



Randolph County Historic Landmark Preservation Commission

201 Worth Street, Asheboro, North Carolina 27203 ♦ 336-318-6806 ♦ www.rchlpc.org

Meeting Agenda

Wednesday, August 24, 2022

6:00 p.m.

145 Worth St. Asheboro; 1909 Historic Courthouse – 2nd Floor Meeting Room

1. Call to Order

2. Old Business

Approval of Minutes from Regular Meeting on July 27, 2022

3. New Business

a. Request for Certificate of Appropriateness – 1909 Historic Courthouse

i. Public Hearing

ii. Consider Certificate of Appropriateness Request

b. Updates and Announcements

4. Adjourn



Randolph County Historic Landmark Preservation Commission

201 Worth Street ♦ Asheboro, North Carolina 27203

July 27, 2022

The Randolph County Historic Landmark Preservation Commission (HLPC) met in the 2nd Floor Meeting Room of the 1909 Historic Courthouse at 145 Worth Street, Asheboro, NC, and the meeting was called to order by Chairman Mac Whatley at 6:00 p.m. Members present were Chairman Mac Whatley, Ross Holt, Chip Womick, Warren Dixon, Hal Pugh, and Dan Warren. Robyn Hankins, Bill Ivey, and Don Simmons were absent. Clerk to the Board Sarah Pack was also present.

Lynne Qualls entered where noted.

Approval of Minutes

On motion of Dixon, seconded by Warren, the HLPC voted unanimously to approve the minutes of the January 26, 2022, meeting.

Designation Application of Local Historic Landmark for the Cedar Falls Mfg. Company, 1848

Chairman Whatley is the President of the corporation that owns the Cedar Falls Manufacturing Company and Warren Dixon is on the Board, so Mr. Whatley asked for both to be recused. By unanimous consensus, Chairman Whatley and Mr. Dixon were recused from voting on the designation application. Chairman Whatley asked Ross Holt to preside over the meeting.

Lynn Qualls entered at 6:02 p.m.

Mr. Holt said this site has been chosen as the site of a textile museum. That also includes the Franklinville Mill. He reviewed the history of the property and showed photographs, both historic and current. He pointed out additional architecture that was added over the years. The Site Plan showed a labeled map of the buildings, including additions. Mr. Holt showed a geographic information system generated photograph of the site in its entirety. This site demonstrates the architectural changes and advances of cotton industry since 1848.

The report concludes that the site is of historical importance and meets the qualifications for designation of a historic landmark. Mr. Holt reviewed significant people involved in the construction and management of the site.

Public Hearing

At 6:09 p.m., Chairman Whatley opened the duly noticed public hearing. After hearing all comments, Chairman Whatley closed the public hearing.

Richard Underwood said he grew up near the site and agreed with the designation.

Chairman Whatley shared his connection to the site including some of the site's history. The textile museum is a product of a feasibility study. The State has approved this site over a competing site in Erwin, North Carolina. In the past, money was given to Erwin to build a textile museum that never came to fruition.

This site is adjacent to the Deep River Rail Trail, making it a site for tourism opportunities as well. It will link this mill and the mill in Franklinville. This facility will have galleries and exhibits while the Franklinville site will have support and merchandising opportunities.

Ms. Qualls asked about the condition of the building. Chairman Whatley said a new roof will be installed soon. The roofing should cost around \$510,000 and be finished by August 2022. There is 150,000 square feet of open space in the building. Ms. Qualls suggested that the interior of the building may need some cleaning.

Mr. Womick said it would be difficult to find a more fitting site.

On motion of Womick, seconded by Pugh, the HLPC voted 5-0, with Whatley and Dixon recused, to approve the Resolution Recommending Local Historic Landmark Designation for the Cedar Falls Manufacturing Company, 1848, as follows:

Resolution Recommending Local Historic Landmark Designation Cedar Falls Manufacturing Company, 1848

***WHEREAS**, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and*

***WHEREAS**, the Randolph County Board of Commissioners has appointed the Randolph County Historic Landmark Preservation Commission, having the authority to exercise all powers and duties given it by the Randolph County Historic Preservation Ordinance; and*

***WHEREAS**, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the Cedar Falls Manufacturing Company, 1848; and*

***WHEREAS**, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has been given the opportunity to review the Local Landmark Designation Report and has advised that the Randolph County Historic Landmark Preservation Commission will have sufficient evidence to prove that the Cedar Falls Manufacturing Company possesses the requisite special character and integrity for designation as a local historic landmark; and*

***WHEREAS**, the Randolph County Historic Landmark Preservation Commission conducted the required public hearing, having published legal notices; and*

***WHEREAS**, the Randolph County Historic Landmark Preservation Commission finds that the Cedar Falls Manufacturing Company, 1848, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the Randolph County's heritage by having value as an example of the cultural, historic and social heritage of Randolph County; (2) Its identification with persons who significantly contributed to the architectural, cultural, economic, historical, social or other aspect of the development of the Randolph County; (3) Its important architecture*

as an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship; (4) Its distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through a distinctive building.

WHEREAS, the property is more specifically described as follows:

The Cedar Falls Manufacturing Company is located at 1120 Wicker-Lovell Road, Randleman, N.C. (Franklinville, N.C. jurisdiction), PIN 7782291334; 1265 Wicker-Lovell Road, Randleman, N.C. (Franklinville, N.C. jurisdiction), PIN 7782190362; and two parcels with no permanent addresses, PIN 7782197918 and PIN 7782290620; in Franklinville Township.

NOW, THEREFORE, BE IT RESOLVED, this 27th day of July, 2022, that the Randolph County Historic Landmark Preservation Commission approves the application for local landmark designation, and recommends to Town of Franklinville Board of Commissioners that the exterior of the Cedar Falls Manufacturing Company, 1848, and associated property, be designated as a Local Historic Landmark.

Updates and Announcements

Mr. Whatley gave a brief update on State funds and ongoing projects. There is some electrical work needed at the Cedar Falls site in order to update the property. The machinery collection of the American Textile History collection will be displayed at the Cedar Falls site. Right now, the items are in storage but will be displayed in the museum. The Museum of the New South in Charlotte recently sold their building and became a “virtual museum” resulting in several items being transferred to the Cedar Falls site for the museum. There may be additional items from other sources available to be displayed at the museum as well. There is a steam engine that will be restored and brought to the site, along with machine shop equipment. Items will be needed to display for new State legislators.

Mr. Holt said the Trinity City Council approved the Harper House that was presented at the prior meeting.

Ms. Qualls said there is discussion of moving the train depot in Seagrove back to its original location.

There was brief discussion of other museums and potential historic landmarks in Randolph County.

Mr. Holt suggested there may be more certificates of appropriateness due to ongoing projects in the county, so meetings of the Historic Landmark Presentation Commission may be more frequent.

Chairman Whatley said there are several other designation applications in progress.

Adjourn

With no further business to discuss, on motion of Womick, seconded by Warren, the meeting was adjourned at 6:36 p.m.

L. Mac Whatley, Chairman

Sarah Pack, Clerk to the HLPC



Randolph County Historic Landmark Preservation Commission

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MEMORANDUM

August 11, 2022

TO: Randolph County Historic Landmark Preservation Commission
FROM: Ross Holt, Landmark Commission Administrator
RE: Certificate of Appropriateness application, 1909 Historic Courthouse

We have received a Certificate of Appropriateness (COA) request from Randolph County, represented by County Engineer Paxton Arthurs, and Hobbs Architects of Pittsboro, for new construction and safety modifications at the Historic 1909 Courthouse as part of the Randolph County History Museum project. The courthouse was designated as a Local Historic Landmark on December 17, 2008. If major alterations to a landmark are proposed by the property owner, the Commission must issue a COA for the work to proceed.

At our meeting on August 24, this COA application will be brought before the commission. Consideration of the COA application is a “quasi-judicial” procedure under N.C.G.S. 160D-406. I will be recused from deliberation and voting on the COA in order to act as Commission staff to present the request.

The COA application covers eight changes to the exterior of the courthouse. Per my role as administrator of the Commission, I have approved five of these changes as minor works, necessary for public safety, and/or necessary for maintenance, and have issued a Certificate of Appropriateness under N.C.G.S. 160D-47 and Section 7 of the Randolph County Historic Landmark Preservation Ordinance.

At our meeting I will outline the five administratively-approved changes and present for your consideration the remaining three: (1 & 2) Addition of the elevator tower to the east side of the building, which encompasses changes to the site on the northeast side of the building including the handicapped parking area, curb and guttering and grading; and (3) Modifications to the top landing of the front entry stair. You will hear testimony from the applicants and any other parties who wish to address the matter, the required public notice having been made and notifications sent to adjacent property owners.

While the proposed modifications are necessary for public safety and for Americans with Disabilities Act compliant access to all floors of the building, they were deemed significant enough that a COA should be considered.

Accompanying is the COA application and details on the proposed changes. If you have any questions prior to the meeting, please contact me at 336-318-6806 or rholt@randolphlibrary.org.

Thank you.



Randolph County Historic Landmark Preservation Commission

201 Worth St. ♦ Asheboro, North Carolina 27203

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

LOCATION 145 WORTH ST., ASHEBORO, NC 27203
Street Address Where Work Will Be Undertaken Parcel ID

PROPERTY OWNER RANDOLPH COUNTY
Last Name First Name MI
725 MCDOWELL ROAD
Number Street
ASHEBORO NC 27205
City State Zip

CONTACT INFO (336)318-6605 Paxton.Arthurs@randolphcountync.gov
Daytime Phone No. Email Fax

APPLICANT HOBBS ARCHITECTS
(If different from owner) Last Name First Name MI

ADDRESS 159 W. SALISBURY ST.
Number Street
PITTSBORO NC 27312
City State Zip

CONTACT INFO (919)545-2004 cmoore@hobbsarchitects.com
Daytime Phone No. Email Fax

PROPERTY OWNER'S SIGNATURE *Hal Johnson, County Manager*
(required)

APPLICANT'S SIGNATURE *Paxton Arthurs, County Engineer*

FOR OFFICE USE ONLY

Date Received _____

Application # _____

ACTION

___ **Approved** _____
___ **Approved with Conditions** _____
___ **Denied** _____
___ **Withdrawn** _____
___ **COA Not Required** _____
___ **Staff Approval** _____

DATE

Describe the project clearly and in detail. Please print or type.

The Randolph County Historic Courthouse in downtown Asheboro, North Carolina was built in 1909 and is a jewel within downtown Asheboro. While no longer serving as the County's courthouse, the building has been designated a Local Historic Landmark by the Randolph County Historic Landmark Commission. The second floor continues to be used for County Commissioner meetings, but the remainder of the building is mostly unoccupied despite relatively recent renovations made to the first floor. The basement of the building is primarily used for storage, with some of the items being part of a collection of Randolph County artifacts that could be displayed in a future County Museum.

Hobbs Architects, PA has been engaged by Randolph County to design the renovation of the first floor of the Historic Courthouse into a much needed County Museum that would house and display the extensive collection of artifacts and tell the story of the County's history. Exterior improvements include the following:

Accessibility

Handicapped access to the interior of the building is currently provided by an ADA lift at the west exit stair. The lift is exposed to weather and the elements, frequently requiring repair. Being on the west side of the building, the lift is not easily identified upon arriving to the site, is distant from accessible parking, and requires special monitoring of the west exit door to allow entry.

To address this, a new elevator tower addition will be built on the east side of the building, adjacent to accessible parking. A new 3-stop elevator will be enclosed in a brick masonry tower, detailed to complement the existing historic courthouse. It will connect to each level of the building via a glazed elevator lobby. Selective demolition of existing exterior windows and doors will be required to connect to each level, with a new concrete ramp required at the basement level to transition between grades.

The existing ADA lift will be removed, and the stair rail repaired in a manner similar to existing to prevent a fall hazard.

Stairs

The top landing of the front entry stair is set one step down from the interior finish floor, right at the threshold of the front entry doors, creating a potential fall hazard. The top landing will be infilled, to be flush with the interior finish floor, adding another granite riser to the top of the steps, similar to existing granite steps.

Two existing front entry stair treads are cracked and spalling where earlier handrails had been installed. Damaged granite treads will be removed and replaced with similar materials as part of this project.

At the request of the building inspector, the existing railing at the rear exterior stair will be extended to a code-required 42" guard height and the open rail will be in-filled to provide fall protection.

Site

The new elevator addition will eliminate one existing handicapped parking space. Existing curb and gutter will be removed and reconfigured to allow for a new handicapped space in the grassy island on the opposite side of the lot.

Existing grades will be adjusted around the addition to direct water away from the building and an existing drainage inlet will be relocated outside the footprint of the new addition.

Exterior Facade

Security cameras and access control card readers will be provided at locations identified by the County IT Department. Wiring will be concealed within existing walls or above existing trim to the extent possible.

A bid alternate is proposed to paint the exterior of existing windows to match existing where necessary to prevent deterioration of the wood frames.



Randolph County Historic Landmark Preservation Commission

201 Worth Street, Asheboro, North Carolina 27203 ♦ 336-318-6806 ♦ www.rchlpc.org

Historic 1909 Courthouse

*Certificate of Appropriateness Application
Randolph County and Hobbs Architects. P.A.*

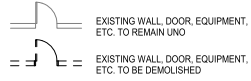
Minor Work Report

August 17, 2022

The following minor works were approved by Library Director Ross Holt, acting as Commission Administrator, per the Randolph County Historic Landmark Preservation Ordinance.

1. Removal of existing handicapped access lift, west side of building, and repair of railing in a manner similar to existing railing to prevent a fall hazard.
2. Removal of two damaged granite treads on front entry stairs, and replacement with similar material.
3. Extension of railing height at rear (north) exterior stair to code-required 42" guard height, and infill of open rail to provide fall protection; at request of the building inspector.
4. Painting of exterior window trim to match existing where necessary to prevent deterioration of wooden frames.
5. Installation of security cameras and access control card readers at locations identified by Randolph County Information Technology Department; wiring to be concealed within existing walls or above existing trim where possible.

DEMOLITION SYMBOLS



DEMOLITION GENERAL NOTES

1. REMOVE ALL EXISTING PLASTER AND LATHE WITHIN NEW ENCLOSURE FOR STAIR #2.

FLOOR PLAN GENERAL NOTES

1. GC TO PRESERVE EXISTING FINISHES TO REMAIN. ANY DAMAGE TO EXISTING FINISHES TO REMAIN SHALL BE REPAIRED TO CONDITION PRIOR TO START OF WORK.

PROPOSED 2ND FLOOR DEMOLITION

- 2-1 DEMOLISH EXISTING ELEVATOR/STAIR. REMOVE PLASTER FINISH BUT MAINTAIN EXISTING SOLID MASONRY WALLS.
- 2-2 DEMOLISH EXISTING WINDOW AND EXTERIOR WALL AS NEEDED FOR NEW DOOR AND CONSTRUCTION OF NEW ELEVATOR TOWER
- 2-3 DEMOLISH EXISTING DOOR OR CASED OPENING TO RECEIVE NEW FIRE-RATED DOOR.
- 2-4 DEMOLISH EXISTING FLOOR SYSTEM TO MAKE WAY FOR NEW FIRE-RATED STAIR.

PROPOSED 2ND FLOOR IMPROVEMENTS

- 2-1 NEW MACHINE ROOM-LESS (MRL) ELEVATOR ADDITION, ACCESSED FROM ACCESSIBLE PARKING. ELEVATOR TOWER TO BE LOAD-BEARING CMU WITH BRICK VENEER. ELEVATOR LOBBY TO BE STEEL FRAMED WITH CURTAINWALL ABOVE A MASONRY KNEE WALL. LOBBY FLOOR TO BE 4" COMPOSITE CONCRETE ON METAL DECKING WITH TERRAZZO FINISH.
- 2-2 PROVIDE NEW STEEL FRAMED STAIR WITH PRECAST TERRAZZO TREADS/RISERS. GUARDRAILS AND HANDRAILS TO BE STAINED WOOD. WALLS TO RECEIVE NEW GWB FINISH WITH 3" HIGH WOOD WAINSCOT, CHAIR RAIL, MOULDING, & BASE TO MATCH EXISTING. STAIR STRINGERS TO BE CLAD IN WOOD TRIM. ALL WOOD TO BE CLASS 'B' WITH CUSTOM STAIN.
- 2-3 INSTALL NEW FIRE RATED WALL AND DOOR TO COMPLETE FIRE RATED STAIR ENCLOSURE
- 2-4 RETROFIT EXISTING DOOR TO ENSURE SMOKE-TIGHT SEAL IN ORDER TO CREATE SMOKE-PROOF STAIR ENCLOSURE WITH EXISTING WALLS
- 2-5 INSTALL NEW FIRE RATED DOOR AND FRAME
- 2-6 INFILL STAIR LANDING WITH NEW STEEL FRAMED FLOOR SYSTEM W/ 4" COMPOSITE CONCRETE ON METAL DECKING W/ TERRAZZO FINISH.



HOBBS ARCHITECTS, PA
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Pittsboro, North Carolina 27312
www.hobbsarchitects.com



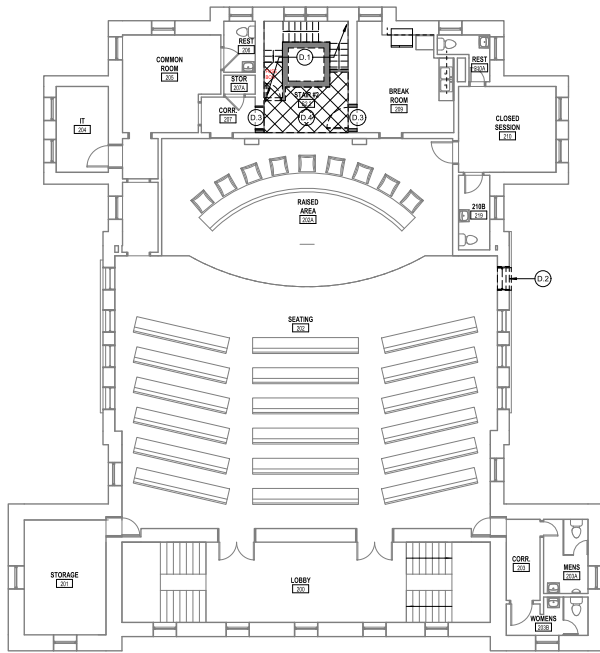
COURTHOUSE MUSEUM
RANDOLPH COUNTY
145 WORTH STREET, ASHEBORO, NC 27203

No.	Date

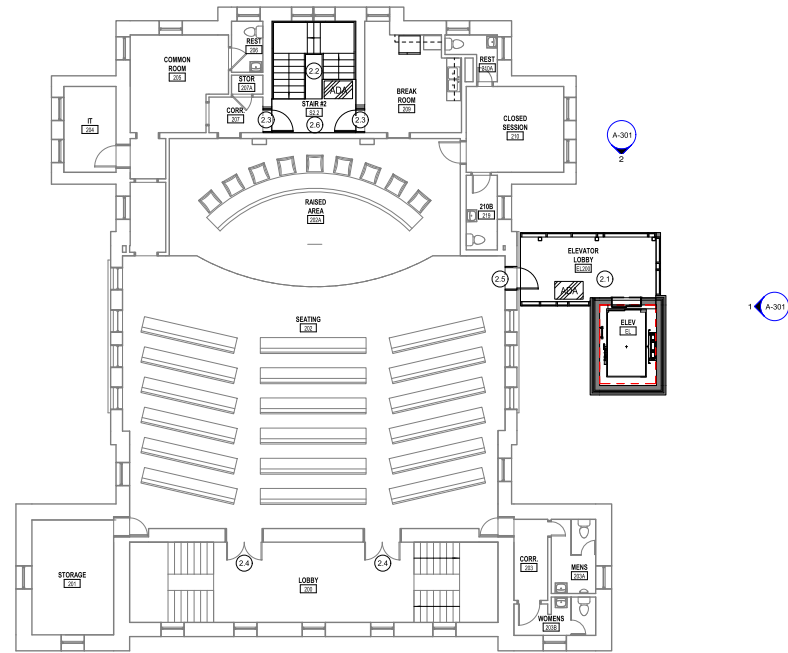
SECOND FLOOR
DEMOLITION
AND FLOOR PLAN

DATE
3/18/22

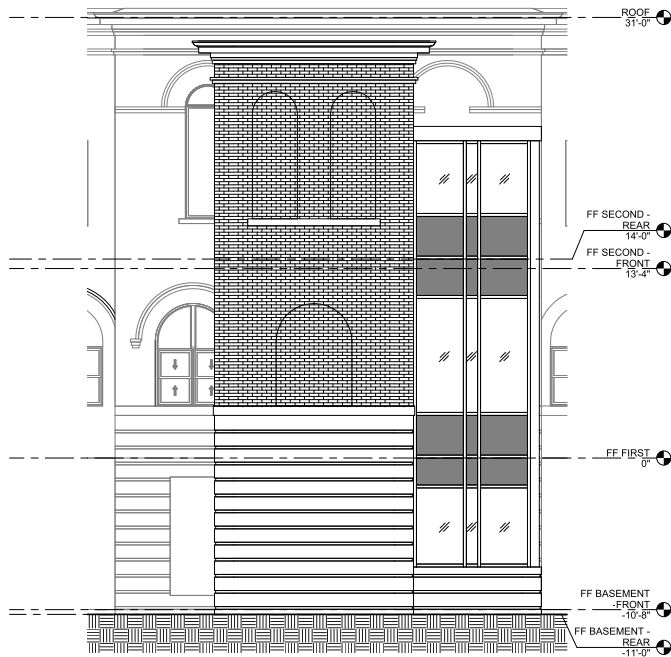
A-102



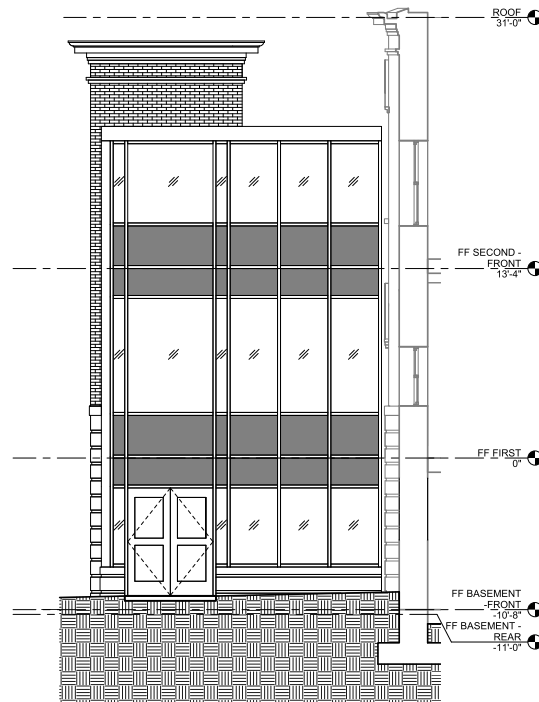
1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



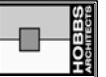
1 ELEVATOR ADDITION - EAST ELEVATION-NEW
SCALE: 1/4" = 1'-0"



2 ELEVATOR ADDITION - NORTH ELEVATION-NEW
SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. JOINTS ARE TO BE AS INDICATED IN ELEVATIONS.
2. REFER TO WALL SECTIONS FOR DETAILED ASSEMBLIES.
3. ALL EXTERIOR EXPOSED STEEL TO BE PAINTED. SEE SPECIFICATIONS IN PROJECT MANUAL.
4. A FULL SCALE WALL MOCK-UP WILL BE REQUIRED AT LOCATIONS INDICATED ON ELEVATIONS.
5. REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF EXTERIOR WALL MOUNTED LIGHTS, OUTLETS, HOSE BIBBS, AND OTHERS.



HOBBS ARCHITECTS, PA
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159 West Salisbury Street
PO Box 1457
Pittsboro, North Carolina 27312
www.hobbsarchitects.com



COURTHOUSE MUSEUM
RANDOLPH COUNTY
145 NORTH STREET, ASHEBORO, NC 27203

No.	Date

EXTERIOR
BUILDING
ELEVATIONS

DATE
3/18/22

A-301



RANDOLPH COUNTY HISTORIC COURTHOUSE - HISTORIC EXTERIOR PHOTOGRAPHS





RANDOLPH COUNTY HISTORIC COURTHOUSE - HISTORIC EXTERIOR PHOTOGRAPHS





RANDOLPH COUNTY HISTORIC COURTHOUSE - HISTORIC EXTERIOR PHOTOGRAPHS





RANDOLPH COUNTY HISTORIC COURTHOUSE - EXISTING VIEW FROM SOUTHEAST



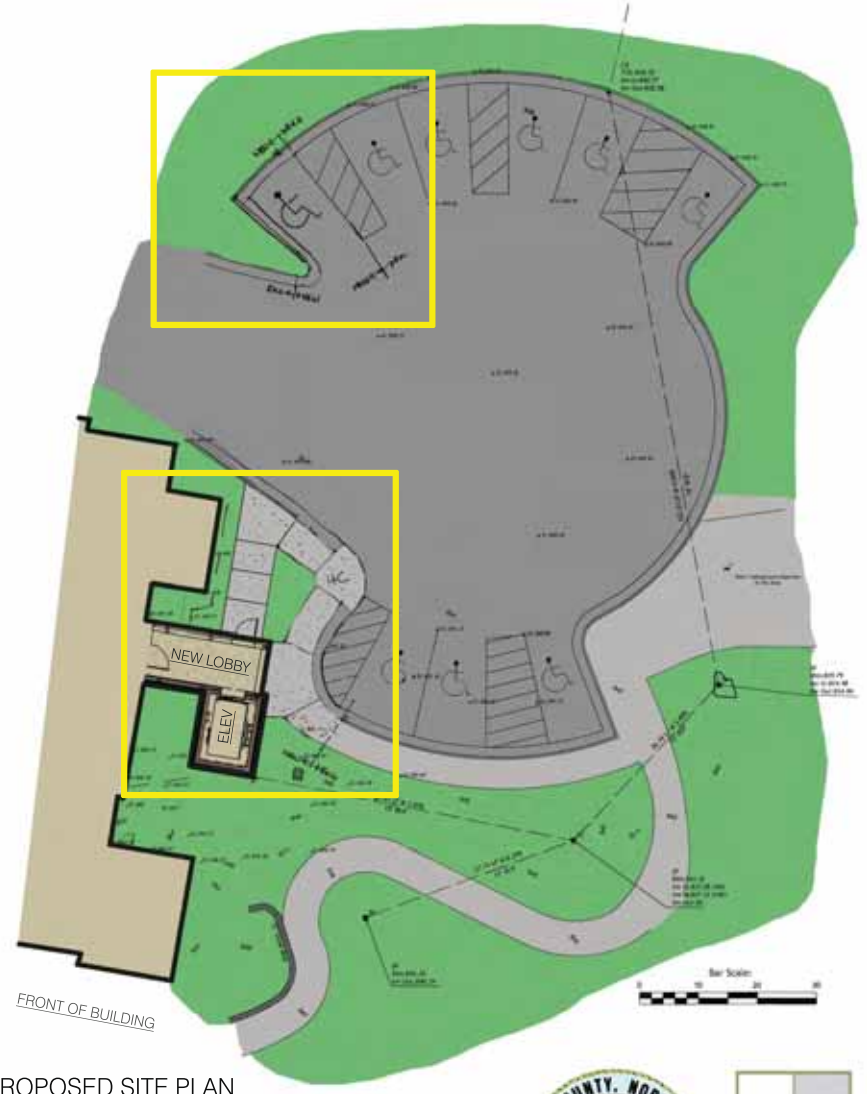
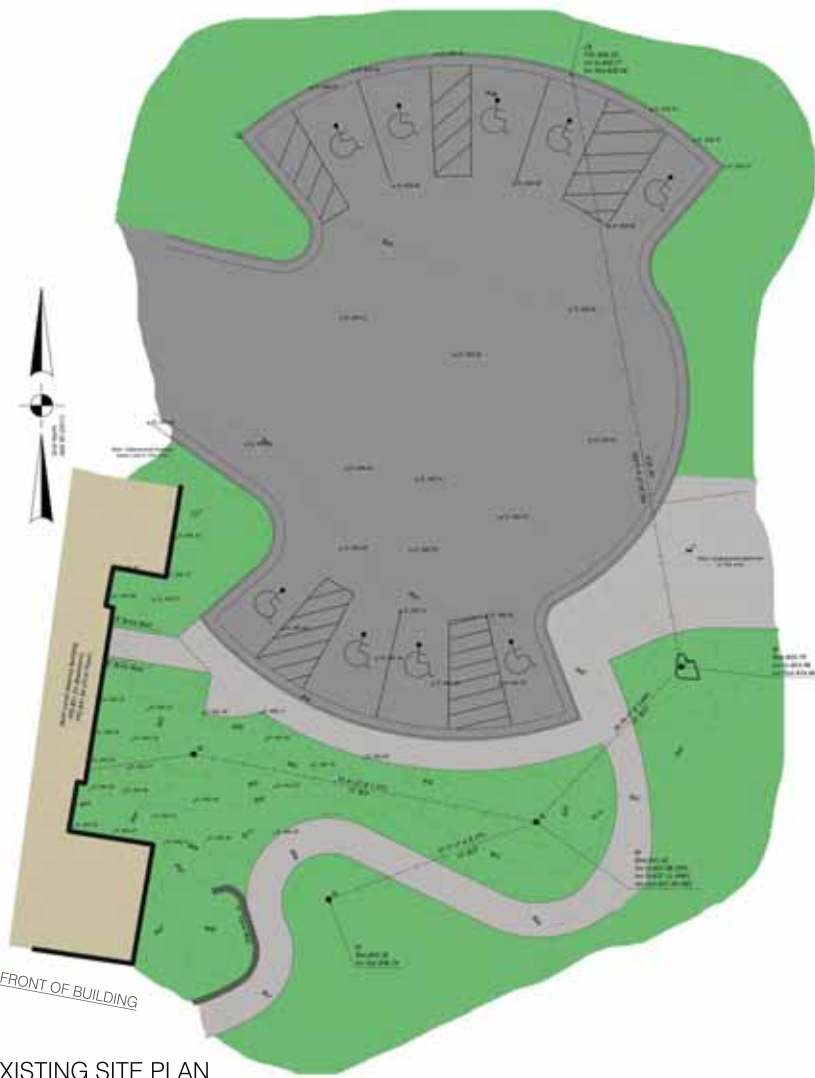
RANDOLPH COUNTY HISTORIC COURTHOUSE - VIEW FROM SOUTHEAST WITH PROPOSED ADDITION



RANDOLPH COUNTY HISTORIC COURTHOUSE - EXISTING VIEW FROM NORTHEAST



RANDOLPH COUNTY HISTORIC COURTHOUSE - VIEW FROM NORTHEAST WITH PROPOSED ADDITION



RANDOLPH COUNTY HISTORIC COURTHOUSE - SITE PLANS AT REAR OF BUILDING





RANDOLPH COUNTY HISTORIC COURTHOUSE - VIEW DIAGRAM FOR NEW ADDITION

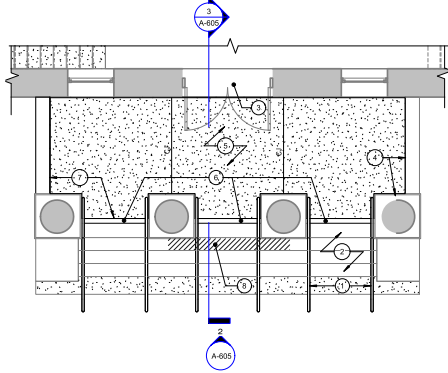




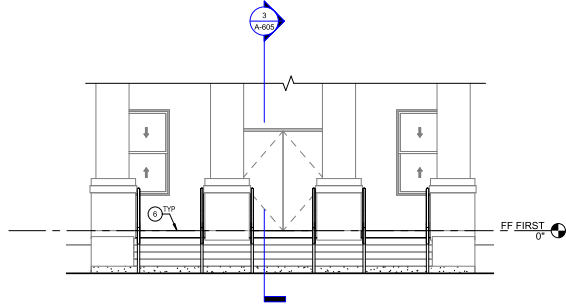
PRECEDENT: GOLDSBORO CITY HALL ADDITION - BREEZEWAY



PRECEDENT: GOLDSBORO CITY HALL ADDITION - BREEZEWAY



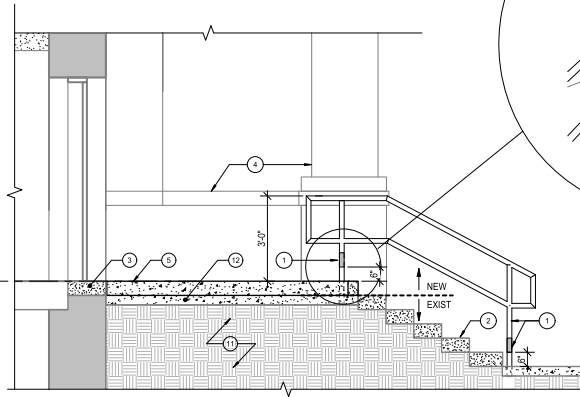
1 STEPS @ FRONT ENTRY
SCALE: 1/4" = 1'-0"



2 FRONT ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



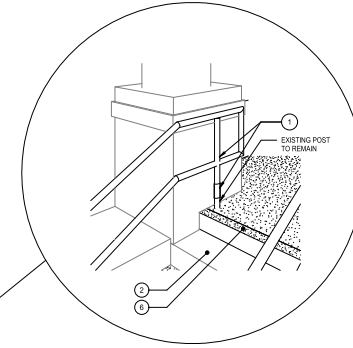
4 EXISTING CONDITIONS @ FRONT ENTRY
SCALE: 1 1/2" = 1'-0"



3 SECTION AT FRONT STAIRS
SCALE: 1/2" = 1'-0"

FRONT ENTRY SHEET NOTES

- 1 EXISTING STEEL PIPE RAILINGS (TYP). FIELD CUT FOR NEW WELDED STEEL EXTENSION. FIELD VERIFY LENGTH FOR 36" A.F.F. HANDRAIL REQUIREMENT. APPLY NEW PAINT FINISH.
- 2 EXISTING GRANITE STEPS (CLEAN ONLY)
- 3 EXISTING GRANITE THRESHOLD (CLEAN ONLY)
- 4 EXISTING COLUMN & WALL (NO WORK)
- 5 NEW CONCRETE OVERLAY W/ CONTROL/EXPANSION JOINT. MATCH EXISTING THRESHOLD ELEVATION. SLOPE TO NEW GRANITE STEP. BROOM FINISH
- 6 NEW NARROW GRANITE STEP TO MATCH EXISTING. SEE SPECS
- 7 EXPANSION JOINT MATERIAL AT PERIMETER EDGE OF NEW CONCRETE OVERLAY
- 8 REMOVE DAMAGED GRANITE STEP. EXCAVATE & REPAIR SUBGRADE FOR SUPPORT OF NEW GRANITE STEP
- 9 EXISTING BASE UNDER ENTRY STEPS & SLAB. COMPACTED FILL ASSUMED
- 10 EXISTING CONCRETE SLAB AT ENTRANCE TO REMAIN



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COURTHOUSE MUSEUM
RANDOLPH COUNTY
145 WORTH STREET, ASHEBORO, NC 27203

No.	Date

FRONT
ENTRY
MODIFICATIONS

DATE
8/10/2022

A-605