
Historic Resources Commission

Agenda | December 3rd , 2024

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: August 6th, 2024 (tabled in October)
 - b. Regular meeting: October 1st, 2024
4. New Business
 - a. COA 2410- 123 N Main Street (tabled in October)
 - b. COA 2414- 38 SW Court Sq.
 - c. COA 2415- 101 E Harden St.
 - d. COA2416- 125 N Main St.
 - e. COA 2419- 112 N Main
 - f. Facade Grants (5)
5. Updates
 - a. Council
 - b. Staff
6. Adjournment

Minutes of the August 6, 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 and Karen Chin.

Staff: Planner Evan Workman and Jenni Bost Zoning Enforcement Officer.

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

Approval of the June 4, 2024 minutes, Karen Chin made the first motion and Jim Young made the second. All voted Aye.

New Business

- a. COA 2405- 36 SW Court Sq
 - i. COA2405 (Major) - the applicant is requesting to replace the existing windows. Evan Workman gave the staff report. Karen Chin made the motion to open the public Hearing, Jim Young made the second. All voted Aye. John Vernon, 610 Atwater St Burlington NC spoke about the project. Karen Chin made a motion to close the public Hearing, Jim Young made the second. All voted Aye. Karen Chin made a motion to approve: I have thoroughly researched the application and all other documents related to COA 2405 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 mid- nineteenth century Courthouse Square Historic District. I move to Approve the application for COA 2405 for the property located at 36 SW Court Sq as submitted because it does meet the following criteria. The proposed changes do meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are compatible with the Character of the district. Jim Young made the second. All voted Aye.
- b. COA 2406- 118 N Main St
 - ii. COA 2406 (Major) – the applicant is requesting permission to install a projecting sign on the façade facing N Main Street at 118 N Main St. Due to the size of the proposed sign (roughly 17 square feet) this item is a considered a major change and requires a COA review and approval by the HRC. Karen Chin made a motion to open the public hearing, Jim Young made the second. All voted Aye. Griffin McClure of 622 Johnson Ave spoke about the project and answered several questions from the Committee. Karen Chin made a motion to close the public hearing, Jim Young made the second. All voted Aye. Jim Young made a motion to approve: I have thoroughly researched the application and all other documents related to COA 2406 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 2406 for the property located at 118 N Main St as submitted because it does meet the following criteria. The proposed change does meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are with the character of the district. Karen Chin made the second. All voted Aye.

Staff updates:

a. City Council- Joey Parsons was absence.

Staff- Evan said he had mailed out 49 letters for the façade grants. He said it is open until late September.

Adjournment- Karen Chin made a motion to adjourn. Jim Young made the second. All voted Aye.

Meeting adjourned – 6:24 p.m.

Minutes respectfully submitted, Jenni Bost

Minutes of the October 1, 2024 Historic Resource Commission

The meeting was called to order by Chair Zipporah Clark Baldwin at 5:58 p.m.

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

Staff: Planner Evan Workman

Council: Joey Parsons

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

Chair Clark Baldwin made a motion to table the minutes from the August 6, 2024 meeting in order to have time to look at them more. Karen Chin seconded, all voted aye.

New Business

a. COA 2411- 36 SW Court Sq

i. COA2411 (Major) - the applicant is requesting to replace the existing rear windows. Evan Workman gave the staff report. Chair Clark Baldwin made the motion to open the public Hearing, Karen Chin made the second. All voted Aye. John Vernon, 610 Atwater St Burlington NC spoke about the project. Chair Clark Baldwin made a motion to close the public Hearing, Jim Young made the second. All voted Aye.

Karen Chin made a motion to approve:

I have thoroughly researched the application and all other documents related to COA 2405 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 mid- nineteenth century Courthouse Square Historic District. I move to Approve the application for COA 2411 for the property located at 36 SW Court Sq as submitted because it does meet the following criteria. The proposed changes do meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are compatible with the Character of the district. Jim Young made the second. All voted Aye.

b. COA 2406- 135 W Elm St

ii. COA2412 (Major) - the applicant is requesting to replace the existing rear windows. Evan Workman gave the staff report. Chair Clark Baldwin made the motion to open the public Hearing, Jim Young made the second. All voted Aye. Brian Faucette, employed at 135 W Elm St Graham NC spoke about the project. Jennifer Talley of 808 Sideview Street Graham NC also spoke regarding the project.

Chair Clark Baldwin made a motion to close the public hearing, Karen Chin made the second. All voted Aye.

Jim Young made a motion to approve:

I have thoroughly researched the application and all other documents related to COA 2405 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 mid- nineteenth century Courthouse Square Historic District. I move to Approve the application for COA 2412 for the property located at 135 W Elm St as submitted because it does meet the following criteria. The proposed changes do meet the Historic Resources Design Guidelines Standards. Therefore, the proposed changes are compatible with the

Character of the district. Karen Chin made the second. All voted Aye.

c. COA 2410- 123 N Main Street

ii. COA2410 (Major) - the applicant is requesting permission to the doors and storefront windows as well as install a new canopy as part of a larger façade upgrade. Evan Workman gave the staff report. Chair Clark Baldwin made the motion to open the public hearing, Karen Chin made the second. All voted Aye. Jeff Deal employed at 629 S Church St Burlington NC spoke about the project. Jennifer Talley of 808 Sideview Street Graham NC also spoke regarding the project.

Chair Clark Baldwin made a motion to close the public hearing, Karen Chin made the second. All voted Aye.

Chair Clark Baldwin made a motion to table the item:

I move to table COA 2410 for 123 N Main St. in order for the Commission to seek guidance pursuant to the NC GS 160D-9-47(d). There are questions the commission has regarding the canopy, spaces under the windows of the new façade, and the owners willingness to restore historical transomes. The application will be acted upon within a reasonable time period not to exceed 180 days.

Karen Chin made the second. All voted Aye.

Staff updates:

a. City Council- Joey Parsons had no updates.

Staff- Evan said he had extended the deadline for the façade grants and the commission would be hearing applications in November.

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

Meeting adjourned – 7:02 p.m.

Minutes respectfully submitted, Evan Workman



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: 123 N Main St, Graham, NC 27253

Property Owner: Chellappa Yasin

Project

General description of each modification or improvement:

This project involves a total renovation to the property formerly occupied by the Trailhead Church, at 123 N Main Street. It is a total building renovation, tenant upfit, and facade enhancement to accompany a new business, Craft Axe Throwing. See attached architectural and engineered construction documents for reference, that outlines the full scope of work.

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:

COG Building Inspections

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: Chellappa Yasin

Property Owner Lessee Other _____

Mailing Address: 3252 s church st,

City, State, Zip: Burlington, NC 27215

Phone # (919) 601-8544

Email: andbholdings@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.

chellappa yasin

8/22/24

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: _____

FOR OFFICE USE ONLY	
Received by: <u>EW</u>	Remarks: <u>Major COA</u> <u>COA 2410</u>
Received date: <u>8/26/24</u>	
Tax Map # <u>145866</u>	
HRC date: <u>9/3/24</u>	

STAFF REPORT

Prepared by Evan Workman, Planner

Location
123 N Main St.
Graham, NC 27253
GPIN: 8884147791

COA 2410, 123 N Main St.

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission

October 1st, 2024

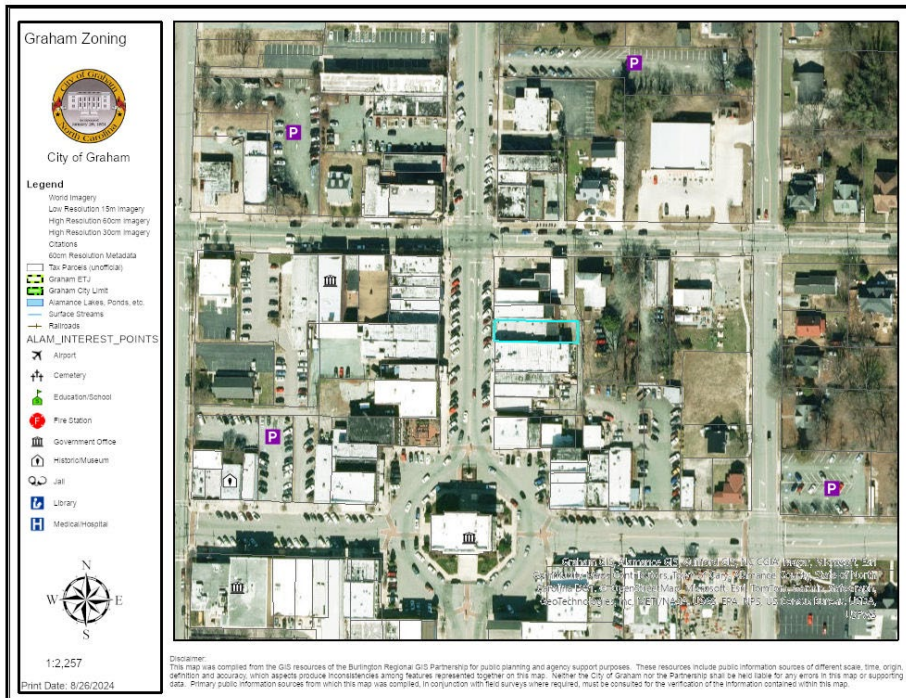
December 3rd, 2024

Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 123 N Main St., Graham, NC 27253:

1. A façade renovation (doors, windows, and canopy).

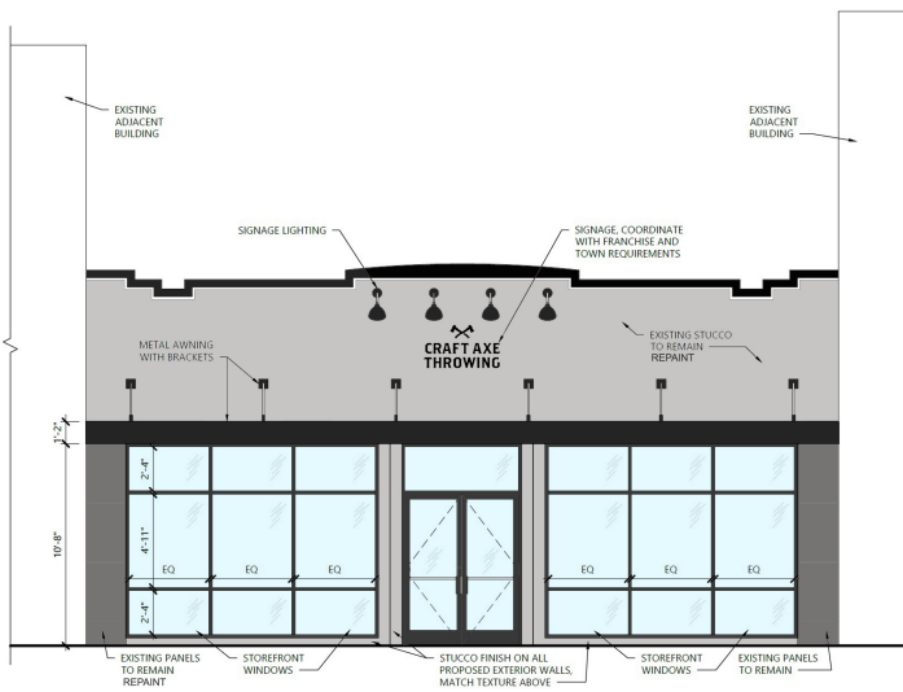
The property owner at 123 N Main St. has requested permission to renovate the front façade, more specifically to: remove the existing canopy and columns, demo and replace all existing storefront glazing and doors, paint existing stucco finish, install aluminum canopy with brackets, new signage and lighting. Some of the items are minor and can be approved by Evan, but the changes to the doors, windows, and canopy are considered a major change and requires a COA review and approval by the HRC. This application was heard at the October meeting but with the owner of the building not present and the commission having questions about specific parts of the façade and the applicant’s willingness to add back historic elements the commission tabled the item to be heard this month.



Existing:



Proposed:



123 N MAIN ST. GRAHAM, NC 27253

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

B. Building Exteriors

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.1.3: 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.

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.

Windows

B.8: 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 an 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.8.2: Maintain original recessed entries where they exist.

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.

Awnings

B.10.1: Where possible, retain and repair awning fixtures and canopies that originate from the building's earlier historical periods.

B.10.2: New awnings should be complementary and compatible in placement, proportion, and color to the building's original fixtures; with the structure's size, scale, and style; and to existing awnings and canopies of adjacent buildings. See Appendix C for Sunbrella awning colors which may be approved with a minor COA. *Amended by HRC on 3/13/18.*

B.10.3: Awnings must be constructed of a fabric or cloth material meeting all local, state, and federal safety and fire standards. Vinyl, plastic, and metal are inappropriate to traditional facades.

B.10.6: Awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.

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

Painting

B.13.1: Prepared surfaces should be washed with a mildew killer, and then thoroughly rinsed and allowed to dry.

Motion Language:

I have thoroughly researched the application and all other documents related to COA 2410 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 2410 for the property located at 123 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 2410 for 123 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 2410 123 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.



TRAILHEAD CHURCH

GRAHAM UNDERWRITERS AGENCY

CINEMA

GHOST

NORTH 87

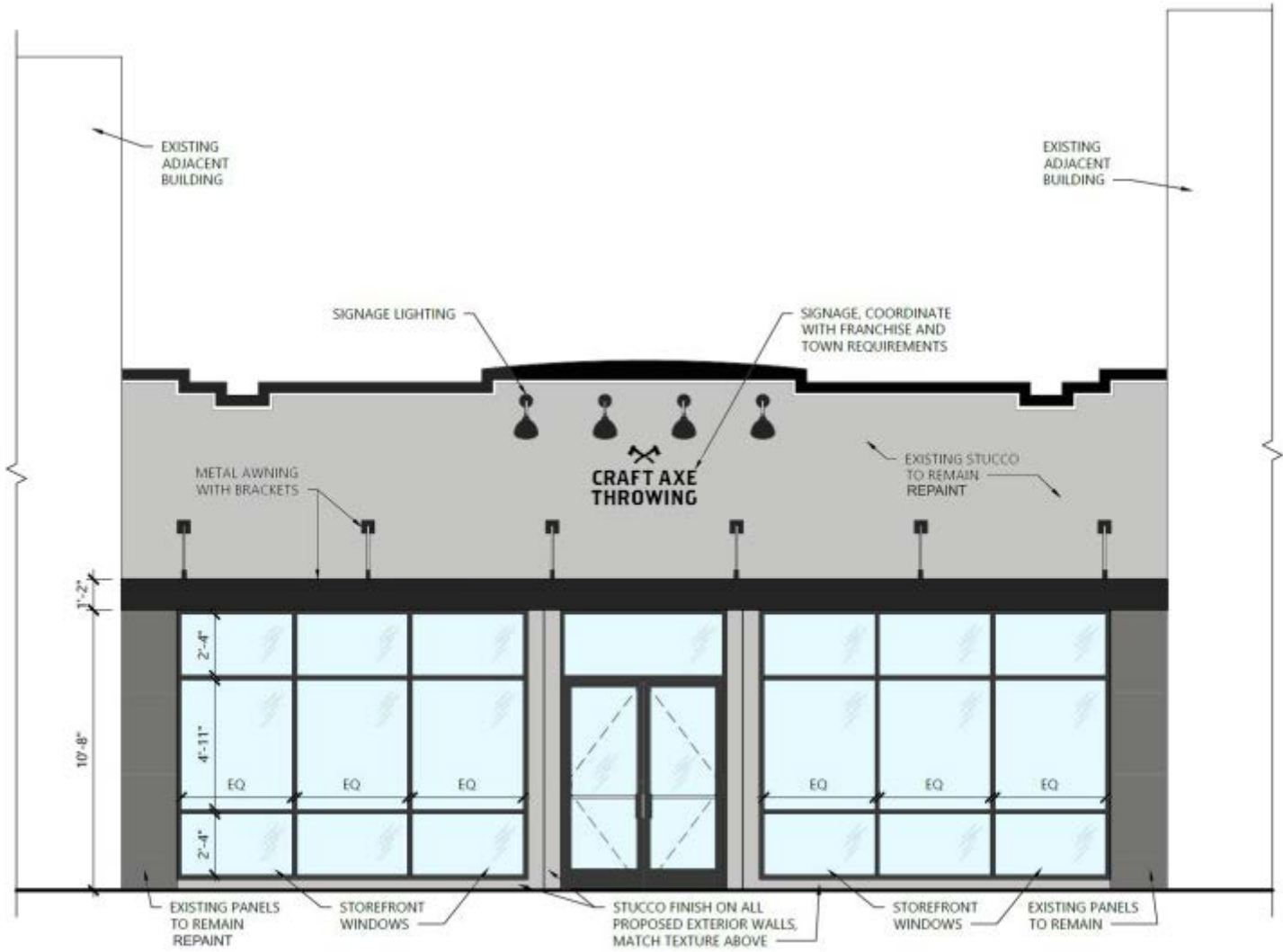
NO PARKING 2:00 AM TO 6:00 AM

2 HOUR PARKING 8:00 AM TO 6:00 PM

NO PARKING

NO PARKING

NO PARKING



123 N MAIN ST. GRAHAM, NC 27253



Application for a CERTIFICATE OF APPROPRIATENESS

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Property 105 S Main St.

Applicant _____

Street Address: 38 SW Court Square, Graham, NC 27253 Name: Frederick J. Sternberg

Property Owner: Frederick J. Sternberg

Property Owner Lessee Other _____

Mailing Address: 38 SW Court Square, PO Drawer 1098

Project _____

City, State, Zip: Graham, NC 27253

General description of each modification or improvement:

Phone # 336-228-0273

Email: efrederickjst@triad.rr.com

The improvement to the building located at 38 SW Court Square/105 S. Main St., Graham, NC 27253 is the replacement of the rear exterior door and frame which has become rusted and unable to be used. The improvement will require the replacement of the door and frame with the brick and stucco to be effected to be replaced after the door is installed and painted with the color to match the existing color of the building.

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] 9/19/2024
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: Frederick J. Sternberg

Relationship to Applicant: Owner

Phone # 336-228-0273

Email: efrederickjst@triad.rr.com

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>Major COA</u> <u>[Signature]</u>
Received date: <u>10/1/24</u>	
Tax Map # <u>145858</u>	
HRC date: <u>10/5/24</u>	

STAFF REPORT

Prepared by Evan Workman, Planner

COA 2414, 38 SW Court Sq./ 105 S Main St.

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
December 3rd, 2024

Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 38 SW Court Sq., Graham, NC 27253:

1. Door Replacement.

The business owner at 38 SW Court Sq. has requested permission to replace the rear door. The applicant says the door has “rusted to such an extent that it cannot be opened” and “the result may cause a fire hazard and makes use of it impossible”. The project would require removal of the door and frame as well as some work to the stucco and brick surrounding the door, but all would be replaced and repainted when the new door is installed. This is considered a major change and requires a COA review and approval by the HRC.

Location
38 SW Court Sq / 105 S Main St.
Graham, NC 27253
GPIN: 8884146108



Existing:



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

B. Building Exteriors

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.1.3: 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.

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.

Doors

B.8: 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 an 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.8.2: Maintain original recessed entries where they exist.

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 2414 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 2414 for the property located at 38 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.

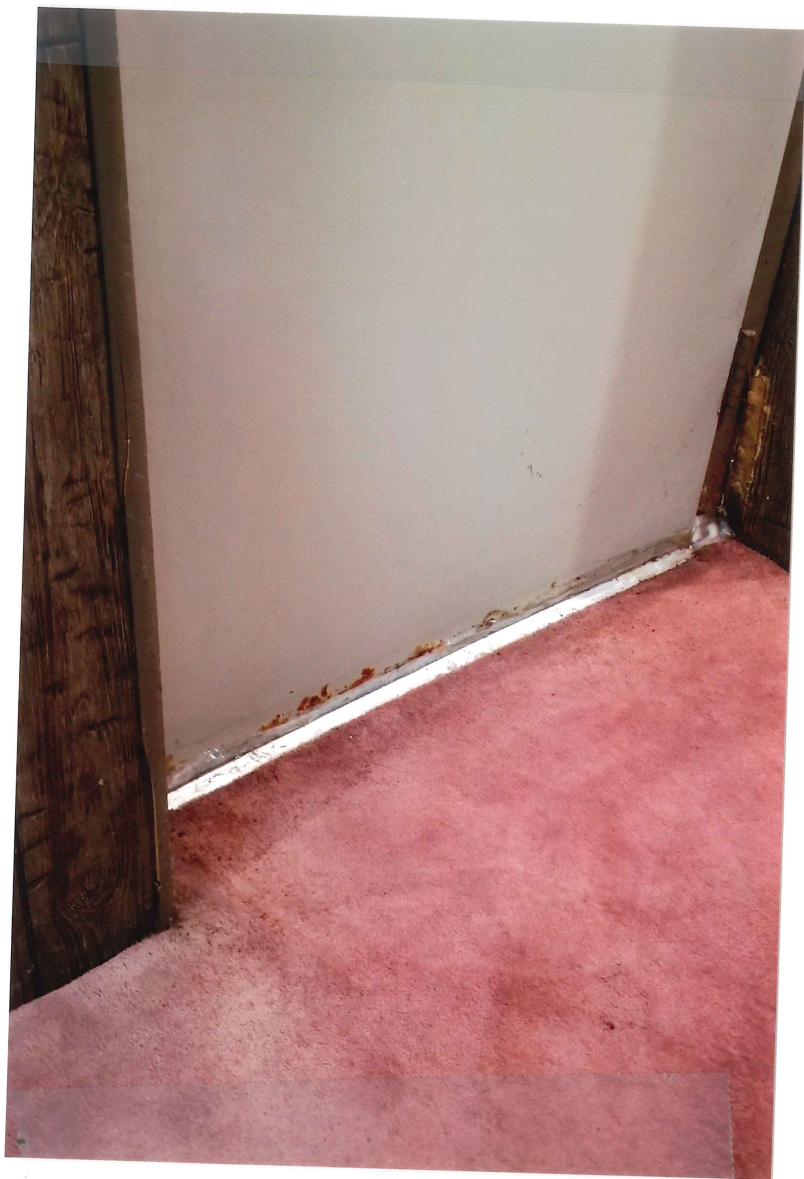
Alternatively, the HRC may choose to table the item until the next meeting

I move to table COA 2414 for 38 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 2414 38 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.







STAFF REPORT

Prepared by Evan Workman, Planner

COA 2415, 101 E Harden St.

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
December 3rd, 2024

Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 101 E Harden St., Graham, NC 27253:

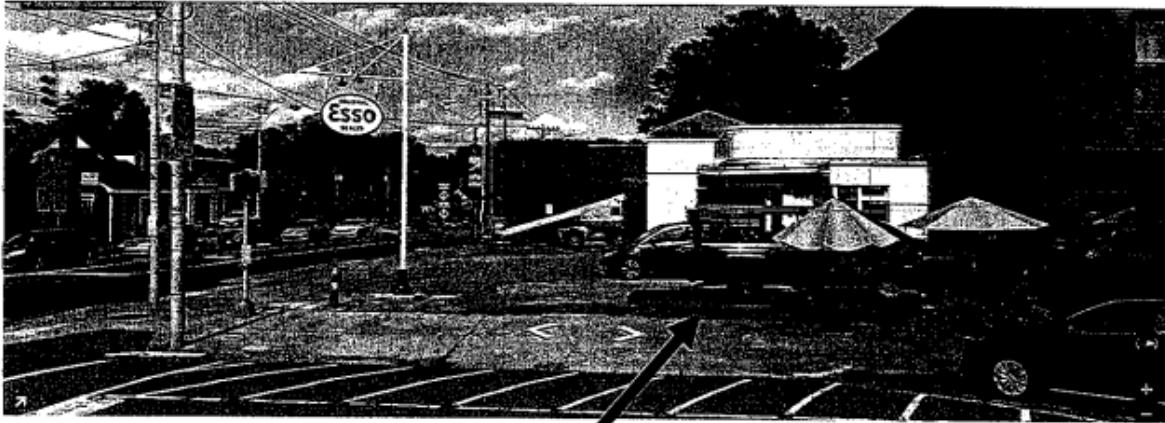
1. Landscaping Wall

The business owner at 101 E Harden St has requested permission to build a rock veneer wall as it existed years ago, landscaped with Monkey Grass. This is considered a major change and requires a COA review and approval by the HRC.

Location:
101 E Harden St
Graham, NC 27253
Parcel: 145868



Proposed:



Stone Wall to be installed where it once stood.

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

Landscape Features

A.1.10 Landscaping should be used to emphasize the entrance to the Courthouse Square Historic District.

A.2.6 New plant materials should be appropriate in species and scale to existing materials.

A.2.7 Plantings on corner lots should not obstruct vision at intersections.

A.2.8 Plantings should not interfere with utility lines, sidewalks, or pedestrian traffic.

A.2.9 Landscape designs which are not in keeping with the historical character of the district are not allowed where visible from the street. The use of grass, ivy, or other low green covers is strongly encouraged, in place of large mulched areas. Gravel should not be used as a ground cover.

A.2.10 Repair of walls, entrances, or other landscaping structures should duplicate the original in material and structure.

Motion Language:

I have thoroughly researched the application and all other documents related to COA 2415 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 2415 for the property located at 101 E Harden 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 2415 for 101 E Harden 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 2415 101 E Harden 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.



Application for a CERTIFICATE OF APPROPRIATENESS

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

Street Address: 101 E. Harden Street
Property Owner: Court Sq. Dev. Group

Project

General description of each modification or improvement:

ESSO STATION - 101 E. Harden Street
MASONRY/ROCK WORK: Rock veneer wall facade. (2' x 50' Area)
LANDSCAPE: Back fill wall, plant along sidewalk area, Liriope grass (monkey)

Applicant

Name: Court Square Dev. Group
 Property Owner Lessee Other
Mailing Address: PO Box 872
City, State, Zip: Graham, NC 27253
Phone # (336) 229-4225
Email: _____

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.

William M. Talley 1/25/24
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: Chuck Talley
Relationship to Applicant: Owner
Phone # 336-516-7036
Email: chucktalley21@hotmail.com

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:	Remarks:
Received date:	
Tax Map #	
HRC date:	

STAFF REPORT

Prepared by Evan Workman, Planner

COA 2416, 125 N Main St.

Type of Request: Certificate of Appropriateness

Meeting Dates

Historic Resources Commission
December 3rd, 2024

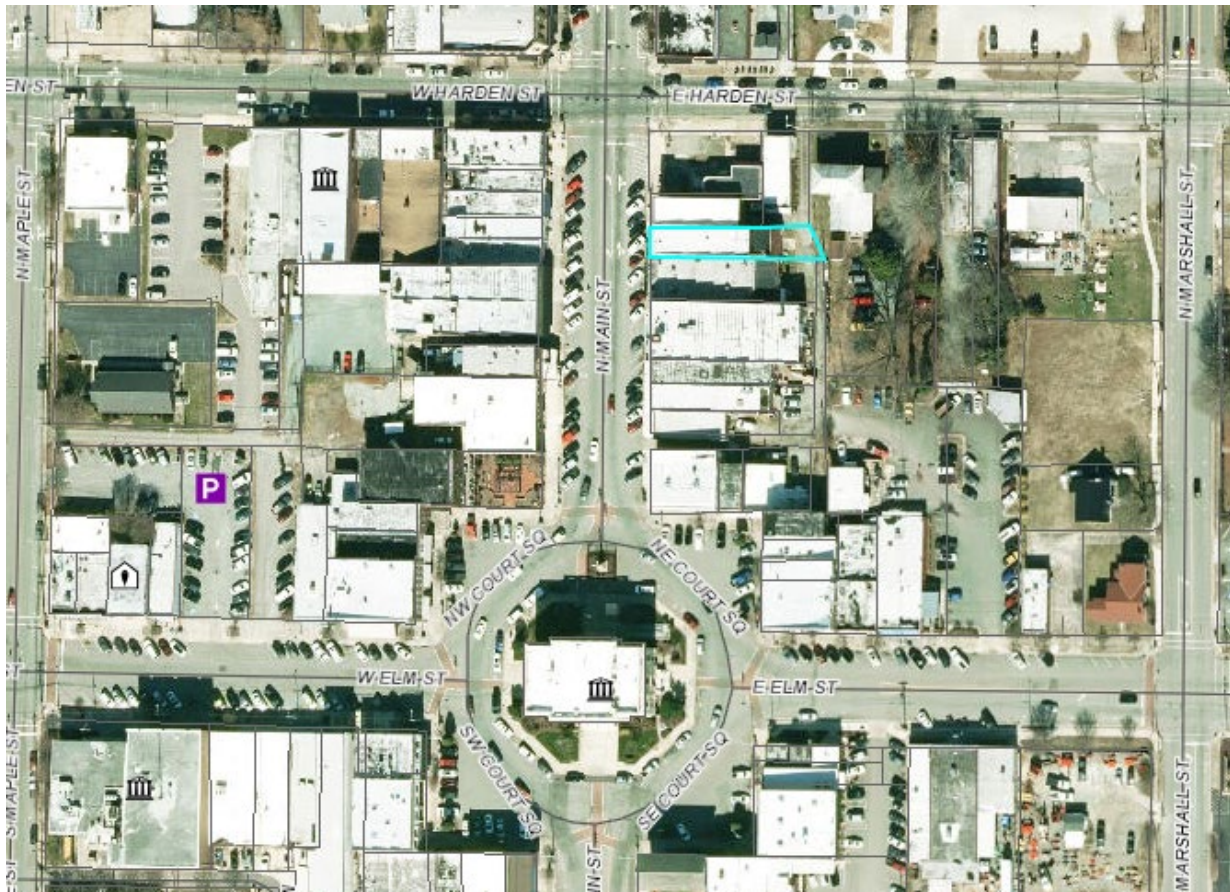
Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the following areas located at 125 N Main., Graham, NC 27253:

1. Demo of existing brickwork, install footers, repair masonry. The project would also include additions of stucco, a metal cornice and new wood on the store front.

The business owner at 125 N Main. has requested permission to demo and repair masonry as well as significantly alter the storefront. This is considered a major change and requires a COA review and approval by the HRC.

Location
125 N Main St.
Graham, NC 27253
Parcel: 145867



Proposed:



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

B. Building Exteriors

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.1.3: 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.

Masonry

B.2.1 Retain and preserve masonry features that contribute to the overall historic character and form including their functional and decorative features and detail.

B.2.3 As a general rule, only repoint where there is deterioration. Repointing should only be done by an experienced professional. If you repoint: duplicate the original mortar in strength, composition, color, and texture; rake the joint to an even face and uniform depth, preferably with hand tools; and, duplicate old mortar joints in width and profile.

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.7.6. It is not appropriate to paint or coat unpainted historic exterior walls.

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 2416 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 2416 for the property located at 125 N Main. 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)

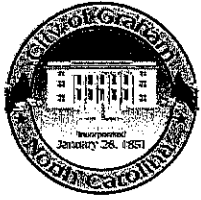
then the project will meet the standards set out in the Design Guidelines and shall be permitted.

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

I move to table COA 2416 for 125 N Main. 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 2416 for 125 N Main. 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.



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: 125 N. Main Street Alcoa Theater
Property Owner: Court Square Dev Group

Project

General description of each modification or improvement:

DEMOLITION: Demolition of masonry at storefront area. Scaffolding, misc. equipment
STRUCTURAL: Install footers and post (metal) to support existing I-beam lineal across the street opening.
MASONRY: Repair masonry columns, roll-lock under window. Point masonry up from metal facade.
STUCCO: Install stucco system to store facade to match original look (Drivet system) finish material will be white in color.
CORNICE: Install metal cornice across top of wall. Similar in style to Wrike Drug building.
STOREFRONT: Construct new wood store front to be consistent and similar to original front constructed out of wood. Painted to match its original color.

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: Court Square Dev. Group
 Property Owner Lessee Other _____
Mailing Address: PO Box 872
City, State, Zip: Graham, NC 27253
Phone # (336) 229-4225
Email: _____

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 _____ 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: _____

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

Proposed:



• • •

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

Landscape Features

A.2.6 New plant materials should be appropriate in species and scale to existing materials.

A.2.8 Plantings should not interfere with utility lines, sidewalks, or pedestrian traffic.

A.2.9 Landscape designs which are not in keeping with the historical character of the district are not allowed where visible from the street. The use of grass, ivy, or other low green covers is strongly encouraged, in place of large mulched areas. Gravel should not be used as a ground cover.

10. Awnings

Movable canvas awnings have been used for years to provide shade and help cool temperatures during the summer months. They can be raised in the winter when radiant heat from the sun will give free supplementary warming. Fabric awnings can still provide the same benefits today while adding color and interest to the structure.

B.10.2 New awnings should be complementary and compatible in placement, proportion, and color to the building’s original fixtures; with the structure’s size, scale, and style; and to existing awnings and canopies of adjacent buildings. See Appendix C for Sunbrella awning colors which may be approved with a minor COA. *Amended by HRC on 3/13/18.*

B.10.3 Awnings must be constructed of a fabric or cloth material meeting all local, state, and federal safety and fire standards.

...

Motion Language:

I have thoroughly researched the application and all other documents related to COA 2419 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 2419 for the property located at 112 N Main. 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 2419 for 112 N Main. 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 2419 for 112 N Main. 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.



2 HOUR PARKING
8:00 AM
TO
6:00 PM



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

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Property

Street Address: 112 N. Main St.
Property Owner: Jason Cox

Project

General description of each modification or improvement:

Addition of posts and
Shade Sails.
Addition of planters to
define space.

Applicant

Name: Little Oblivion Brewing Co.

Property Owner Lessee Other _____

Mailing Address: 112 N. Main St.

City, State, Zip: Graham, NC 27253

Phone # (760) 485-4217 - Eric

Email: eric@littleoblivionbrewing.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] 11/8/2024
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: Eric Lebsack

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>COA 2419</u> <u>Major COA.</u> <u>-Ea</u>
Received date: <u>11/12/24</u>	
Tax Map # <u>145848</u>	
HRC date: <u>12/3/2024</u>	



2024-2025 Façade Grant - Application

Property Information	Applicant Information
Street Address: 36 Court Square SW	Name: John Vernon
Tax Parcel ID#: 145843	Phone Number: 917-658-8376
Owner's Name: 36 Court Square LLC	Email: johnvernon@gmail.com
Use of Building: Retail/Office	Relationship to Property (check one):
Business Name (if applicable):	Property Owner <input checked="" type="checkbox"/> Tenant/Business Owner <input type="checkbox"/>
Based on the Historic Inventory Map the property is considered: Pivotal <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Fill <input type="checkbox"/> Intrusive <input type="checkbox"/>	

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

We are replacing the second floor windows with Pella Reserve Aluminum Clad windows one-over-one custom-built with an arched top pane that will fit the building's existing masonry arch window openings.

Total Estimated Cost (lowest bid quote): \$ 31,538.47 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does does not - I have complied with the [HRC Design Guidelines](#) which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic Resources Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2025.

John Vernon 11/11/24
 Applicant Signature Date

August 7, 2024

John Vernon
610 Atwater St
Burlington, NC 27215

RE: COA2405- 36 SW Court Sq.- Window Work

Dear Mr. Vernon,

The purpose of the Historic Resources Commission is to safeguard important elements of Graham's culture, history, and architectural history to preserve those districts and landmarks for the education, pleasure and enrichment of residents and visitors. The Commission is charged with reviewing COA applications to determine if the project is in keeping with the Historic District Design Guidelines.

COA2405 to replace the existing windows of the building at 36 SW Court Sq. with custom windows was approved at the August 6th, 2024 Historic Resource Commission Meeting.

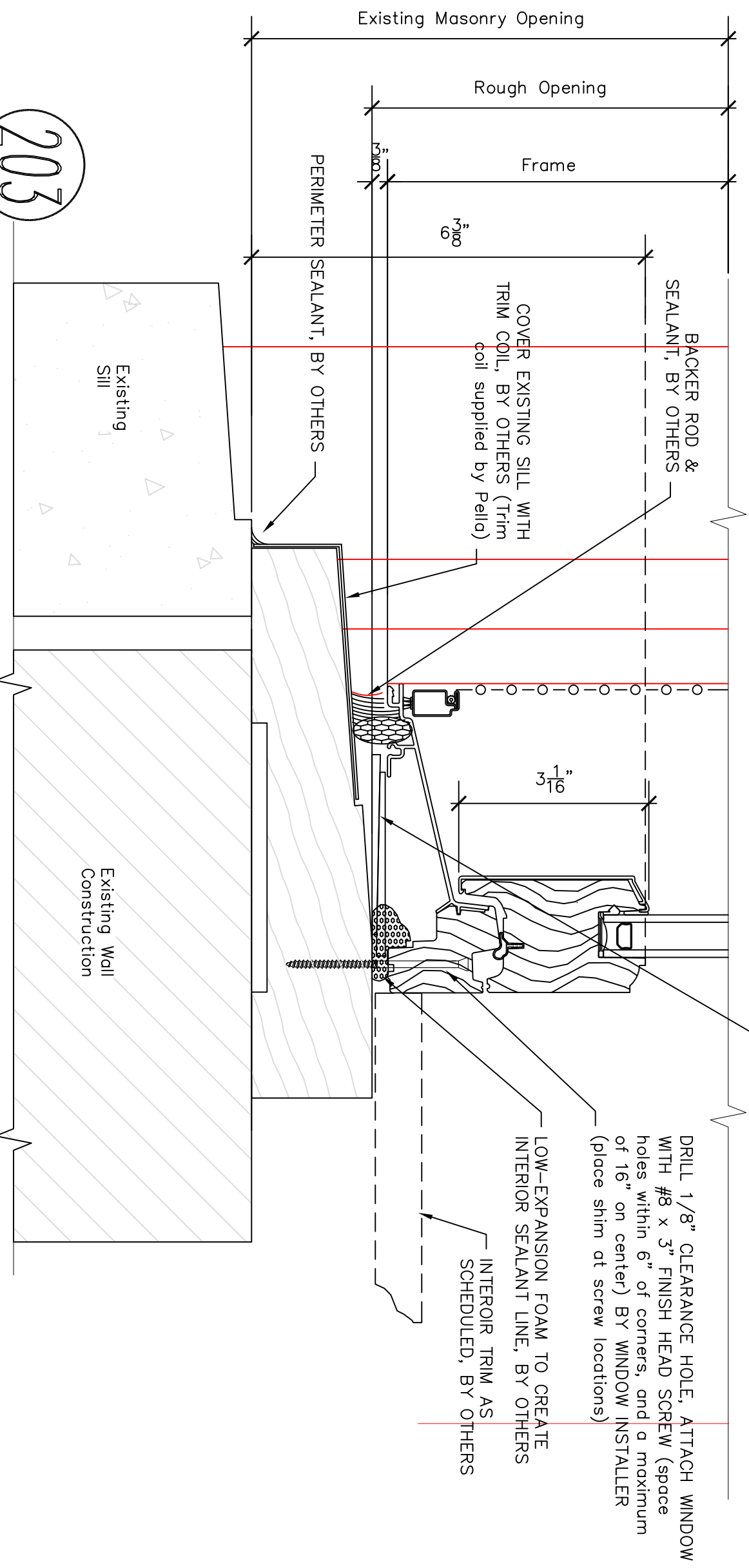
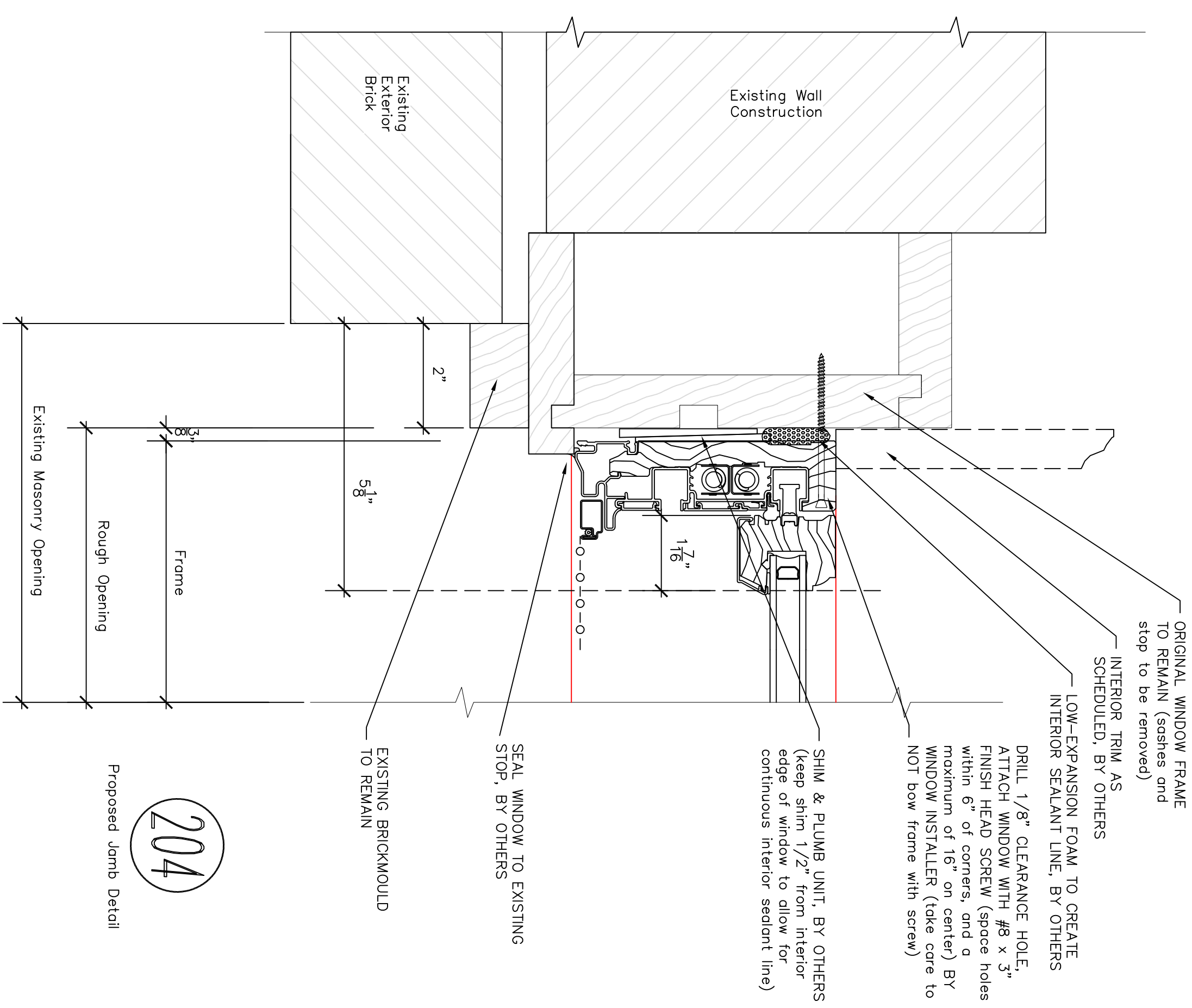
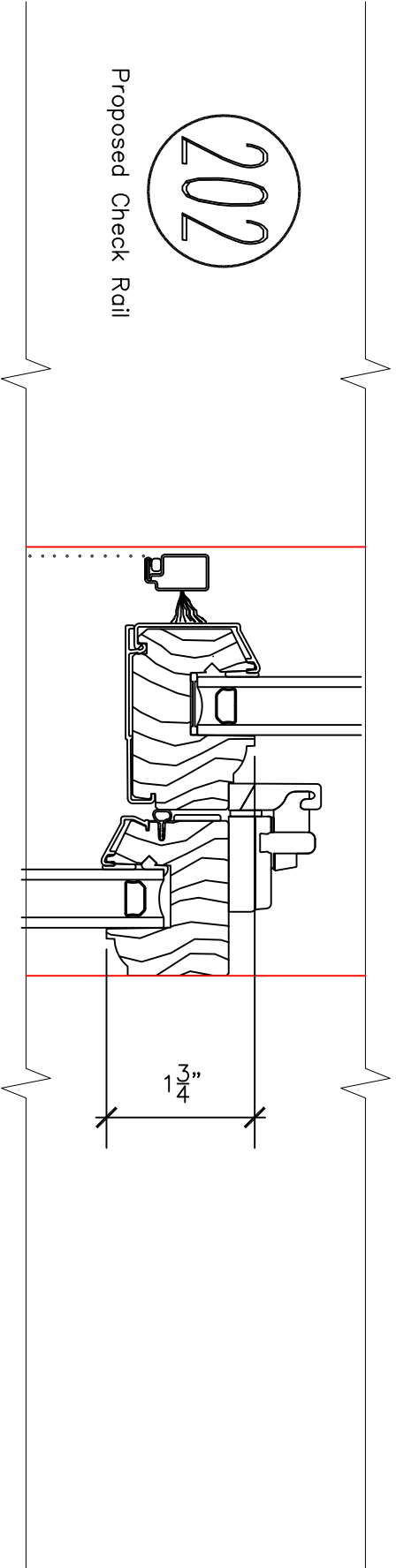
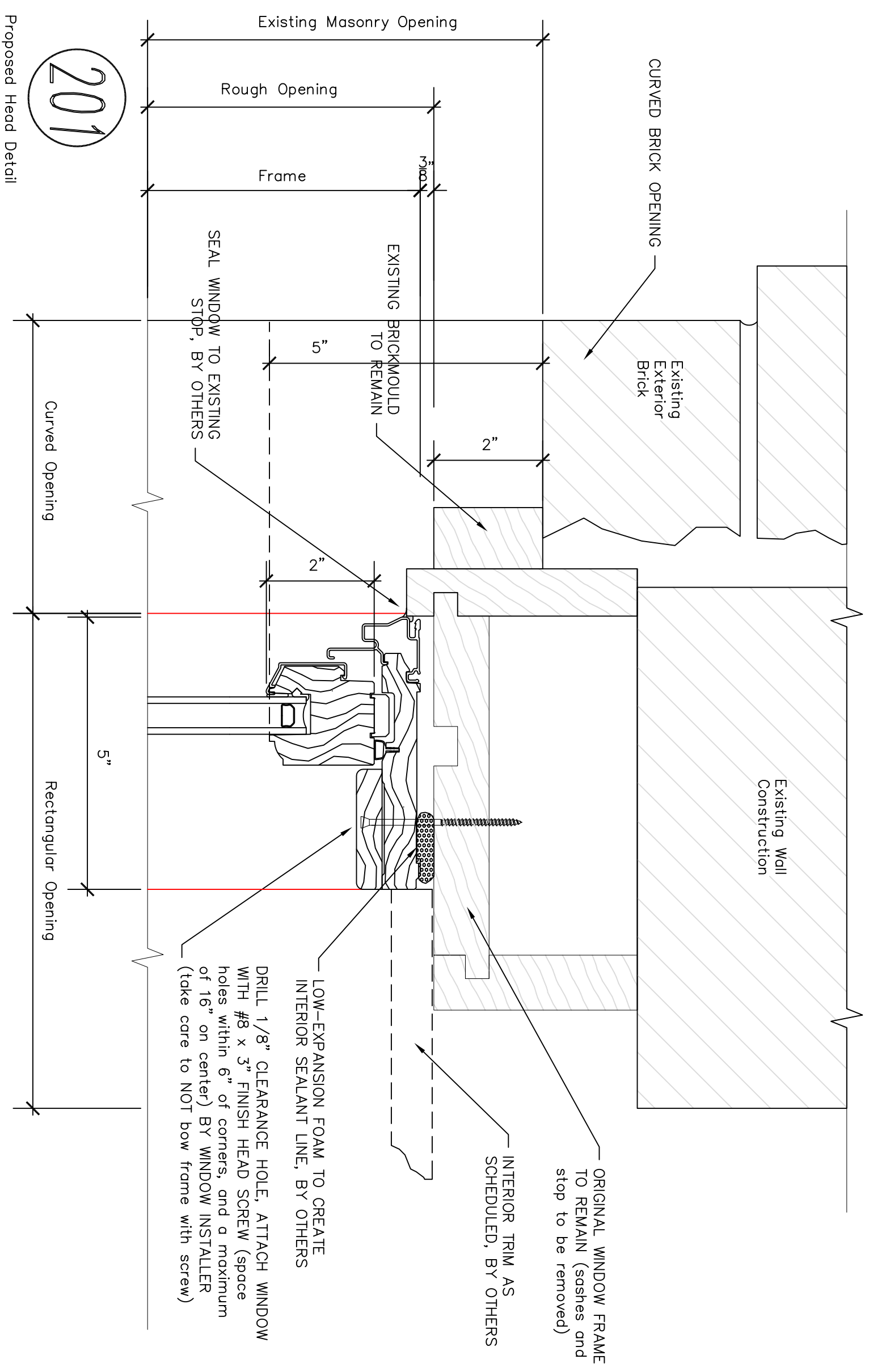
If you have any further questions please contact the City of Graham Planner, Evan Workman at eworkman@cityofgraham.com | (336)570-6705

Sincerely,
Evan Workman
City of Graham
Planner



36 Court Square SW - Current photograph





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		
DISTRIBUTOR: Pella Carolina • Greensboro, NC Pella Quote # 18313922		
DRAWN BY: MAD DATE: July 11, 2024		
SCALE: 6" = 1'-0"		
DWG. NO.: 0636	CAD FILE NO.: 0636_2	SHT. NO.:
UNIT DETAILS		2 of 2

Proposed Sill Detail
203

Proposed Head Detail
201

Proposed Check Rail
202

Proposed Jamb Detail
204

Proposed Sill Detail
203

INFORMATION ON THE TWO BIDS

I have included two bids, one from Pella for fabrication and installation labor and one for SAAK just for installation labor. Because the windows are custom built and already approved by the Graham Historic Commission, I cannot get a second bid for their fabrication.

The six windows alone cost \$24,940.02. The cost for labor from Pella is \$3900. The cost for labor from SAAK is \$4800.

SAAK Builders LLC

2125 Lower Hopedale Rd
Burlington, NC 27217 US
+1 3365129009
saakbuilders@yahoo.com

Estimate

ADDRESS
Dodson & company inc.

SHIP TO
Dodson & company inc.

ESTIMATE 1291
DATE 09/03/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
		36 SW COURT SQUARE GRAHAM			
	windows replacement	GC SUPPLY WINDOWS	6	800.00	4,800.00

		SUBTOTAL			4,800.00
		TAX			0.00

		TOTAL			\$4,800.00

Accepted By

Accepted Date



Contract - Detailed

Pella Triad Customer Experience Center
 772 Gallimore Dairy Rd
 High Point, NC 27265
Phone: (336) 379-8550 **Fax:**

Sales Rep Name: Robertson, Eddie
Sales Rep Phone: (336) 669-0792
Sales Rep Fax: 866-3947846
Sales Rep E-Mail: erobertson@pelladirect.com

Customer Information	Project/Delivery Address	Order Information
Dodson & Chatman PO Box 1803 BURLINGTON, NC 27216 Primary Phone: (336) 2290539 Mobile Phone: (336) 380-1625 Fax Number: E-Mail: preston@dodsonandcompany.com Contact Name: Great Plains #: 5953543 Customer Number: 1005745790 Customer Account: 1001604355	36 SW Court Square Graham 2024 Remodel PO Box 1803 Lot # BURLINGTON, NC 27216 County: Owner Name: Owner Phone:	Quote Name: 36 SW Court Square Graham 2024 Remodel Order Number: 264 Quote Number: 18313922 Order Type: Non-Installed Sales Wall Depth: Payment Terms: 2% 10/Net 30 Tax Code: 601 Cust Delivery Date: None Quoted Date: 6/17/2024 Contracted Date: Booked Date: Customer PO #:

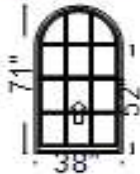
Customer Notes: FRONT 2ND FLOOR WINDOWS

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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10 FRONT 2 FLOOR
 Frame Radius = 19"

Pella® Reserve, , Traditional Single Hung, 38 X 71, Portobello

\$4,156.67 6 \$24,940.02



Viewed From Exterior

PK #
2169

1: 3871 Single Hung, Equal
Frame Size: 38 X 71 X 52
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Portobello
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, Portobello, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-01479-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Egress Not Calculated
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".

Rough Opening: 38 - 3/4" X 71 - 3/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes			
15	EXT TRIM	24" wide Aluminum Coil, Length: 600, Portobello	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$394.79	1	\$394.79
	PK #	1: Accessory Frame Size: -1 X -1 General Information: 24" wide Aluminum Coil Exterior Color / Finish: Painted, Standard Enduraclad, Portobello Wrapping Information: Perimeter Length = 0".			
	2169				
	Viewed From Exterior				

Line #	Location:	Attributes			
20	EXT TRIM	24" wide Aluminum Coil, Length: 600, Portobello	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$394.79	1	\$394.79
	PK #	1: Accessory Frame Size: -1 X -1 General Information: 24" wide Aluminum Coil Exterior Color / Finish: Painted, Standard Enduraclad, Portobello Wrapping Information: Perimeter Length = 0".			
	2169				
	Viewed From Exterior				

Line #	Location:	Attributes			
25	COLOR MATCH CAULK	Clk - 0020 - OSI Quad Max Caulk - Portobello # 219	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$13.77	6	\$82.62

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
30	SHIMS	GL17 - 4-5/8 OVERALL 1/16 STACKABLE (100)	\$9.18	3	\$27.54

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35	SPRAY FOAM	TAPE 03 - OSI Gun Foam - 21.1 oz - Single Can	\$25.54	2	\$51.08

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
40	LABOR TO INSTALL	LABOR TO REMOVE OLD WINDOWS AND INSTALL NEW CURVED WINDOWS. WILL INCLUDE EXT COIL TRIM BUT NO INTERIOR TRIM	\$650.00	6	\$3,900.00

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

These Terms and Conditions of Sale apply to and are part of the Contract. The terms "Customer" and "PWD" throughout this Agreement shall refer to the Customer signing the Contract and to Pella Window & Door Company (a.k.a. Pella Carolina, Inc.).

ARTICLE 1-SCOPE OF THE WORK: PWD agrees to provide the products and/or services described in the Contract to premises of the Customer (the "Project Ship To") identified in the Contract. Customer warrants that it holds valid legal title to the Property. Customer agrees to provide access to the Property as is necessary to complete the delivery and/or services described in the contract.

ARTICLE 2-PRICE AND PAYMENT TERMS: The Customer agrees to pay PWD the amount set forth in the Contract. The products that are the subject of this Agreement are to be custom manufactured to the Customer's specifications and cannot be easily resold, therefore once you have signed this agreement, the products included in this Agreement are ~~Non-Returnable and Not Subject to Cancellation or Change~~. Any Customer without payment terms agrees to pay PWD the amount set in the Contract. If the Customer is purchasing Products only from PWD (PWD is not installing the Products), fifty percent (50%) of the sales price is due and payable at the time the Customer signs the Contract, and remaining amount of the sales price is due and payable in full immediately before delivery of the Products. If the Customer is purchasing Products and having them installed by PWD, fifty percent (50%) of the sales price is due and payable at the time the Customer signs the Contract, the remaining (50%) of the balance is due at the time of the Installation scheduling call. If the Customer fails to pay all amounts when due, the Customer agrees to pay a finance charge on the unpaid balance of 1½% per month, equal to an ANNUAL PERCENTAGE RATE of 18%. The finance charge shall begin to accrue as of the earliest date of substantial delivery or installation and continue to accrue both before and after judgement until paid.

ARTICLE 3-COLLECTION: ~~In the event that any portion of the contract price is not paid when due, PWD shall be entitled to refer the account to an attorney for collection, in which event the Customer shall be liable for the payment of the contract balance, together with PWD's reasonable costs of collection, attorneys' fees and costs.~~

ARTICLE 4-SUBSTITUTES: PWD may substitute material, equipment, components, or products listed in the Contract if the originally specified item becomes unavailable or impractical to procure. The proposed substitute shall be of similar quality and value. Prior to furnishing a proposed substitute, PWD shall obtain Customer's approval through the Change Order procedure described herein, which approval shall not be unreasonably withheld.

ARTICLE 5-CODE COMPLIANCE: Code compliance is the sole responsibility of the Customer, and/or the Customers' agents, and PWD will NOT be responsible for non-compliance or unsuitability of the products under local codes and regulations.

ARTICLE 6-FINISHING: Finishing instructions pertaining to Pella® products are stated in the brochure entitled "Pella Owners Manual", pages 5.1-5.6 and are the sole responsibility of the Customer unless specified in the contract as Responsibility of PWD.

ARTICLE 7-PRODUCT: The Customer affirms having had ample opportunity to examine models or samples of the goods to the extent that Customer desires to do so and Customer affirms that the choice to purchase the specific type or model of goods described in this Agreement was made by Customer. Customer shall inspect all materials immediately upon delivery and notify PWD within 5 business days of any defective or non-complying materials, fully specifying any and all defects or discrepancies in writing. If PWD is not so notified, all such materials shall be deemed to be satisfactory and shall constitute final and irrevocable acceptance of the goods in compliance with this Contract.

ARTICLE 8-DELIVERY: PWD agrees to transport goods to the "Ship To" address on the contract and unload product from the tailgate to an easily accessible location and place products in this one location of the jobsite. PWD shall make every effort to deliver the Product in a timely manner, but does NOT guarantee delivery by any date. PWD shall not, in any event, be responsible for delays not foreseen by PWD and beyond the control of PWD. Customer shall provide PWD with all reasonable access to the Property, on the scheduled delivery date, between the hours of 7 a.m. and 7 p.m.

ARTICLE 9-INSTALLATION: Unless specified in this contract, PWD does NOT agree to perform any installation work, nor does it agree to supervise or guarantee the Installation work of others. PWD expressly assumes no liability for damage resulting from glazing or installation work undertaken by persons, corporations, or other entities not employed by PWD.

ARTICLE 10-CHANGES ORDERS: ~~All products are Non-Returnable and No Subject to Cancellation or Change. Should the Customer, or Customer's agent, request any additions to the product covered by this Contract, the Customer and PWD shall, in advance of such addition, execute a Change Order in a form to be provided by PWD, which will memorialize the parties' agreement regarding the additions to be made in this Agreement, including changes to the Contract Price.~~

ARTICLE 11-WARRANTY: Pella® products are covered by Pella's limited warranties in effect at the time of sale. Applicable product warranties are incorporated into and become part of this contract. Please see the warranties for complete details. Neither Pella Corporation nor **PELLA WINDOW AND DOOR COMPANY PWD** will be bound by any other warranty. Warranties pertaining to products manufactured by the manufacturer are extended by that manufacturer and no other.

ARTICLE 12-LIMITATIONS OR REMEDIES: Should PWD elect to replace any product or part thereof referred to in this Agreement, whether as the result of a breach of warranty or otherwise, the replacement product or part will be comparable or suitable substitute ~~like units~~ not readily and reasonably available. The warranty period on the replacement product or part will be the balance of the warranty on the original product purchased. IN NO EVENT SHALL THE RESPONSIBILITY OF PWD EXCEED THE CONTRACT PRICE.

ARTICLE 13-SECURITY AGREEMENT: Nothing in this Agreement shall be deemed a waiver of PWD's right to file a claim of lien under applicable state or local laws. Customer grants PWD a security interest in the products and/or services described to secure payment of the Contract price and any applicable fees. In the event that PWD exercises its right and a lien is filed, a judgment of foreclosure based upon the lien may be entered against the Property in a court of appropriate jurisdiction.

ARTICLE 14-COMPLETE AND FINAL CONTRACT: The Terms and Conditions, "Clarification Questions", and Contract contains the entire understanding of the parties concerning the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written, and shall be binding upon and shall be applied to the benefit of the heirs, administrators, executors, successors, and assigns of the parties hereto. Statement, representation, agreement, written or verbal, not appearing on this Contract shall be enforceable, except for Change Orders prepared on a form furnished by PWD and signed by PWD and Customer or their duly authorized agents in accordance with Article 10 hereof.

ARTICLE 15-SEVERABILITY: If any one or more of the provisions of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality, and enforceability of the remaining provisions of this Agreement shall not be affected.

ARTICLE 16-BUYERS RIGHT TO CANCEL: ~~This agreement is made at location other than place of business of PWD and is a HOME SOLICITATION SALE~~ and you do not want the goods or services, you may cancel this agreement by providing written notice to PWD in person, by telegram or by mail. This notice must indicate that you do not want the goods or services, and must be delivered or postmarked before midnight of the THIRD BUSINESS DAY after you sign this agreement. If you cancel this agreement, on or prior to the THIRD BUSINESS DAY, PWD may not keep all or part of any cash down payment.

~~All written notices required under this Agreement shall be deemed to have been duly given if delivered personally to the proper party, sent by certified mail, or sent by first-class mail, postage prepaid, to the party's address reflected on the Contract.~~

PWD is an independently owned and operated member of the Pella Direct Sales Network.

Terms and conditions of Replacement/Remodel Sales:

Customer agrees that Pella and our contractors are not responsible for wood rot or insect damage found during installation work, either latent or visible. Any such damage is homeowner's responsibility. Pella cannot be responsible for out of square or

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

out of plumb walls in existing homes. We will make every effort to install new window and door units as close to square, plumb, and level that wall conditions allow. In the unlikely event that problems arise with Pella products, Pella reserves the right to service and/or repair products before replacing them. Final payment is due upon substantial completion of the installation and customer agrees that service issues are not reasonable cause to withhold final payment. While Pella offers a wide range of colors, color selection is the customer's responsibility. As such, Pella will not provide refunds or exchanges if the customer is not happy with their selection. Some minor variation in actual color, as compared to samples, is normal and to be expected. Customer's initials _____

For all homes built prior to 1978, regulations require that all openings are tested inside and outside for lead paint; or otherwise assume that lead paint is present. Pella will perform this test if we are contracted to perform the installation. It is necessary to cut into the painted surface to perform this test. This process causes staining in the area being tested. Pella is not responsible to repair the cut or stain resulting from the required test procedure. If Pella is installing and lead paint is found, the work site must conform to government regulations pertaining to proper isolation, handling, and cleaning of the contaminated area. Customer states that home was built in; _____ Customer's initials _____

With specific regard to stucco, E.I.F.S., tile, wallpaper, plaster, and other structural and decorative materials, Pella and our contractors will make every effort to ensure that care is taken to minimize damage due to removal and installation work; however it is possible that these items may be damaged. Customer's will be responsible for the repair of these items. Pella is not responsible for damages to Pella products or other products caused by moisture problems in stucco or E.I.F.S. homes. Customer's initials _____

Pella Window & Door Company cannot guarantee that existing window or door treatments, such as, but not limited to, blinds, shutters, shades, storm doors, and storm windows; will fit the new windows or doors. Removal & reinstallation of interior treatments such as blinds, shades, drapes, valences, and shutters is the Customer's responsibility. During the replacement of window and door units, the trim may not fit back in exactly the same location. There may be visible lines around paint, caulk, wallpaper, tile, etc., that require work. This work is the responsibility of the Customer. Pella Window & Door Company is not a licensed security company and therefore cannot reattach security system hardware or guarantee that existing security system will work with our products. Customer's initials _____

Pella agrees to unload product from tailgate to an easily accessible location (e.g. garage) unless otherwise specified herein. Pella will make every effort to meet customer's delivery and installation needs but will not be liable for claims resulting from delays. Customer agrees to inspect goods immediately upon installation and give written notice within five days of installation specifying any and all defects and discrepancies. Failure to give notice shall constitute final and irrevocable acceptance of the goods. Pella products are covered by the comprehensive "Pella Warranty". A copy of the warranty or detailed information can be obtained at pella.com. No other warranties, expressed or implied, including warranties of merchantability are made.

Signature constitutes acceptance of this proposal and results in a binding contract, subject to job site verification. See terms and conditions of sale for further contract information.

Thank you for taking the time to complete this form, which helps us to ensure the accurate and efficient processing of your order.

	Customer	Customer
	Initials	Comments:
1. Reviewed, understand, and agree to the attached "Terms & Conditions"?	Yes	
2. Names, Address's, Phone #'s, etc. and NEED DATE Correct?	Yes	
3. Understand that all products are Non-Returnable and Not Subject to Cancellation or Change?	Yes	
4. Reviewed each line item to verify that Sizes, Hinging and Grille Patterns are Correct?	Yes	

<u>Pella Product</u>						YES _____	
<u>Non-Pella Product:</u>						YES _____	
<u>Glass Type:</u>						YES _____	
<u>Finishes</u>	Ext Color:		Interior Finish:			YES _____	
<u>Grilles:</u>	Type:		Design:			YES _____	
<u>Jamb Depth:</u>	Windows: Bsmt	1 st	2 nd	Doors: Bsmt	1 st	2 nd	YES _____
<u>Hardware:</u>	Windows:		Doors:			YES _____	
<u>Screens:</u>	Windows:		Doors:			YES _____	
<u>Other:</u>	Shades:					YES _____	

6. Reviewed Pella Corporation Customer Satisfaction Survey?

Yes No

7. Are the Delivery Directions Below Correct? (Include delivery contact name and (2) phone numbers)

Yes Attached

Project Checklist has been reviewed

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Order Totals	
Taxable Subtotal	\$25,890.84
Sales Tax @ 6.75%	\$1,747.63
Non-taxable Subtotal	\$3,900.00
Total	\$31,538.47
Deposit Received	
Amount Due	\$31,538.47



2024-2025 Façade Grant - Application

Property Information	Applicant Information
Street Address: 38 SW Court Square <i>IOS S Man</i>	Name: Frederick J. Sternberg
Tax Parcel ID#: 145858	Phone Number: 336-228-0273
Owner's Name: Frederick J. Sternberg	Email: efrederickjst@triad.rr.com
Use of Building: Commercial Law Office	Relationship to Property (check one):
Business Name (if applicable): Freerick J. Sternberg, PA	Property Owner <input checked="" type="checkbox"/> Tenant/Business Owner <input type="checkbox"/>
Based on the <u>Historic Inventory Map</u> the property is considered: Pivotal <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Fill <input type="checkbox"/> Intrusive <input type="checkbox"/>	

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

The rear metal exterior door and frame have rusted to such an extent that it cannot be opened. The result may cause a fire hazard and makes use of it impossible. It is contemplated that the door will be replaced along with the metal frame for the door. This will require removal of brick and stucco surrounding the door to be replaced after the installation of the door and then painted to match the existing color of the building.

Total Estimated Cost (lowest bid quote): \$ 1339.00 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not - I have complied with the HRC Design Guidelines which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic Resources Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2025.

9/19/2024
 Applicant Signature Date



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 105 S Main St.

Applicant _____

Street Address: 38 SW Court Square, Graham, NC 27253 Name: Frederick J. Sternberg

Property Owner: Frederick J. Sternberg

Property Owner Lessee Other _____

Mailing Address: 38 SW Court Square, PO Drawer 1098

City, State, Zip: Graham, NC 27253

Phone # 336-228-0273

Email: efrederickjst@triad.rr.com

Project _____

General description of each modification or improvement:

The improvement to the building located at 38 SW Court Square/105 S. Main St., Graham, NC 27253 is the replacement of the rear exterior door and frame which has become rusted and unable to be used. The improvement will require the replacement of the door and frame with the brick and stucco to be effected to be replaced after the door is installed and painted with the color to match the existing color of the building.

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] 9/19/2024
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: Frederick J. Sternberg

Relationship to Applicant: Owner

Phone # 336-228-0273

Email: efrederickjst@triad.rr.com

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>Major COA</u> <u>[Signature]</u>
Received date: <u>10/1/24</u>	
Tax Map # <u>145858</u>	
HRC date: <u>10/5/24</u>	

E. P. Gates Construction & Realty, LLC

7 SE Court Sq Suite 201

Graham, NC 27253

Estimate

Date	Estimate No.
9/26/2024	415

FREDERICK STERNBERG LAW OFFICES

38 SW COURT SQUARE

GRAHAM, NC 27253

		Project	
Description	Qty	Rate	Total
FRED STERNBERG OFFICE 38 SW COURT SQUARE			
DOORS: Replace door at rear of building (South side wall)		0.00	0.00T
DEMOLITION: Demolition of existing door, remove plaster, masonry as needed. Bricks are to be cleaned and reused. Haul remaining materials to approved landfill		0.00	0.00T
CONSTRUCTION: Set door frame, install door and new entry hardware		0.00	0.00T
MASONRY: Brick frame in with ties, and plaster wall to match existing.		0.00	0.00T
PAINTING: Paint exterior wall to match exterior color. Paint door and interior where repair was made.		0.00	0.00T
CARPENTRY Repair interior wall back to match as close as possible.		0.00	0.00T
TOTAL COST		6,875.00	6,875.00T
Sales Tax		6.75%	464.06
		Total	\$7,339.06

COLEMAN MAINTENANCE SERVICE'S

312 CHEEKS LANE
GRAHAM, NC 27253
PH. (336) 437-5645

ESTIMATE: Fred Sternberg Law Offices
38 SW Court Square
Graham, NC 27253

DATE: 09/30/2024
ESTIMATE No. 93

To replace existing back door of the building the following scope of work is required:

The demolition and disposal of the existing door. Will require masonry and plaster work at opening to accommodate new door frame to be set and bricked in accordingly.

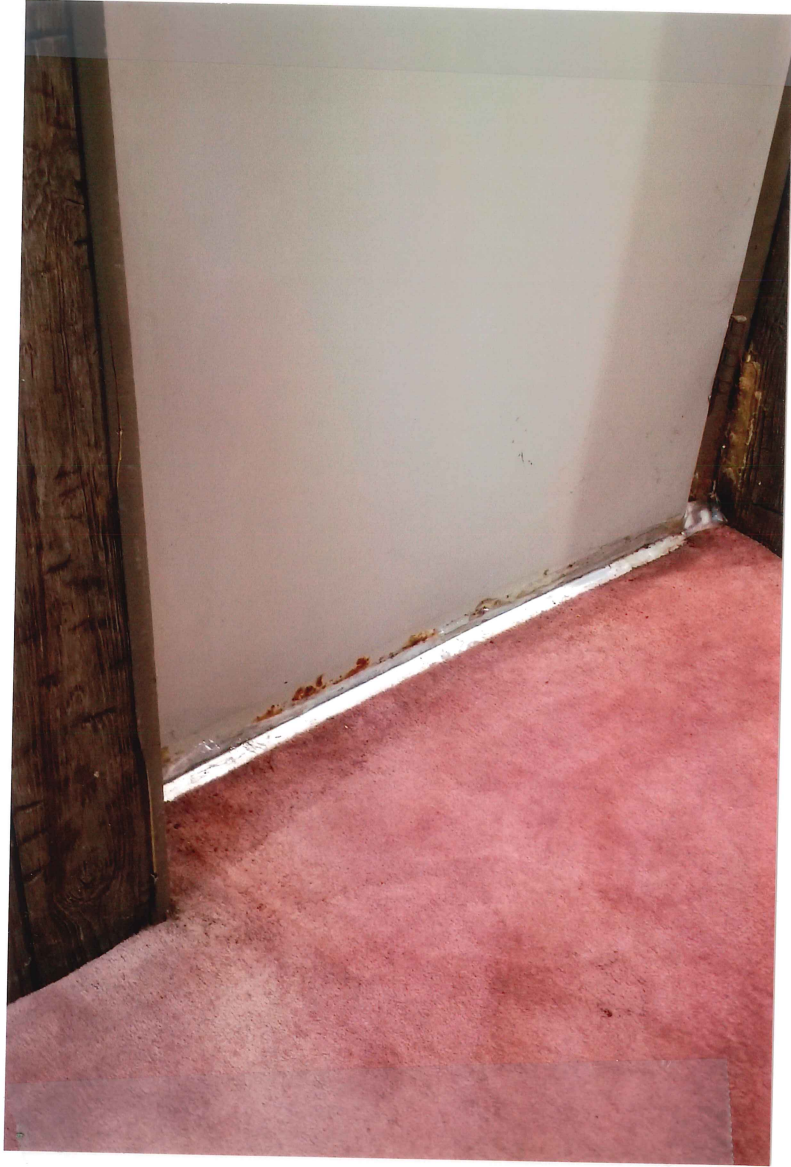
Install new door and hardware and paint both exterior and interior walls to match existing exterior brick and interior wall color.

Disposal of all construction waste material and clean-up of worksite area.

Total Cost Estimated

\$ 8,265.00









2024-2025 Façade Grant - Application

Property Information

Street Address: 101 E. Harden Street

Tax Parcel ID#:

Owner's Name: Court Sq. Dev. Group

Use of Building: commercial

Business Name (if applicable):

Applicant Information

Name: Court Sq. Dev. Group

Phone Number: 336-229-4225

Email: grahamcinema@tradbiz.com

Relationship to Property (check one):

Property Owner Tenant/Business Owner

Based on the Historic Inventory Map the property is considered: Pivotal Contributing Fill Intrusive

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

Rebuild rock veneer wall as it existed years ago.
Landscape with monkey grass

Total Estimated Cost (lowest bid quote): \$ 3,789.63 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not - I have complied with the HRC Design Guidelines which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic Resources Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2025.

William M. Talley
Applicant Signature

10/23/24
Date



E. P. Gates Construction & Realty, LLC

7 SE Court Sq Suite 201
Graham, NC 27253

Estimate

Date	Estimate No.
10/24/2024	418

Court Square Dev Group
PO Box 872
Graham, NC 27253

		Project	
		101 E HARDEN	
Description	Qty	Rate	Total
ESSO STATION - 101 E HARDEN ST MASONRY/ ROCK WORK: Rock veneer wall facade. (2' x 50' Area)	1	3,225.00	3,225.00T
LANDSCAPE: Back fill wall, plant along sidewalk area. Liriope grass (monkey)	1	325.00	325.00T
Sales Tax		6.75%	239.63
		Total	\$3,789.63

ESTIMATE

Len Mann Masonry

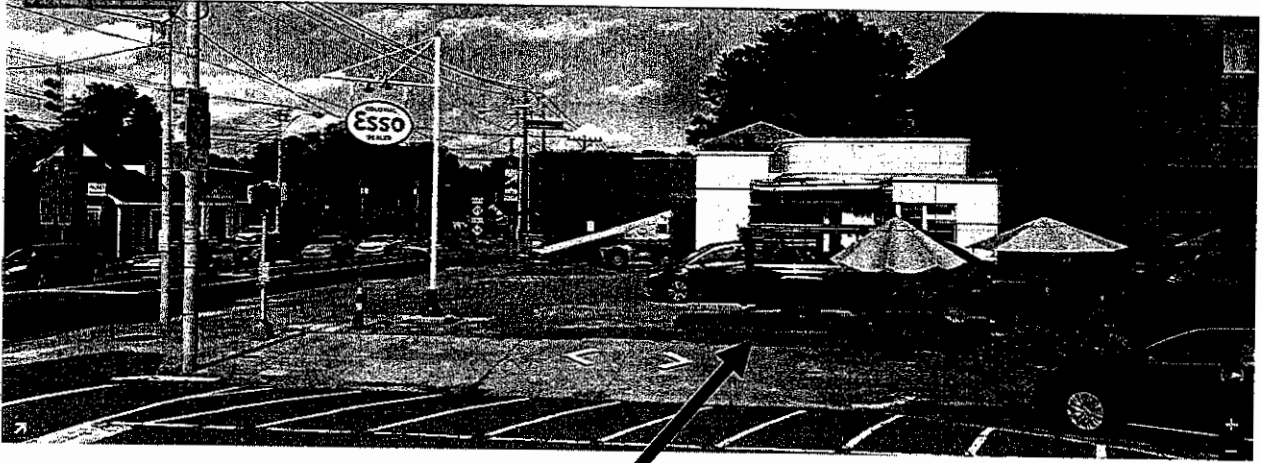
2709 S NC Hwy

Graham, NC 27253

336-516-0963

October 25, 2024

Install new wall with stone veneer. Materials and Labor.	\$1,750.00
Landscaping with lirioppe and mulch	\$ 495.00
Tax	\$ 151.54
Total	\$2,396.54



Stone Wall to be installed where it once stood.

Landscape with Liriope grass (monkey grass)





2024-2025 Façade Grant - Application

Property Information

Street Address: 125 N. Main St. Alcoa
 Tax Parcel ID#: 145867
 Owner's Name: Court Square Dev. Group
 Use of Building: Commercial
 Business Name (if applicable):

Applicant Information

Name: Court Sq. Dev. Group
 Phone Number: 336-229-4225
 Email: grahamcema@tradbiz.vr.com
 Relationship to Property (check one):
 Property Owner Tenant/Business Owner

Based on the Historic Inventory Map the property is considered: Pivotal Contributing Fill Intrusive

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

Demo of existing brickwork, install footers, repair masonry columns. Phase 1 of construction

Total Estimated Cost (lowest bid quote): \$ 13,339.90 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does does not - I have complied with the HRC Design Guidelines which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
- At least two itemized project cost estimates are attached.

I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic Resources Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2025.

William M. Taylor 10/25/2024
 Applicant Signature Date



E. P. Gates Construction & Realty, LLC

7 SE Court Sq Suite 201
Graham, NC 27253

Estimate

Date	Estimate No.
10/24/2024	417

Court Square Development Group
125 N Main St Alcoa Theater
Graham, NC 27253

		Project	
		125 N Main St Alcoa Theater	
Description	Qty	Rate	Total
ALCO THEATER ADMINISTRATION EXPENSES: Permits, engineering, admin.	1	2,339.90	2,339.90
DEMOLITION: Demolition of masonry at storefront area. Scaffolding, miscellaneous equipment.	1	4,500.00	4,500.00T
STRUCTURAL: Install footers and post (metal) to support existing I-Beam lineal across store front opening.	1	3,200.00	3,200.00T
MASONRY: Repair masonry columns, roll-lock under window. Point masonry up from metal facade.	1	3,300.00	3,300.00T
STUCCO: Install stucco system to store facade to match original look. (Drivet system) finish material will be white in color.	1	11,653.00	11,653.00T
CORNICE: Install metal cornice across top of wall. Similar in style to Wrike Drug building.	1	15,450.00	15,450.00T
STOREFRONT: Construct new wood store front to be consistent and similar to original store front constructed out of wood. Painted to match its original color.	1	8,695.00	8,695.00T
Sales Tax		6.75%	3,158.87
Total			\$52,296.77

Phase I

Phase II







2024-2025 Façade Grant - Application

Property Information	Applicant Information
Street Address: 22 NE Ct. Sq.	Name: Ct Sq. Dev Group
Tax Parcel ID#:	Phone Number: 336-229-4225
Owner's Name: Ct Sq. Dev. Group	Email: grahamcinema@tnadbiz.rn.com
Use of Building: commercial	Relationship to Property (check one):
Business Name (if applicable): Graham Soda Shop	Property Owner <input checked="" type="checkbox"/> Tenant/Business Owner <input type="checkbox"/>
Based on the Historic Inventory Map the property is considered: Pivotal <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Fill <input type="checkbox"/> Intrusive <input type="checkbox"/>	

Description of Proposed Façade Renovation

Write a succinct description below and attach 1) an existing photo of the building and 2) a drawing, sketch or picture of the proposed renovations, specifically identifying changes and paint color for each detail of the building. Please also attach a completed Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.

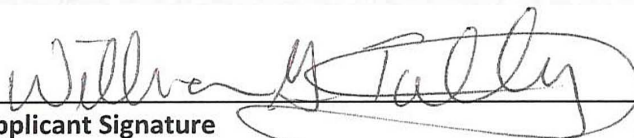
Install new awnings

Total Estimated Cost (lowest bid quote): \$ 6,374.04 Attach at least two itemized cost estimates for proposed work.

Checklist for a Complete Application

- I have read the City of Graham Façade Grant Program Overview and fully understand the agreement.
- I have met with the City Building Inspector. My project [does / does not - I have complied with the [HRC Design Guidelines](#) which are based on the Secretary of the Interior's Standards for rehabilitation. (Building is not over 30 years old)
- I have completed a Certificate of Appropriateness (COA) Application which is sufficiently detailed for the Commission to evaluate the proposal.
- The owner's written and signed permission is attached, if applicant is not owner. (Not applicable)
- An existing picture of the building and a drawing, sketch and/or picture of the proposed renovation are attached.
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I understand that the City of Graham Façade Grant Program must be used in the manner described in this application, and the application must be approved by the Graham Historic Resources Commission prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds. I understand it is the applicant's responsibility to meet deadlines and request reimbursement on or before May 1, 2025.


10/24/2024
 Applicant Signature Date





E. P. Gates Construction & Realty, LLC

7 SE Court Sq Suite 201
Graham, NC 27253

Estimate

Date	Estimate No.
10/24/2024	419

COURT SQ DEV GROUP
P.O. Box 872
Graham, NC 27253

Project			
22 NE CT SQ (SODA SHOP SIDE)			
Description	Qty	Rate	Total
AWNING INSTALLED NEW AWNINGS GRAHAM SODA SHOP	4	2,462.00	9,848.00T
AWNING INSTALLATION	1	1,250.00	1,250.00T
INSTALLATION	4	175.00	700.00T
INSTALLATION	1	100.00	100.00T
GATES ADMINISTRATION	1	125.00	125.00T
Sales Tax		6.75%	811.55
Total			\$12,834.55