

Historic Resources Commission

Agenda | August 6th, 2024 |

6 pm Regular Meeting



1. Call to order 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: June 4th, 2024

4. New Business

- a. COA 2405- 36 SW Court Sq.
- b. COA 2406- 118 N Main St.

5. Updates

- a. Council
- b. Staff

6. Adjournment

Minutes of the June 4, 2024 Historic Resource Commission

The meeting was called to order by Chair Zipporah Clark Baldwin at 5:57 p.m.

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

Staff: Planner Evan Workman

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

Approval of the February 6, 2024 minutes, Karen Chin made the first motion and Jim Young made the second. All voted Aye.

New Business

a. Discussion:

Evan Workman started the conversation by mentioning to the Commission that there was \$1,500 proposed for a line-item budget in the next fiscal year. The Commission then discussed different ideas of how they may want to plan on using this money when the time comes. Some of the ideas mentioned cleaning sidewalks, plaques, and different forms of grants for private business owners. The commission tasked Mr. Workman with looking into the sidewalk cleaning and identifying just how many plaques have already been set to be dedicated.

Staff updates:

- a. City Council-** Joey Parsons was present. Spoke on updates on the budget and gave his thoughts on some of the discussed items.
- b. Staff-** Evan Workman thanked Mr. Haley for his service on the commission and noted his term was now up. Chair Clark-Baldwin also spoke and thanked Mr. Haley. Mr. Workman informed the commission that they now only had three members and would be looking to add another following the June City Council meeting.

Adjournment- Matthew Haley made a motion to adjourn. Jim Young made the second. All voted Aye.

Meeting adjourned – 6:28 p.m.

Minutes respectfully submitted, Evan Workman

June 5, 2024



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: 610 Atwater St

Property Owner: 36 Court Square LLC

Project

General description of each modification or improvement:

The second floor windows will be replaced custom made Pella Reserve 1 over 1 aluminum-clad wooden windows. The top pane will be arched. The windows are being made to match the attached photo from 1979.

The windows currently in place are replacements from probably the 1980s. The top of the window is visible below the arch of the masonry.

I will have a physical sample of the window for the Commission 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:

The NCDNCR and the NPS

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: John Vernon

Property Owner Lessee Other _____

Mailing Address: 610 Atwater St

City, State, Zip: Burlington, NC 27215

Phone # (917) 658-8376

Email: johnvernon@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.

John Vernon 7/18/24
Signature of Applicant Date

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: John Vernon

Relationship to Applicant: Self

Phone # (917) 658-8376

Email: johnvernon@gmail.com

FOR OFFICE USE ONLY	
Received by: <u>EW</u>	Remarks: <u>Major COA</u> <u>-EW</u> <u>COA2105</u>
Received date: <u>7/18/24</u>	
Tax Map # <u>145843</u>	
HRC date: <u>8/6/24</u>	

Exhibits Required for an Application for a Certificate of Appropriateness

- 1. A **location or vicinity map** clearly showing the location of the project within the immediate neighborhood.
- 2. **Current color photographs** of the property showing its present condition, which accurately represents the existing material, colors and textures. In addition, color photographs of all adjacent sites, buildings and other improvements clearly showing the style and character of the area. Such photographs shall accurately represent all colors and textures of the various materials of adjacent improvements. All photographs shall be labeled to indicate the direction of view.

for Signs

- 3. **Colored elevations**, drawn to scale, showing the size of the sign in relation to the building, the location of the sign, all details of construction, colors and textures; complete with dimensions showing ground clearance, length, height, width and projection.
- 4. A **large scale drawing** showing the size of the sign, details of construction, materials, colors, lighting, size-style and spacing of letters, method of support, and proposed materials and finishes, noted and keyed to the physical samples required in Exhibit 5.
- 5. **Physical samples** of all materials proposed for use on the sign, labeled and keyed to the large scale drawing required in Exhibit 4.

**Types and kinds of improvements to be considered minor:*

1. Repainting resulting in a different color.
2. Addition or deletion of awnings, shutters, canopies and similar appurtenances.
3. Application or use of exterior materials of a different kind, type, color or texture than those already in use, which will substantially cover one or more sides of the structure. This provision applies to roofing as well as siding.
4. All improvements, alterations and renovations which can be accomplished without obtaining a building permit.
5. Outside storage which does not require structure changes, such as a car sales lot.

^Types and kinds of improvements to be considered major:

1. Construction of a new building or auxiliary structure.
2. Any addition or alteration of an existing structure which increases the square footage in that structure or otherwise alters its size, height, contour or outline.
3. Change or alteration of a structure's architectural style.
4. Addition or removal of one or more stories.
5. Alteration of a roof line.
6. Landscaping.
7. All other items as defined in the ordinance.

for Minor* and New/Major^

- 3. **Colored elevations**, drawn to scale, of all sides showing complete architectural details and including all exterior equipment and appurtenances located on the roof, in the walls and on the ground. All existing and proposed materials and finishes shall be identified, noted on the elevations, and keyed to the samples required in Exhibit 4. Colored elevations shall be prepared at the largest practical scale. *For new/major*, the elevations should show accurately the placement of landscaping elements (showing their size and shape) where they are in close proximity to any structure.
- 4. **Physical samples** of all materials, items or devices to be installed, accurately showing color, texture and scale. All samples shall be identified by listing the manufacturer's name, brand name and manufacturer's color number, and keyed to the elevations required in Exhibit 3.
- 5. **Manufacturer's catalog data** (if applicable) on all mail boxes, trash receptacles or containers, signs, transformers, air conditioning equipment and other visible devices and materials showing size, form, quantity, color, type of material, height, location and method of installation.

for Minor*

- 6. A **colored site plan** of the property showing proposed storage area and proposed method of screening. If landscaped, the plan shall define size, location and species of plant material. If other screening is proposed, materials shall be identified, typical samples shall be submitted, and the plan shall show a cross-section of a typical section drawn to scale.

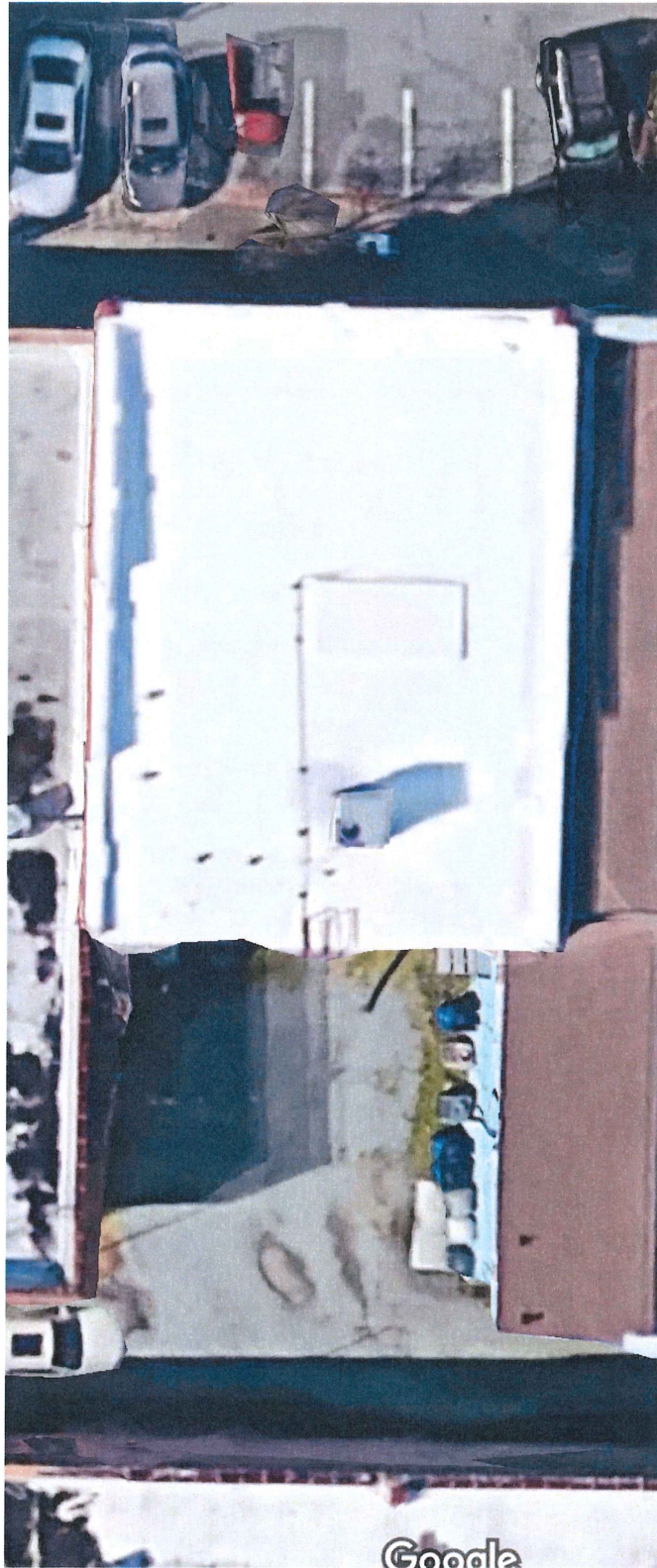
for New/Major^

- 6. A **site plan** of the property, identical to the site plan required by the Planning Dept.
- 7. A **colored landscaping plan** clearly showing the size, location and species of all plant material. A schedule showing the type of plant, number, size at installation (height and spread), size at maturity (height and spread) and time required to reach maturity. In addition, the plan shall show any exterior lighting, provisions for trash storage and removal, location of air conditioning equipment, transformers, signs, fences or walls, and any other equipment or construction. This plan should be similar in size and scale to the site plan in Exhibit 6.
- 8. **Manufacturer's catalog data** or other material showing each type of exterior light fixture, its size, shape, lighting characteristics, color, type of mounting, type of pole and height of pole-mounted lights.
- 9. A **colored perspective rendering** (when requested) showing the form, style and scale of the project, all rooftop equipment and screening proposed, signs, landscaping and other architectural features. Such rendering shall be accurate as to both scale and color of representation.
- 10. A **set of floor plans and details** showing the location of entrances, windows, halls, rooftop equipment, etc.

36 Court Square SW - Current photograph



36 Court Square SW Site Map



Graham National Register Historic District Courthouse Square

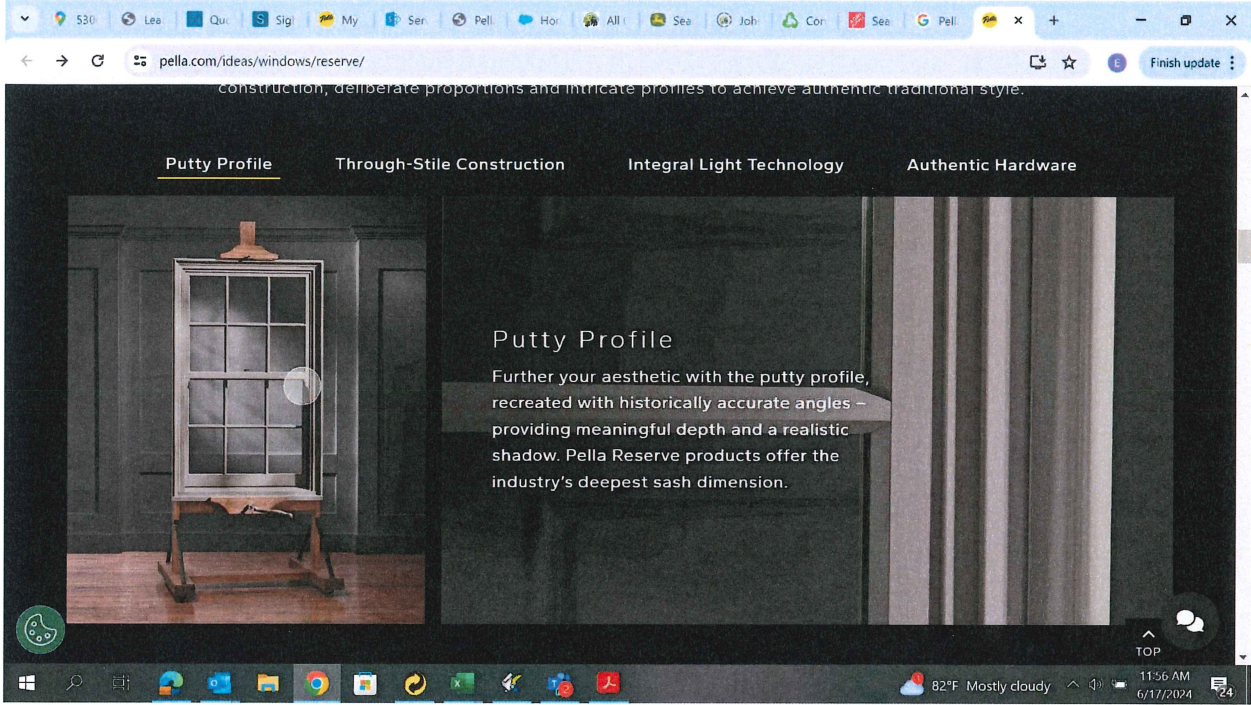


★ = National Bank of Alamance, 36 Court Sq SW

Manufacturer Information

Pella Reserve Double Hung Wood Windows

<https://www.pella.com/ideas/windows/reserve/>





FREDERICK J. STERN'S
ATTORNEY AT LAW

Judson
FURNITURE MART

SALE

STAFF REPORT

Prepared by Evan Workman, Planner

COA 2405, 36 SW Court Sq.

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
August 6th, 2024

Summary

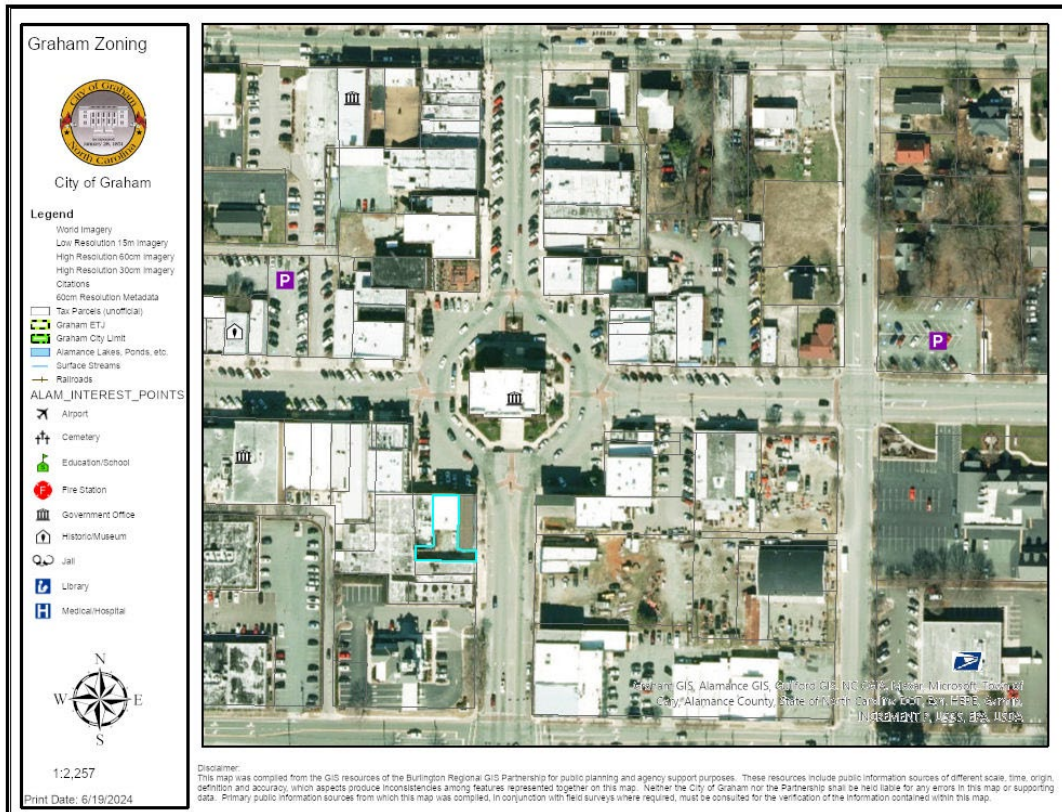
The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 36 SW Court Sq., Graham, NC 27253:

1. Replace existing windows

The property owner at 36 SW Court Sq. has requested permission to replace the current second-floor windows “with period appropriate 6 over 6 wooden windows.” This item is considered a major change and requires a COA review and approval by the HRC.

Site:

Location
36 SW Court Sq.
Graham, NC 27253
GPIN: 8884145176



Existing:



Proposed:



• • •

The sections of the handbook below may be helpful to the commission:

B. Building Exteriors

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

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.

Motion Language:

I have thoroughly researched the application and all other documents related to COA 2405 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 2405 for the property located at 36 SW Court Sq. as submitted because it does [or] does not meet the following criteria:

If approve or deny...

The proposed change(s) does [or] does not meet the **Historic Resources Design Guidelines Standards**. 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)

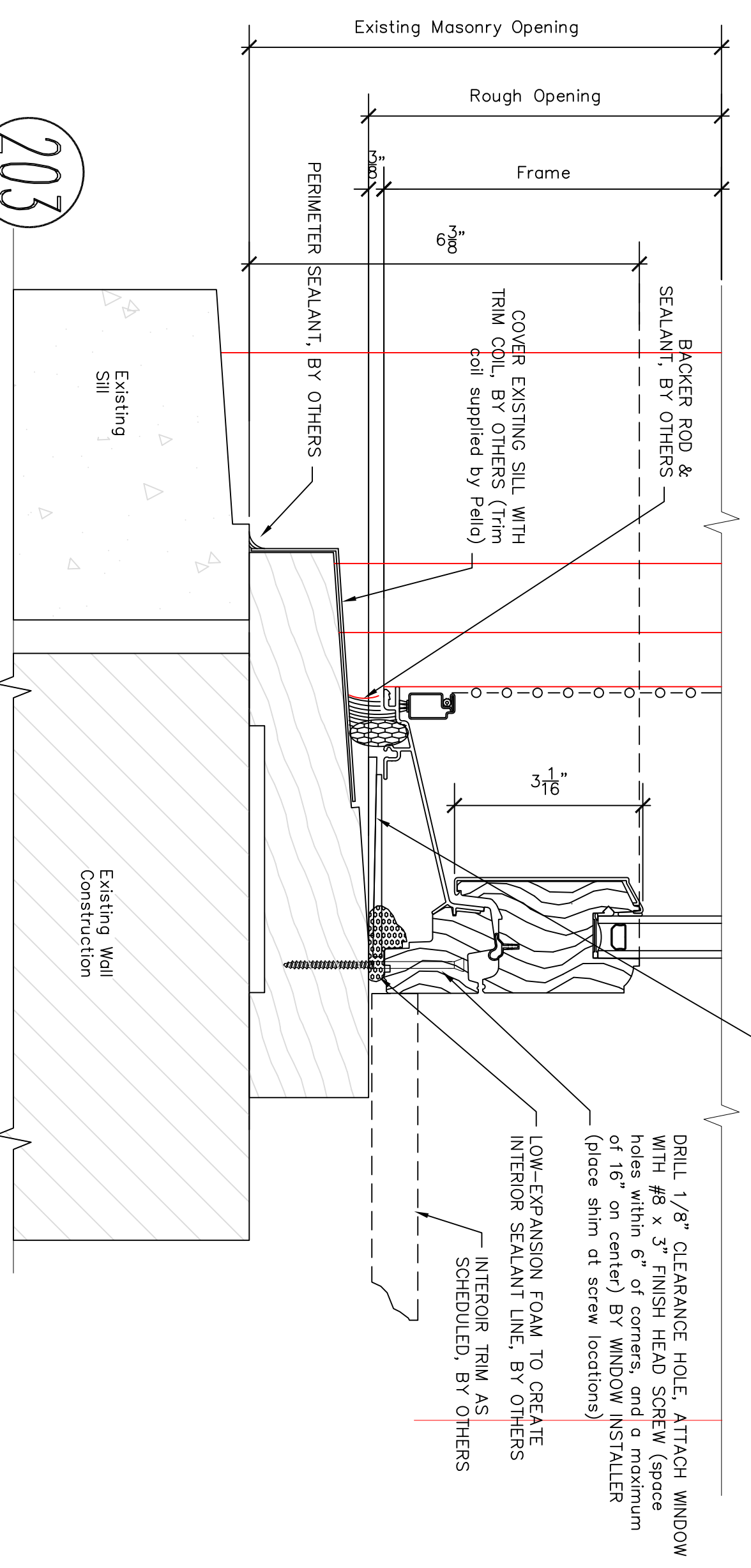
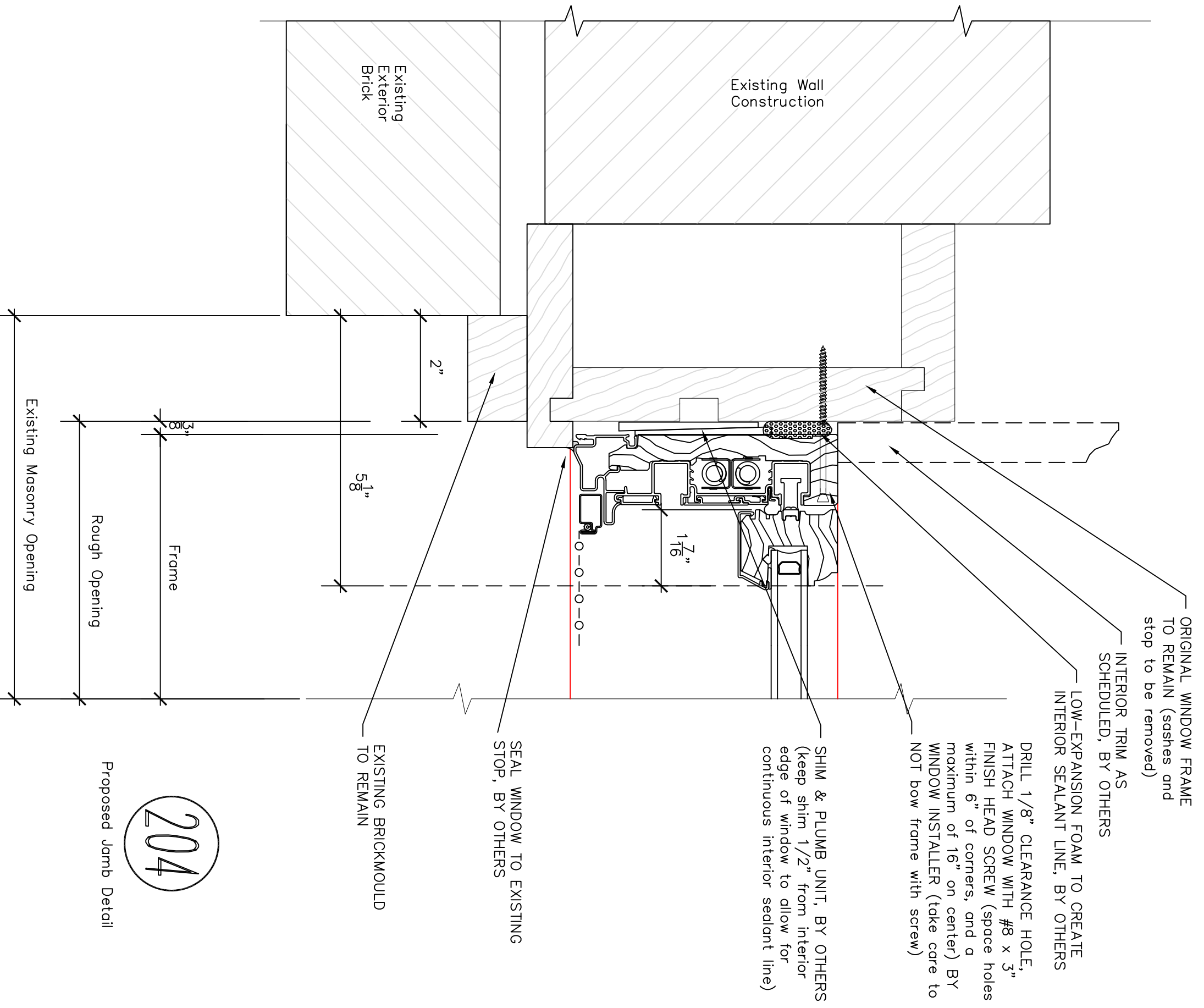
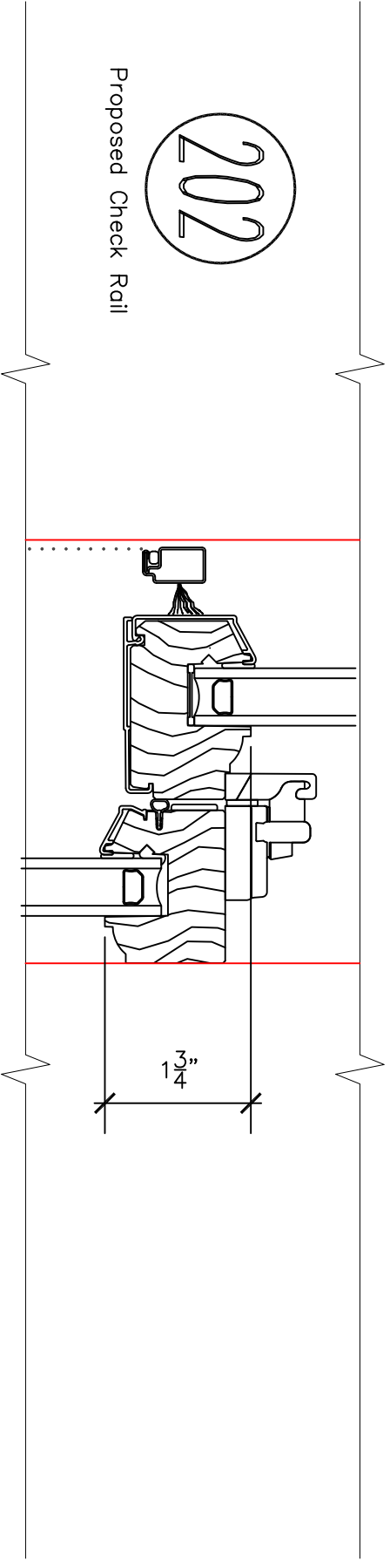
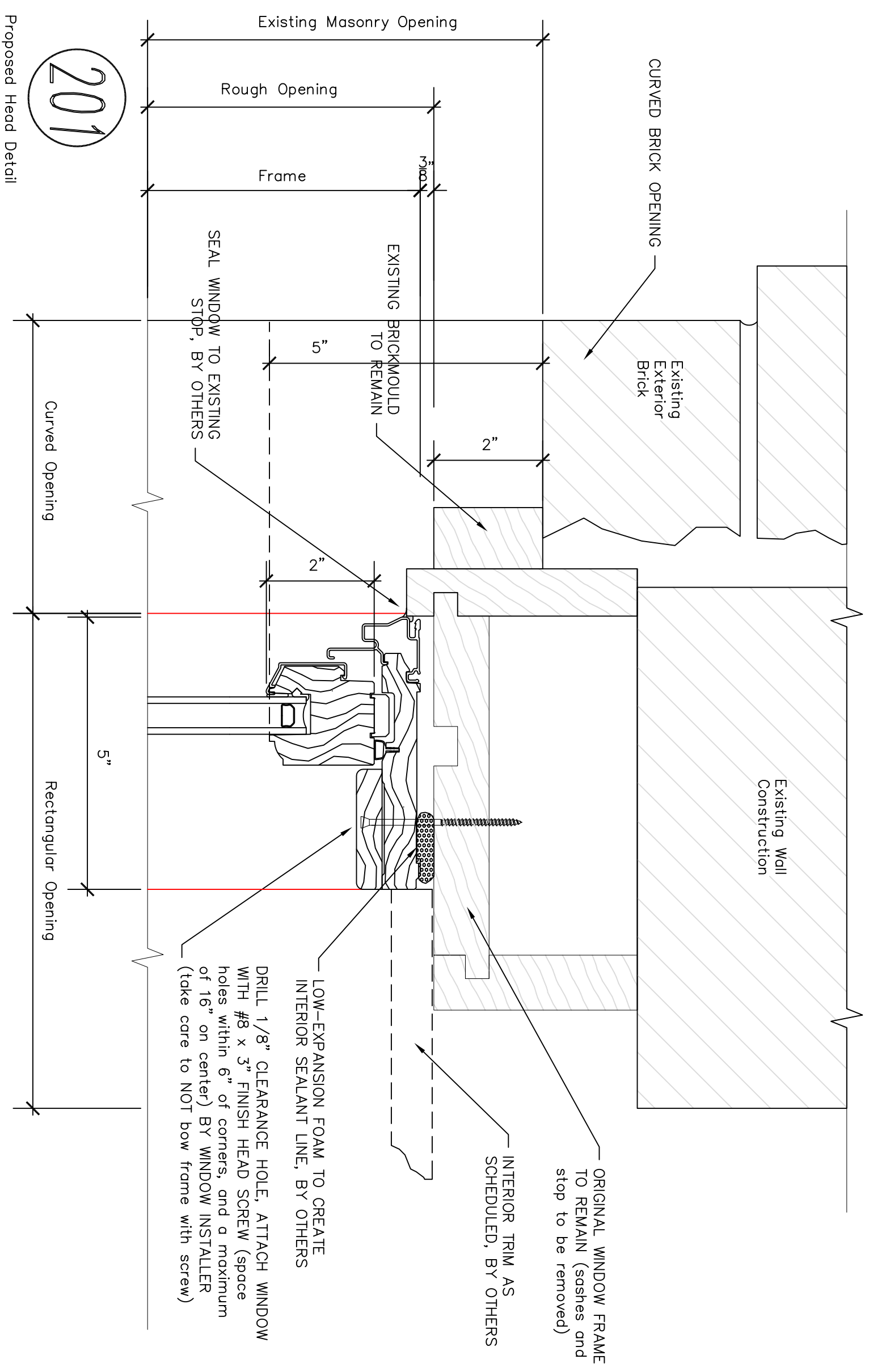
then the project will meet the standards set out in the Design Guidelines and shall be permitted.

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

I move to table COA 2405 for 36 SW Court Sq. in order for the Commission to seek guidance pursuant to the NC GS 160D-9-47(d). The application will be acted upon within a reasonable time period not to exceed 180 days.

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

I move to deny COA 2405 36 SW Court Sq. 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.



203 Proposed Sill Detail

NO.	REMOVED MUNTINS	7/18/24
REVISION DESCRIPTION DATE		
Pella Window & Door Company		
JOB NAME: 36 SW Court Square		
ARCHITECT: Dotson & Chitman		
LOCATION: Burlington, NC		
ARCHITECT: Pella Carolina • Greensboro, NC Pella Quote # 18313922		
DISTRIBUTOR: MAD		
DRAWN BY: MAD		
DATE: July 11, 2024		
SCALE: 6" = 1'-0"		
DWG. NO.: 0636_2		CAD FILE NO.: 0636_2
SHT. NO.:		2 of 2

UNIT DETAILS



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 N. MAIN STREET
Property Owner: JKLO, LLC

Project

General description of each modification or improvement:

THIS COA APPLICATION IS FOR
SIGNAGE TO BE ADDED TO
THE FACADE THAT WAS
APPROVED ON 2/6/2024 IN
COA2402. THE APP IS FOR
A 4' ROUND BLADE SIGN
COMING OFF THE BUILDING
AND A SIGN OF INDIVIDUAL
LETTERS. TOTAL AREA USED
IS 80.88 sqft. FACADE = 1955 sqft
50% = 97.76 sqft

Applicant

Name: GRIFFIN MCCLURE
 Property Owner Lessee Other _____
Mailing Address: P.O. BOX 817
City, State, Zip: GRAHAM, NC 27253
Phone #: 336-226-2481
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] 7/18/24
Signature of Applicant Date

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: _____

Relationship to Applicant: _____

Phone #: _____

Email: _____

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.

FOR OFFICE USE ONLY	
Received by: <u>EW</u>	Remarks: <u>Wall Sign approved Minor. Blade Sign Major.</u>
Received date: <u>7/18/24</u>	
Tax Map #: <u>145847</u>	
HRC date: <u>8/6/24</u>	<input checked="" type="checkbox"/> COA 2406

Exhibits Required for an Application for a Certificate of Appropriateness

- 1. A **location or vicinity map** clearly showing the location of the project within the immediate neighborhood.
- 2. **Current color photographs** of the property showing its present condition, which accurately represents the existing material, colors and textures. In addition, color photographs of all adjacent sites, buildings and other improvements clearly showing the style and character of the area. Such photographs shall accurately represent all colors and textures of the various materials of adjacent improvements. All photographs shall be labeled to indicate the direction of view.

for Signs

- 3. **Colored elevations**, drawn to scale, showing the size of the sign in relation to the building, the location of the sign, all details of construction, colors and textures; complete with dimensions showing ground clearance, length, height, width and projection.
- 4. A **large scale drawing** showing the size of the sign, details of construction, materials, colors, lighting, size-style and spacing of letters, method of support, and proposed materials and finishes, noted and keyed to the physical samples required in Exhibit 5.
- 5. **Physical samples** of all materials proposed for use on the sign, labeled and keyed to the large scale drawing required in Exhibit 4.

*Types and kinds of improvements to be considered **minor**:

1. Repainting resulting in a different color.
2. Addition or deletion of awnings, shutters, canopies and similar appurtenances.
3. Application or use of exterior materials of a different kind, type, color or texture than those already in use, which will substantially cover one or more sides of the structure. This provision applies to roofing as well as siding.
4. All improvements, alterations and renovations which can be accomplished without obtaining a building permit.
5. Outside storage which does not require structure changes, such as a car sales lot.

^Types and kinds of improvements to be considered **major**:

1. Construction of a new building or auxiliary structure.
2. Any addition or alteration of an existing structure which increases the square footage in that structure or otherwise alters its size, height, contour or outline.
3. Change or alteration of a structure's architectural style.
4. Addition or removal of one or more stories.
5. Alteration of a roof line.
6. Landscaping.
7. All other items as defined in the ordinance.

for Minor* and New/Major^

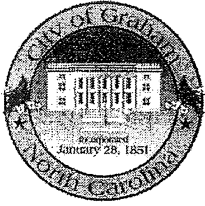
- 3. **Colored elevations**, drawn to scale, of all sides showing complete architectural details and including all exterior equipment and appurtenances located on the roof, in the walls and on the ground. All existing and proposed materials and finishes shall be identified, noted on the elevations, and keyed to the samples required in Exhibit 4. Colored elevations shall be prepared at the largest practical scale. *For new/major*, the elevations should show accurately the placement of landscaping elements (showing their size and shape) where they are in close proximity to any structure.
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- 5. **Manufacturer's catalog data** (if applicable) on all mail boxes, trash receptacles or containers, signs, transformers, air conditioning equipment and other visible devices and materials showing size, form, quantity, color, type of material, height, location and method of installation.

for Minor*

- 6. A **colored site plan** of the property showing proposed storage area and proposed method of screening. If landscaped, the plan shall define size, location and species of plant material. If other screening is proposed, materials shall be identified, typical samples shall be submitted, and the plan shall show a cross-section of a typical section drawn to scale.

for New/Major^

- 6. A **site plan** of the property, identical to the site plan required by the Planning Dept.
- 7. A **colored landscaping plan** clearly showing the size, location and species of all plant material. A schedule showing the type of plant, number, size at installation (height and spread), size at maturity (height and spread) and time required to reach maturity. In addition, the plan shall show any exterior lighting, provisions for trash storage and removal, location of air conditioning equipment, transformers, signs, fences or walls, and any other equipment or construction. This plan should be similar in size and scale to the site plan in Exhibit 6.
- 8. **Manufacturer's catalog data** or other material showing each type of exterior light fixture, its size, shape, lighting characteristics, color, type of mounting, type of pole and height of pole-mounted lights.
- 9. A **colored perspective rendering** (when requested) showing the form, style and scale of the project, all rooftop equipment and screening proposed, signs, landscaping and other architectural features. Such rendering shall be accurate as to both scale and color of representation.
- 10. A **set of floor plans and details** showing the location of entrances, windows, halls, rooftop equipment, etc.



Application for a SIGN PERMIT

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

Signs are regulated by Article X, Signs, of the City's Development Ordinances. Additional regulations apply for properties located in an overlay district. See Article XI, Highway Corridor Overlay Districts, and the Historic District Design Guidelines for Signage.

Site

Business/Project Name: Green & McClure Furn.

Street Address: 118 N. Main St.

Property Owner: JKLO, LLC

Zone: O-I B-1 B-2 B-3 I-1 I-2
 Residential Conditional

Overlay District, if applicable:

Historic S Main St/Hwy 87 E Harden St/Hwy 54

Applicant

Name: GRIFFIN MCCLURE

Property Owner Business Owner Contractor
Other _____

Mailing Address: P.O. Box 817

City, State, Zip: GRAHAM, NC 27253

Phone # 336-226-2481

Email: griffinmcclure@gmail

I, the applicant, hereby make application to

Erect a New Sign(s) Replace or Repair Existing Sign(s)
 Other _____

I, the applicant, agree to conform to all applicable laws and ordinances of the City of Graham and the State of North Carolina. I, the applicant, further state that all statements made herein are true.

[Signature]
Signature of Applicant

7/19/2024
Date

FOR OFFICE USE ONLY	
Approved by: <u>EW</u>	Remarks: <u>Wall Sign Approved. COA for Blade.</u>
Approved date: <u>7/29/24</u>	<u>-EW</u>
MBL# _____	
GPIN: <u>8884145618</u>	
City Limits <input checked="" type="checkbox"/> ETJ <input type="checkbox"/> Flood <input type="checkbox"/>	<u>COA 2406</u>
Fee \$ <u>60.00</u>	DEVID# <u>SP2419</u>

Sign(s)

For each sign, indicate the type of sign, size of display surface, estimated cost of construction and if it will be illuminated.

Sign types include: Monument, Freestanding, Projecting, Wall, Marquee/Awning, Outdoor Advertising, or Other.

Type of Sign	Size of Display Surface (sqft)	Est. Cost of Construction	Illum.
1 <u>Projecting</u>	<u>17.36</u>	<u>\$ 6532.50</u>	<input checked="" type="checkbox"/>
2 <u>BLADE SIGN</u>		\$	<input type="checkbox"/>
3		\$	<input type="checkbox"/>
4		\$	<input type="checkbox"/>
5 <u>2 Letters mounted on facade</u>	<u>63.52</u>	<u>\$ 4342.50</u>	<input type="checkbox"/>
6 <u>↳ 1955</u>	<u>Sq Ft. Facade</u>	<u>\$ 31.</u>	<input type="checkbox"/>
7		\$	<input type="checkbox"/>
8		\$	<input type="checkbox"/>
9		\$	<input type="checkbox"/>

(Letters Rockwood Green SW 2809)

Attach all of the following that apply to the sign(s):

- Plans, with dimensions, showing the location of the sign(s) on the lot in relation to property lines and buildings, zoning district boundaries, right-of-way lines and existing signs.
- Elevations, with dimensions, of the sign(s) and building(s) located on the lot.
- Drawings (to scale) showing the size, complete structural specifications, and methods of anchoring and support.
- A narrative and/or table which describes each sign, including, as applicable, the height, width, length and depth. If in an overlay district, include colors and materials. For outdoor advertising, include state sign permit number.

Sign Contractor Name: SINTECH

Phone # 800.600.4232

If the sign(s) is illuminated, complete the following:

Electrical Contractor Name: BRIAN STEVENSON

Lic. # 10190 Phone # 336-263-3737

If the sign(s) requires an engineered footing, you may need a building permit. Contact Inspections at (336) 570-6705.

STAFF REPORT

Prepared by Evan Workman, Planner

COA 2406, 118 N Main Street.

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
August 6th, 2024

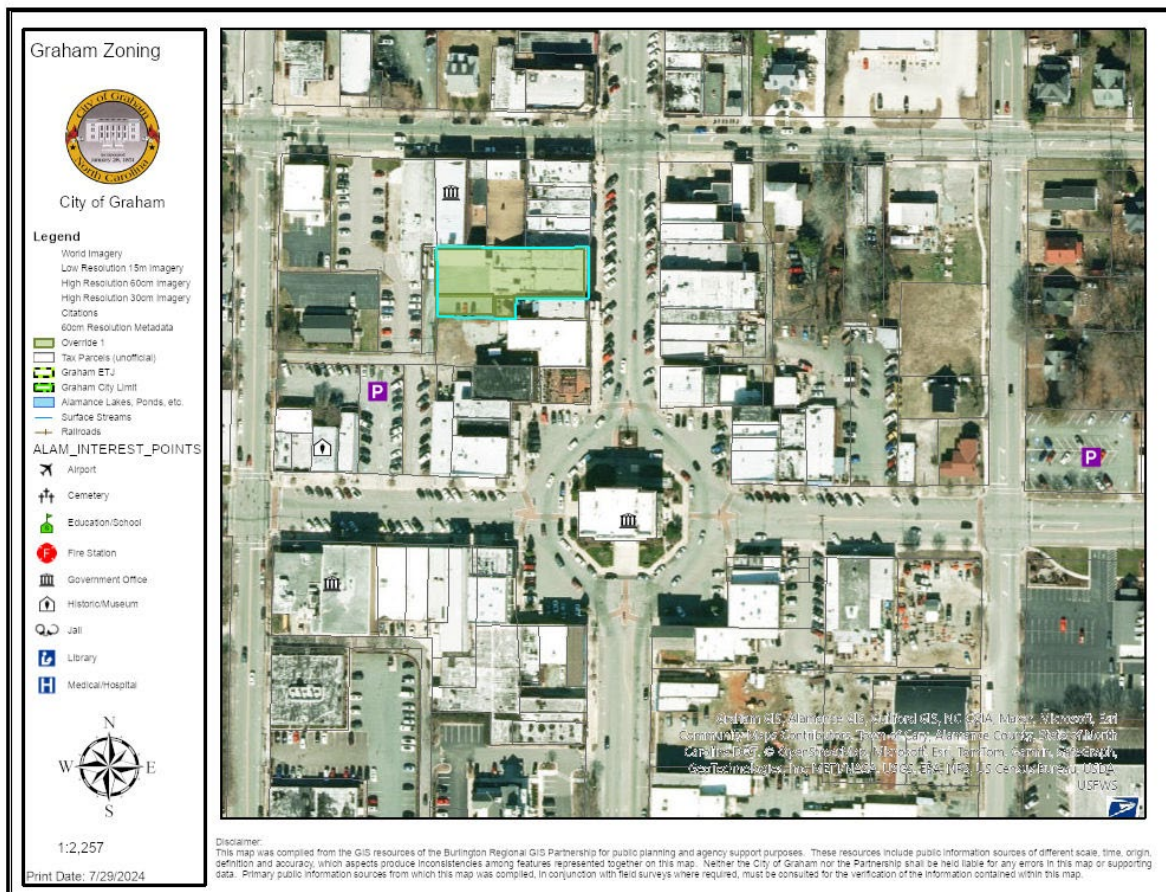
Summary

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

1. Projecting Sign

The property owner at 118 N Main St. has requested permission to install a projecting sign on the façade facing N Main Street. Due to the size of the proposed sign (roughly 17 square feet) this item is considered a major change and requires a COA review and approval by the HRC.

Location
118 N Main St.
Graham, NC 27253
GPIN: 8884145618



Site:



Proposed:



• • •

The sections of the handbook below may be helpful to the commission:

6. Signs

“Signs are an important visual element in the district. With forethought and careful planning, signs can fulfill a business owner’s needs while enhancing the image of the district. Signs should be no larger than necessary to identify the building they serve. They should be visually integrated with the storefront to produce a consistent and unified statement about the business within



Motion Language:

I have thoroughly researched the application and all other documents related to COA 2406 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 2406 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 2406 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 2406 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.

GREEN & McCLURE FURNITURE CO.

Fabricated aluminum
Non-Illuminated
Stud Mount to façade

Individually Mounted Fabricated Aluminum
Color to be SW 2822 Downing Sand
Or SW 2809 Rockwood Shutter Green
"Green & McClure" 23.17' x 1.5' = 34.76 sqft.
"Furniture Co." 19.17' x 1.5' = 28.76 sqft.
Total Area: 63.52 sqft

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Green & McClure Furniture Co.

• Exterior Signage

Projected Ship Date

NOTES

REVISION DATE

PROJECT STAGE

- DESIGN CONCEPT
- PROOF
- SHOP DRAWING
- PRODUCTION READY

COLOR/FINISHES

- SW 2822 Downing Sand
- SW 2809 Rockwood Shutter Green

Color shown may not match exactly.

PROJECT MANAGER

Brad

APPROVED

DESIGNER | HRS .25

Brandon

CLIENT SIGNATURE

DATE

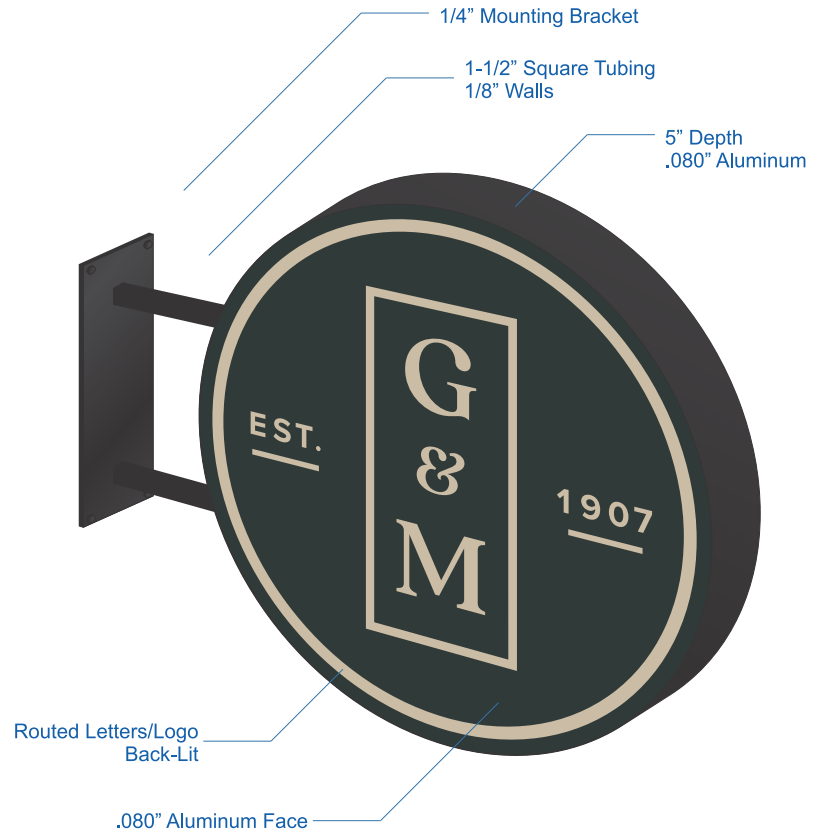
By initialing this drawing you agree to the layout, content and accuracy.

SYNTECH
architectural signage

1825 Frank Holt Drive
Burlington NC 27215
P: 800.600.4ADA
336.570.2035
F: 336.570.0429
www.syntechsigns.com



Projection Mount Exterior Sign
 Brick Mount
 50" diameter sign cabinet – Total Area: 17.36 sqft.
 Size & Location of mounting bracket to be determined



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Green & McClure Furniture Co.

Exterior Signage

Projected Ship Date

NOTES

REVISION DATE

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Color shown may not match exactly.

PROJECT MANAGER

Brad APPROVED

DESIGNER | HRS .25
 Brandon

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Color shown may not match exactly.

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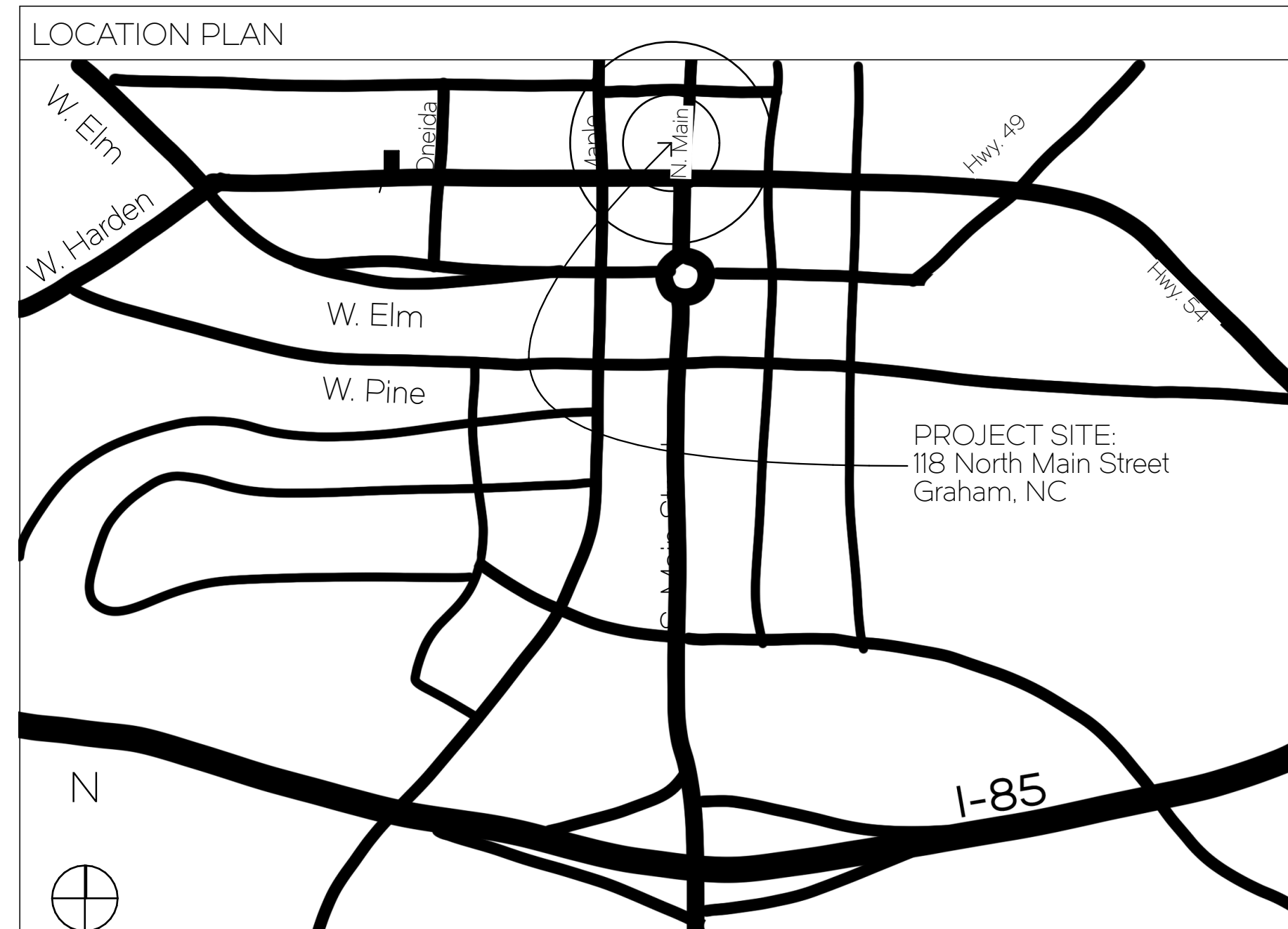
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Green McClure Facade

Main Street, Graham, NC

PROJECT DESCRIPTION: Facade Restoration to existing two-story commercial storefront



BUSINESS OCCUPANCY: 10 Occupants
 ACREAGE: 0.08 Acres (3484.8 SF)
 IMPERVIOUS SURFACE: **No impervious surface added to existing.** Gravel area to remain.
 LANDSCAPE BUFFER: No new landscape buffers to be installed

GENERAL NOTES ** Project Complies with NC Existing Building Code 2015

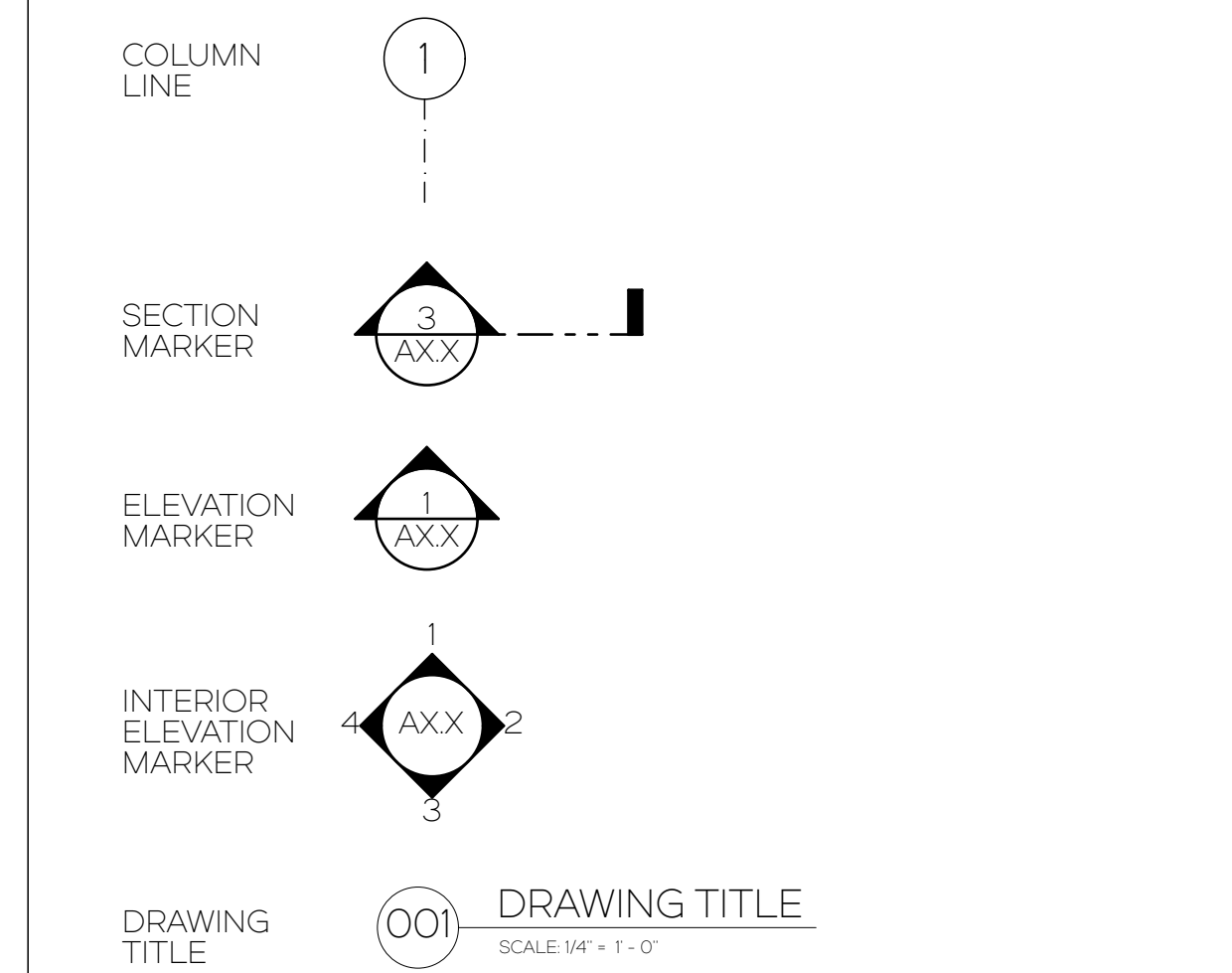
- THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.
- THESE DOCUMENTS DESCRIBE A SINGLE CONSTRUCTION CONTRACT. THE USE OF SUBCONTRACTORS IS THE ELECTION OF THE CONTRACTOR. THESE DOCUMENTS DO NOT INTEND TO DIVIDE THE WORK AMONG THE CONTRACTOR'S SUBCONTRACTORS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL, ETC. IN ORDER TO ASSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL PROJECT MANUAL BY THE GENERAL CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL WORK SO REQUIRED AS PART OF THE CONTRACT.
- WHERE THERE ARE DISCREPANCIES BETWEEN THE SPECIFICATIONS AND THE DRAWINGS, THE CONTRACTOR SHALL ADVISE THE ARCHITECT AND REQUEST A CLARIFICATION. THE ORDER OF PRECEDENCE BETWEEN THE DRAWINGS AND THE PROJECT MANUAL IS AS DEFINED IN THE PROJECT MANUAL.
- THE CONTRACTOR SHALL LAYOUT AND SEQUENCE THE INSTALLATION OF THE WORK SO THAT THE DIFFERENT SYSTEMS DO NOT OBSTRUCT THE INSTALLATION OF SUCCESSIVE WORK.

- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK, INDICATED ON THE DRAWINGS AND SPECIFICATIONS.
- THE EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DEVIATIONS OR CONFLICTS WITH THESE DRAWINGS.
- THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS, WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN. VERIFY CORRECT DIMENSION WITH THE ARCHITECT PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE OF FINISH OR FACE OF SUBSTRATE AT SURFACES WITH CERAMIC TILE, WOOD PANELING OR OTHER SPECIAL FINISHES.
- WHERE DIMENSIONS ARE NOTED TO BE VERIFIED IN THE FIELD (V.I.F.) THE DIMENSION SHOWN IS THE DESIGN BASIS, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- ABBREVIATIONS ON THIS SHEET APPLY TO THE ENTIRE SET UNLESS OTHERWISE NOTED.

DRAWING LIST

- A0.1 Cover Sheet
- A0.3 APPENDIX B
- D1.0 Demolition Plans
- A1.0 Floor Plans
- A2.0 Exterior Elevations
- A3.0 Sections
- A3.1 Sections
- A4.0 Details
- A4.1 Details
- A4.2 Details

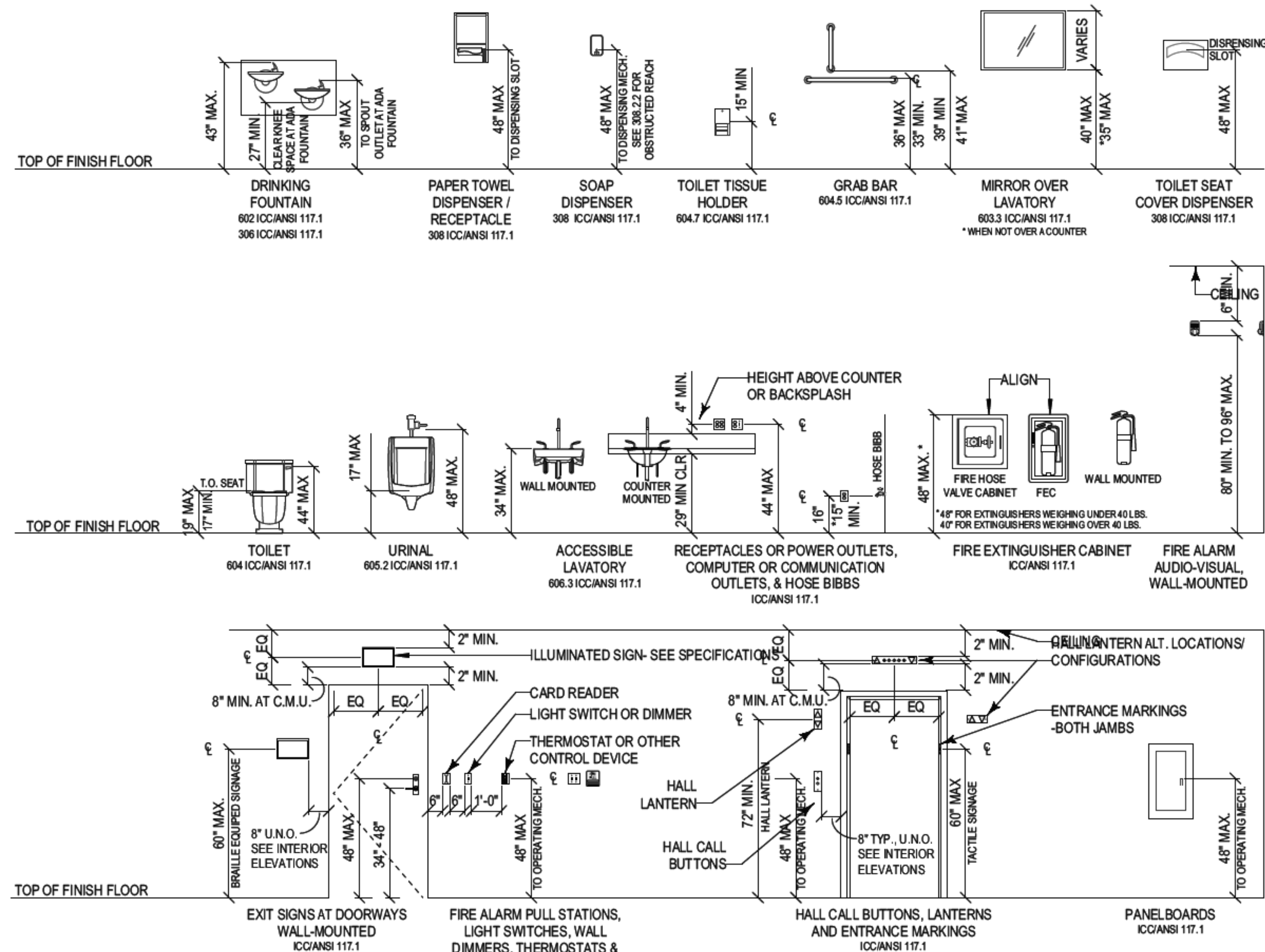
DRAWING SYMBOLS



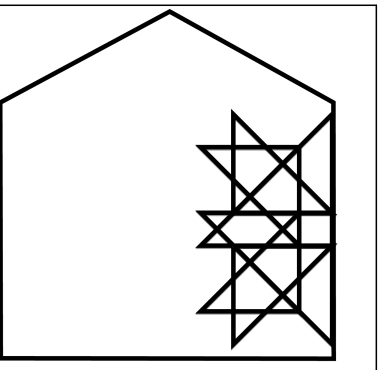
ABBREVIATIONS

@	At	EQ	Equal
ACT	Acoustic Ceiling Tile	EXIST	Existing
AD	Area Drain	EXT	Exterior
AFF	Above Finished Floor	FIXT	Fixture
ALUM	Aluminum	FLR	Floor
BSMT	Basement	GA	Gauge
BYND	Beyond	GWB	Gypsum Wall Board
BO	Bottom Of	HVAC	Heating, Ventilating, And Air Conditioning
CIP	Cast In Place	MAX	Maximum
CHNL	Channel	MECH	Mechanical
CJ	Control Joint	MTL	Metal
CLG	Ceiling	NIC	Not In Contract
CLR	Clear	OC	On Center
CMU	Concrete Masonry Unit	PT	Pressure Treated
COL	Column	PVC	Polyvinyl Chloride/Wall Board
CONC	Concrete	RCP	Reflected Ceiling Plan
CONT	Continuous	RD	Roof Drain
CPT	Carpet	REQD	Required
CT	Ceramic Tile	SIM	Similar
DEMO	Demolish or Demolition	T&G	Tongue And Groove
DIA	Diameter	TELE	Telephone
DIM	Dimension	TO	Top Of
DN	Down	T/D	Telephone/Data
DR	Door	TYP	Typical
DWG	Drawing	UNO	Unless Noted Otherwise
EA	Each	VIF	Verify In Field
EJ	Expansion Joint	VP	Vision Panel
EL	Elevation	W/	With
ELEC	Electrical	WD	Wood
ELEV	Elevator or Elevation		
EPDM	Ethylene Propylene Diene M-Class (Roofing)		

MOUNTING HEIGHTS



MODEL IMAGE



202 north seventh street
 mebane, NC, 27302
 phone: 310.710.675.8
 email: anna@flockdna.com

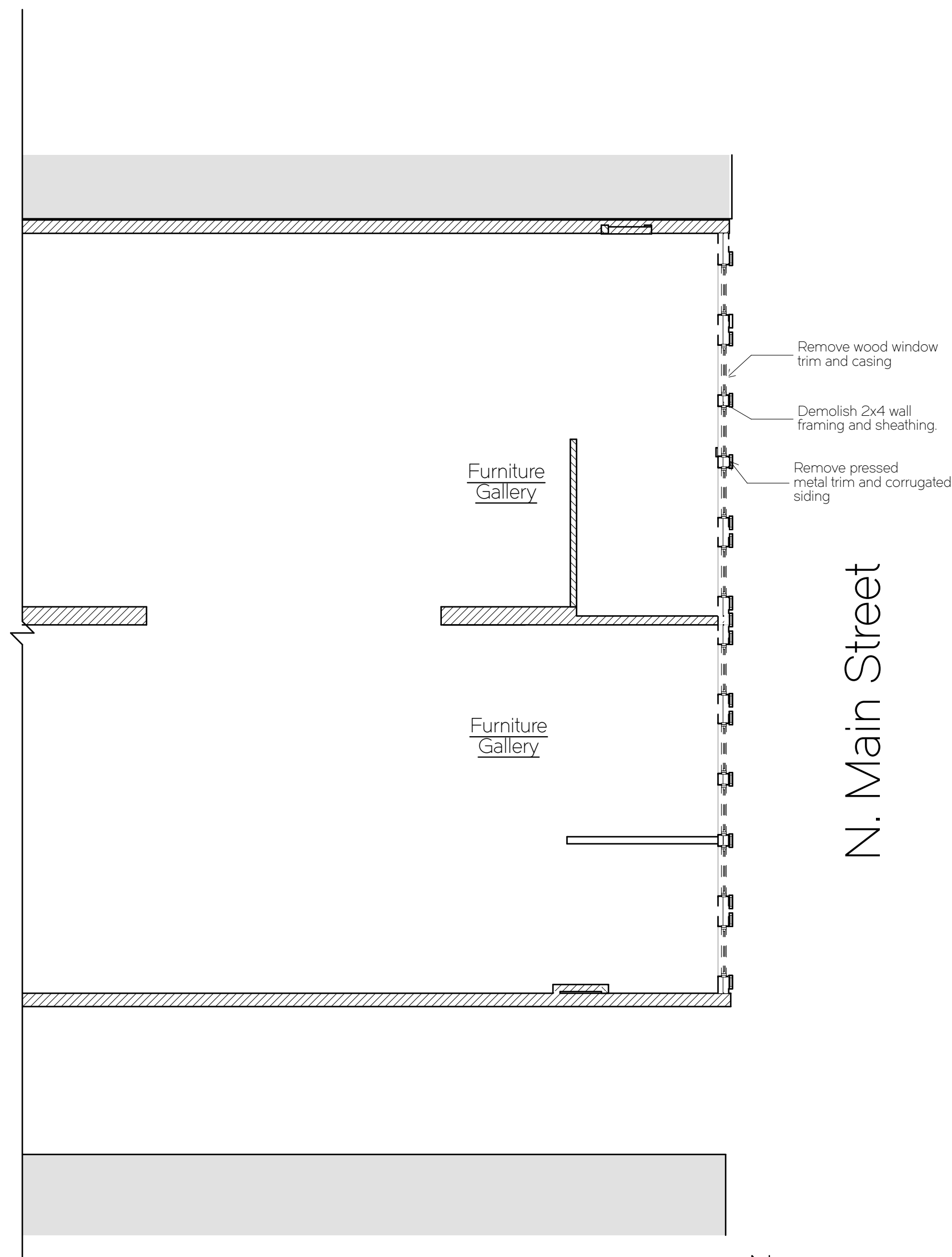
MEP Consultant:

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

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50% DD SET
 Cover Sheet

A0.1



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

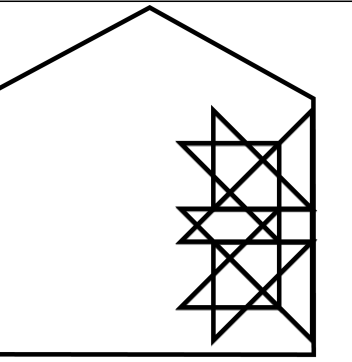
Demolition Plan Legend
 — Existing Partition to Remain
 - - - Existing to be Removed



2 Demolition Elevation - East Facade
SCALE: 10/8"

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.
6. Erosion control should be implemented as req'd to prevent construction debris from entering the City of Durham storm drainage system.



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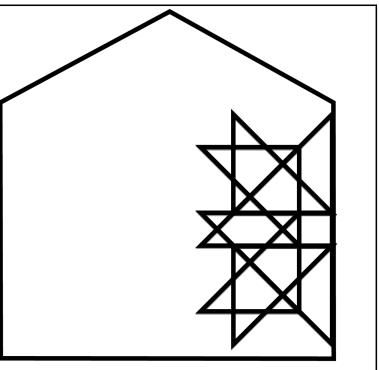
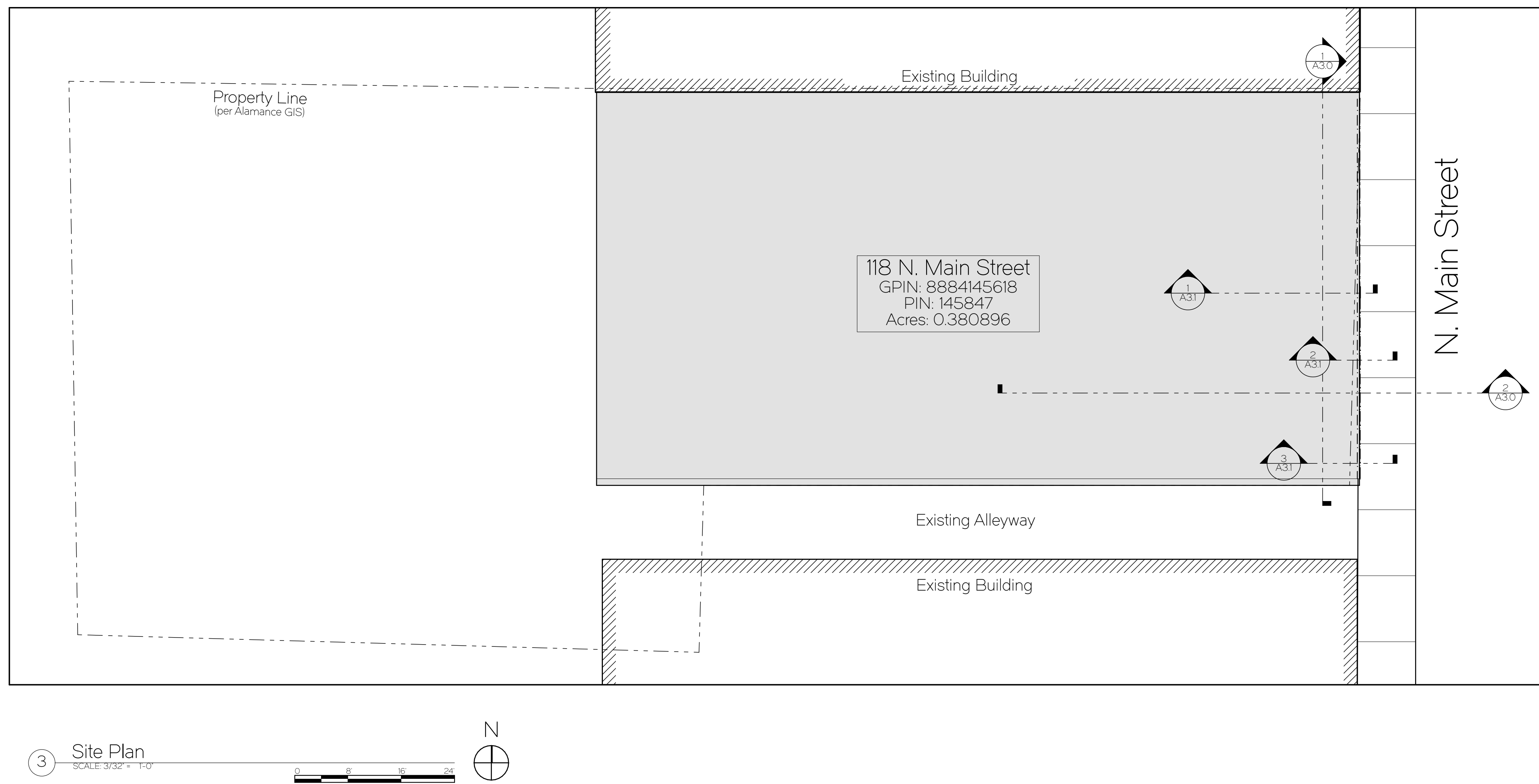
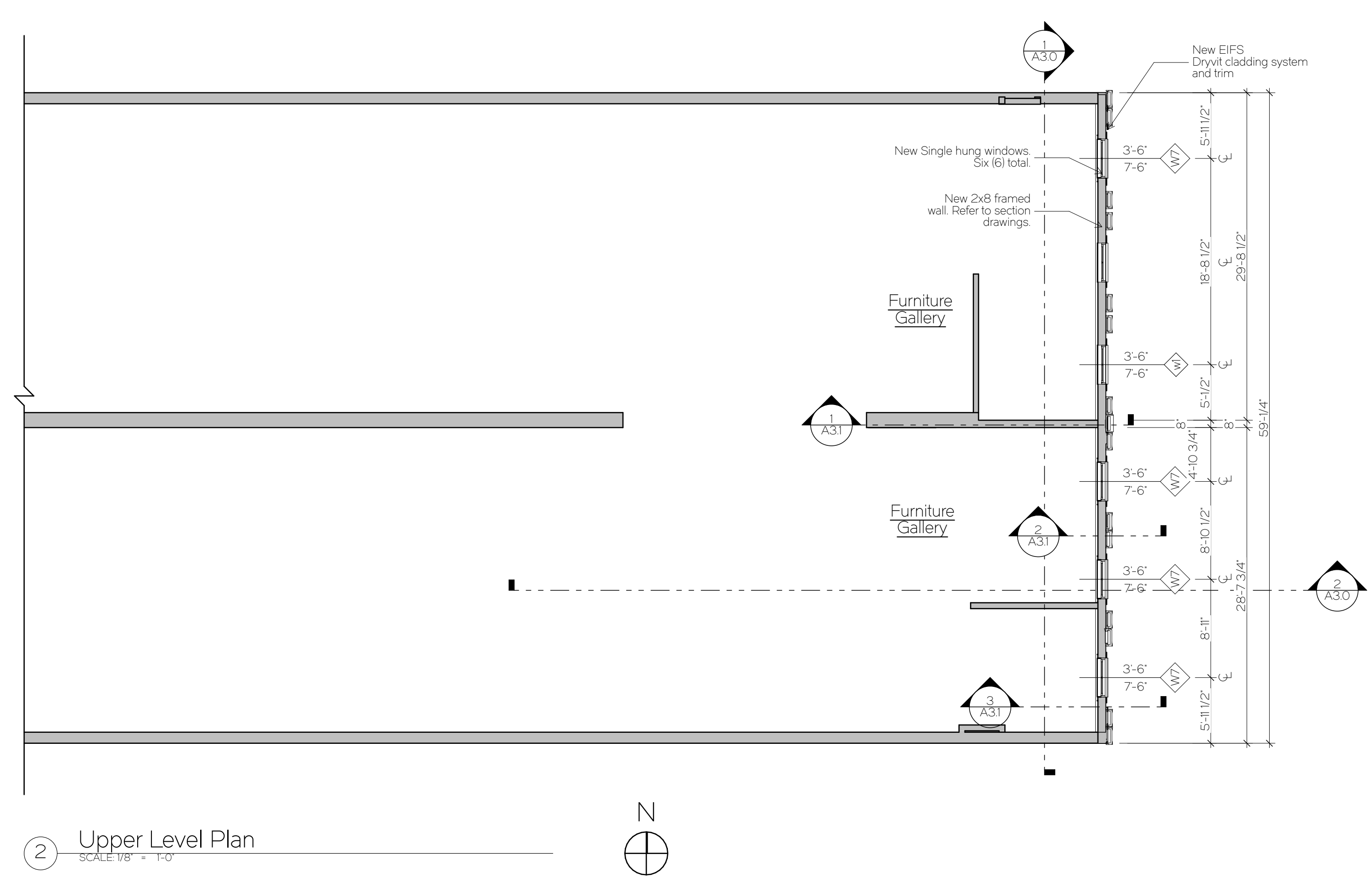
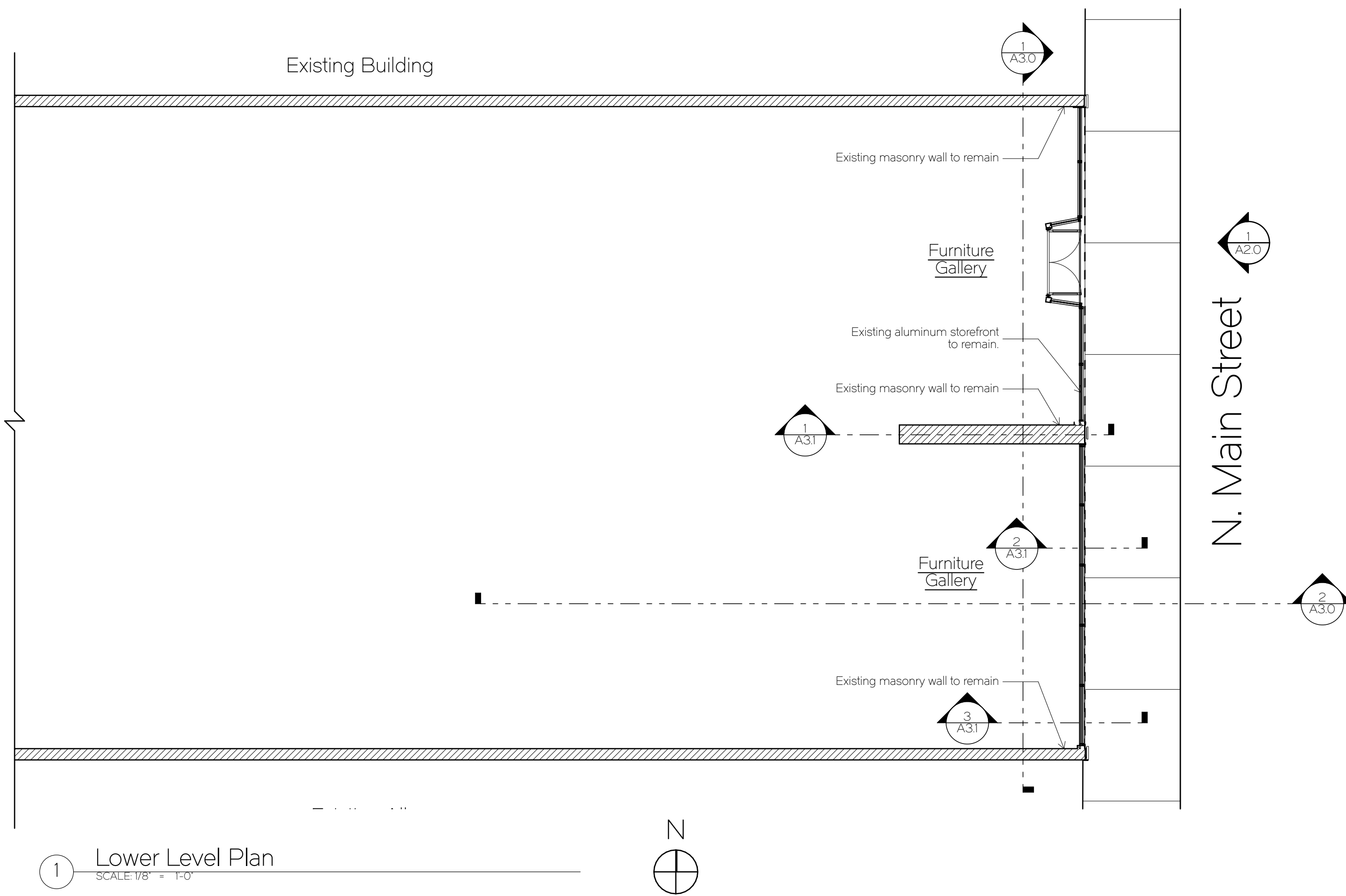
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Demolition Plans

D1.0



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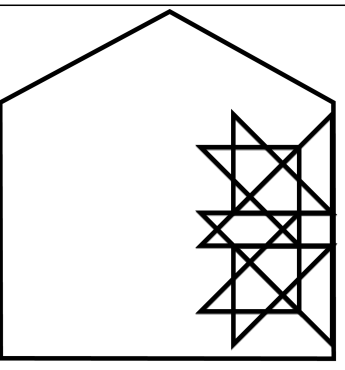
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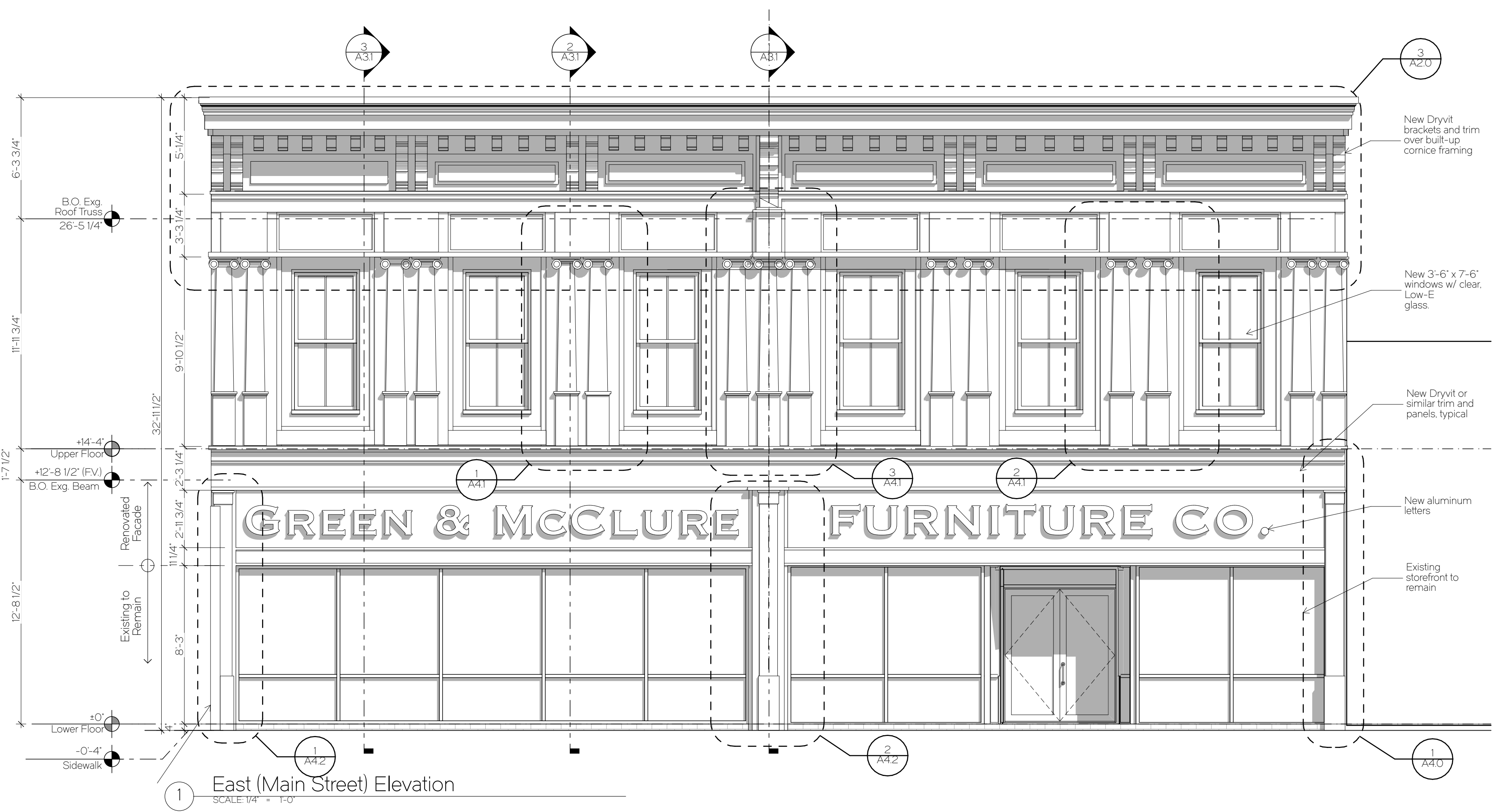
Floor Plans

A1.0



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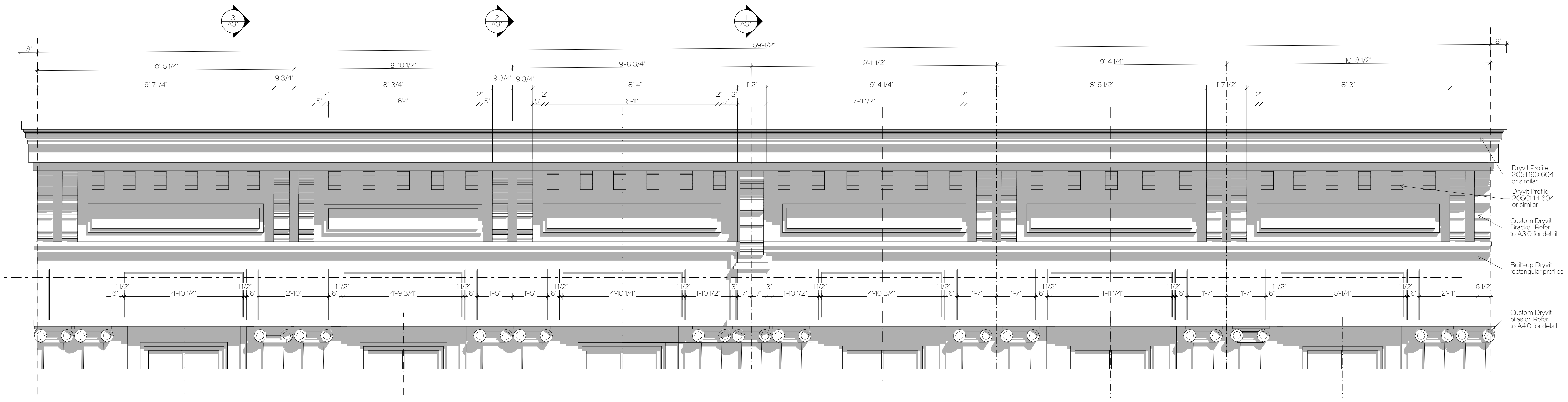


1 East (Main Street) Elevation
SCALE: 1/4" = 1'-0"

- 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



2 Main Street Perspective Image
SCALE: 1:139



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

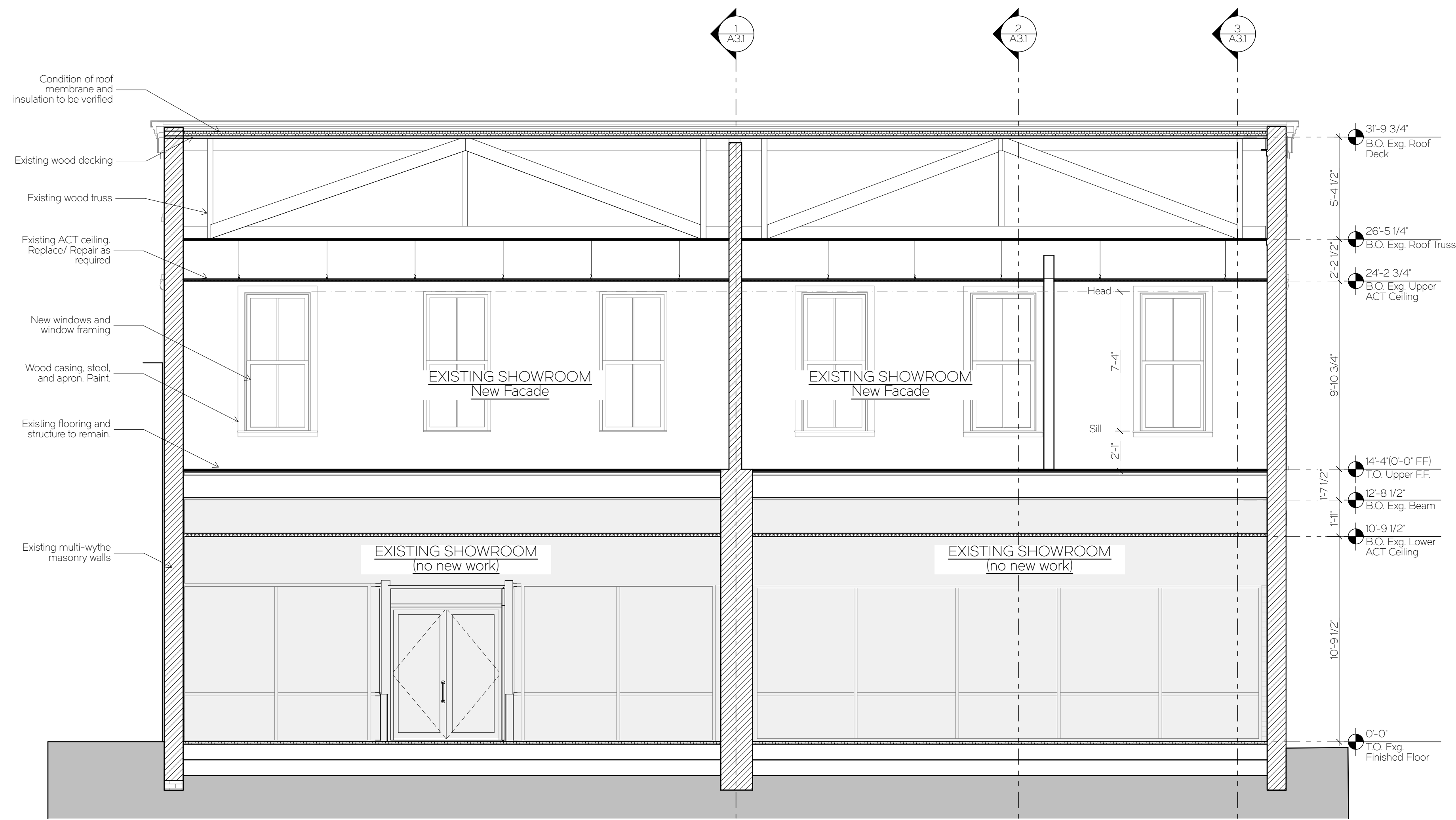
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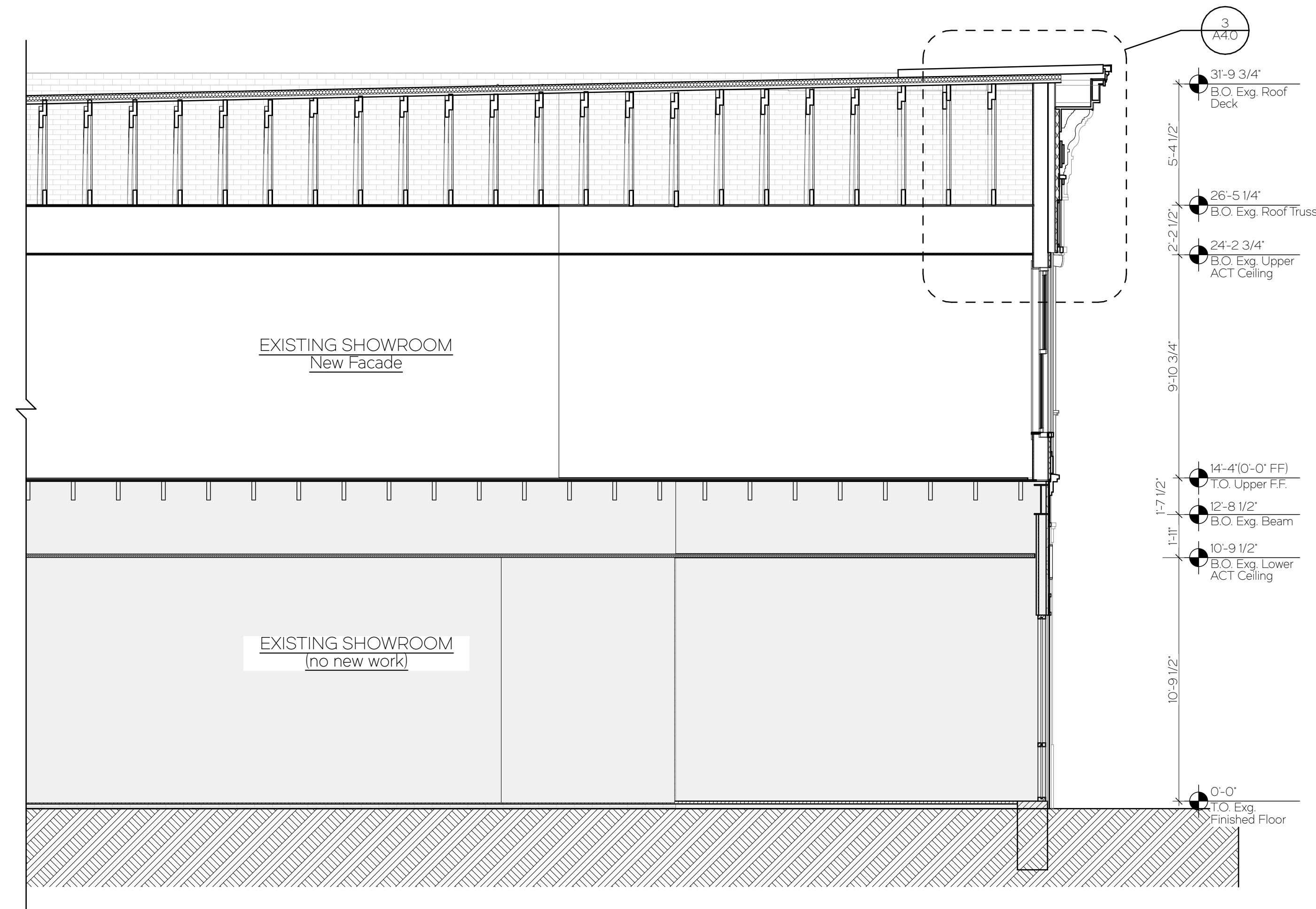
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Exterior Elevations

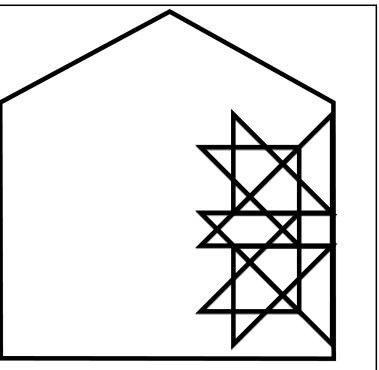
A2.0



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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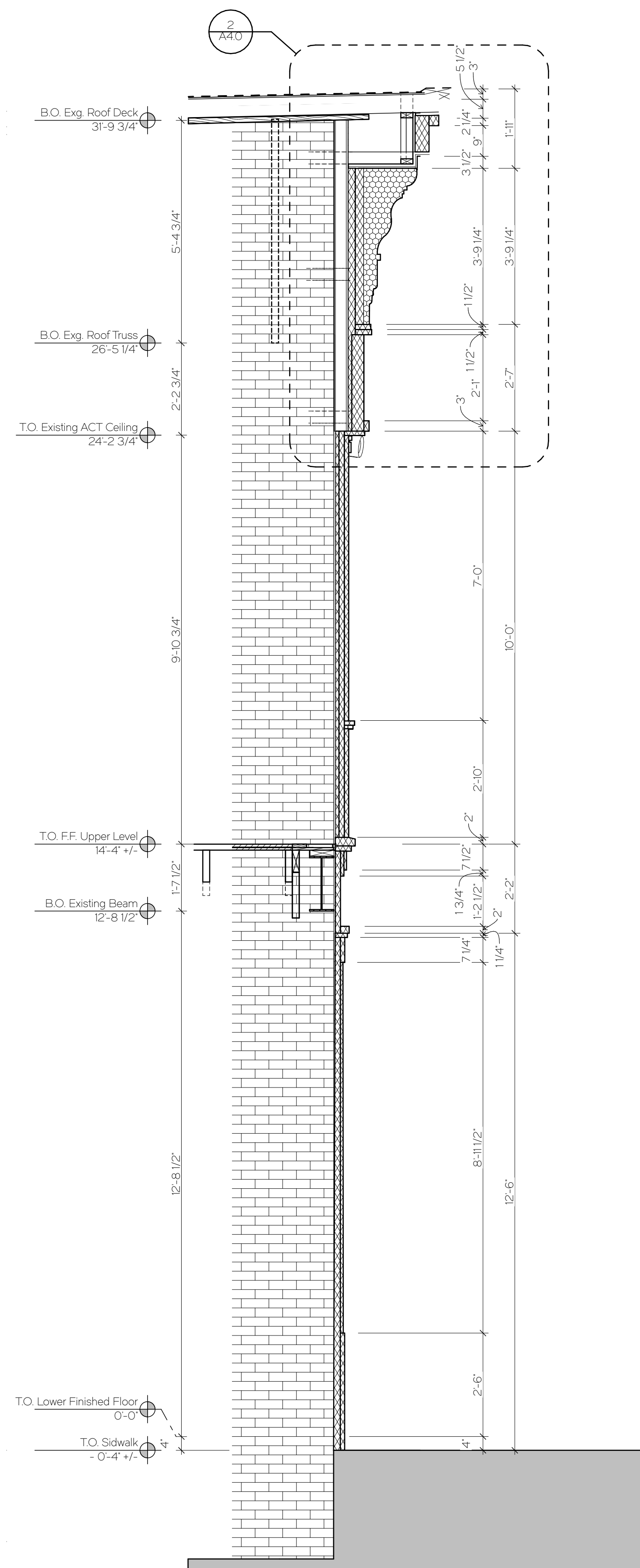
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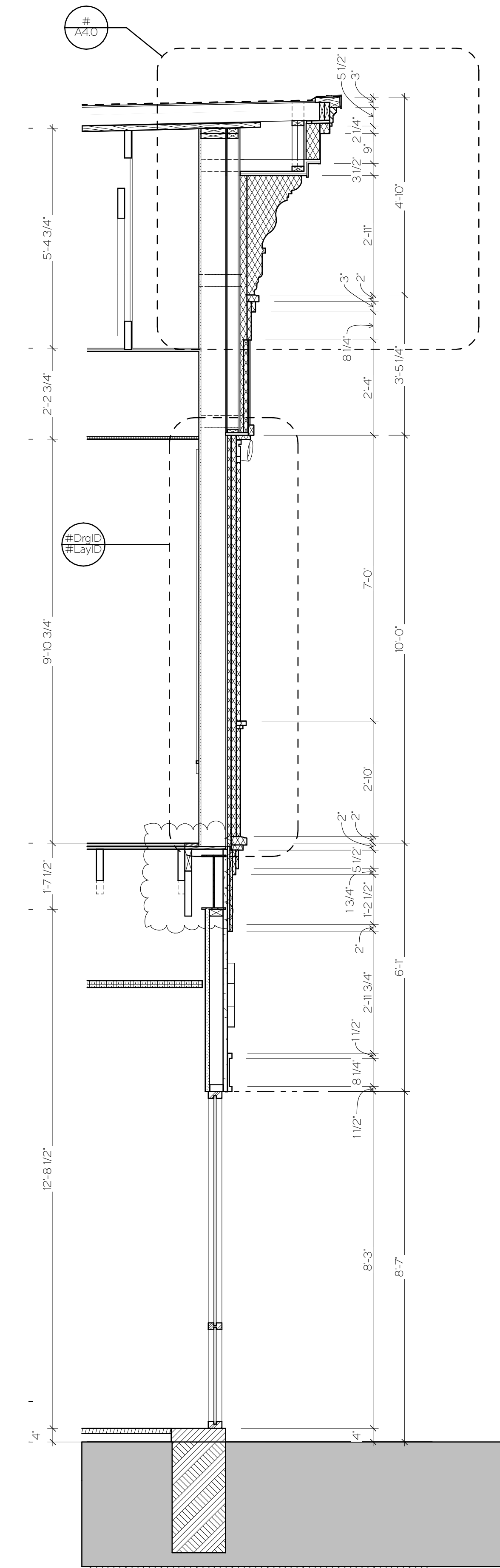
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Sections

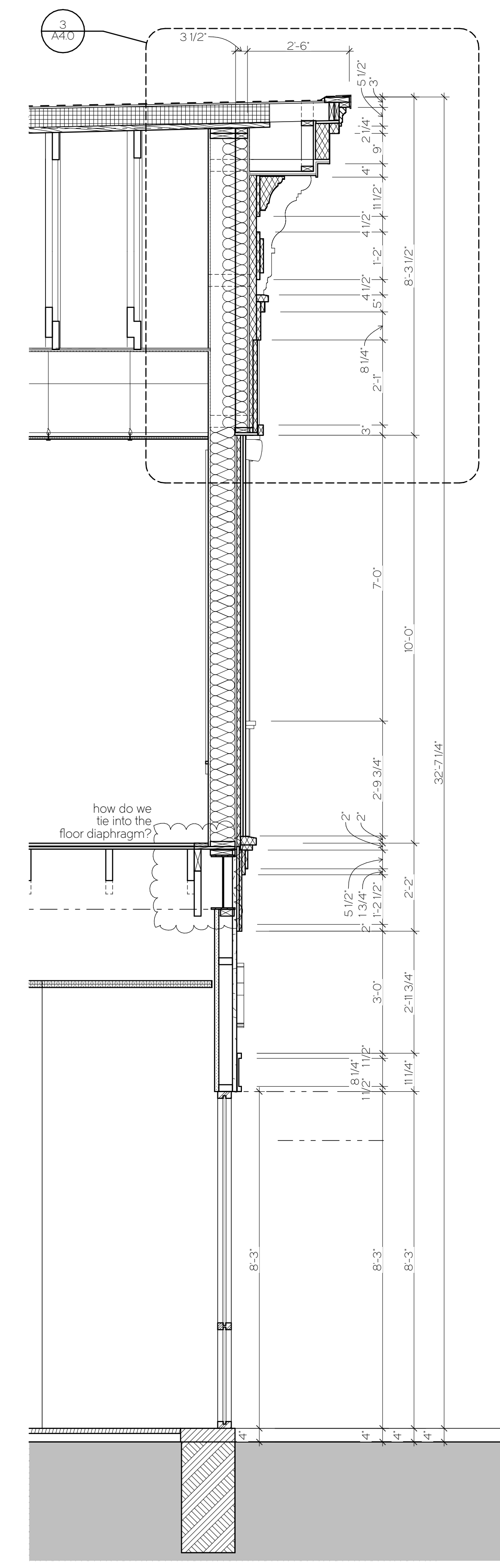
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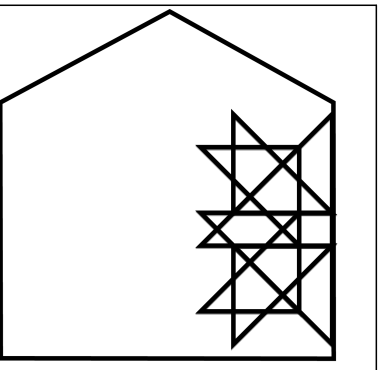
1 Wall Section @ Center Masonry Wall
SCALE: 1/2" = 1'-0"



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



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



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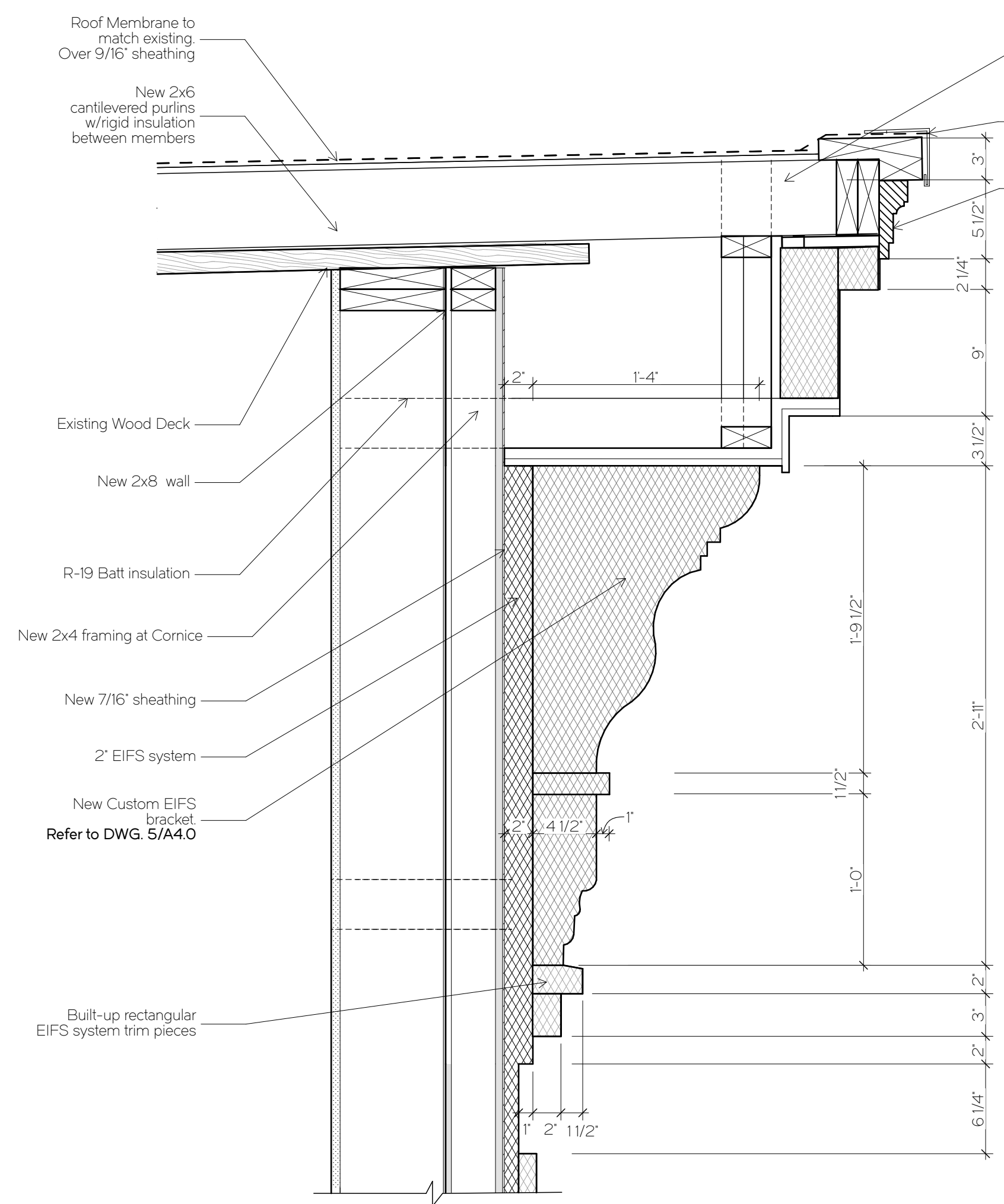
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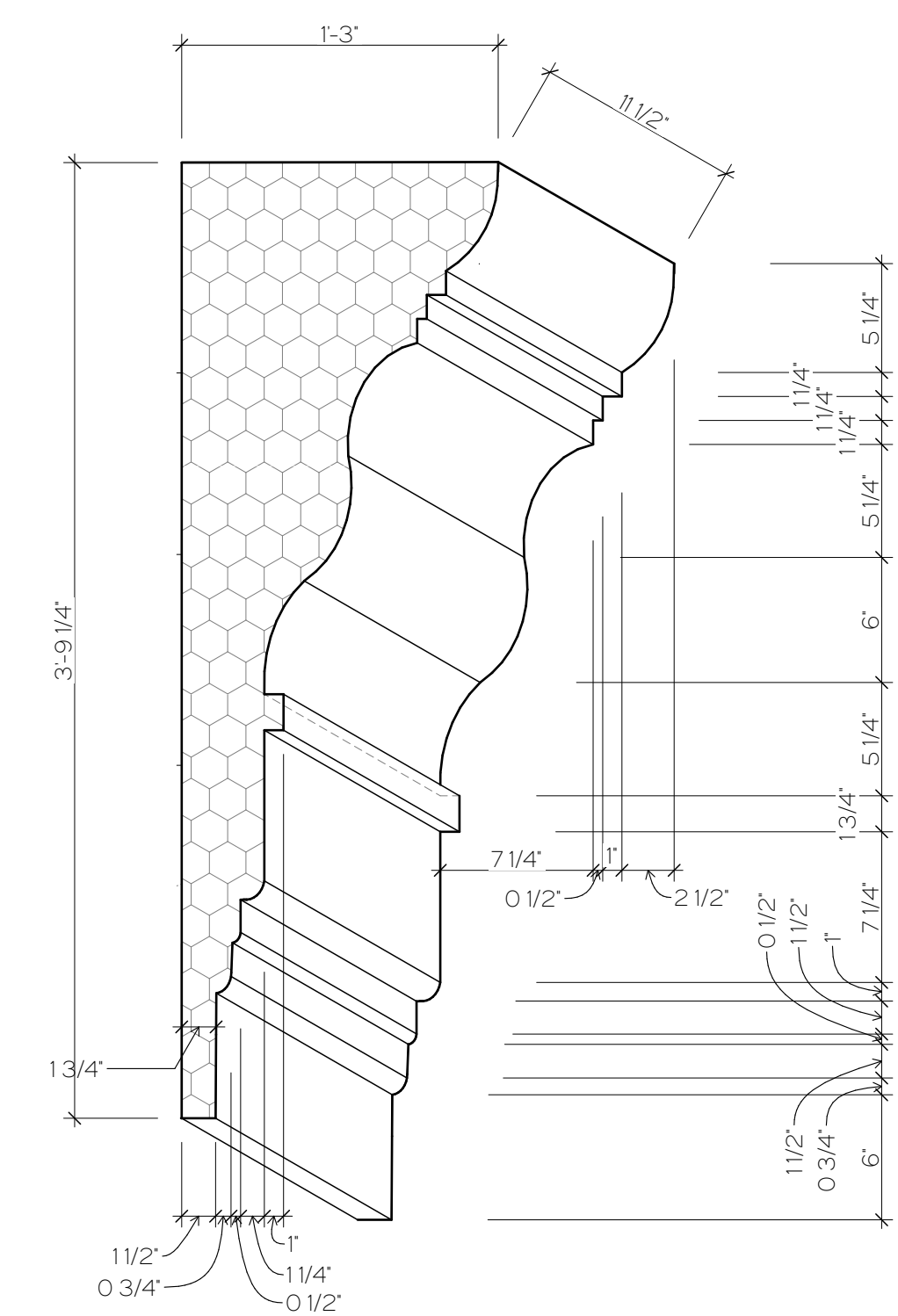
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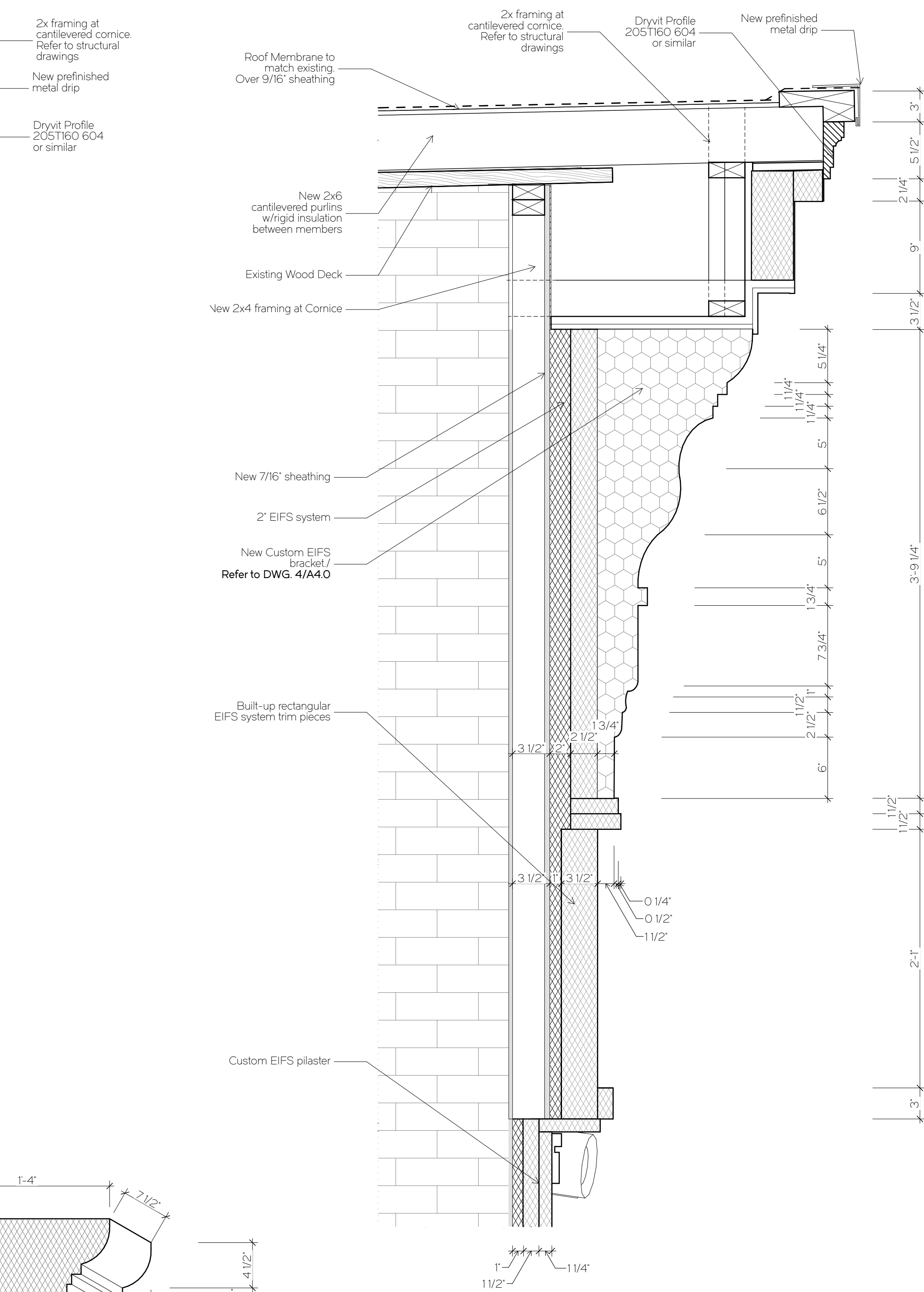
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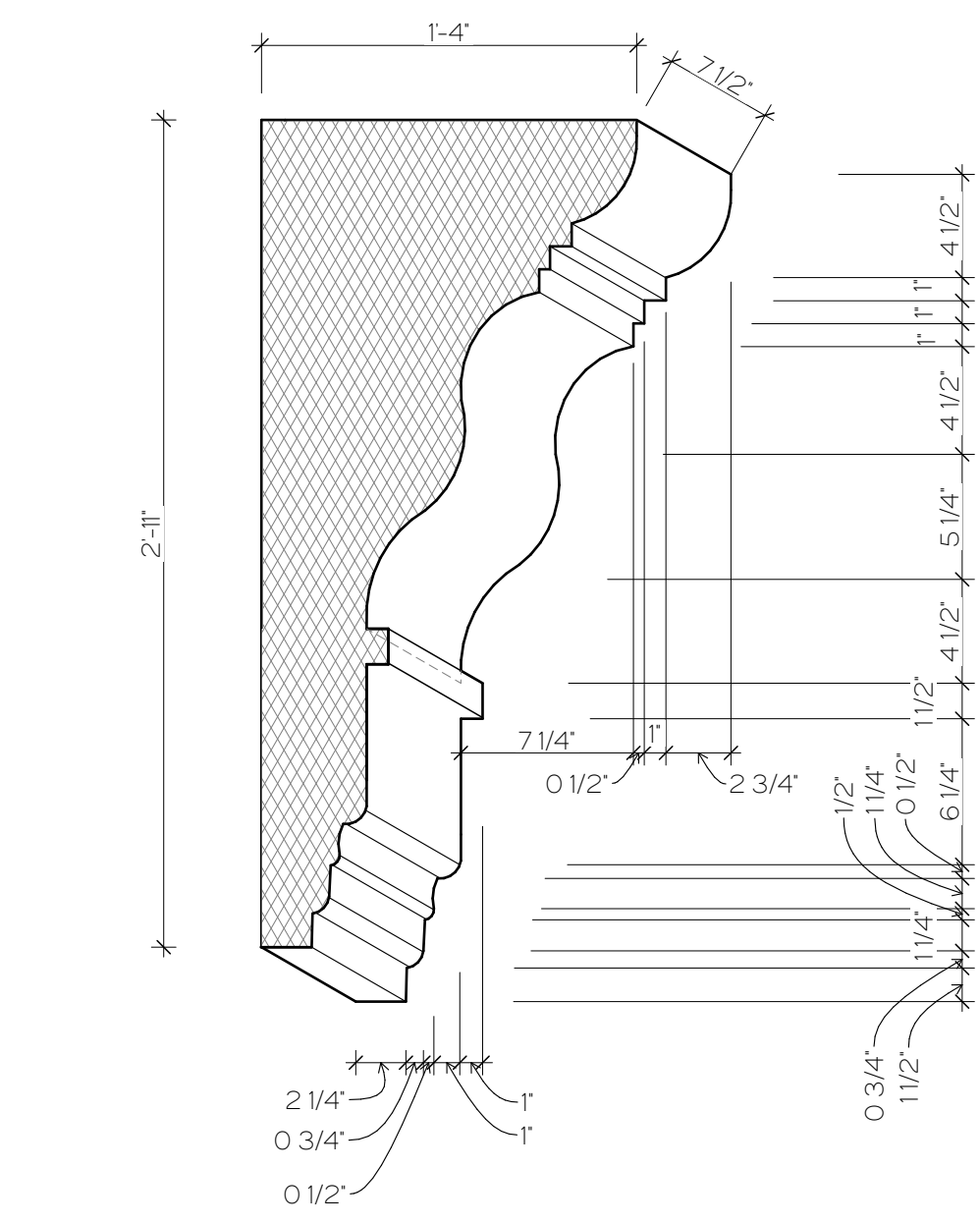
1 Cornice Detail @ Large Bracket
SCALE: 1/2" = 1'-0"



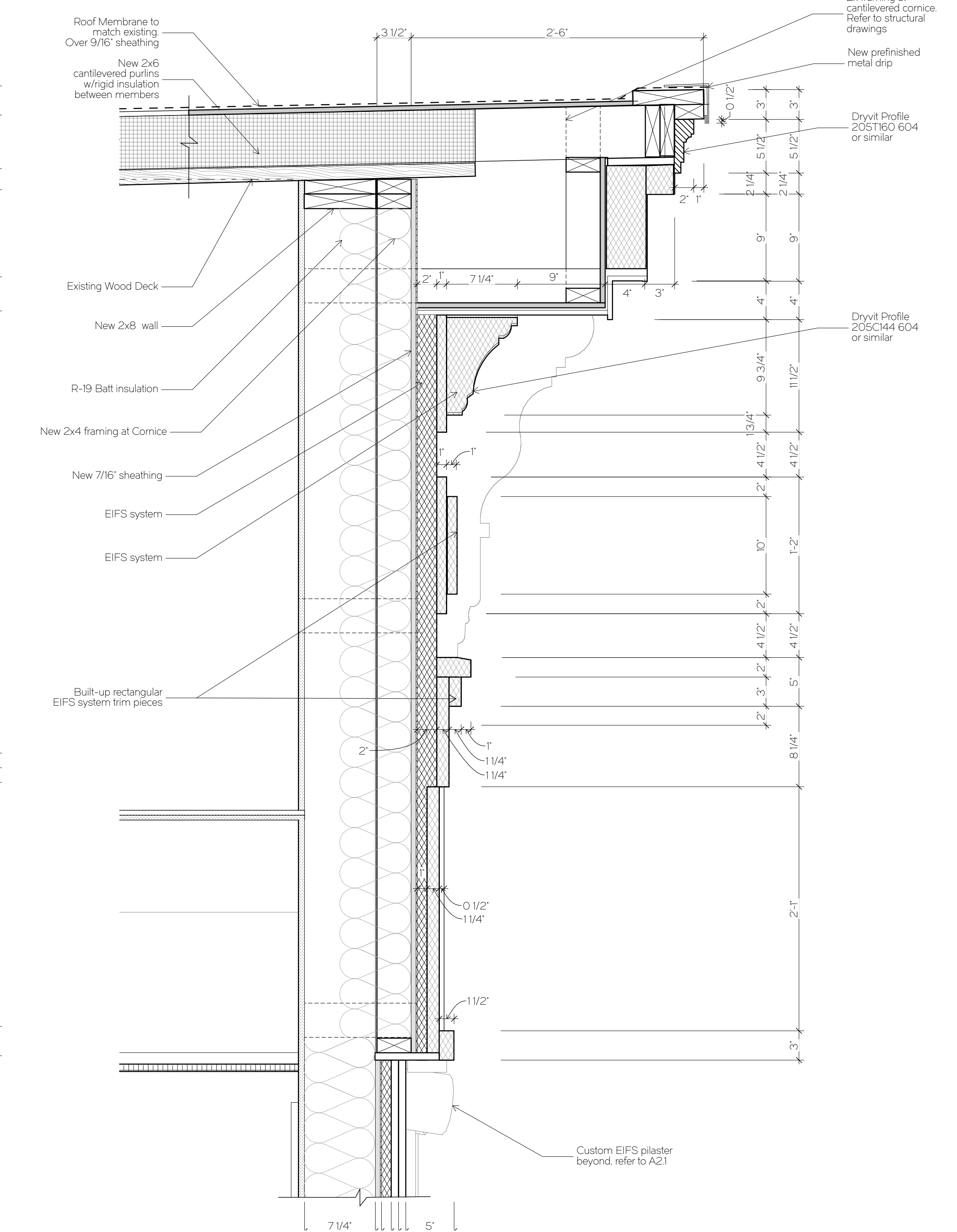
4 Detail - Large Center Bracket
SCALE: 1/2" = 1'-0"



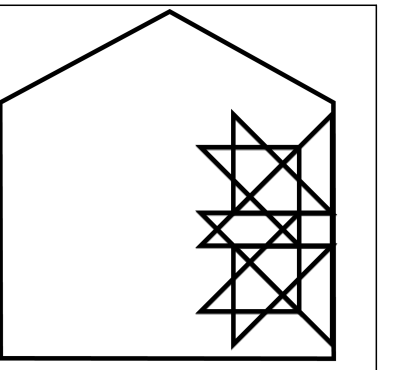
2 Cornice Detail @ Center Bracket
SCALE: 1/2" = 1'-0"



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



3 Cornice Detail @ Small Bracket
SCALE: 1/2" = 1'-0"



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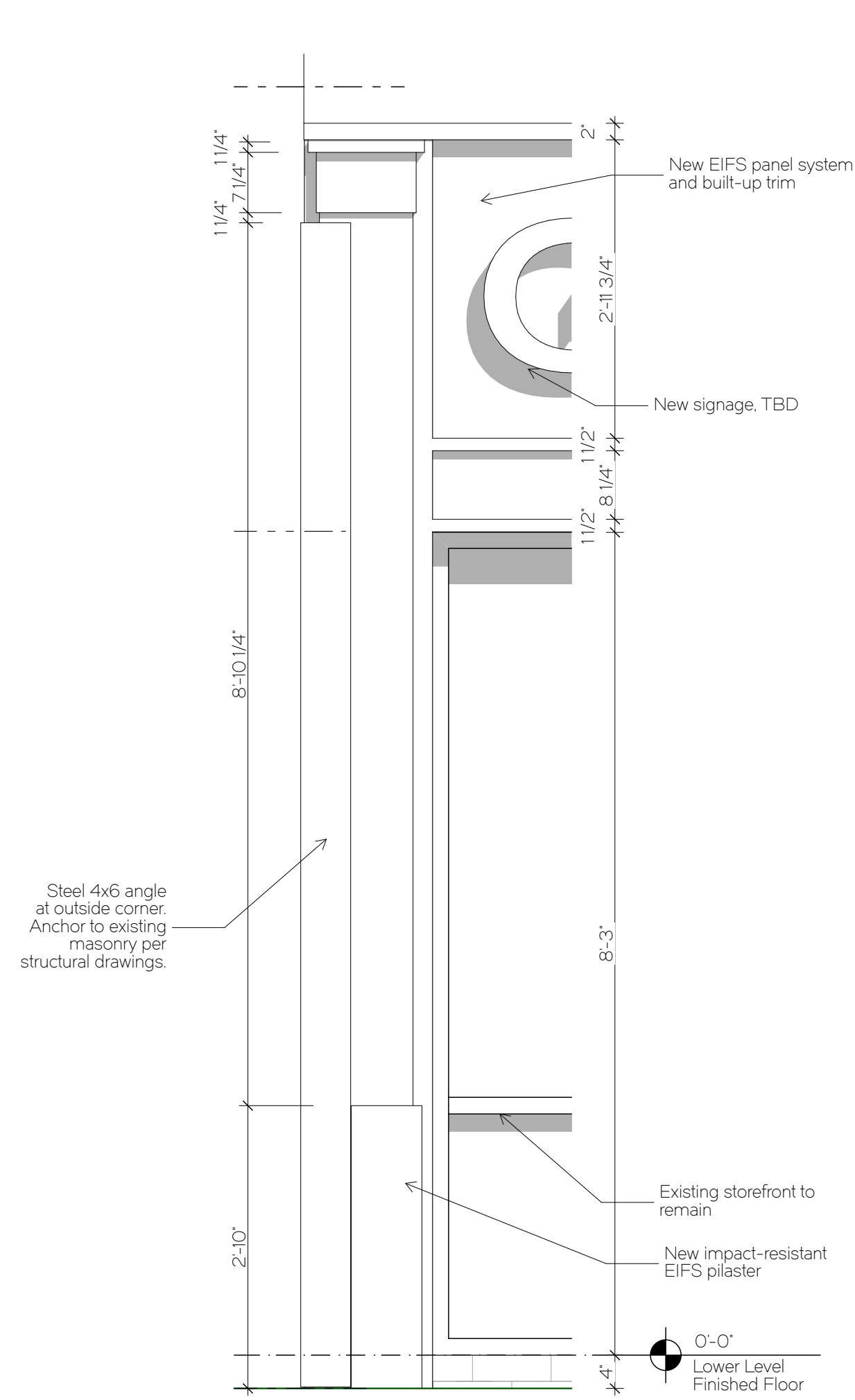
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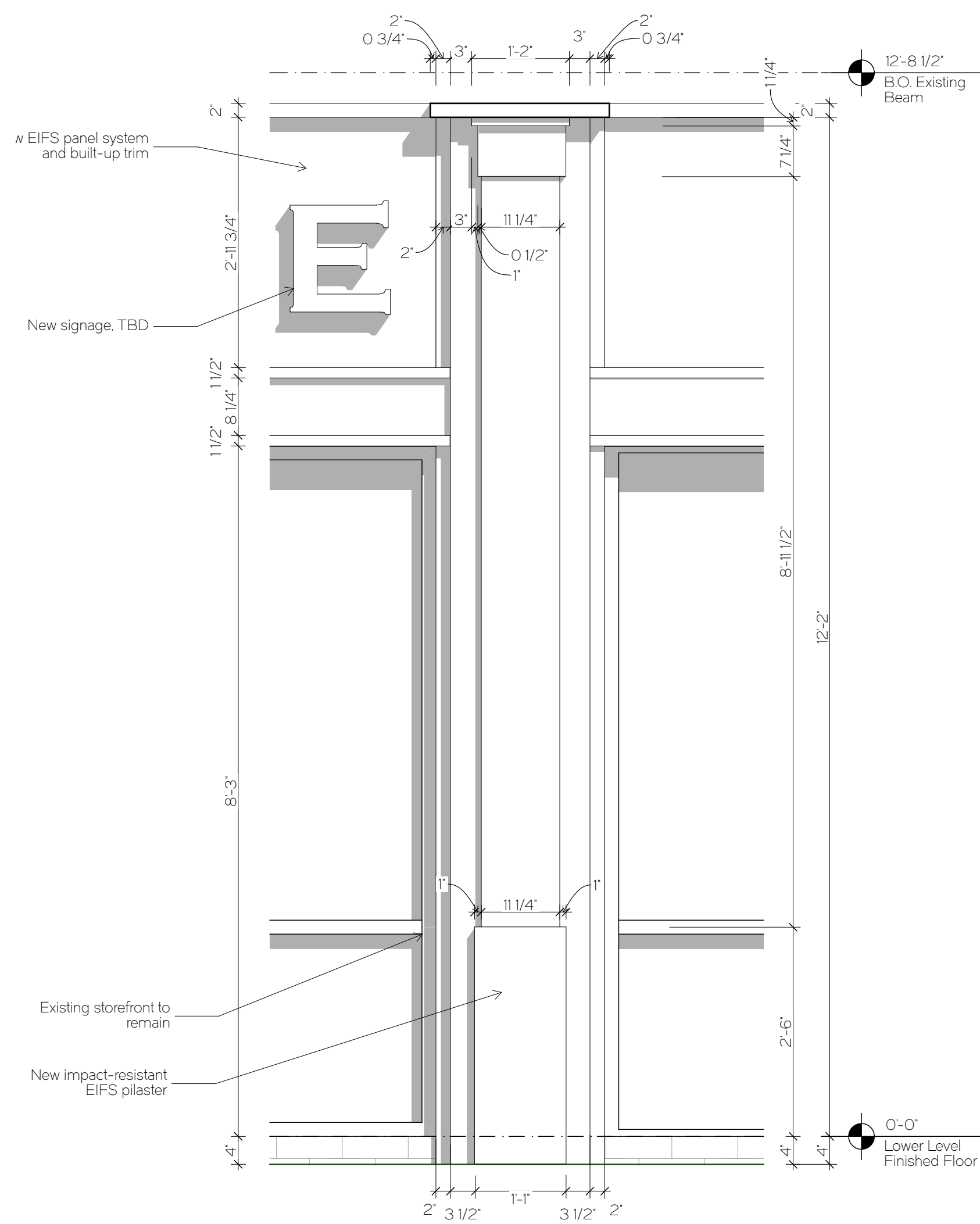
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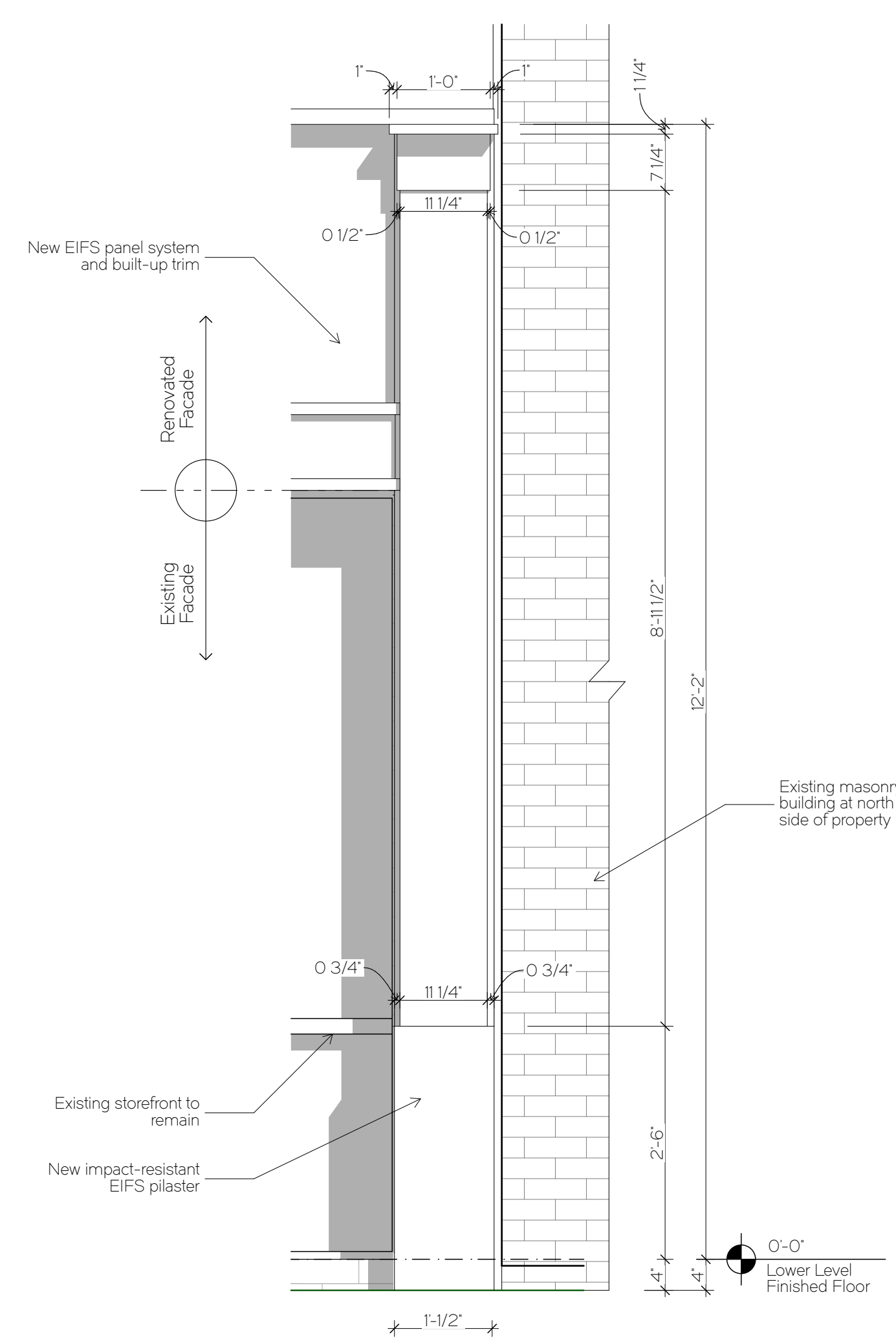
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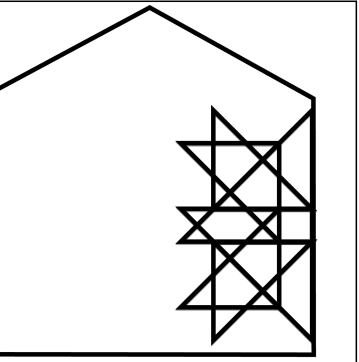
1 Lower Pilaster - South
SCALE 3/4" = 1'-0"



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



3 Lower Pilaster - North
SCALE 3/4" = 1'-0"



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Details

A4.2