

MEMORANDUM

TO: The Alamance County Historic Properties Commission

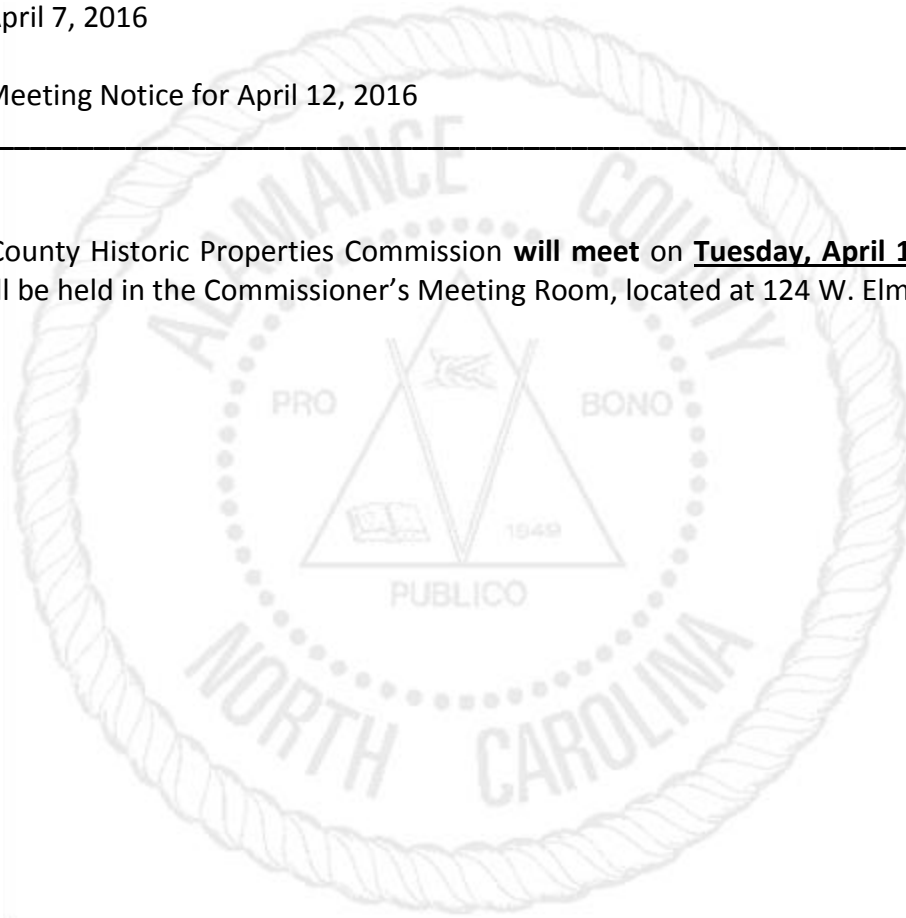
FROM: Jessica Dockery, Planner

DATE: April 7, 2016

SUBJECT: Meeting Notice for April 12, 2016

The Alamance County Historic Properties Commission **will meet** on **Tuesday, April 12, 2016** at 6 PM. This meeting will be held in the Commissioner's Meeting Room, located at 124 W. Elm Street, Graham.

Thank you.



Alamance County Historic Properties Commission

Tuesday, April 12, 2016

6 PM, Commissioners' Meeting Room
124 W. Elm Street, Graham, NC 27253

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. NEW BUSINESS

1. Review COA application for the proposed roof material change on the Session House at Hawfields Presbyterian Church
2. Develop a policy for adding properties to the countywide architectural survey

IV. OLD BUSINESS

1. Discussion of proposed revisions to HPC Ordinance

IV. ANNOUNCEMENTS

1. Central High School historic marker dedication

V. ADJOURNMENT

Alamance County Historic Property Commission

Tuesday, February 9, 2016

6:00 PM, Commissioners' Meeting Room
124 W. Elm Street, Graham, NC 27253

Minutes

Board Members Present:

Rodney Cheek (Chair)
Laurie Smith (Vice-Chair)
Lea Abbott
Ravi Balan
John Braxton
Bryan Dalton
Marti Friddle
Gale Pettiford

Board Members Absent:

none

Staff Present:

Jessica Dockery, Planner

Public Present:

Marcus Orr

I. Call to Order

Rodney Cheek called the meeting to order at approximately 6:04 PM and roll was taken by staff.

II. Approval of Minutes

Motion to approve minutes: Mr. Dalton
Second: Ms. Pettiford
Vote: Unanimous

Staff introduced Lea Abbott, newest HPC member. Mr. Abbott also shared some information about himself.

III. New Business

1. *Marcus Orr's Application for HPC Membership*- Mr. Orr was present and introduced himself and explained his interest in being on the commission. Mr. Balan asked about Mr. Orr's membership on the Historical Museum Board of Directors. Mr. Cheek checked that we had received approval from the County Attorney's office for commissioners that resided outside the HPC's jurisdiction. Mr. Orr confirmed his particular interest in architectural survey work.

Motion to forward Mr. Orr's application to the Board of Commissions for approval: Ms. Pettiford

Second: Ms. Friddle

Vote: Unanimous

2. *Request for Board of Commissioners Liaison*- Mr. Cheek asked if the HPC could select their liaison but staff indicated that it was on a volunteer basis from the BOC members. Mr. Balan asked if the HPC had ever had one. Mr. Braxton did not remember there ever having been one. Mr. Balan also asked if the liaison would attend all of the HPC meetings. Staff explained that that was unlikely but it would provide a direct connection to the BOC to "feel out" the BOC's feelings about possible HPC projects, as well as provide an informed advocate for the HPC. Ms. Friddle felt it would provide more accountability.

Motion to approve request for a liaison: Ms. Friddle

Second: Ms. Smith

Vote: Unanimous

3. *Proposed Ordinance Language Revisions*- Staff noted that the submitted revisions were only suggestion and had not been approved by the County Attorney's office yet. No major changes were suggested by staff but notes were made about issues that might need further discussion by the HPC. Staff went through the suggestions and asked for input. Points that required further discussion included changes to commissioner residency requirements and the possible introduction of review fees to pay for the plaques required for each local landmark or the removal of that requirement. Mr. Cheek noted that he felt that signs should be required. Ms. Friddle thought signs at the street might aid with tourism. Staff explained changes she had made to applications, notifications, signage, and sharing of information with the inspections department. Mr. Balan wanted to discuss further the suggested changes to section 6.4 to allow review of some tree pruning. Mr. Balan suggested inserting a specific example of where this might apply. He also asked for clarification about suggested changes to section 6.7 (demolition by neglect). Staff reiterated the suggestion that a separate ordinance may be a clearer way to regulate demolition by neglect rather than adding the amount of verbiage that would be needed to cover the subject within the current ordinance. It was suggested that this was a project for later rather than as part of the current ordinance revisions. Staff also explained what demolition by neglect means. Ms. Friddle wanted to know if it would apply to all buildings in the county. Staff noted that it would only apply to locally-designated properties and those in locally-designated historic districts. Mr. Balan asked if a reference to the *Secretary of the Interior's Standards for Rehabilitation* could be inserted into the Ordinance. Staff suggested section 6.2 and Mr. Balan suggested possibly 4.4 as well in parentheses. Staff explained the process for ordinance changes and proposed a timeline to have a revised ordinance by the end of the summer.

IV. Old Business

1. *By-Laws Revision Approval-* Staff asked if there were any other changes. A few typos were noted. Mr. Cheek asked to change the agenda order to Old Business followed by New Business with the flexibility to change the order as needed. There was some discussion of adding time limits for speakers and the need for language about poor behavior but it was decided that leaving flexibility was better.

Motion to approve revised By-laws as revised: Ms. Smith

Second: Mr. Dalton

Vote: Unanimous

2. *Historic Preservation Fund Grant Application for Next Fiscal Year-* The Planning Director has asked if the HPC would like to make a budget request for a matching sum for next year's budget to hire a consultant for a countywide architectural survey update. This would allow the HPC to apply for a HPF grant in 2017. The HPC was interested and there was discussion of the possible cost of the update as well as the benefits of doing such a project, including for heritage tourism. Mr. Balan asked if the HPC has hired a consultant in the past or had received an HPF grant in the past. The 2002 update was discussed. The HPC suggested asking for \$20,000.

Motion to approve budget request for funding for a matching federal grant next fiscal year: Ms. Friddle

Second: Ms. Pettiford

Vote: Unanimous

V. Announcements

1. *Interest from Elon and Gibsonville in Inter-local Agreements-* Staff provided an update on interest expressed in signing new inter-local agreements and further steps if the agreements move forward.
2. *Rehabilitation Tax Credit Workshop Scheduled-* Staff provided a summary of efforts to co-host a Rehabilitation Tax Credit Workshop with the Graham and Burlington preservation commissions, as well as the possibility of co-hosting a commission training with Burlington later in the summer.
3. *Motto, Vision and Mission Statements, and Goals-* Staff pointed out the final version included in the packet that had previously been approved.
4. *Historic Bike Tour-* Staff updated the HPC on steps toward planning a historic bike tour in conjunction with Cone Health and the Alamance County biking club of which Commissioner Bob Byrd is a member. Mr. Balan asked about possible liability issues. Staff offered to look into.

VI. Adjournment

Motion to adjourn at approximately 6:58 PM

Motion: Mr. Dalton

Second: Ms. Friddle

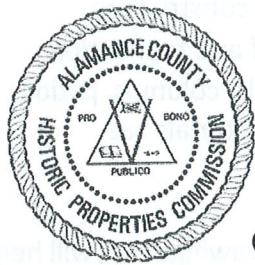
Vote: Unanimous

Respectfully submitted

Jessica Dockery

Planner

160519
Parcel ID Number
2115 S. NC 119 Hwy, Mebane
Address of Project



ALAMANCE COUNTY HISTORIC PROPERTIES COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I (we) the undersigned do hereby and respectfully make application for a Certificate of Appropriateness for the following plans and proposals.

Applicant's Name Phillis Baerhart

Applicant's Address 16 Leeds Court, Mebane, NC - 27302

Applicant's Telephone Number 919-568-8371

Applicant's Email Address phillibaerhart@yahoo.com

Property Owner (if different than applicant) Hawfields Presbyterian Church

Property Owner's Address 2115 South NC Hwy 119 Mebane NC 27302

Property Owner's Telephone Number 336-578-2811

Property Owner's Email Address www.Hawfieldschurch.org

TYPE OF WORK (Check)

- Exterior Alteration
- New Construction
- Demolition of Structures
- Other roof replacement

SUBMITTAL REQUIREMENTS: The following documents and plans are required to accompany your COA application in order for it to be deemed complete. The Historic Properties Commission will not accept incomplete applications. Attach as many loose sheets as necessary. Do not use staples, glossy paper or binders. Planning staff will determine when all submittal requirements have been met.

All applications must include the following documents and plans (Provide 3 folded copies and a digital file if larger than 11x17):

- Narrative describing clearly and in detail the proposed work
- Existing and proposed plans, with dimensions, of changes to the building (these can be hand-drawn sketches if not changing the building footprint or new construction).
- Site plan, including the location of all walls, fences, outbuildings, driveways, parking areas, large trees, or other landscape features of note where major site improvements are proposed, if changing building footprint, or new construction. 2/18
- Scaled architectural plans (if changing building footprint or new construction) no

P10001
21155 NC 119 Hwy, Mebane
27298-1000

160519

Parcel ID Number

21155 NC 119 Hwy, Mebane

Address of Project

- Elevations of each façade that clearly show the exterior appearance of new construction.
- List of existing and proposed exterior materials (Siding, trim and fascia, roof and foundation materials, windows, shutters, awnings, doors, porch and deck flooring, handrails, columns, patios, walkways, driveways, fences and walls, and signs, etc.). Samples of proposed materials are encouraged when original materials are not to be retained.
- Landscaping plans (if appropriate)
- Optional: Photographs, material samples, any other documents, plans, or drawings that will help to clarify the proposal

More information on the Historic Properties Commission and Certificate of Appropriateness application process can be found on the Alamance County Planning Department website:
<http://www.alamance-nc.com/planning/>

Applicant and Owner Acknowledgement

I acknowledge that I am aware that Historic Properties Commission Design Guidelines are the criteria by which my proposal will be evaluated for compatibility, and that the guidelines are available on the Alamance County Planning Department website and in the Planning Department. I understand my presence is expected at the HPC meeting where this application will be reviewed.

<i>Shelley Brumbait</i>	
Applicant's Signature	Date
<i>Sandra A. Muller</i>	3-23-16
Property Owner's Signature	Date

Return to: Alamance County Planning Department
 215 N. Graham Hopedale Rd.
 Burlington, NC 27217
 336-570-4053

160519

Parcel ID Number

2115 S. NC 119 Hwy., Mebane
Address of Project

DEPARTMENT STAFF USE ONLY:

Staff Report:

Applicant Name: Phillis Barnhart

Property Owner Name: Hawfields Presbyterian Church / Mebane NC Presbyterian Church

Information from Historic Inventory: NR nomination

Original date of construction: c. 1852-1855 / mid-19th century

Description of property:

W of Church; frame, one-story, Greek Revival-style building; front-gable roof with pediment; weatherboard sheathing, flush board in gable ends; brick pier foundation; brick chimney at north end; 6/6 wood double-hung sash, panelled wood door on south end; wooden shingle roof; shed roofed bay to west of chimney on north elevation; panelled window shutters.

Applicable Design Guidelines:

2, 5, 6

Other reviews needed?:

Alamance County Building Permit Mebane Building Permit Ossipee Building Permit N/A

Certificate of Appropriateness Decision:

Application for a Certificate of Appropriateness has been:

Approved Denied

Conditions (if applicable):

HPC Staff Signature

Date

March 28, 2016

Alamance County Historic Properties Commission
124 W Elm St
Graham, NC 27253

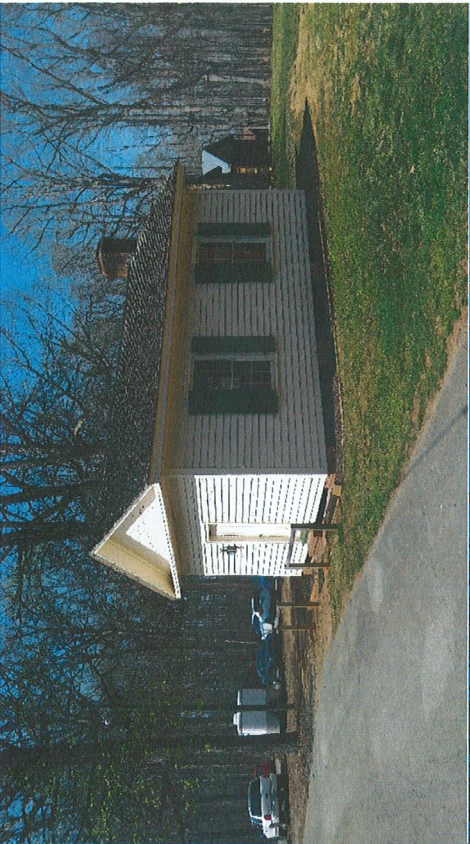
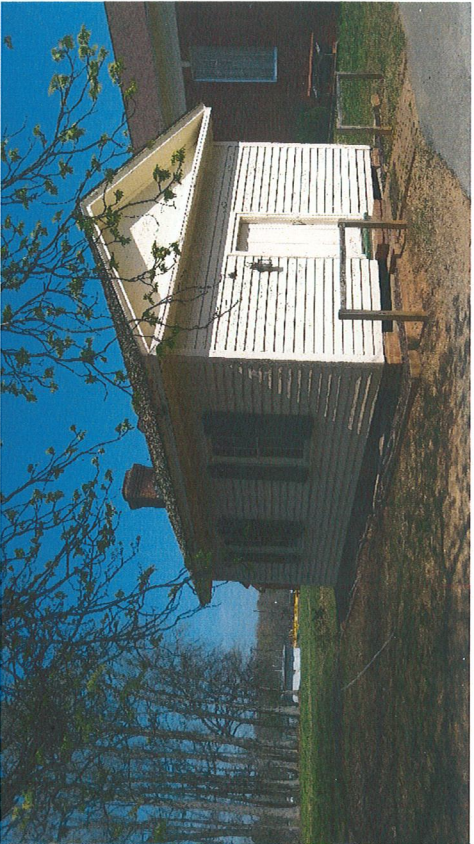
To Whom It May Concern:

We are applying to your organization for a Certificate of Appropriateness for the Session house at Hawfields Presbyterian Church. This certification is an emergency situation, as the roof on the Session house is badly deteriorated. The existing roof is made of wooden shingles and chimney exists on the back side of the building – see enclosed pictures. The chimney needs no repair, but there will need to be flashing installed along with the new roof. We have met with two roofing companies and include their information plus samples with this cover letter.

There will be no change to the structure of the building. However, we hope you would consider our use of either a metal roof (as is currently used on the sanctuary), or wooden shingles. We will accept whichever you deem appropriate, and which is financially feasible. We want to keep our buildings properly maintained.

Sincerely,

Phillis Barnhart
Building & Grounds
Committee
Hawfields Presbyterian
Church

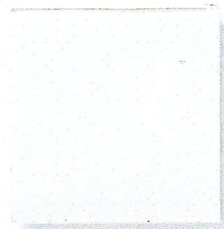




40 Year and Lifetime Warranty SMP* Paint Colors

Your Roof. For Life.™

(See reverse for availability by product.)



Arctic White
TSR† = 63%



White
TSR = 46%



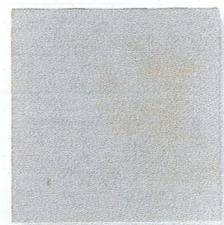
Ivory
TSR = 58%



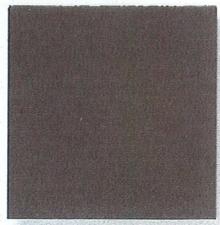
Light Stone
TSR = 51%



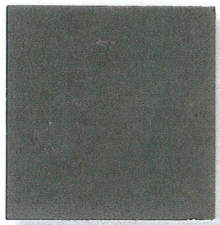
Sahara Tan
TSR = 36%



Pearl Gray
TSR = 35%



Cocoa Brown
TSR = 29%



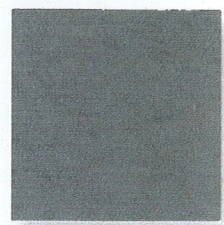
Burnished Slate
TSR = 32%



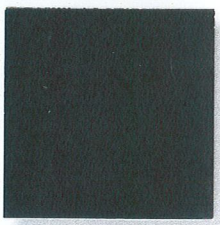
Light Brown
TSR = 36%



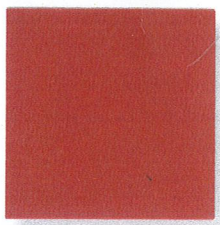
Clay
TSR = 32%



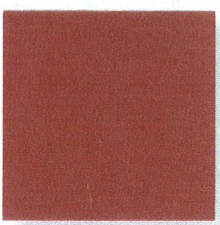
Charcoal Gray
TSR = 31%



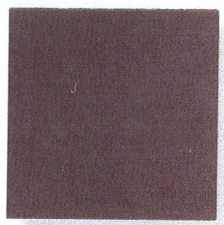
Black
TSR = 25%



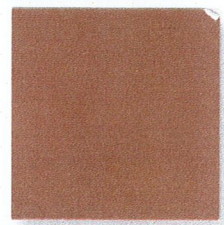
Patriot Red
TSR = 36%



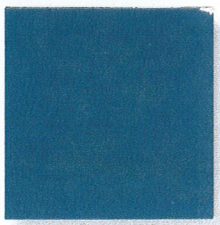
Terracotta Red
TSR = 32%



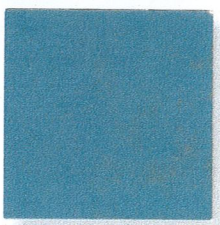
Burgundy
TSR = 25%



Copper Metallic‡
TSR = 46%



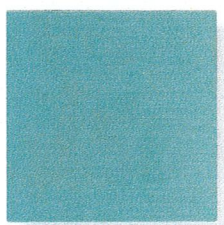
Gallery Blue
TSR = 25%



Royal Blue
TSR = 31%

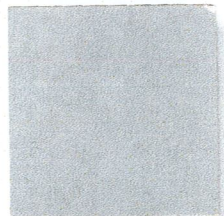


Evergreen
TSR = 26%



Marine Green
TSR = 30%

Non-Painted



Acrylic Coated Galvalume
TSR = 55%



Denotes Energy Star™ certified high reflectance color which can reduce cooling costs.



Union utilizes the most advanced Siliconized Modified Polyester paint system in the industry, based on Akzo Nobel's Ceram-A-Star 1050 technology.

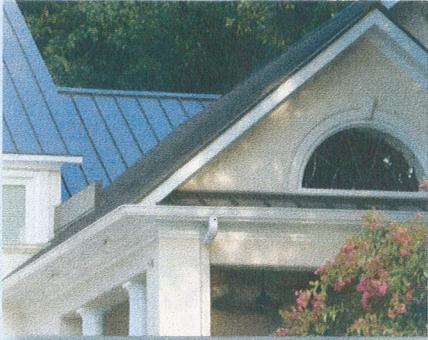
NOTE: Colors shown have been matched as accurately as possible to actual finish. For exact color match, please request a metal color sample. Availability of colors and material subject to change. Most panels available are available in bare galvanized or bare galvalume.

† TSR = Total Solar Reflectance. An Energy Star certified color must meet the following TSR requirements: 25% initial, 15% after 3 years of exposure testing.

‡ Premium color. To ensure proper color match, orders for metallic colors should be placed so that they come from the same batch.



Construction Metal Products, Inc.

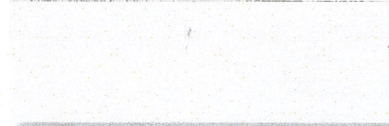


CMP manufactures a variety of metal roof and wall panels in 26 gauge and/or 29 gauge material. Please see the back of this chart to view the profiles that are available.

CMP's 40-year Silicon Polyester paint system, with Cool Roof Technology, provides solar reflectance ratings to meet today's Energy Star requirements. The 40-year paint system and galvalume steel guarantees a winning combination of weather-tested paint performance and superior corrosion resistance.



29/26 Gauge Color Chart



Polar White (Blanco Polar)



Light Stone (Piedra Clara)



Sahara Tan (Arena)



Ash Grey (Griz Ceniza)



Hawaiian Blue (Azul Cielo)



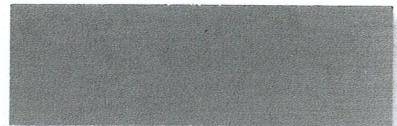
Burgundy (Vino)



Brite Red (Rojo Sangre)



Coal Black (Onyx Negro)



Charcoal Grey (Griz Oscuro)



Burnished Slate (Griz Carbón)



Forest Green (Verde Selva)



Gallery Blue (Azul Royal)



Cocoa Brown (Coco)



Country Red (Terracota)



Copper Penny (Cobre Metálico)



Galvalume (Galvalume)

Colors shown here are as accurate as the printing process permits. Slight variations should be expected for the actual coil product.



809-104 Mt. Vernon Road
 Raleigh, NC 27607
 Ph. (919) 852-2660
 Fax (919) 852-2661
 www.roofwerks.com

Contractor Agreement

Date
March 30, 2016

Proposal Submitted To:	Customer Phone & E-mail
Phillis Barnhart 2115 NC-119 South Mebane, NC 27302	#(919) 568-8371

RE: Roof Replacement for Detached Shed Building (White Building)

We propose to furnish all labor, material, equipment, insurance and sales tax necessary to perform the following:

- 1) To remove and dispose of existing roof and other job debris.
 - A) Install Tarps on Landscaping to protect shrubs and plants.
 - B) Perform magnetic sweep to remove any loose nails.
 - 2) Install high performance underlayment as a second layer of protection.
 - 2) Install 26ga Standing Seam Complete Metal Roof as specified by Manufacturer.
 - 3) Install new Metal Ridge Cap.
 - 4) A Five Year Roofwerks' Workmanship warranty and Manufacturer's Warranty is included.
- * Deteriorated plywood decking to be replaced at \$2.25per sq. ft. or 1x4 at 3.50 per ln. foot

Initial:

Option 1	Install 26 Standing Seam Complete Roof System	\$ 7,800	
Option 2	Install ½ " CCA Treated Cedar Shake Complete Roof System	\$ 9,750	

Payment to be made as follows: 25% Due upon material Delivery. Remainder as job progresses within 30 days of request. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become and extra charge over and above the estimate. All agreements contingent upon delays beyond our control. This proposal does not include any asbestos removal unless specifically included. All accounts past due will be charged 1 5-% interest per month until paid. A 3% Discount is available for cash payments.

Note: This proposal may be withdrawn by Roofwerks, Inc. if not accepted within thirty (30) days

Authorized Signature: Holly Bowers
 Holly Bowers

This contract may be cancelled by customer with three (3) working days following acceptance date. The Contractor and Purchaser agree that any controversy or claim arising out of or relating to this contract, or breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association and judgment upon the award rendered by the Arbitrator may be entered in any court having jurisdiction thereof.

Acceptance of Proposal: Prices, specifications, and conditions are accepted as set forth.

Date: _____ Signature: _____



Proposal



SAPPELT & SONS CONSTRUCTION
PO Box 173 • Saxapahaw, NC 27340
DURHAM/CHAPEL HILL • (919) 933-0433
www.oldroofer.com

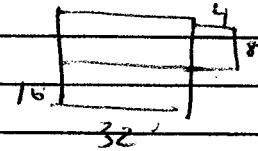
PROPOSAL SUBMITTED TO Hawfield Presbyterian Church	PHONE Phyllis 568-8371	DATE 3/23/16
STREET 2115 S NC 119	JOB NAME Session House Roof	
CITY, STATE AND ZIP CODE Mebane NC 27302	JOB LOCATION 2115 S 119	
SUBMITTED BY Jeff Sappelt	DATE OF PROPOSAL 3/23/16	Mebane NC

We hereby submit specifications and estimates for:

5/12 - 6/12 pitch

Replace roof on session house

with either wood shakes



or a standing seam roof with a

galvalume mill finish similar to the sanitary building

Cost of each roof

wood shake roof \$ 12,500⁰⁰

metal standing seam roof \$ 9000⁰⁰

copper flashing around chimney

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____).

payment upon completion

1. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____