolition Plan General Notes**
1. The G.C. shall be responsible for the safety and shoring of any walls, floors, and roof during demolition in order to prevent any failures of load bearing and non-load bearing members. The G.C. shall notify the architect if unsafe conditions occur.
  2. All contractors shall protect existing and renovated room finishes during construction activities. Contractors shall be responsible for damage to existing and renovated finished areas.
  3. The G.C. shall review all demolition items with Owner to identify any items salvageable that the owner was unable to remove before the start of demolition.
  4. Contractors shall keep the project site in a workmanlike condition and shall consolidate and secure demolition debris that is not immediately placed in designated waste receptacles.
  5. The G.C. shall coordinate operations with the Owner that are disruptively noisy or that affect Owner access to electricity, water, or mechanical heating/cooling. The G.C. shall also inform the Owner regarding any interruption to fire or life safety systems.



3 Site Plan  
SCALE: 3/32" = 1'-0"



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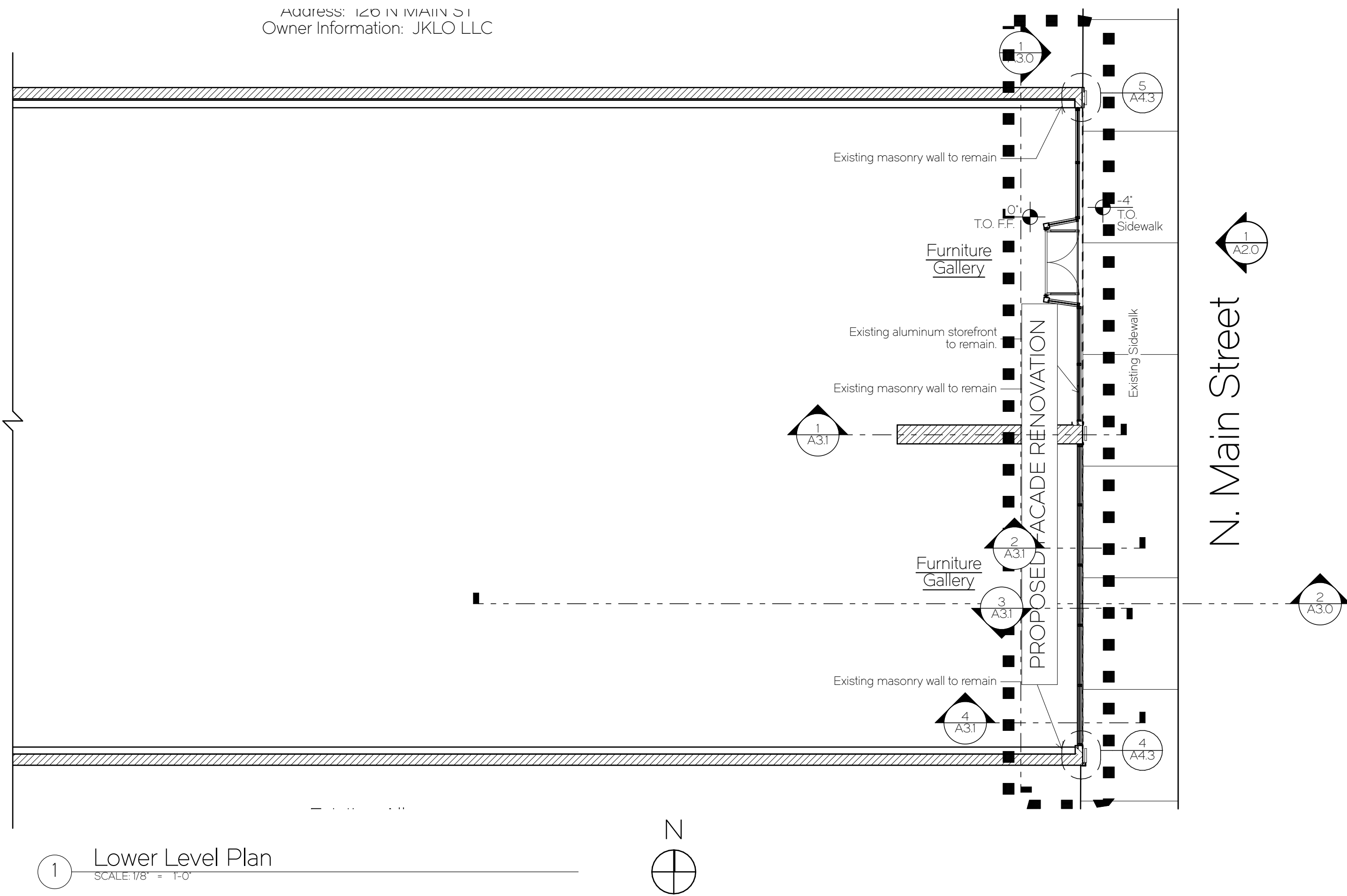
MEP Consultant:

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118 N. Main Street Graham, NC 27253

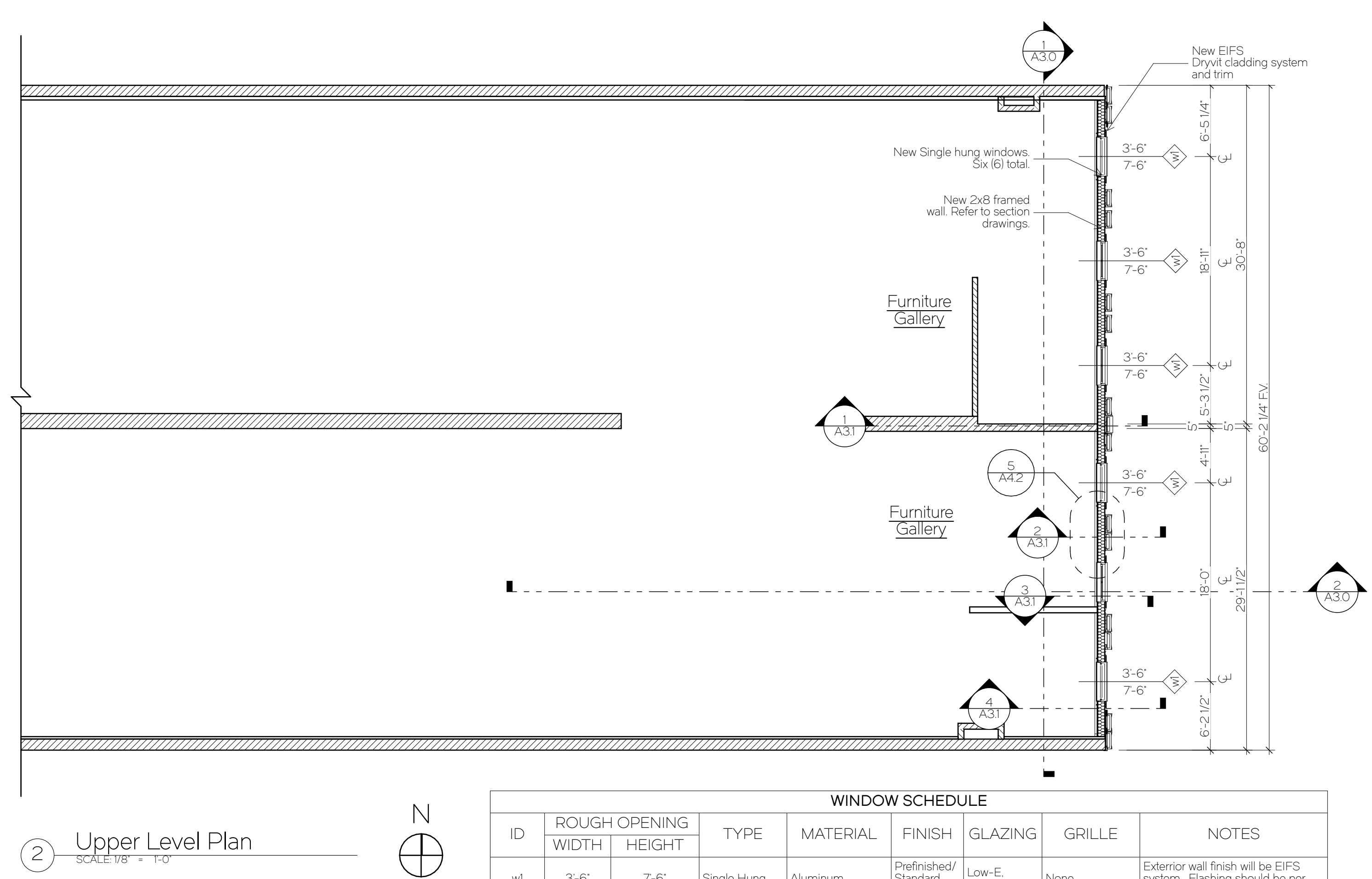
ISSUE: DATE:  
  
PROJECT NO: 2318  
DRAWN BY: AAW  
DATE: January 22, 2024

**50%  
CD SET**  
**Demolition and  
Site Plan**

**D1.0**

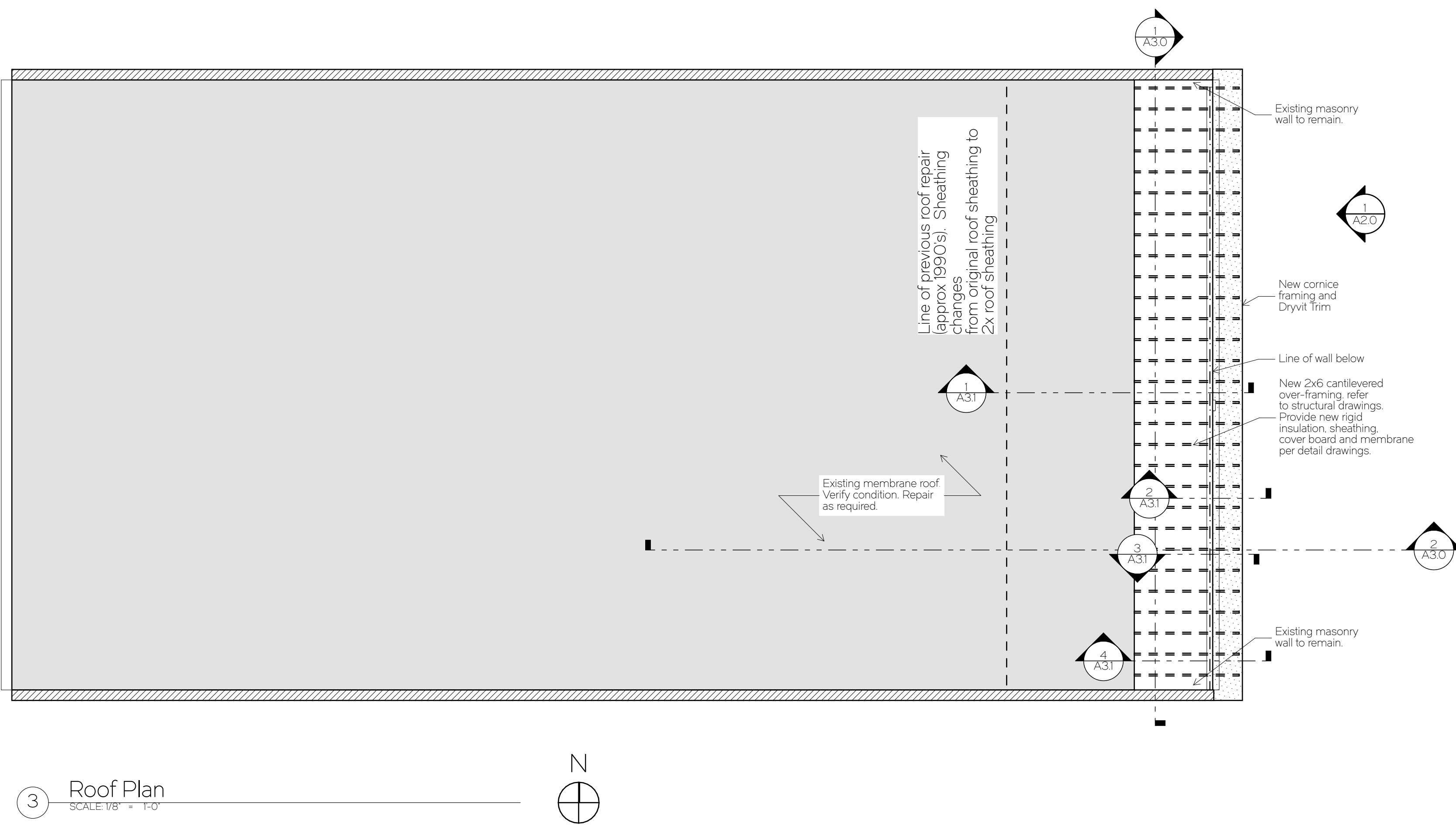


1 Lower Level Plan  
 SCALE: 1/8" = 1'-0"

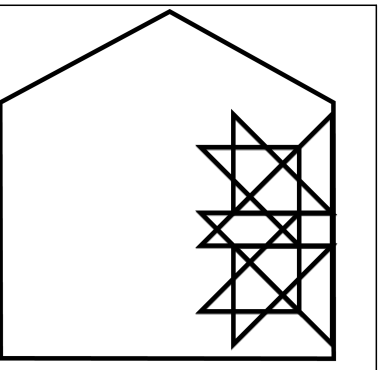


2 Upper Level Plan  
 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE								
ID	ROUGH OPENING		TYPE	MATERIAL	FINISH	GLAZING	GRILLE	NOTES
	WIDTH	HEIGHT						
w1	3'-6"	7'-6"	Single Hung	Aluminum	Prefinished/Standard Color	Low-E Insulated	None	Exterior wall finish will be EIFS system. Flashing should be per manufacturer's recommendation.



3 Roof Plan  
 SCALE: 1/8" = 1'-0"



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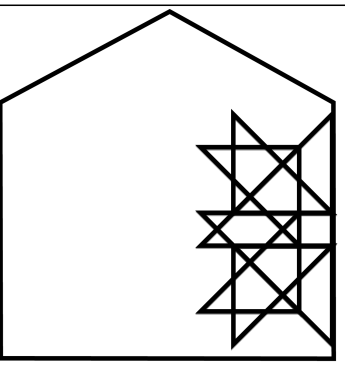
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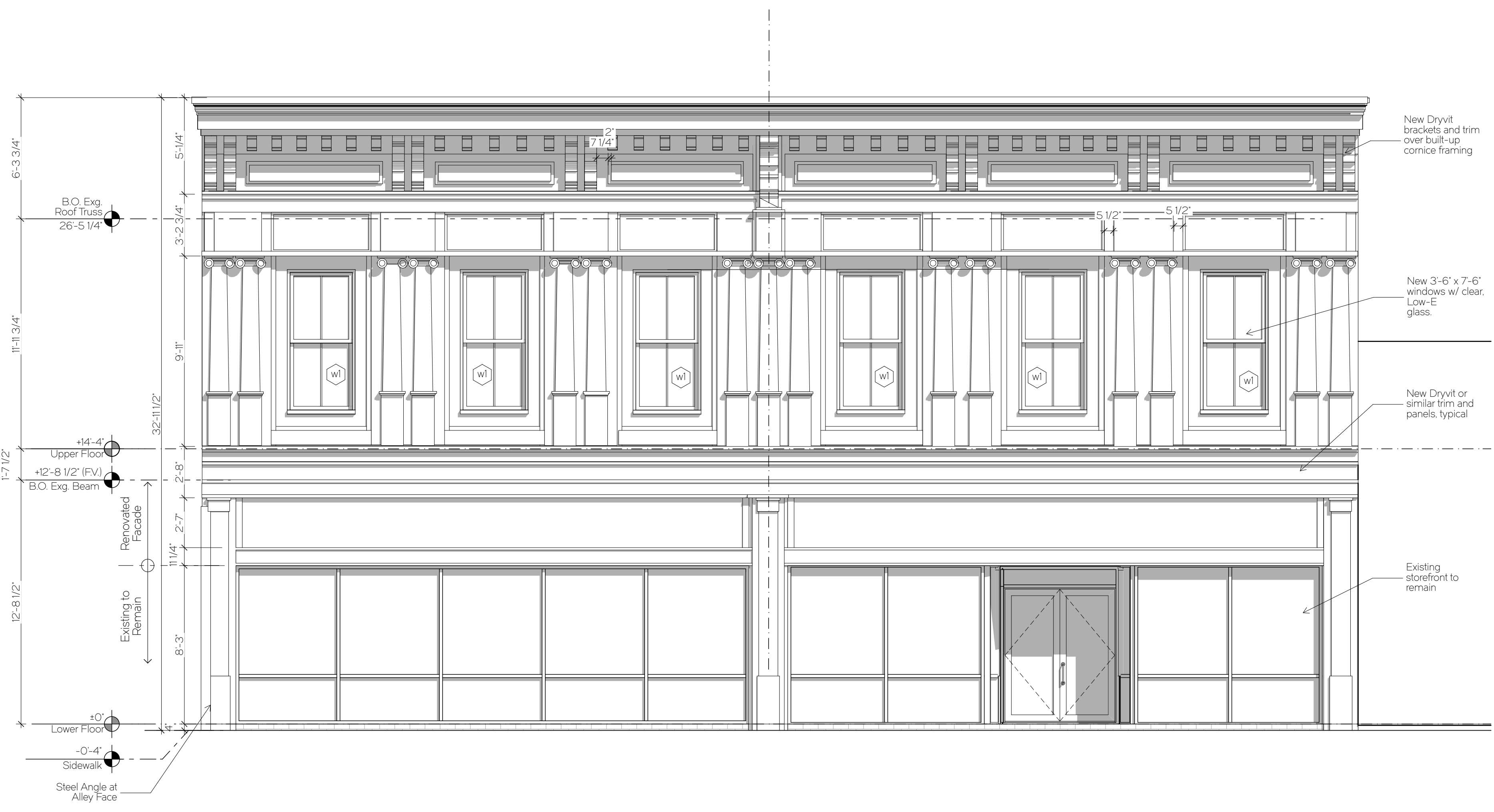
Floor Plans

**A1.0**



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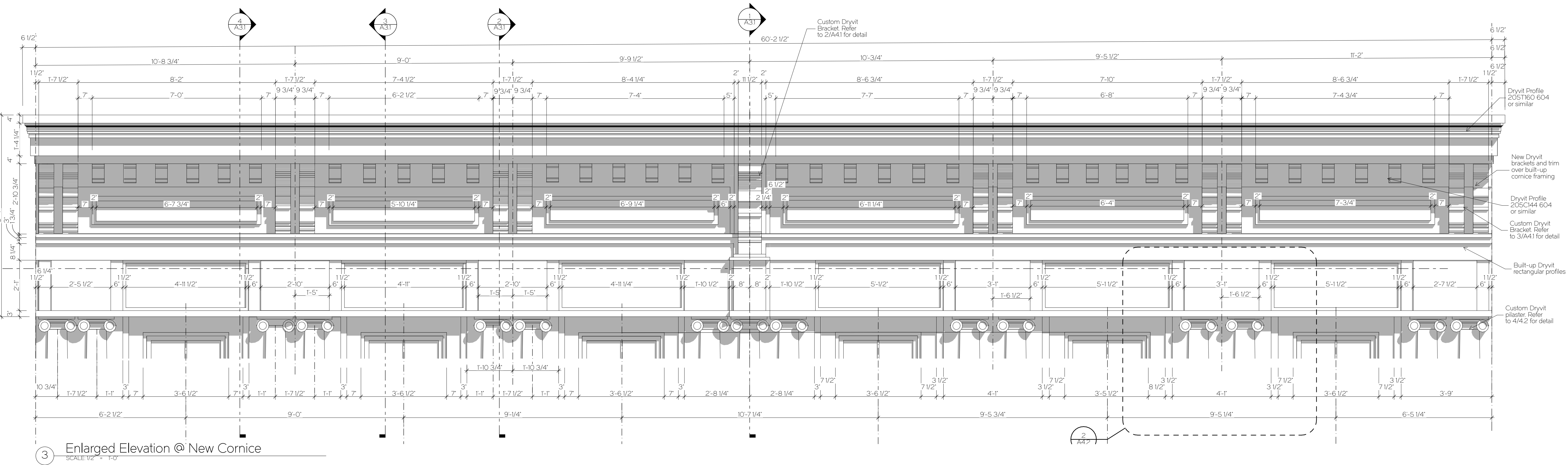
MEP Consultant:



1 East (Main Street) Elevation  
SCALE 1/4" = 1'-0"

NOTES ON EIFS FINISH:  
1. Basis of Design: Dryvit Outsulation Plus MD Secureck, ExoAir 430 System  
2. Custom trim profiles as noted on Details  
3. Flashing and seam details per manufacturer's specification  
4. Exterior Wall Finish Basis of Design: Dryvit 310 China White, 497 Snow Pea

2 Main Street Perspective Image  
SCALE 1/111"



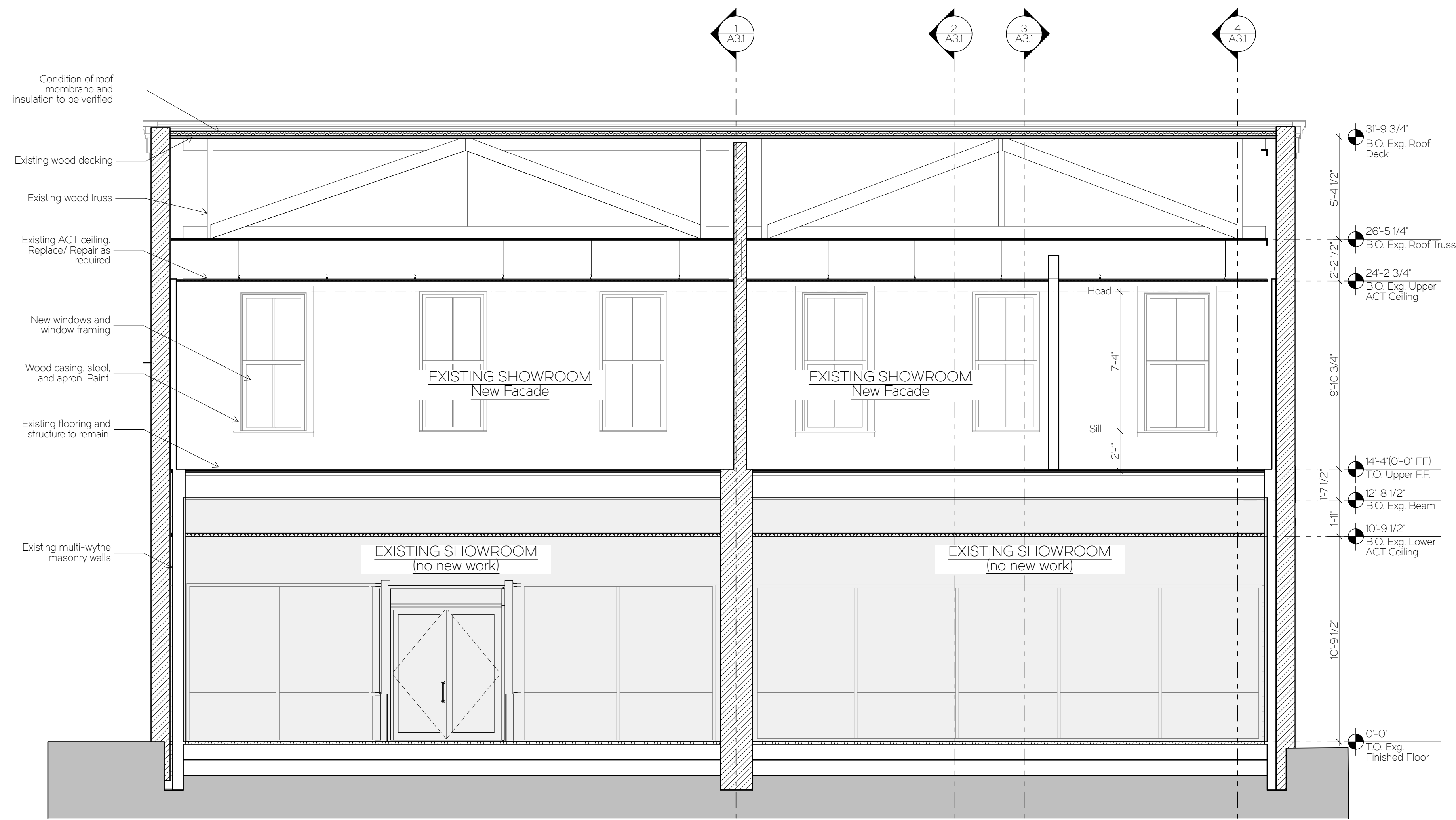
3 Enlarged Elevation @ New Cornice  
SCALE 1/2" = 1'-0"

**Green McClure Facade**  
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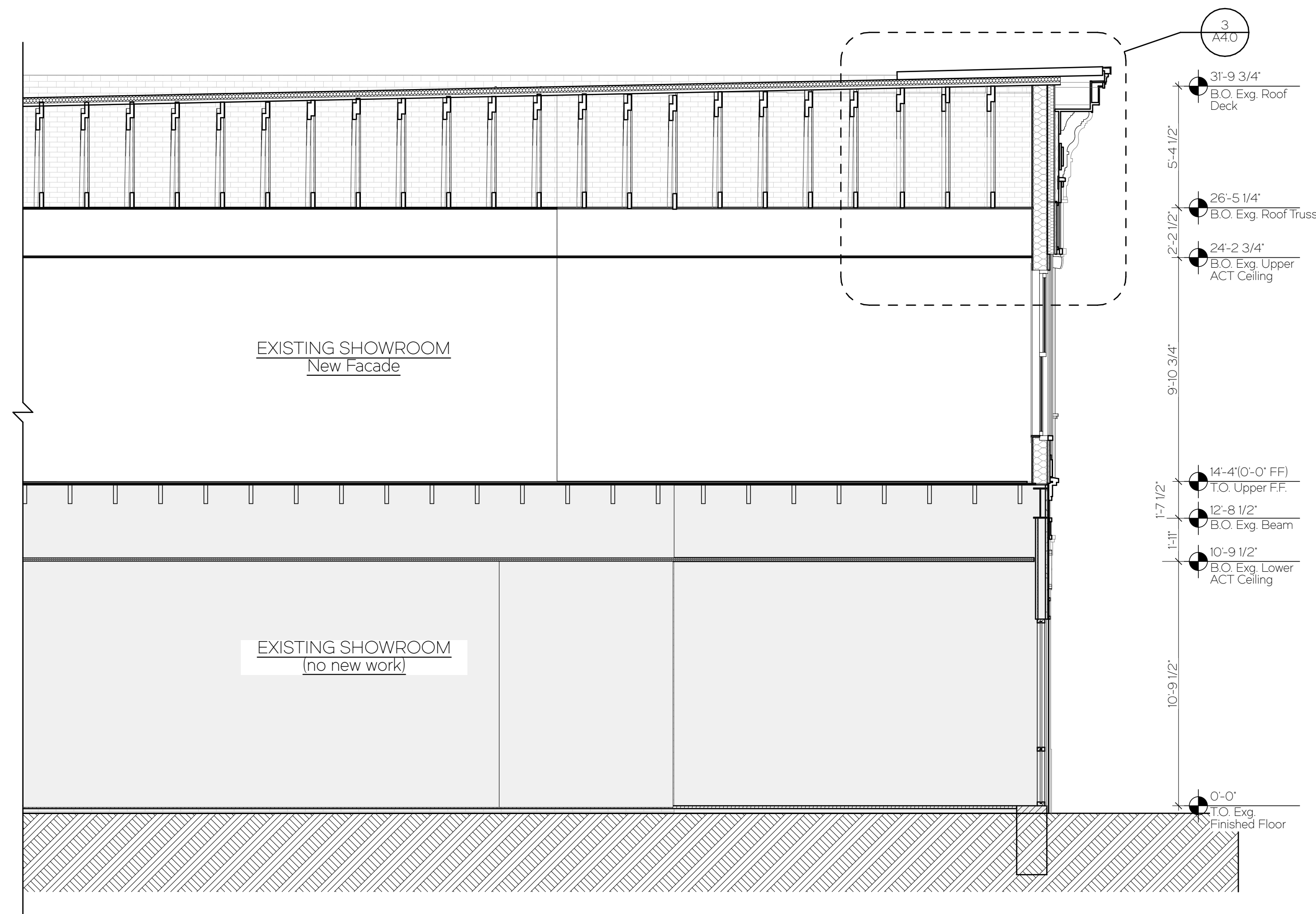
ISSUE: DATE:  
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CD SET  
Exterior Elevations

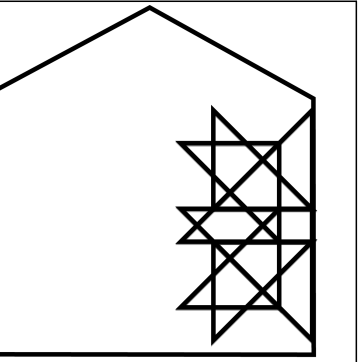
**A2.0**



1 North/South Building Section  
SCALE: 1/4" = 1'-0"



2 Partial East/West Building Section  
SCALE: 1/4" = 1'-0"



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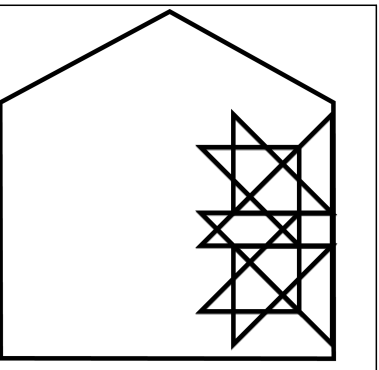
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Sections

**A3.0**



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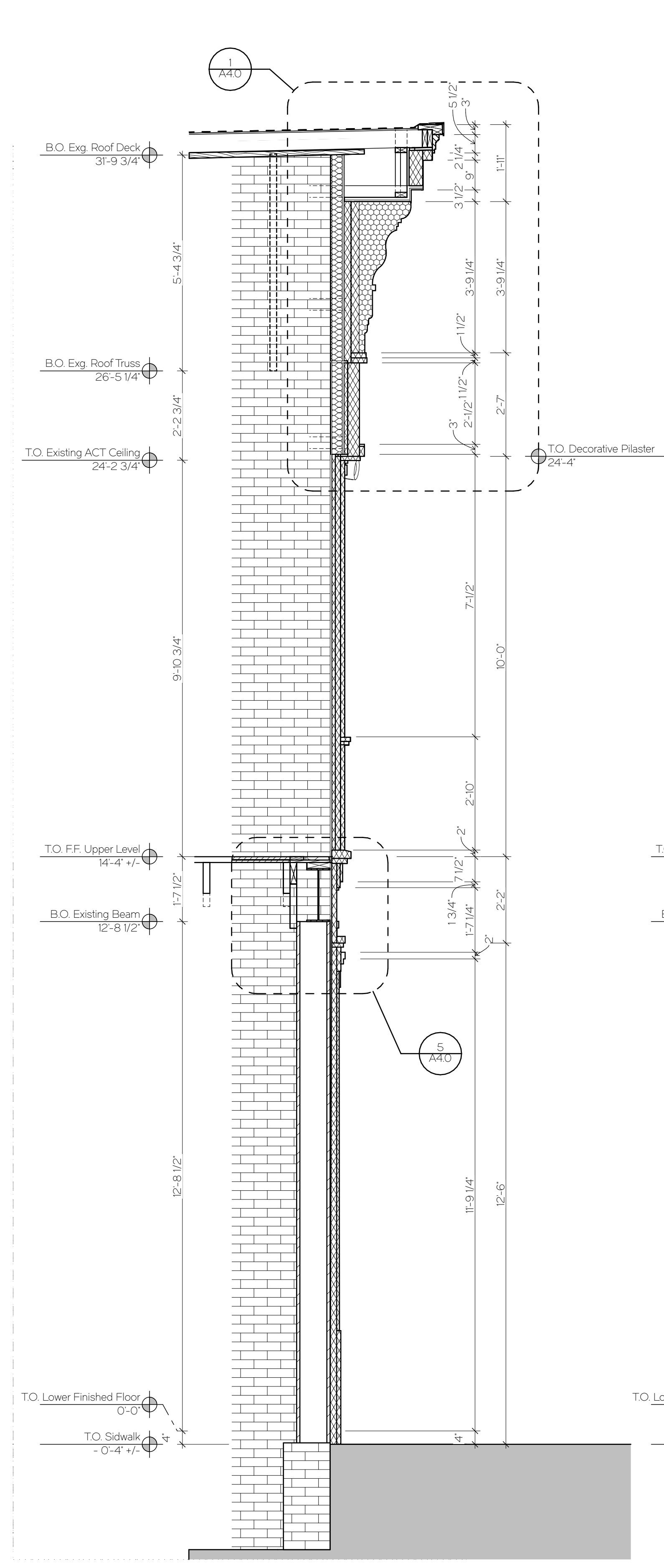
MEP Consultant:

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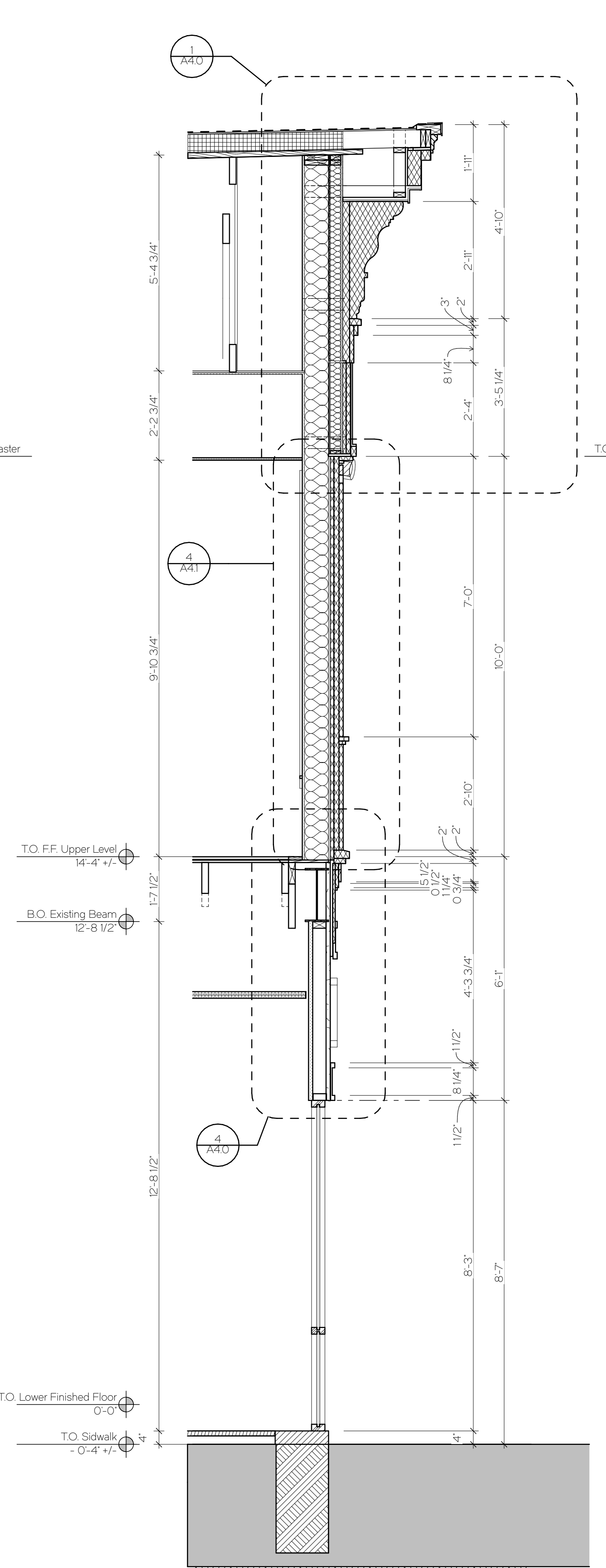
ISSUE DATE:  
PROJECT NO. 2318  
DRAWN BY: AAW  
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CD SET  
Sections

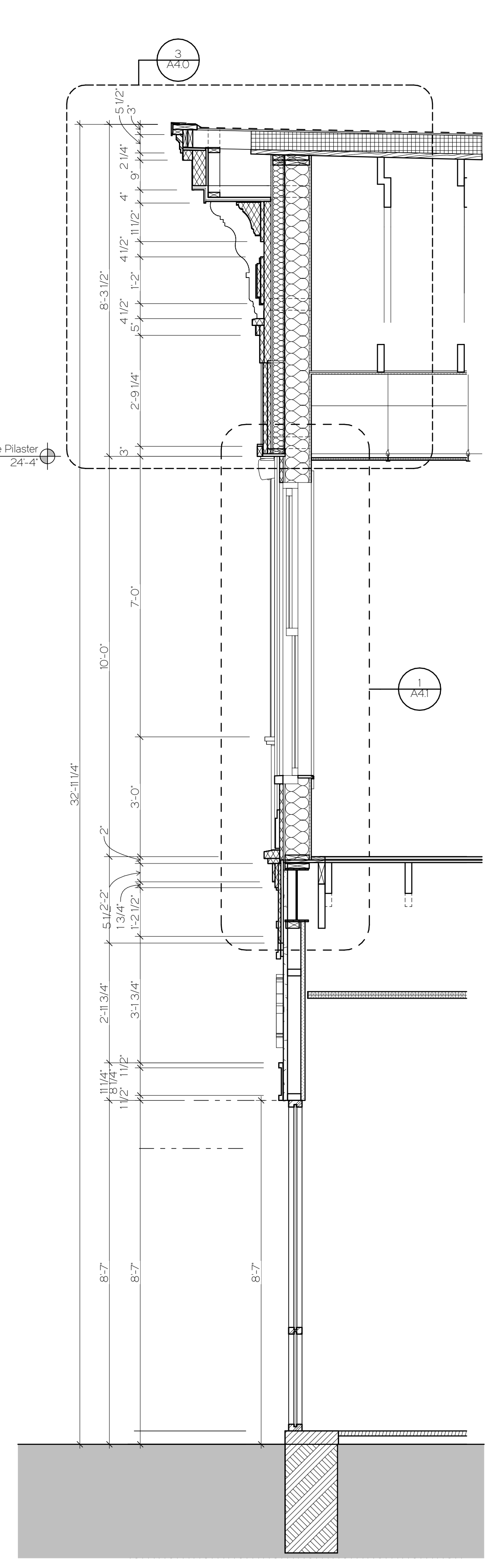
**A3.1**



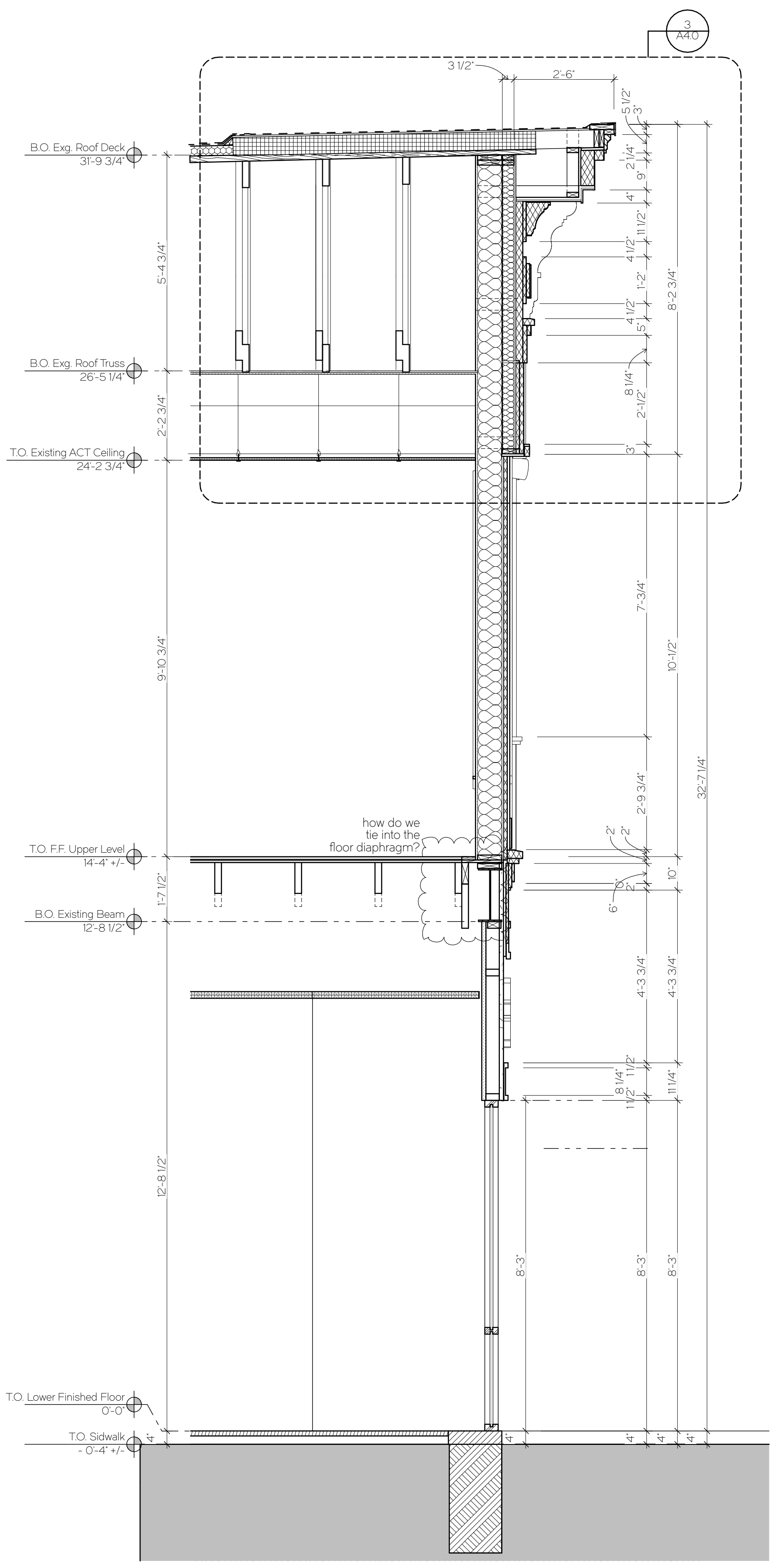
1 Wall Section @ Center Masonry Wall  
SCALE 1/2" = 1'-0"



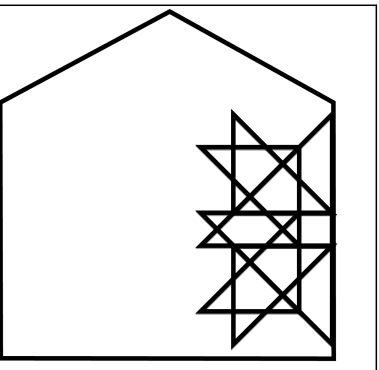
2 Wall Section at Large Bracket  
SCALE 1/2" = 1'-0"



3 Wall Section @ Window  
SCALE 1/2" = 1'-0"



4 Wall Section @ Small Bracket  
SCALE 1/2" = 1'-0"



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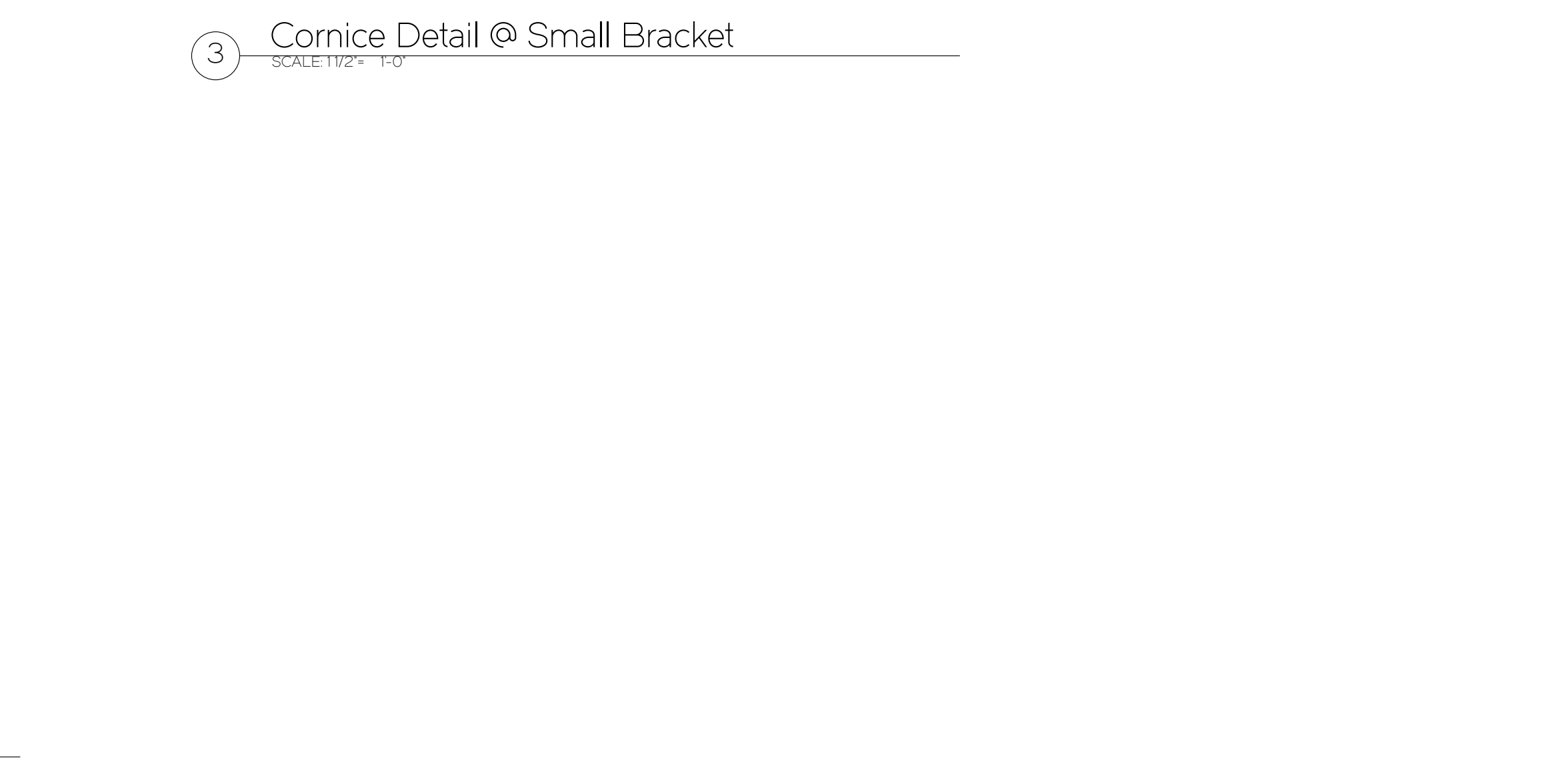
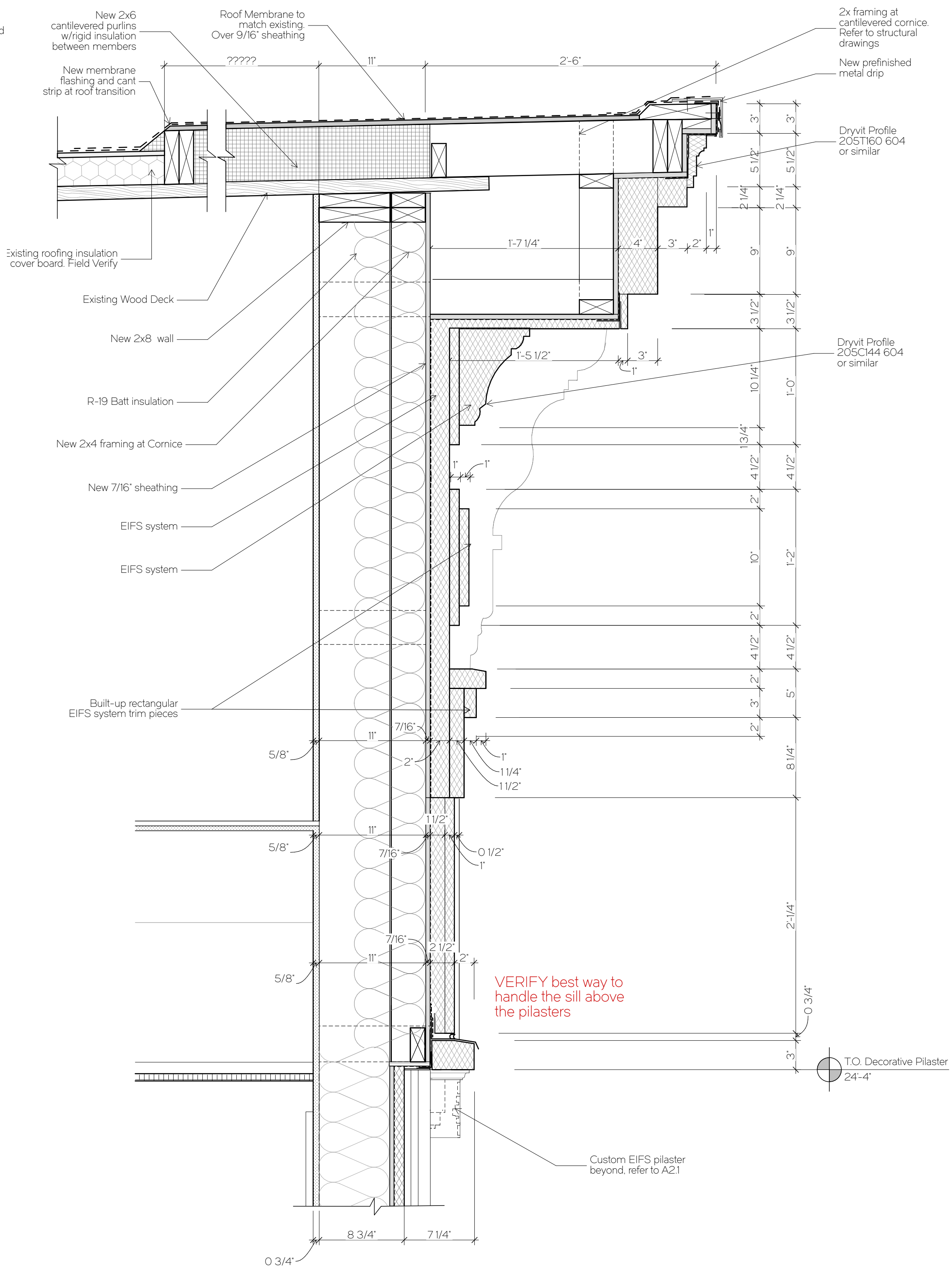
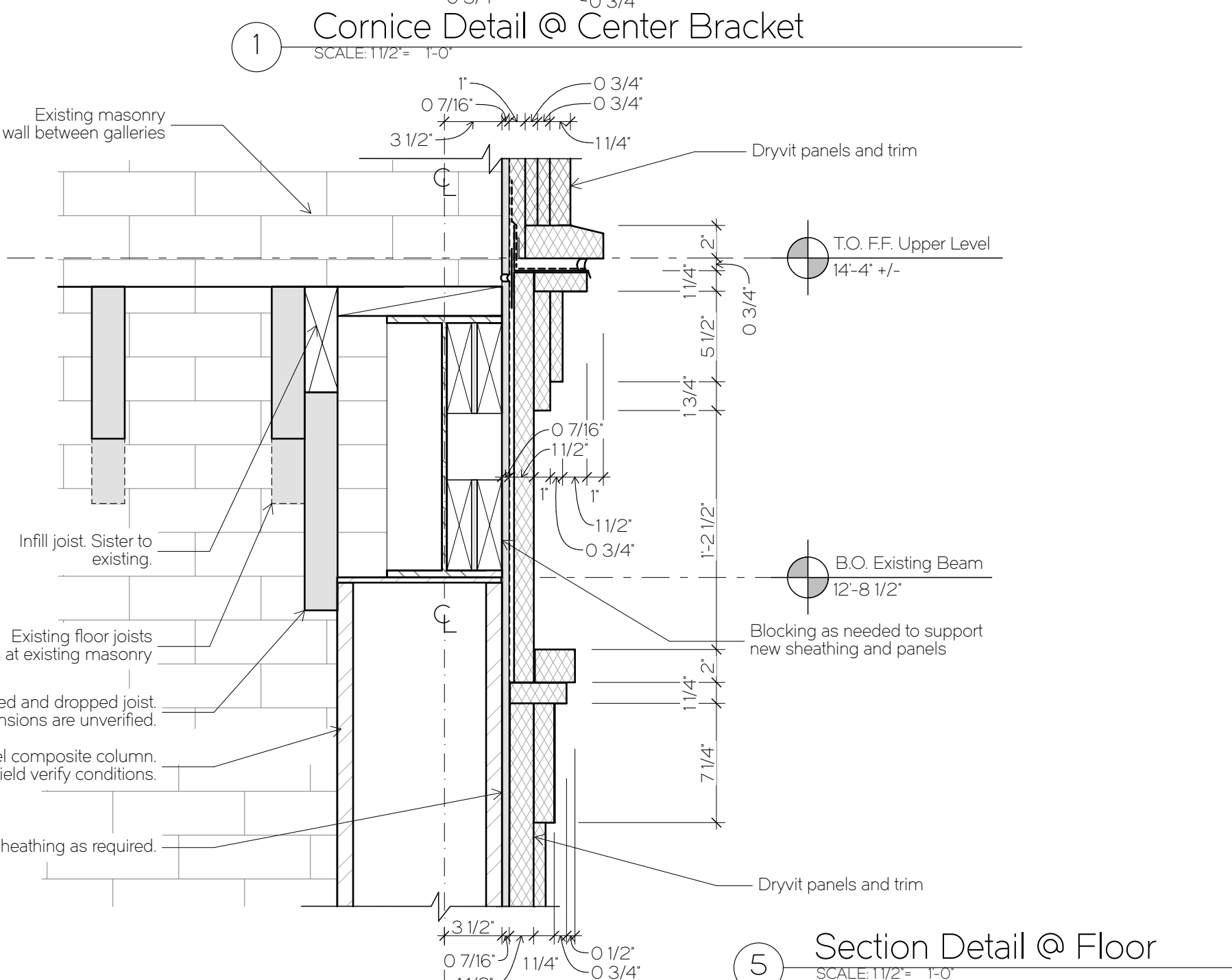
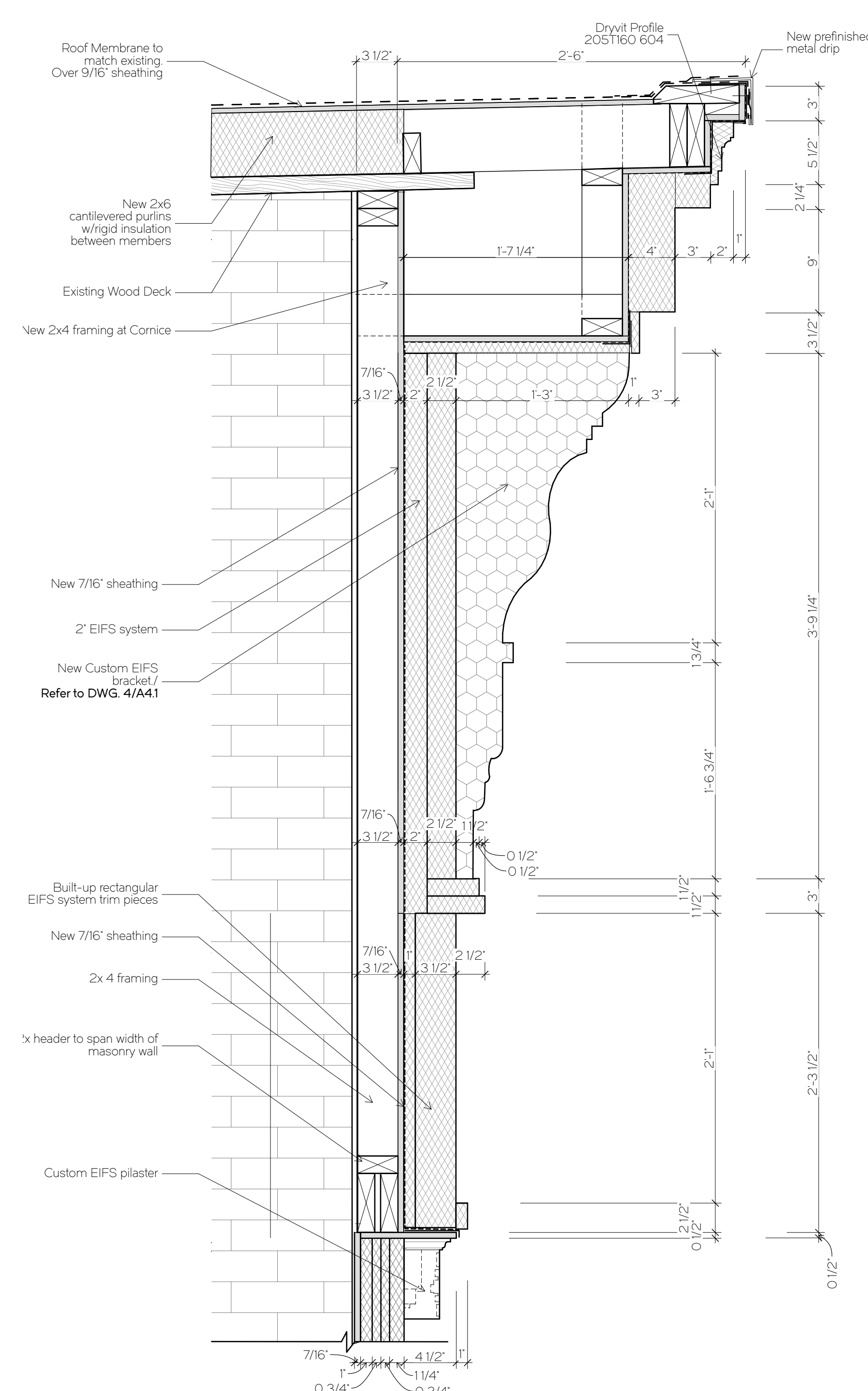
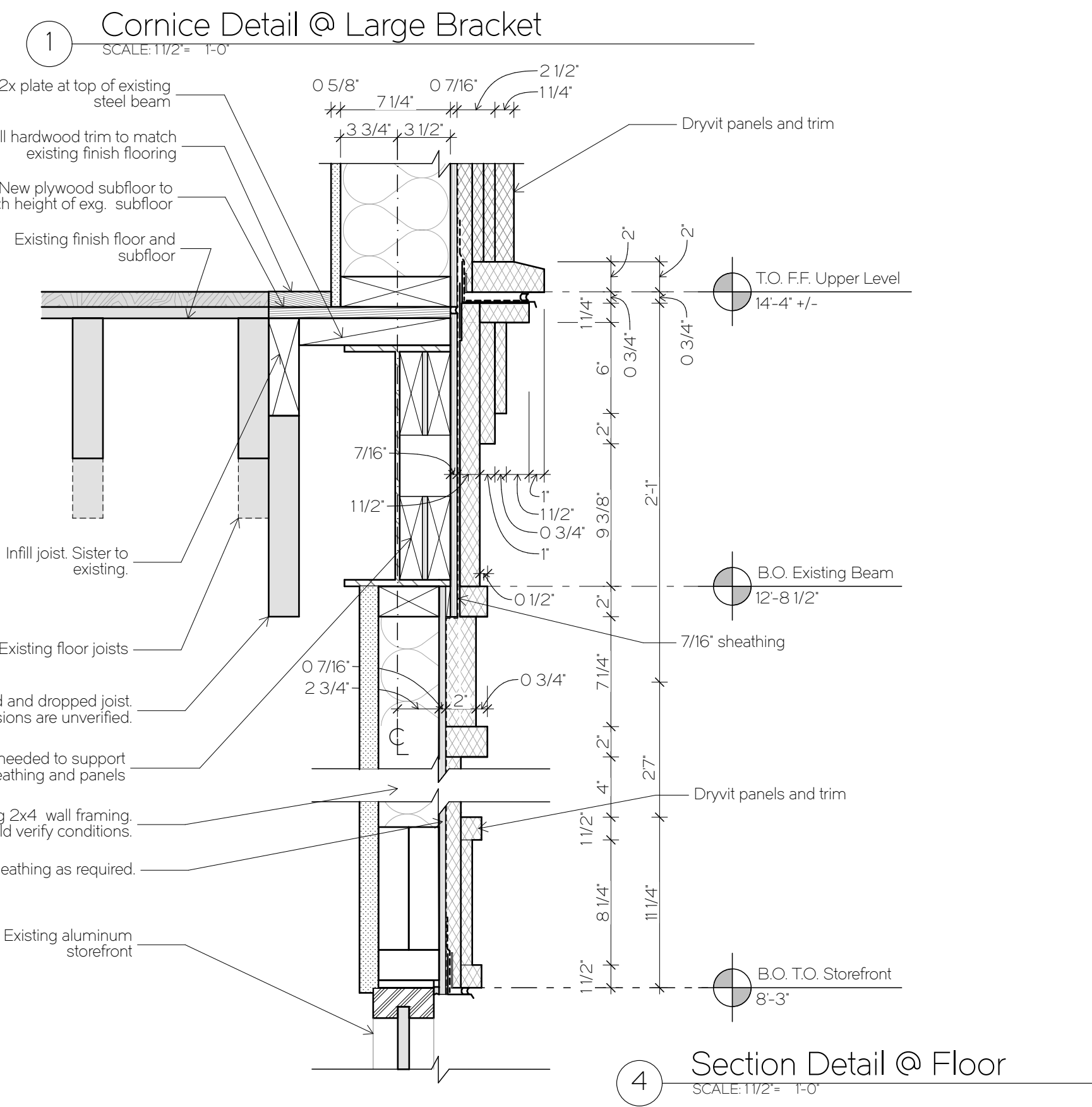
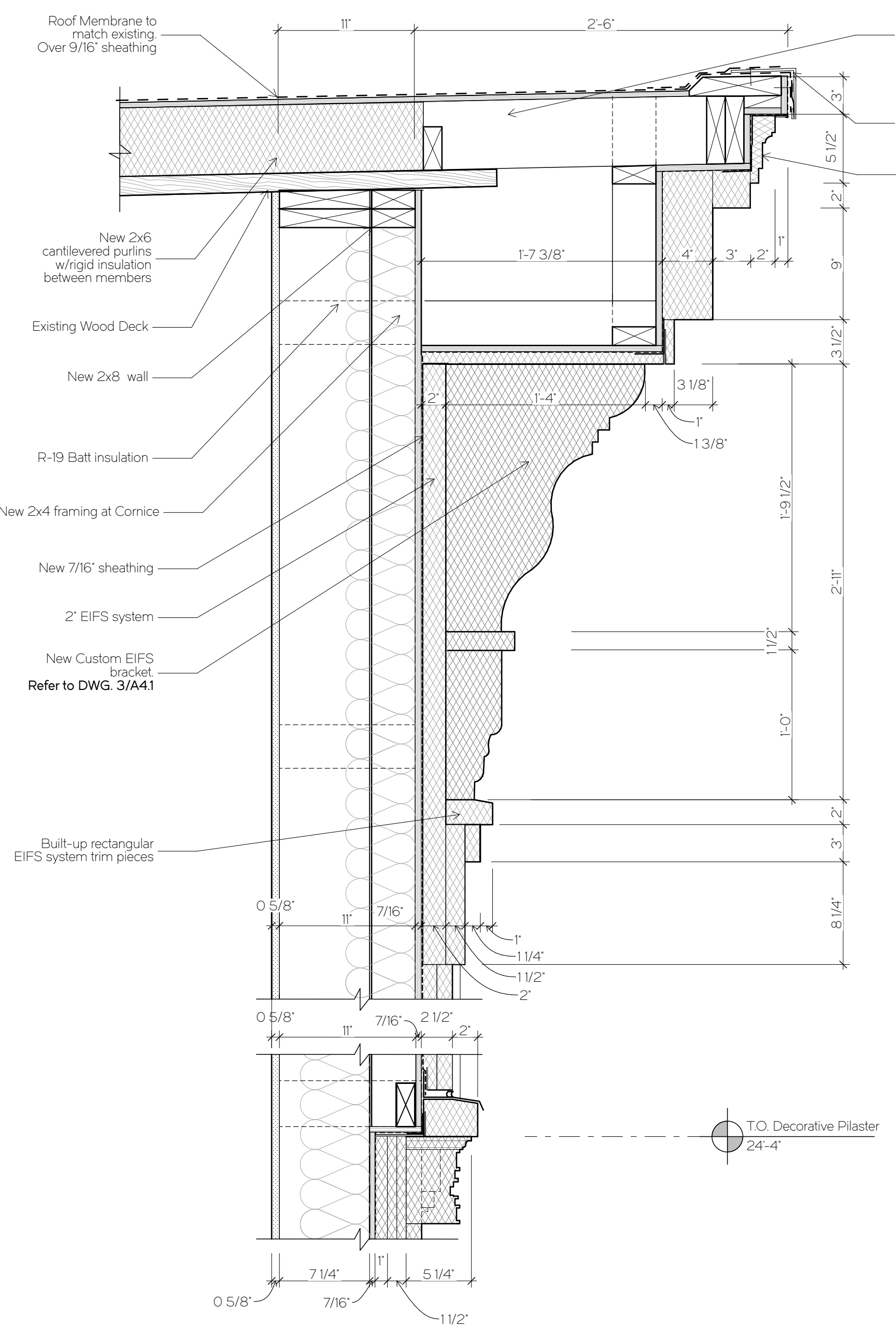
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CD SET

Details

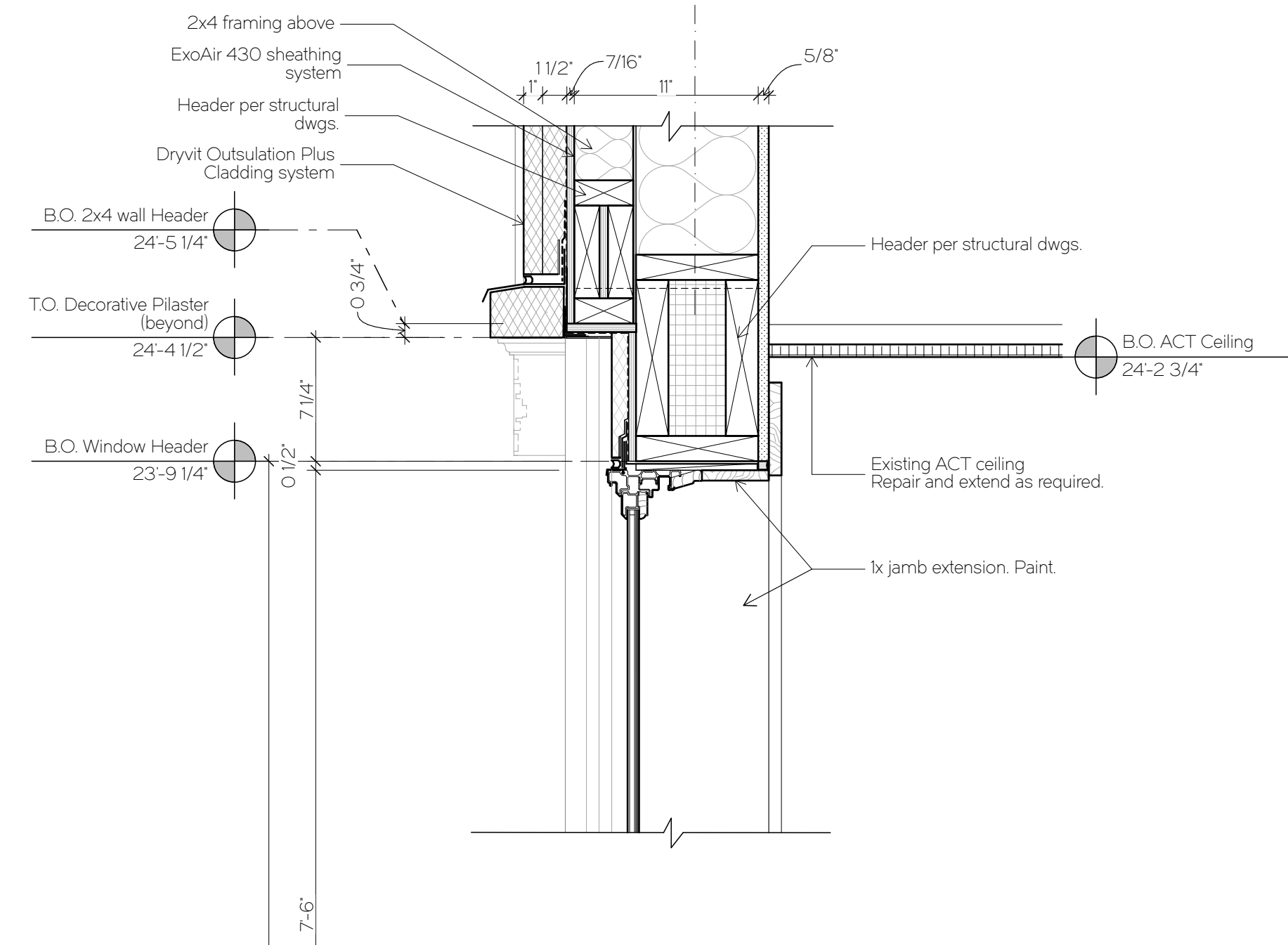
**A4.0**



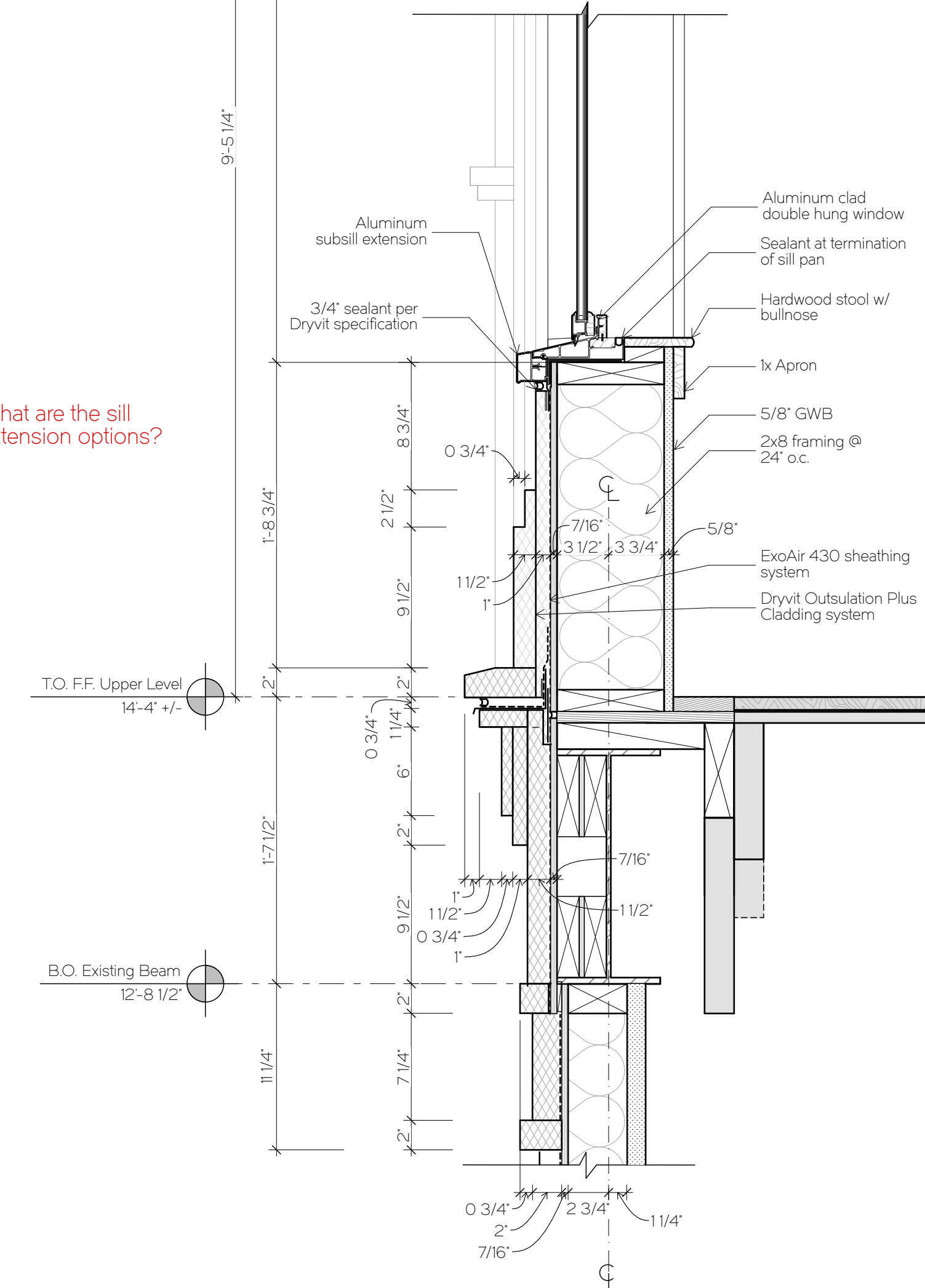
VERIFY best way to handle the sill above the pilasters



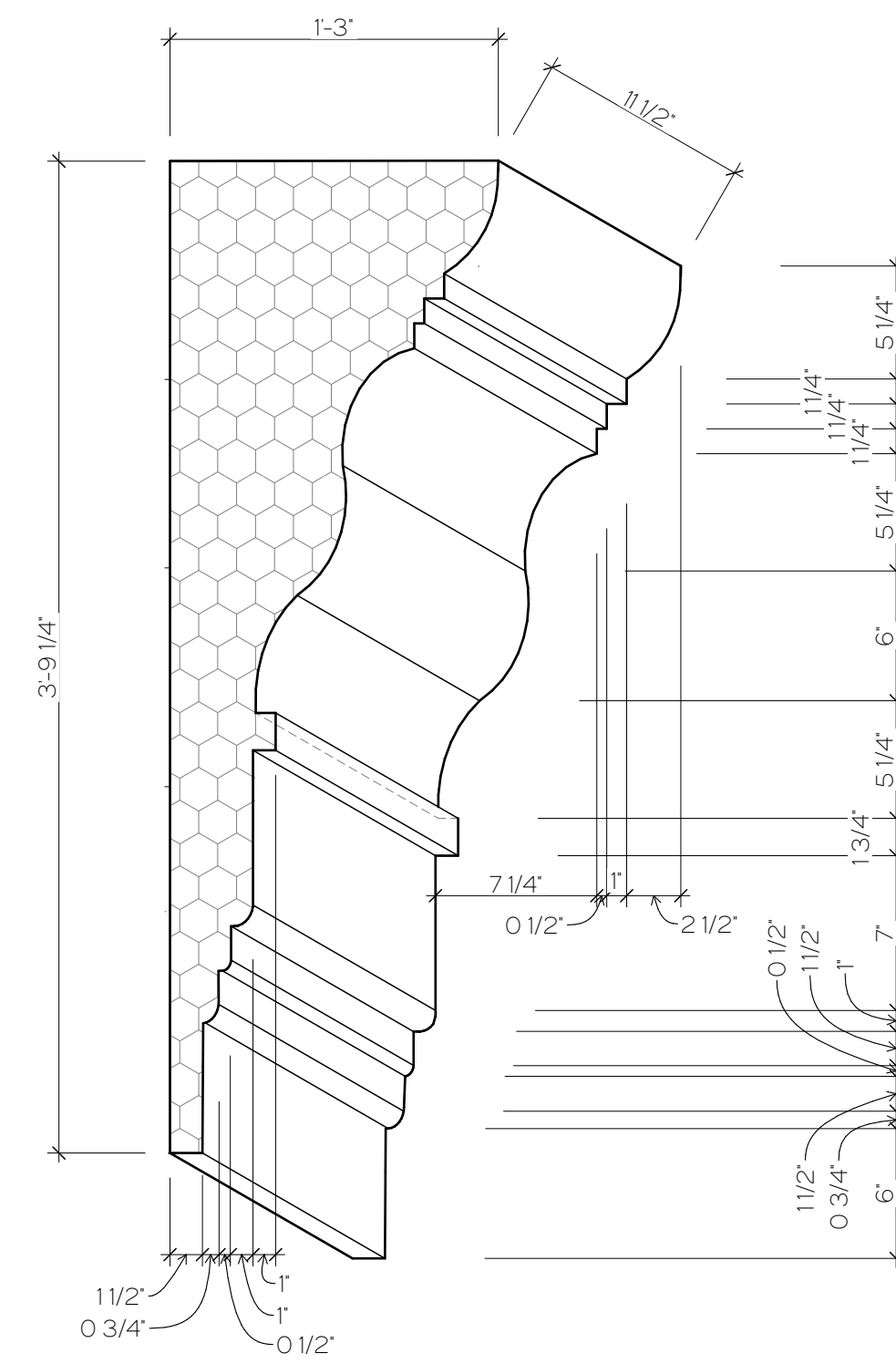
VERIFY best way to handle the sill above the pilasters



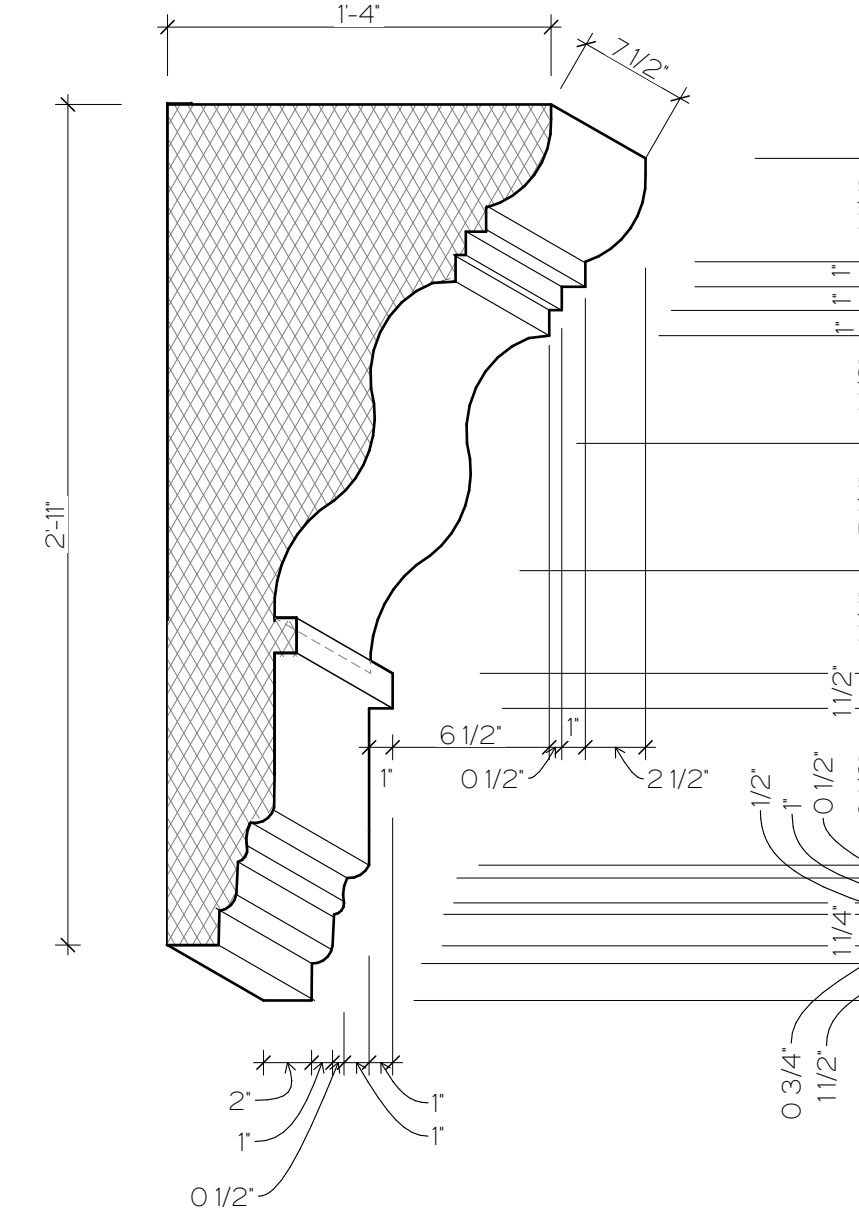
What are the sill extension options?



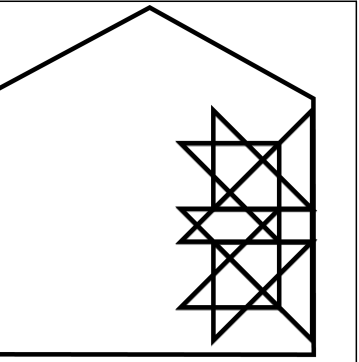
1 Section Detail @ Window  
SCALE: 1/2" = 1'-0"



2 Detail - Large Center Bracket  
SCALE: 1/2" = 1'-0"



3 Detail - Large Bracket  
SCALE: 1/2" = 1'-0"



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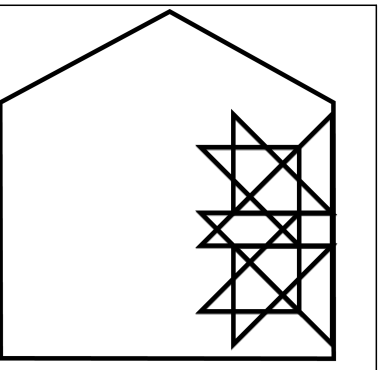
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Details

**A4.1**



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email: anna@flockdna.com

MEP Consultant:

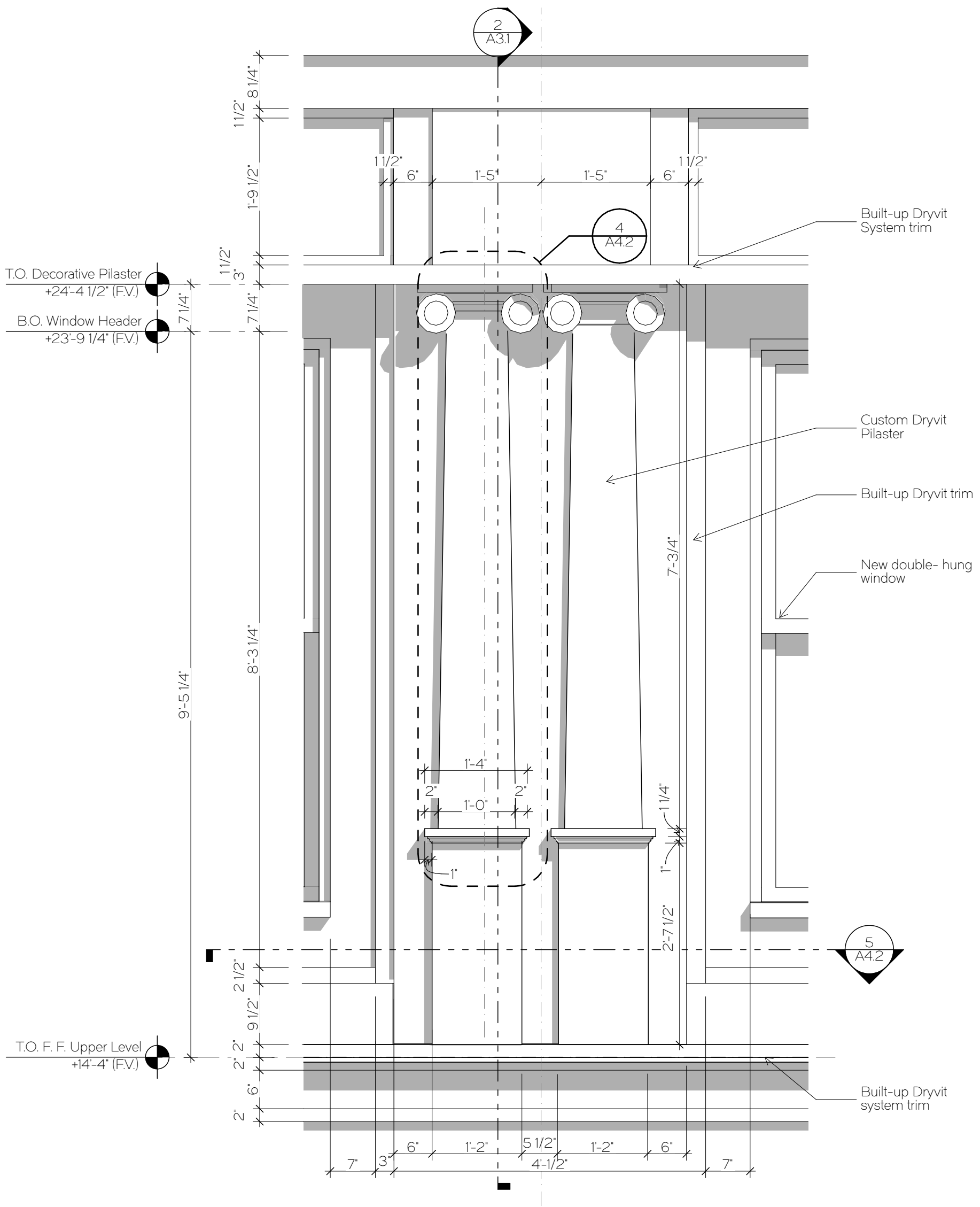
**Green McClure Facade**  
118 N. Main Street Graham, NC 27253

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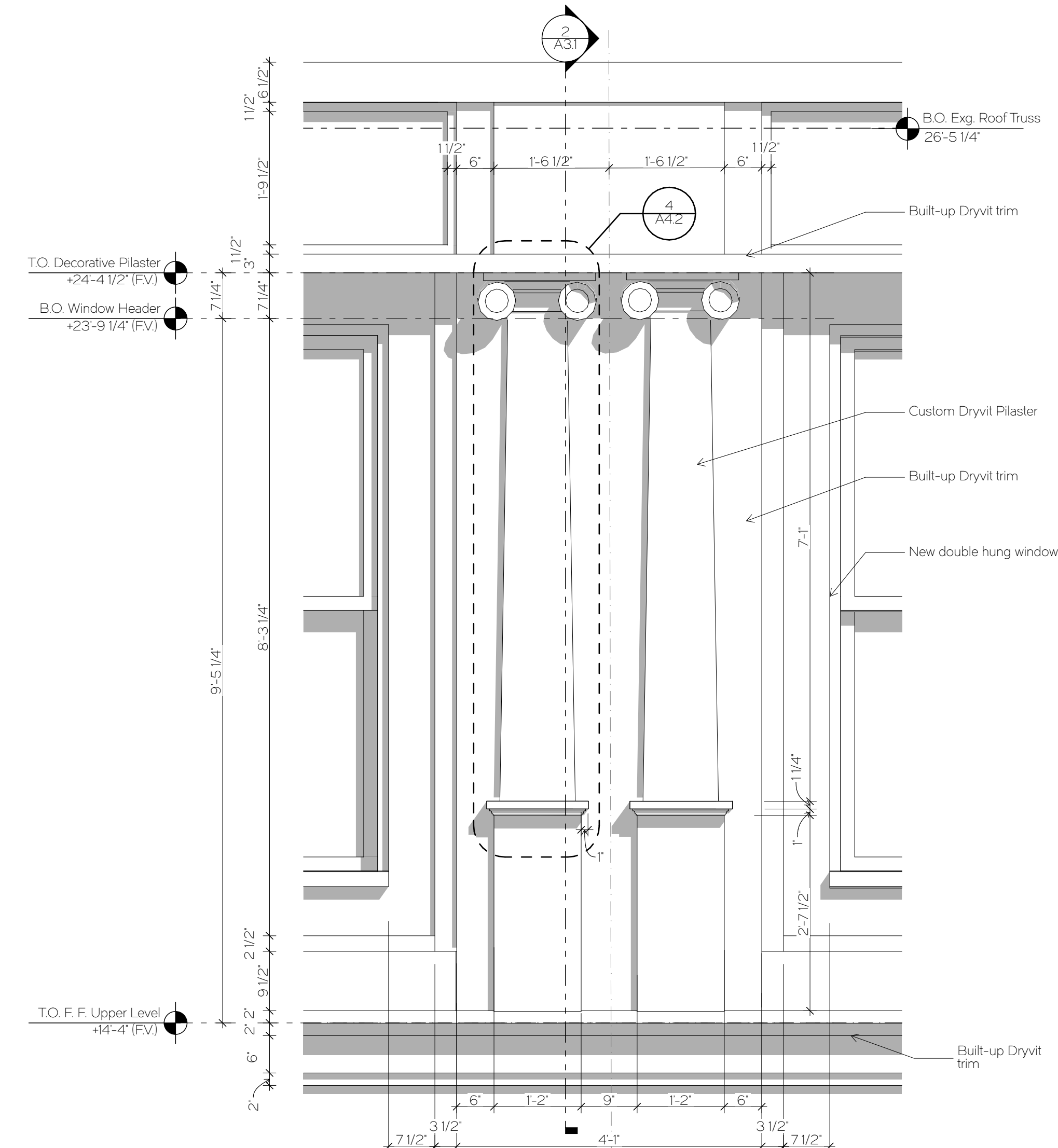
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CD SET**

**Details**

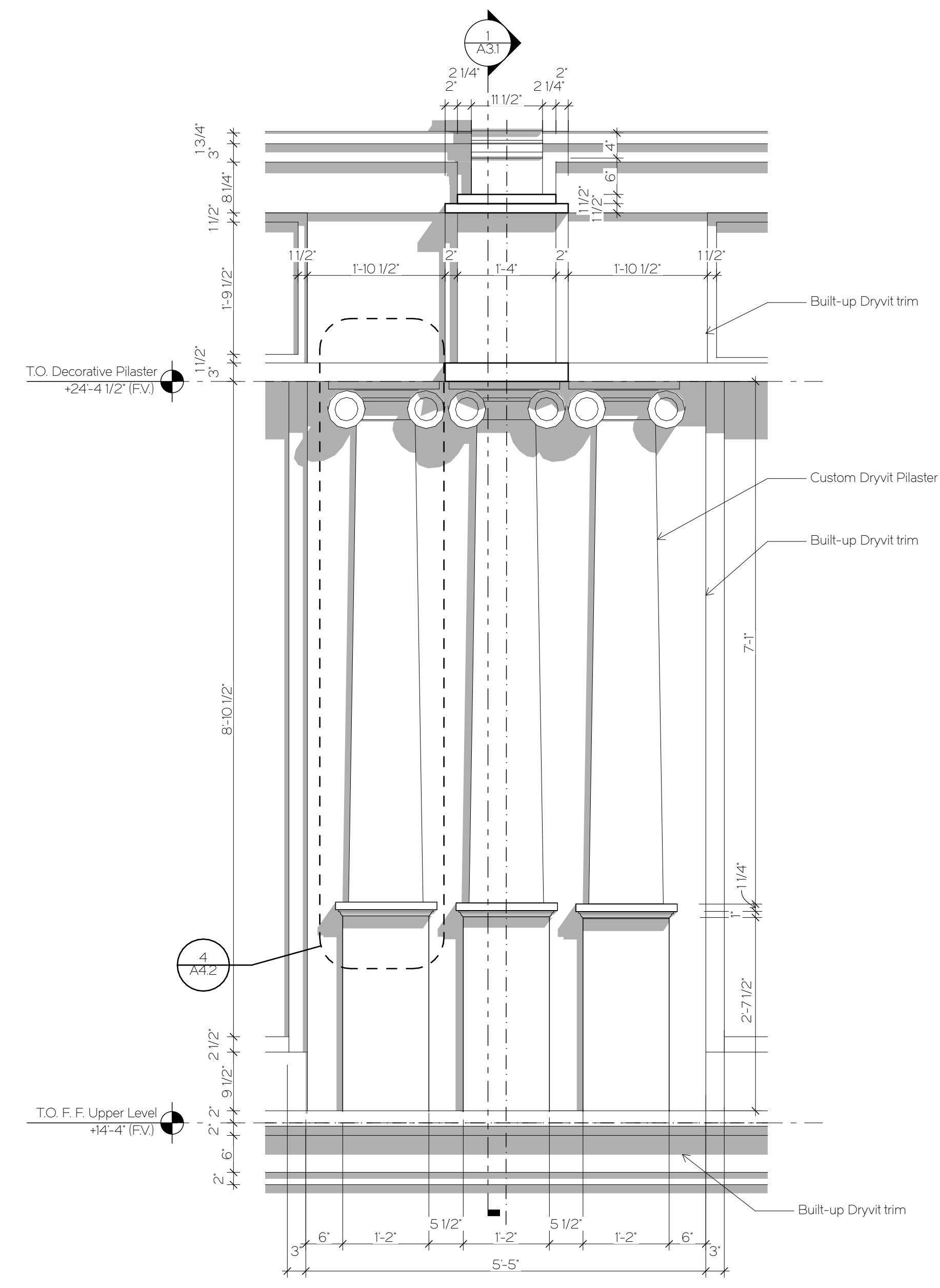
**A4.2**



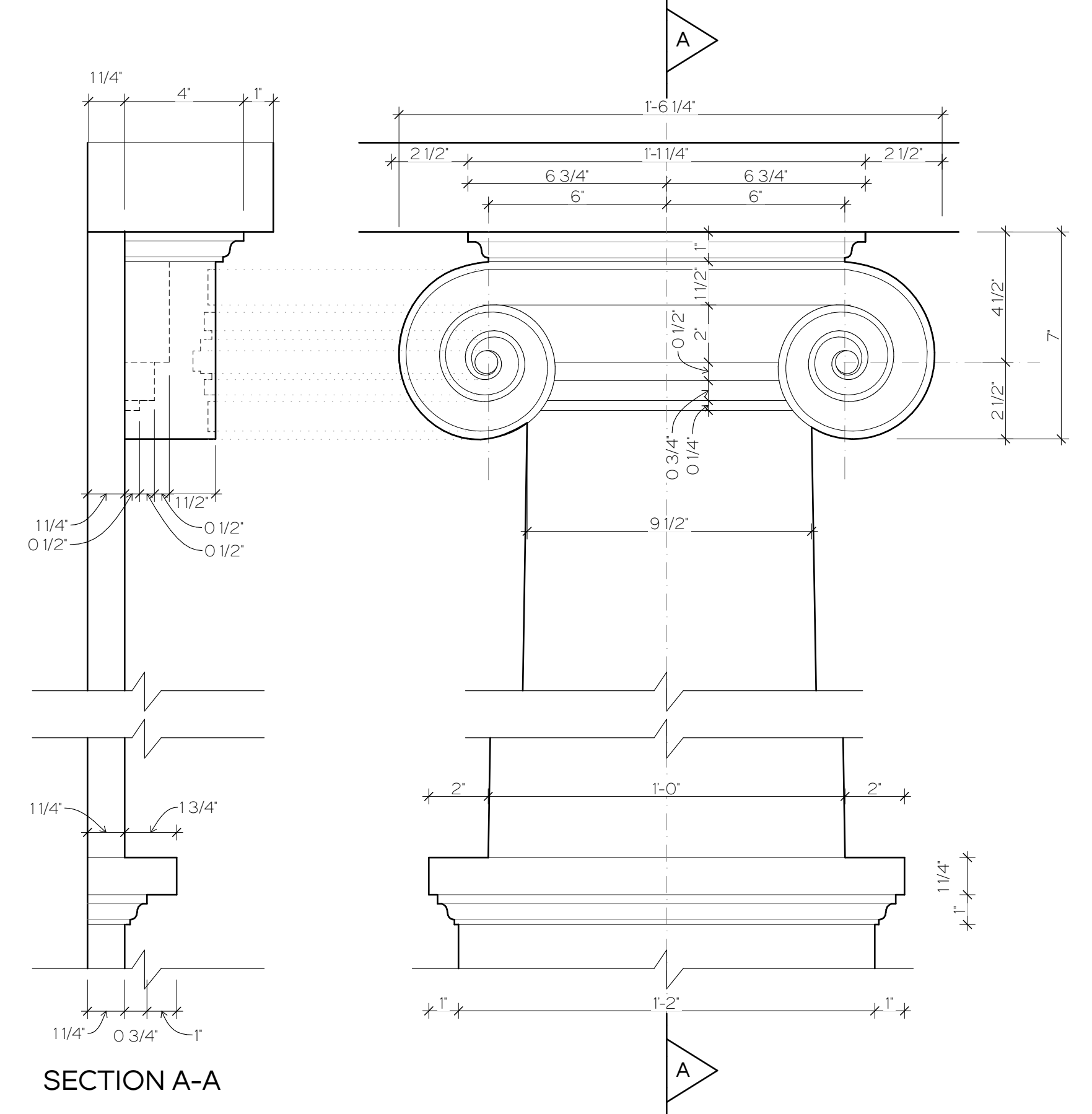
1 Pilaster Elevation - South Side  
SCALE 3/4" = 1'-0"



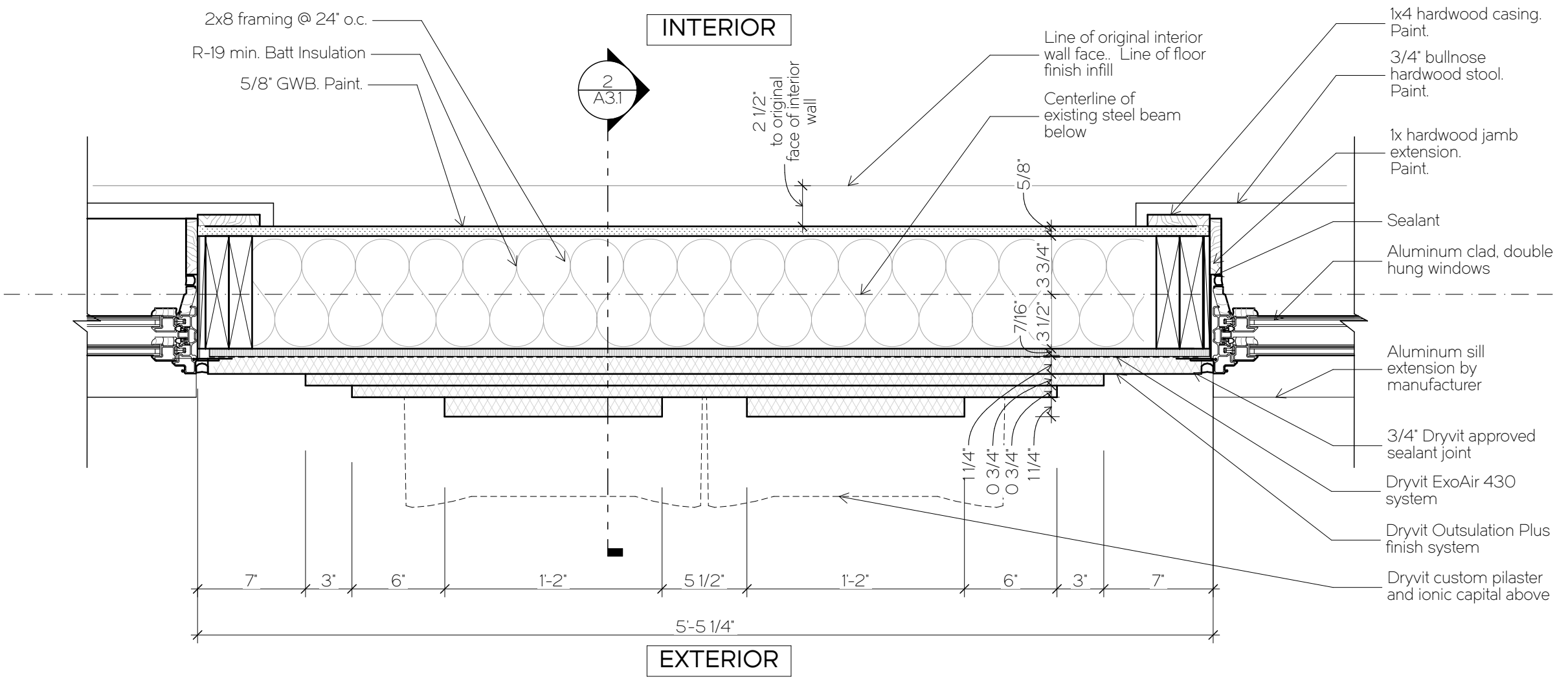
2 Pilaster Elevation - North Side  
SCALE 3/4" = 1'-0"



3 Pilaster Elevation - Center  
SCALE 3/4" = 1'-0"



4 Pilaster Detail  
SCALE 3/4" = 1'-0"



5 Plan Detail @ East Side Window  
SCALE 1/12" = 1'-0"



The business owner at 118 N Main has applied to restore the front facade. The façade will be renovated and restored using an ‘exterior insulation and finishing system’ that is modern and weather resistive while also drawing inspiration from the 1919 facade. This item is considered a major change and requires a COA review and approval by the HRC.

*The sections from the Historic Resources Handbook below may be helpful to the commission:*

### Architectural Components and Details

**B.1.1:** Original architectural details should be retained if structurally possible. Original exterior features such as cornices, brackets, railings, shutters, siding, window architraves, and doorway pediments are an essential part of a building’s character and should not be removed.

**B.1.2:** Original architectural details should be retained if structurally possible. Original exterior features such as cornices, brackets, railings, shutters, siding, window architraves, and doorway pediments are an essential part of a building’s character and should not be removed.

**B.1.3:** Architectural components and details that are not appropriate to the historic character of the structure should not be added. The owner should never try to make a building look older than it is by using details belonging to a previous period.

**B.1.4:** Architectural elements, such as fasciae, soffits and columns, should not be replaced or covered by materials such as plywood, vinyl, and aluminum that would not have been used or even available in the original construction.

### Roofs

**B.5.3:** Maintain and protect roof surfaces, features and details by appropriate methods.

**B.5.5:** Raising or lowering roof pitch, or removing or altering the appearance of original features, such as dormers, turrets, balustrades, bargeboards, quarter round, cornices, brackets, weather vanes, or lightning rods, is not allowed.

**B.5.6:** Deteriorated soffits, fascia, moldings, and brackets should be repaired or duplicated.

**B.5.9:** Deteriorated roof covering should be replaced with new materials that are compatible with the old in composition, size, and texture after reestablishing the structural stability of the roof.

### Exterior Walls

**B.7.1:** Damaged or deteriorated wall materials should be repaired whenever possible.

**B.7.2:** Replacement materials should match the original in size, shape, and texture.

**B.7.3:** The original siding should not be replaced or covered by artificial siding such as aluminum, vinyl, asphalt, asbestos, Masonite, or pressboard that would not have been used on the original structure.

**B.7.4:** The careful removal of artificial siding and the restoration of the original siding are encouraged.

## Windows

**B.8.1:** When replacing or restoring windows in a storefront, maintain the original size and shape of the opening.

**B.8.5:** Preserve the original size and shape of upper story windows.

**B.8.7:** If windows are damaged beyond repair and must be replaced, match the original window material, window pattern and configuration, dimensions, design and any other key detailing as closely as possible.

**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.

## Exterior Colors

**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

### **Motion Language:**

I have thoroughly researched the application and all other documents related to COA 2402 and I am familiar with the property in question.

### **Finding of Fact:**

And I find that if produced in accordance with the plans submitted, the proposed changes will be Compatible [or] Incompatible with the character of the mid-nineteenth century Courthouse Square Historic District.

### **Motion to Grant/Approve with Conditions/Deny COA:**

I move to Approve [or] Approve with conditions [or] Deny the application for COA 2402 for the property located at 118 N Main St. as submitted because it does [or] does not meet the following criteria:

### **If approve or deny...**

The proposed change(s) does [or] does not meet the **Historic Resources Design Guidelines Standards**. Therefore, the proposed changes are [or] are not compatible with the character of the district.

### **If approve with conditions...**

If the following changes are made to the proposal such as:

(list all desired changes to the proposal and how they relate to the requirements in the design guidelines)

then the project will meet the standards set out in the Design Guidelines and shall be permitted.

**Alternatively, the HRC may choose to table the item until the next meeting...**

*I move to table COA 2402 for 118 N Main St. in order for the Commission to seek guidance pursuant to the NC GS 160D-9-47(d). The application will be acted upon within a reasonable time period not to exceed 180 days*

**Alternatively, the HRC may choose to deny the application as incomplete...**

*I move to deny COA 2402 118 N Main St. in order to provide sufficient time for the applicant to submit a complete application in an effort to determine what relevant standards are being met and/or neglected by the project.*