



GUILFORD COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
Guilford County Historic Preservation Commission

Public Meeting

May 18, 2021

6:00 p.m.

**McAdoo Room, 3rd Floor B B & T Building
201 W Market St, Greensboro, NC 27401**

AGENDA

- A. Call to Order
- B. Roll Call
- C. Agenda Amendments
- D. Approval of Special Meeting October 28, 2020 Minutes
- E. Old Business
- F. New Business:

Public Hearing Items:

- 1) Landmark Designation request for the Laura Brockmann House located at 716 Walker Ave, Greensboro, NC. Owner: Dan Smith & Rosemarie DiGiorgio.

Evidentiary Hearing Item:

- 2) Major Certificate of Appropriateness (COA) request for the Harden Thomas Martin House (Double Oaks), 204 North Mendenhall Street, Greensboro - reconstruction of the second story on the accessory garage.

G. Other Business

- 3) Discussion of tree removal procedure

H. Next Scheduled Meeting - June 22, 2021

I. Adjournment



GUILFORD COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

Guilford County Historic Preservation Commission

Special Public Meeting October 28, 2020 6:00 p.m.
McAdoo Room, 3rd Floor BB&T Building
201 W Market St, Greensboro, NC 27401

MEETING MINUTES

The Guilford County Historic Preservation Commission met for a Special public meeting on Tuesday, October 28, 2020 at the McAdoo Room, 3rd Floor BB&T Building, 201 W Market St, Greensboro, NC, commencing at 6:00 p.m.

MEMBERS PRESENT: Jane Payne; Sean Dowell; Dawn Chaney; Abigail Pittman; Theresa Hammond and Benjamin Briggs.

MEMBERS ABSENT: David Horth

STAFF PRESENT: Matt Talbott, Senior Planner; and Kaye Graybeal, Deputy Director of Planning and Development, were affirmed for their testimony on cases called at this meeting.

Chair Briggs called the meeting to order at 6:00 pm.

Roll Call of attendees was taken by Matt Talbott.

AMENDMENTS TO AGENDA: None

APPROVAL OF MINUTES:

- **August 18, 2020 (APPROVED):**

Ms. Payne moved to recommend approval of the corrected August 18, 2020 Minutes, as corrected via email. Ms. Hammond seconded the motion. The Commissioners voted 6-0 in favor of the motion. (Ayes: Payne, Dowell, Chaney, Pittman, Hammond and Briggs Nays: None)

OLD BUSINESS:

Chair Briggs explained the procedures to be followed for all Evidentiary Hearing items and opened the public hearing.

Evidentiary Hearing Items:

- 1) **Evidentiary Hearing: Major Certificate of Appropriateness (COA) request for the Country Club Apartments, 1700 N Elm St, Greensboro, NC. The request involves removal of the existing steel casement windows and installing new windows. Owner: Country Club Apartments of Greensboro, LLC, 1700 N Elm St, Greensboro, NC. (TABLED)**

Chair Briggs affirmed the representatives of the Country Club Apartments.

Project Summary:

Since this was last presented before the Commission in July 2020, Kaye Graybeal refreshed those in attendance on key information. The applicants have provided two additional quotes from Chemwall and Muter in addition to the former quote from Double-Hung Windows. The applicants have investigated the use of Federal Rehabilitation Tax credits and have determined that they will not reduce costs for any version of their proposed project. They have also collected samples of replacement windows.

Background Information:

- The property is on the National Register of Historic Places
- The former apartment consists of 3 major buildings comprised of 16 distinct sections, all constructed of brick masonry. The buildings are mostly 2-story, with the central, main sections being 2-stories and contain 468 windows according to the count provided by the applicant.
- The complex is a rare surviving intact example of International Style residential structures in the city.
- The existing windows are the original steel-framed windows which are a character-defining feature of the International Style of the buildings. The windows face inwardly toward the courtyard as well as outwardly toward the street. The 1999 Historic Landmark report stated: "Steel casement windows contribute to the modern detailing of the exterior façade."
- During the early 20th century, "the newly available, reasonably priced steel windows soon became popular for more than just fire-resistant qualities. They were standardized, extremely durable, and easily transported. These qualities led to the use of steel windows in every type of construction, from simple industrial and institutional buildings to luxury commercial and apartment buildings. In addition, the thin profile of metal window contributed to the streamlined appearance of the International Style, among others." (From NPS Preservation Brief #13 The Repair of Thermal Upgrading of Historic Steel Windows)
- The owners applied for Federal Rehabilitation Tax credits for a certified rehab between 1997 and 1999, not including window repair or replacement.

- The applicant has provided photo-documentation of a sampling of the existing condition of the window which indicated that some of the window frames and muntin are showing signs of corrosion and rust.
- The proposed windows are constructed of aluminum while the existing windows are constructed of steel. Vinyl is not considered to sufficiently simulate historic material for replacement on historic buildings according to the National Park Service and HPC precedent.
- The proposed new window-replacement specs indicate similar pane size and divisions, but it is not apparent in the application how closely they match those of the historic windows. The muntin on the proposed windows simulate the angled profile of the wooden windows rather than the flat, square and thinner muntin of the original steel windows. Replacement of the windows without closely replicating the original configurations and sizes could jeopardize the local Historic Landmark or National Register status of the building.
- An applied storm-window option for casement was considered by the applicant, but additional cost and effort would still be required for the existing windows to be repaired.
- Repair was considered but was ruled out as too costly and labor-intensive on an ongoing basis, and the existing windows do not provide the level of energy savings or efficiency desired by the applicant.
- Dual-layered windowpanes with argon gas seals typically have only a 20-year warranty.

According to research by Ms. Graybeal, the NPS recommends Storm windows, laminated windows and replacement as solutions to this issue.

Ms. Hammond stated for the record that she was a previous associate of but that it will not interfere with her judgment in this case. No members had an issue with this given disclosure, so the meeting continued.

Ms. Pittman asked if the applicants have any manufacturers in mind that meet the NPS recommendation. Ms. Graybeal stated that there are companies that manufacture windows that meet the NPS recommendations but that would be a question the applicant could answer.

The applicants started their presentation.

- Bob Williams, 211 E Hendrick St, Greensboro, NC
- Danny Murray, 1700 N Elm St, Greensboro, NC
- Elizabeth Wilson, 555 Westover Ave, Winston-Salem, NC

Mr. Williams presented a slideshow that showed images of the site and the windows. The damage was severe. Many windows will not function properly and/or have become severely rusted. The condensation issues in the units also caused mold, mildew and health problems. They brought samples of windows to be viewed by the Commission that Mr. Murray assured would be the same size as the original windows.

Mr. Williams stated that they are trying to build more affordable housing and that they are trying to be cost efficient while resolving this case. When they started this project, they originally tried to cover the damage with paint. When this failed, they investigated refurbishments recommended by the Commission. They received mostly negative response except from Chemwall, Double-Hung Windows, and Muter. The negative response mostly revolved around the lack of materials, being a waste of resources and the possible presence of toxic substances (asbestos or lead).

One quote they received from Chemwall was \$1.5 million and would cost another \$125 an hour extra due to the level of damage. From their research, the Representatives found that replacement of the windows with vinyl or metal would be a better option than refurbishment. With the unique situation regarding possible toxins and a displacement of tenants the replacement would help minimize costs.

Mr. Williams stated he thinks that a mitigation for their situation would be helpful since times are changing. The Briefs he was sent regarding this case were from 1986 and 2002 respectively. The replacement option would be more cost effective but also have less of an environmental impact due to vinyl having a lifetime guarantee. Mr. Murray agreed with this since he is a longtime resident and supports change that will make the community better. This concluded the presentation and Chair Briggs opened the floor to questions.

Discussion/Questions:

Mr. Dowell asked Mr. Williams if he really was treated like he was by recommended refurbishment companies that were suggested by the Commission. Mr. Williams confirmed this, and Mr. Dowell stated that he was shocked.

Mr. Murray added that if you look at the windows that they have brought in today that you cannot tell a difference from a distance between them and the originals.

Ms. Chaney asked if they had estimated how much it would be for each unit in the apartment complex. Mr. Murray stated that it would run about \$5,000 to repair a 1-bedroom unit and just under \$7,000 to fix a 2-bedroom unit. Ms. Chaney then asked if all tenants have agreed on this plan. Mr. Murray stated that they have not gotten that far in the plan, but tenants and owners constantly ask about the windows. Ms. Chaney inquired if they have thought about owners of multiple units and how this work could create financial strain. Since Ms. Wilson owns units, she voiced her support. Even though it would be a significant expense to replace the windows she thinks it would pay off to get the windows replaced. She has had to put her own money into repairing damage from rust and corrosion. Mr. Williams stated he knows that there are problems that could arise with their suggested plan, but he knows they tenants want a solution.

Ms. Hammond asked who must handle the cost of repairs and Mr. Murray responded that it is the tenant's responsibility. Chair Briggs brought up the fact that this property was sold as condos in 2007 and individuals were expected to maintain their own windows. Chair Briggs asked if tenants would have the option to reject the window replacement. Mr. Williams stated that he is not sure if all the construction could be done at once, but they plan to eventually update every unit. Ms. Hammonds asked the group to clarify if all the windows would get changed if the request were approved. Mr. Williams and Mr. Murray agreed with this statement. Mr. Dowell asked if any-resident has replaced their windows and they said they have told tenants to refrain from renovations until a decision with the Commission is made.

Kaye Graybeal stated that her research has shown that it is possible to replace the windows without taking them out of the masonry. She was not sure if the storm windows suggested would prevent condensation. What they needed to focus on is finding a window that simulated the original window and muntin. Aluminum is a material that could be used in this instance that could simulate the delicate and thin structure of the signature International Style. If they did replace the windows it would not disqualify them to be in the Historic District. They would just have to wait 5 years before they could qualify for any tax benefits and that vinyl might jeopardize the landmark status.

Chair Briggs suggested if the group would like to avoid dealing with the Commissions regulations, they could ask to be removed as a landmark and then they could do what they pleased with the windows. They would just have to pay 3 years of back taxes. Mr. Williams and Mr. Murray stated they do care about the historical aspect and that the 3 years of taxes is not something they wish to deal with.

Ms. Graybeal asked to confirm that the vinyl would be guaranteed for a lifetime. It was, and Ms. Wilson stated that the new windows would better protect the masonry of the structure since it has a wider inner rim. The exterior of the windows would look the same as the original windows. Ms. Wilson wanted to have an aluminum option to show the Commission but was not able to get it by the meeting. Ms. Graybeal stated that simulating the features of the metal elements of the original window is the main concern in that scenario, since they are aluminum, that window would not qualify for tax credits.

The Commission looked over the sample windows while respecting social distancing guidelines.

Ms. Hammond asked about what kind of glass they were going to do repairs with. Ms. Graybeal stated insulated was recommended but Ms. Wilson responded that with the current state of the windows the glass could not be replaced.

Many of the members in the Commission at this time felt conflicted. Ms. Pittman raised concern since she felt like there was something missing in the plan. She wanted to see a better visual of what the options would look like. Ms. Chaney was not sure if they could do that without a fee, she wanted the plan to make sure all tenants and owners are on the same page. If one window is approved, that is the window they would designate for any improvements. Chair Briggs was concerned about a timeline to help prepare anybody that might be impacted by the project. Since this is a unique property, Mr. Dowell stated he doesn't want to start a domino effect of issues that come from this case. Windows weigh largely on the style of a property. The Commission also agreed the representatives of the property should have the possible lead and asbestos issue investigated by a professional.

Ms. Pittman moved to recommend the Commission defer until another time to get information about the metal windows, structural information about the opening and headers and how it'd work with the various window options dimensionally in the space, possible impacts on the masonry/profile, asbestos/lead paint, and building code issues about the emergency address. The Secretary of Interior Standards for Rehabilitation recommends the retention of certain historic features such as these windows whenever possible, and these windows are a character defining feature of this building. Therefore, the replacement units must be considered carefully, and all options explored in finding one that is the most appropriate material and how it may impact other issues related to the replacement or repair of the windows. These include structural issues, asbestos, lead paint, windowpane, thermal value, and building codes based on emergency exits. Ms. Payne seconded the motion. Before the Commission voted, Ms. Hammond wanted to include the width of the window as well.

Since the meeting was 60 days after the application was processed the Commission was obligated to decide about the case. Since this could lead to denial of the application, the Commission asked if the representatives of Country Club Apartments would like to table this case until a later date so that they could gather more samples and come back with more information. Mr. Williams agreed to this and the motion was changed to recommend the case be tabled until they have the necessary information and materials. The Commissioners voted 6-0 in favor of the motion to table. (Ayes: Payne, Dowell, Chaney, Pittman, Hammond and Briggs Nays: None)

NEW BUSINESS: None

OTHER BUSINESS: None

NEXT SCHEDULED MEETING:

There is no scheduled November meeting for the Guilford County Historic Preservation Commission.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:33 p.m.

Respectfully Submitted,

Benjamin Briggs, Chairman

Matthew Talbott, Board Secretary

BB:lb-jd



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Historic Preservation Commission
STAFF REPORT for
CERTIFICATE of APPROPRIATENESS

Meeting Date: 5/18/2021

Name of Designated Landmark (Historic and/or Common): Harden Thomas Martin House
(Double Oaks)

Property Address/Location: 204 N Mendenhall St

Applicant / Owner Name: James Keith

Tax Parcel Number: 3901

Project Summary:

Per the application submitted:

Reconstruct the second story of the existing garage based on the submitted circa 1909 photograph. The second-story reconstruction addition is proposed to be used as a living space.

Background Information for the Project: (Designated May 15, 1989)

- 1) The Colonial Revival style house was constructed in 1909.
- 2) The applicant has provided photo-documentation circa 1909 which indicates there was a second story on the existing garage.
- 3) The garage as it currently exists was renovated with new siding, roofing, windows and overhead doors circa 2000; therefore, the exterior materials are not original.
- 4) The exterior elements of the proposed second story are designed to be congruent with those of the existing garage.
- 5) Although there is no indication that a dormer existed on the original/early garage roof, the proposed dormers on the front and back is not inappropriate for the overall architectural design and proportions.
- 6) The deck proposed for the back end of the garage is situated in the northeast corner of the back yard, will not project into the back yard, and will not be visible from the street.
- 7) The proposed materials as submitted by the applicant are as follows:
 - Siding:** Southern pine board & batten to match existing, painted white
 - Windows:** casement windows will lend a more modern appearance, differentiating the new from the old
 - Doors:** Front and Side to deck: wood half lite door with 2 wood panels below.
 - Roofing:** Owens-Corning onyx (black) architectural asphalt shingles to match those of the secondary roof on the main house
 - Deck:** wooden balustrade, stairs, and structural components. The existing garage is located in the rear northeast corner of the property and is somewhat obscured from the road by the porte-cochere and trees.



The Secretary of the Interior's Standards for Rehabilitation:

The standard(s) most applicable to this project are highlighted, although any may apply.

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation Commission
APPLICATION for
CERTIFICATE of APPROPRIATENESS**

Case Number: _____

Name of Designated Landmark (Historic and/or Common):

H.T. Martin Home

Property Address/Location: 204 N. Mendenhall St.

Tax Parcel Number: 0003901

Staff Use Only

Date Received: _____

Major Minor

Date Approved/Denied: _____

For major COAs, which require a public hearing, the application must be received by 12:00 noon on the 3rd Tuesday of the month. Please note: All materials submitted with the application become the property of the Guilford County Historic Preservation Commission and cannot be returned.

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Applicant Owner

Applicant Owner

James Keith

Name (please print legibly)

Name (please print legibly)

204 N. Mendenhall St.

Mailing Address

Mailing Address

Greensboro, NC 27401

City, State and Zip Code

City, State and Zip Code

480-707-3086

Phone Number

Phone Number

jamesmadconductor@gmail.com

E-mail Address

E-mail Address



Signature

Signature



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation Commission
APPLICATION for
CERTIFICATE of APPROPRIATENESS**

Case Number: _____

Please use this template to describe the project. Use additional sheets as needed.

Architectural feature/elements to be repaired, replaced, or altered (if applicable):

Detached garage second story addition/recreation

Approximate dates of features/elements to be repaired, replaced, or altered (if applicable):

Current condition of existing features to be repaired, replaced, or altered (if applicable):

Please provide a summary of proposed project. (Use additional sheets as needed):

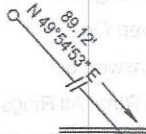
There is an original photo of the home, street view, approximately from 1909, and in the background, there appears to be the roofline of a second story above what is now a detached garage. We wish to reconstruct the second story as a living space, with the exterior elements designed to be congruent with the design of the primary structure. This will make a tremendously positive impact to our living situation as well as the expanding function of our business. This project will allow us to utilize the lower garage space as a small business incubator area for a local, MWBE venture that we are looking forward to working with. As with all of our previous projects at Double Oaks, as well as our previous landmark property, we will be utilizing only appropriate materials for the siding, windows, and doors, and we will happily work with the County to address any concerns that may arise through the course of construction.

We will be getting a variance to complete this project, but we already have the stated cooperation from neighbors. Additionally, this project will allow us to finally settle and deed a currently unclaimed portion of land that is between our property and two others.

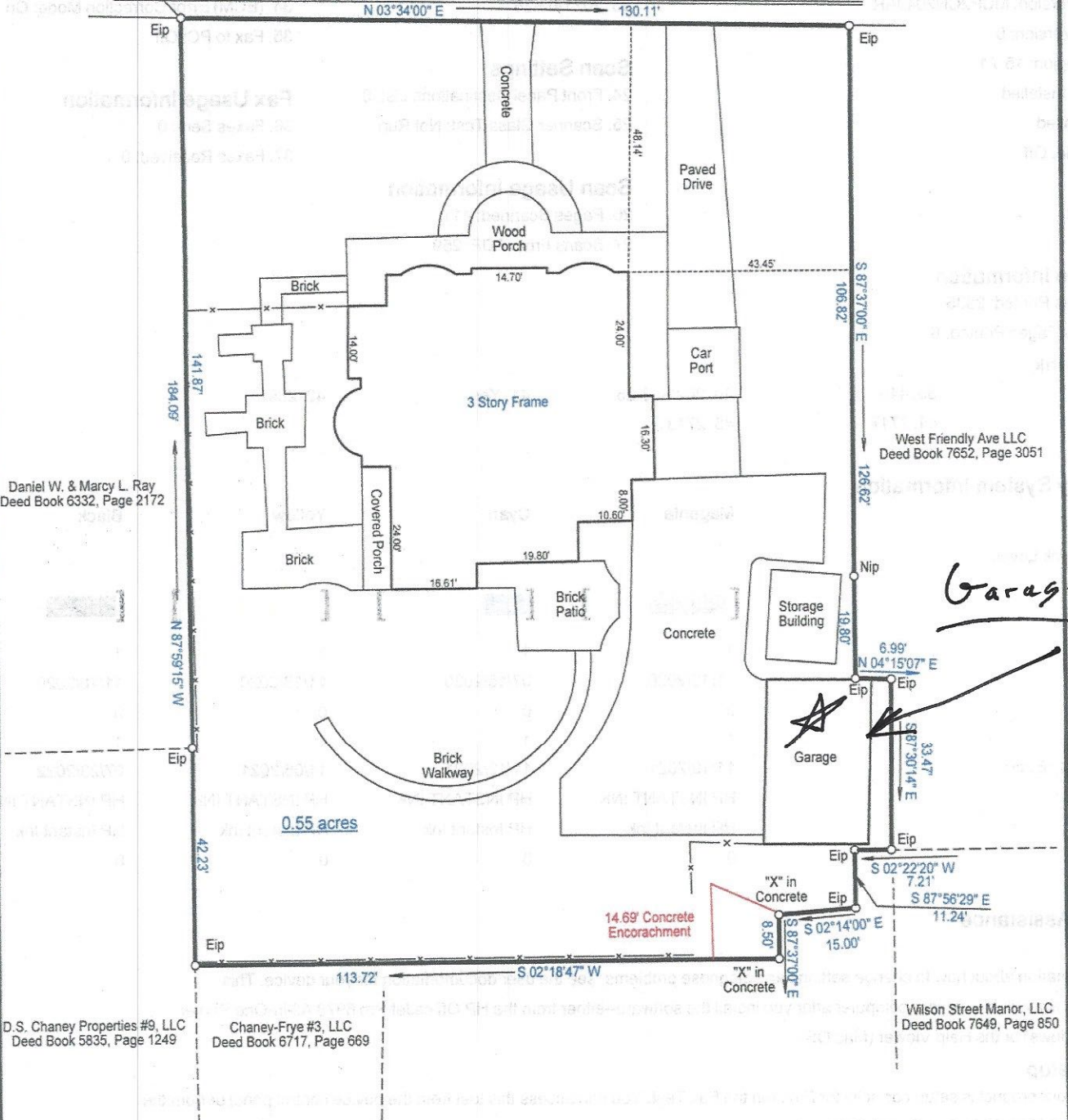
North Mendenhall Street

50' R/W

Hydrant



N 03°34'00\"/>



Daniel W. & Marcy L. Ray
Deed Book 6332, Page 2172

West Friendly Ave LLC
Deed Book 7652, Page 3051

Garage

D.S. Chaney Properties #9, LLC
Deed Book 5835, Page 1249

Chaney-Frye #3, LLC
Deed Book 6717, Page 669

Wilson Street Manor, LLC
Deed Book 7649, Page 850

View from historic street front circa 1909







View from driveway



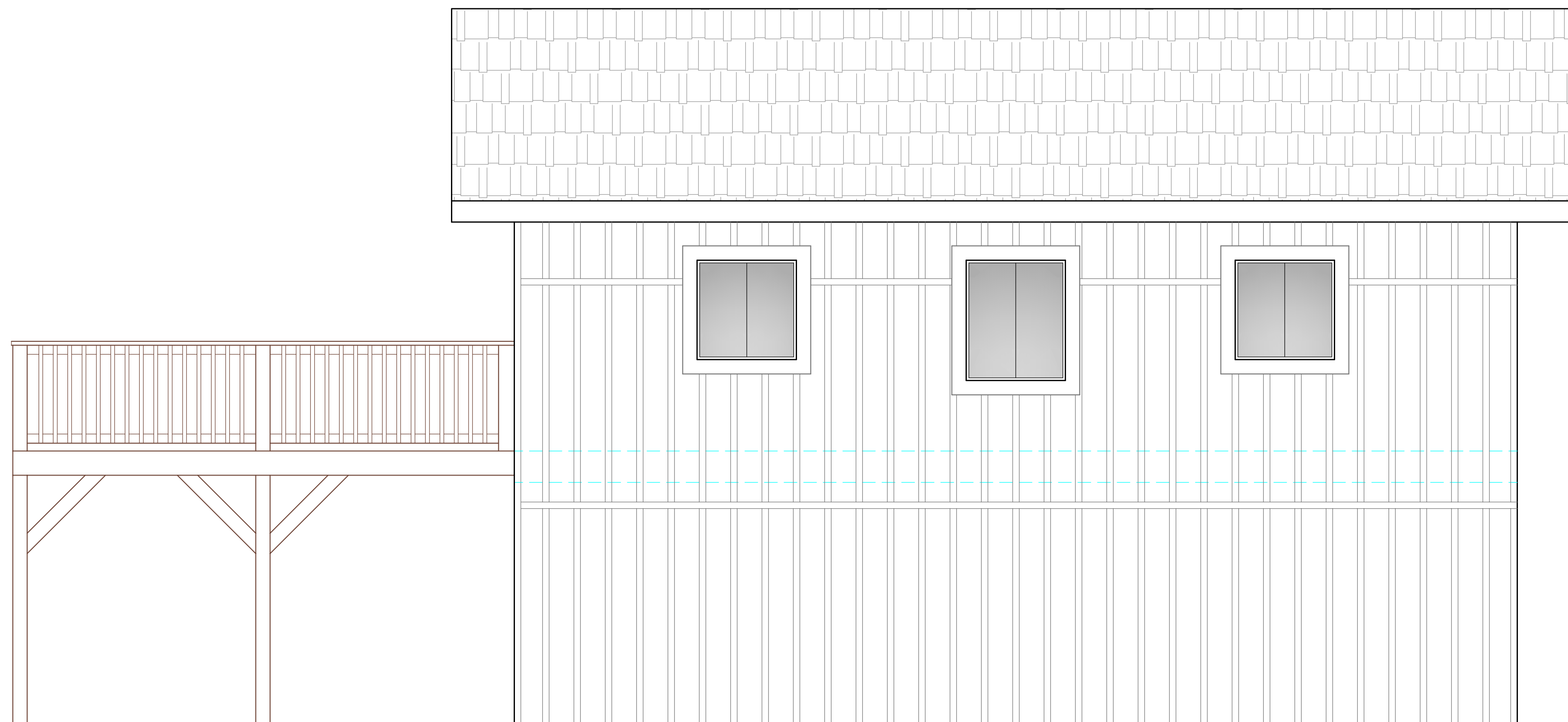
View from deck



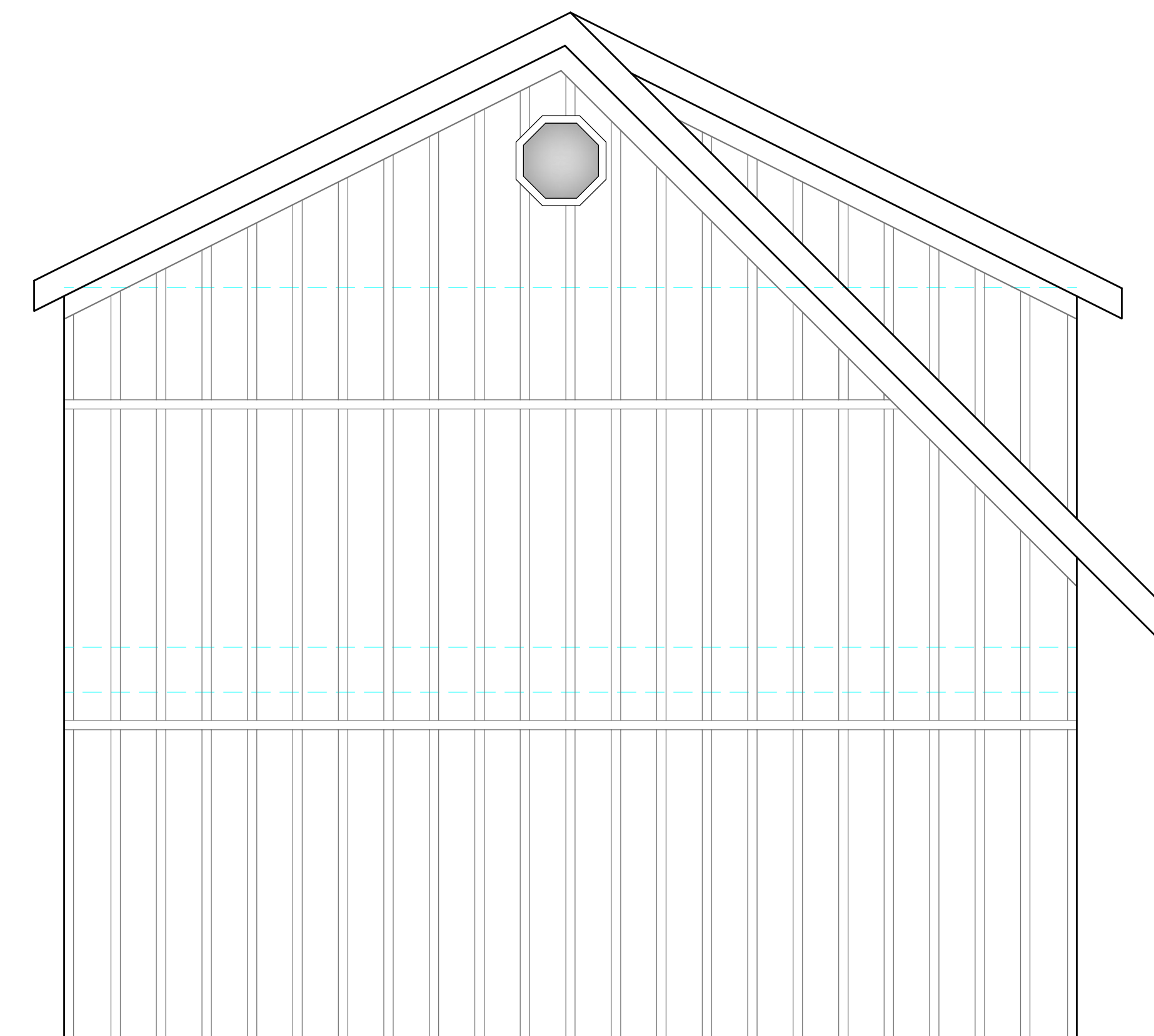
FRONT
SCALE: 3/8" = 1'



RIGHT
SCALE: 3/8" = 1'



BACK
SCALE: 3/8" = 1'



LEFT
SCALE: 3/8" = 1'

SNIDER
ENGINEERING PA

715 STAFFORD PARK DRIVE
KERNERSVILLE, NC 27284

FIRM LICENSE #: C-2551

TEL: (336) 399-6290
EMAIL: tsnider@sniderengineering.com



204
N. Mendenhall Street
Greensboro, NC

REVISIONS:
REVISION DATE:

DESIGNED BY: TLS

DRAWN BY: TLS

SCALE: AS INDICATED

DATE:

SHEET #:

B-1.1



Back Facade - Aerial View