

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
NOVEMBER 15, 2016**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, November 15, 2016 at 6:00 p.m. in the Blue Room of the Old Guilford County Courthouse, 301 West Market Street, Greensboro, North Carolina.

Members Present: Benjamin Briggs, Chair; Melinda Trevorow; Christian Thoma; Jo Leimenstoll; Jane Payne; Terry Hammond; Dawn Chaney; Steve Johnson.

Members Absent: Abigaile Pittman and Tina Barber.

Staff Present: Leslie P. Eger, Planning Department.

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES FROM OCTOBER 18, 2016 REGULAR MEETING:

Ms. Payne moved approval of the October 18, 2016 regular meeting minutes as amended, seconded by Ms. Chaney. The Commission voted 7-0 in favor of the motion. (Ayes: Briggs, Trevorow, Johnson, Leimenstoll, Payne, Hammond, Chaney. Nays: None.)

Mr. Thoma joined the meeting at 6:04 p.m.

PUBLIC HEARING ITEM:

- 1. Major Certificate of Appropriateness (COA)**, for the Cascade Saloon, 408-410 South Elm Street, Greensboro, North Carolina. The request involves exterior and interior renovations to secure the structure, and interior adaptive reuse renovations to repurpose the structure. Owned by Rentenbach Constructors, Inc., 1102 Grecale Street, Greensboro, North Carolina 27408
(APPROVED)

Mr. Eger stated that the Cascade Saloon was designated in December, 2007 and is located at 408-410 South Elm Street. The applicant is Rentenbach Constructors, Inc. and the request involves exterior and interior renovations to secure the structure and interior adaptive reuse renovations to repurpose the structure.

Chair Briggs reminded the Commission that this is being proposed as a tax credit project. The Commission has had several tax credit projects in the past that have been approved up to the National Park Service in Washington, D.C. for the use of federal tax credits. This is a similar case going for review and the Commission will coordinate with the National Park Service in this matter.

Mr. Johnson indicated that he would like to recuse himself from this vote. The Commission voted by acclamation to recuse Mr. Johnson.

Speaking in support of this matter, Craig Carbrey, Marsh Prause, Anthony Pecchio, and Jim Budd were sworn as to their testimonies in this matter.

Speaking in opposition to this matter, Ross Strange was sworn as to his testimony in this matter.

In Support:

Craig Carbrey is an architect with Tise-Kiester Architects, P.A., located at 119 East Franklin Street, Chapel Hill, North Carolina. He reviewed packets of distributed information containing drawings and a description of the proposed renovation. The Cascade Saloon property is bordered to the north and south by the railroad, to the west by neighboring property, and to the east by South Elm Street. He described the current state of the building and indicated that missing windows will be matched in the future with historic profiles and two-toned colors that were previously in place. The masonry will be rebuilt as needed given the current condition. The building is in such a state that they have not been able to get inside to do a great deal of documentation. They have been going inside with the contractor's assistance; however, when the building is cleared out they can do a more thorough documentation to verify dimensions and check the condition of existing materials inside the building. He described components and systems that will be replicated through the repairs that included the plaster coated demising wall that runs down the center, the masonry coated walls to the exterior, the existing wood frame structure that had a tongue and groove ceiling applied to it, and the brick walls that will be stabilized and repaired in place. The columns will stay and be repainted, the parapets will be repaired and restored, and the existing cornice that was removed will be replaced in a new fashion along the east, north, and south sides of the building. The third floor will be revived in the renovations with a mezzanine space above the second floor.

The main entrance to the building will be off of South Elm Street where there will be a tall reception space. A break space for employees and guests is proposed that will be reminiscent of the former use as a saloon. There will be new offices along the south side with more of the service spaces along the north side where there are fewer windows and more noise from the railroad tracks. There will be a central stair toward the front of the space that helps to connect the two stories. There will be a large open area that will allow people to mingle between floors as they move from one function to the next.

The second floor plan consists primarily of open office space and work stations where the walls will be about 48 inches high. There will be two enclosed offices toward the front of the space and then up above those offices and the stairs is the proposed mezzanine. There will be small conference spaces and low partitions as well on the mezzanine level.

The roof will be rebuilt with the same configuration and slope. Some mechanical units will need to be placed on the roof. They would like to incorporate skylights to bring additional light to the space below if the budget allows for it.

Referring to the elevation sheets, Mr. Carbrey said that the replacement windows will have a two-over-two configurations and they will be historically accurate with mullions and muntins to match what was there. They plan to research and replicate the historic two-part color scheme of the windows with the frames and sashes having different colors. The masonry will be repaired and restored on a case by case basis and the windows will be restored in place depending on their condition.

The front elevation shows that two new storefronts are being proposed for that façade. The existing columns will remain in place and be restored and repainted. There will be patterned glass for the transom space above the vision glass. The existing metal fascia above the columns will be repaired in place. The roof that projects out over that is in disrepair and will be repaired and replaced to match the existing with a similar metal cladding.

They are trying to match the existing floor to floor height that was in the space to give a feeling of volume on the interior of the building. They are calling for a finished beadboard ceiling in the reception area but further back in the space the joists will be exposed to help open up the volume and express the structure. The integrity of the demising wall will be maintained beyond where new openings are being created to allow both sides to communicate between the halves of the building.

Responding to Ms. Leimenstoll's question about patterned glass in the transoms above the storefronts, Mr. Carbrey said that the glass will not be seeded; rather, it will be more like stamped glass with texture and reminiscent of historic glass.

Marsh Prause, 516 Woodlawn Avenue, was present as a representative of Preservation Greensboro Development Fund, Inc. He recognized their partner, Christman-Retenbach, and Tise-Kiestner Architects for their work on this project.

Anthony Pecchio, 208 North Capital Avenue, Lansing, Michigan, is with the Christman Company, developer of the project. Retenbach Construction Company is an affiliated company owned by Christman Company. He expressed his enthusiasm to be involved with this project.

Responding to questions from Commissioners, Mr. Pecchio said they would like to restore the brick on the exterior with a uniform finish with a breathable masonry coating. They can make a determination about the finish once they ascertain the condition of the brick. In addition, Mr. Carbrey indicated the signage will be restored or freshened.

Chair Briggs asked the applicant where they are in the process of National Park Service and State Historic Preservation Office approval. Mr. Carbrey said they have submitted Part I of the proposal but have not submitted Part II yet because they have been waiting on various things such as confirming the stabilization process. Part II has been prepared and is basically what has been presented to the Commission but it is in the National Park Service format. The State Historic Preservation Office has seen Part II and has given their feedback on it.

Mr. Johnson asked if the structural integrity of the brick walls was being maintained. Mr. Carbrey said that they initially proposed coming back to do an interior bearing system and the proposal was for bearing stud walls along the exterior walls as well as using the demising wall for it. Upon further investigation with Retenbach and Christman's help, they believe they have the ability to use those walls as the bearing system. They are receiving feedback and insight to determine if they can actually do that as well as maintain the central demising wall as a bearing element.

Mr. Eger asked Mr. Carbrey if they plan to stick to the general layout shown on the proposed plan all the way through and that any changes would be brought back to the attention of staff. Chair Briggs stated that the Commission has a history of working with tax credit projects throughout Guilford County and coordination is needed with the National Park Service and State Historic Preservation Office. Any deviations from items receiving approval at tonight's meeting need to be brought to staff's attention. Staff can make the decision whether or not the changes need to come before the Commission. Mr. Carbrey agreed that any revisions will be brought to the attention of staff for consideration.

Jim Budd, 106 Barnhardt Street, said that he is one of the owners of the building located behind the Cascade Saloon building. They are tremendously in favor of this project and moving forward.

In Opposition:

Ross Strange, 1210 Aycock Avenue, Burlington, North Carolina, said that he was the original owner of the Cascade Saloon. Although in favor of having the historic building renovated, he referred to circumstances surrounding his pending lawsuit regarding payment he feels that he is owed for this property. He commented that the lawsuit concerning ownership might prevent the renovations from being made. Chair Briggs reminded Mr. Strange that this is not a courtroom where ownership of the building can be decided; rather, this hearing is about the Certificate of Appropriateness for the restoration of the building and the design being proposed. If approval is given, the owner can move forward on restoring the property. Mr. Strange commented that the Commission cannot approve something that the supposed owners do not actually own. Chair Briggs reiterated that the Commission is not in the jurisdiction of ownership and ownership is not being decided at tonight's meeting.

There being no other speakers, Chair Briggs closed the public portion of the hearing.

Mr. Eger asked at what point Part II will be approved. Mr. Carbrey estimated that Part II will be submitted for approval in the next two or three weeks and approval typically comes within 60 to 90 days.

Ms. Leimenstoll commented that since the Commission is the first to offer their recommendation for a Certificate of Appropriateness, approval needs to be based on what the documents show. As discussed earlier, the applicant will need to come back for either staff level or Commission approval if there are changes to this proposal. Sometimes the Commission receives the application after it has been reviewed but this is a little different sequence. She felt that the Commission cannot speculate and therefore, recommendation needs to be based on the documentation.

Ms. Leimenstoll moved recommendation to approve the Certificate of Appropriateness request for the Cascade Saloon building at 408-410 South Elm Street. This is a pivotal building for South Elm Street and is very important to maintaining the streetscape character of the whole historic district on South Elm Street. This approval is based on the very detailed description of the proposed rehabilitation work along with the architectural drawings and photographs and specifically, this proposal is a full rehabilitation of the building, exterior and interior; addresses new systems; repair of existing character defining features where possible; and replacement where the features are too deteriorated to retain or are missing. The proposed scope of work is outlined in much more detail in the written description including how life safety code issues will be dealt with, exterior finishes and systems, windows and existing masonry openings, the illustration and description of new store fronts on the Elm Street façade, repair of the roof, and installation of a new cornice with a similar appearance to the original cornice which no longer exists. The proposal clearly respects the historic character of the building; shows a great deal of thought and attention paid to the finishes, the systems, the existing floor plan and the original layout; and also reflects best practices in terms of meeting the Secretary of the Interior's Standards for rehabilitation in terms of the description of the work. This motion is based on the fact that the proposal as submitted meets the Secretary of the Interior's Standards, respects the character of this pivotal building, and the Commission looks forward to the next step. The motion was seconded by Ms. Payne. The Commission voted 7-0-1 in favor of the motion. (Ayes: Briggs, Hammond, Leimenstoll, Thoma, Payne, Chaney, Trevorrow. Nays: None. Abstain: Johnson.)

NON-PUBLIC HEARING ITEMS:

- **Approval of 2017 meeting schedule**

Mr. Eger stated that the proposed 2017 calendar has been set up using the current schedule of meeting on the third Tuesday of every month. Following discussion, members were in agreement to the proposed schedule.

Commissioners voted by acclamation to approve the 2017 meeting schedule as presented.

- **Discussion of moving elections to the first meeting of calendar year rather than April meeting as referenced in Rules and Procedures**

Mr. Eger asked the Commission to consider moving the election of officers from the April meeting to the beginning of the calendar year. Members were amenable to holding elections at the first Commission meeting of the year.

Commissioners voted by acclamation to move the election of officers to the first meeting of the calendar year.

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Guilford County Historic Preservation Commission will be on December 20, 2016.

ITEMS FROM PLANNING STAFF:

Mr. Eger updated members on the Little Red School House and said that he has spoken with the architect working on the project. The architect brought a sample brick for review with the same pattern but it was from a different brick company. Mr. Eger examined the bricks side by side and felt the bricks looked the same. He noted that the brick the architect originally wanted to use is unavailable. They are now preparing to build the foundation.

Mr. Eger said that Hillside House is in process of being cleaned out. He expects to receive a COA request to remove numerous dead trees and overgrown shrubs on the property. He did not want to see the old Fig tree and several Boxwood shrubs removed. He left a message with the owner and spoke to Mike Cowhig, City of Greensboro, to discuss streamlining the system by setting COA requests coming to staff or the Commission at the same time they come to the City's Historic Preservation Commission for approval.

ITEMS FROM COMMISSION MEMBERS:

None.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman
Guilford County Historic Preservation Commission

BB/sm:jd