

**MINUTES OF THE  
GUILFORD COUNTY  
HISTORIC PRESERVATION COMMISSION  
DECEMBER 20, 2016**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, December 20, 2016 at 6:01 p.m. in the Third Floor Conference Room of the Old Guilford County Courthouse, 301 West Market Street, Greensboro, North Carolina.

Members Present: Benjamin Briggs, Chair; Melinda Trevorow; Christian Thoma; Jane Payne; Terry Hammond; and Dawn Chaney.

Members Absent: Abigaile Pittman, Steve Johnson, and Jo Leimenstoll.

Staff Present: Leslie P. Eger, Planning Department.

**AGENDA AMENDMENTS:**

None.

**APPROVAL OF MINUTES FROM NOVEMBER 15, 2016 REGULAR MEETING:**

Mr. Thoma moved approval of the November 15, 2016 regular meeting minutes as written, seconded by Ms. Payne. The Commission voted 6-0 in favor of the motion. (Ayes: Briggs, Trevorow, Thoma, Payne, Hammond, Chaney. Nays: None.)

**PUBLIC HEARING ITEM:**

- 1. Major Certificate of Appropriateness (COA),** for the L. Richardson Hospital Apartments, 603 South Benbow Road, Greensboro, NC. The request involves replacement of 36 deteriorated six over six double hung windows with six over six JELD-WEN double hung windows with colors to match all other windows. Owned by George Carr III, 408 Battleground Avenue, Greensboro, NC 27401.  
**(APPROVED)**

Mr. Eger and George Carr were sworn as to their testimonies in this matter.

Mr. Eger said that this application is for the replacement of 36 deteriorated six over six windows with other six over six windows. These are the types of windows that are being used at Wafco Mills for window replacement. The style being used is a wood window with muntins. Two of the windows are 25" by 64" with the rest of the windows being the same size. The windows will be painted the exact same color when the replacement is complete. Additional windows will be replaced at the apartments in the future and Mr. Eger would like to have this process set up so that replacement with the exact same windows can be approved at staff level without having to bring the matter back to the Commission as a major COA.

George Carr, 3210 Princess Ann Street, is the owner of the building and a local real estate developer. They acquired the hospital building about 16 years ago when it was vacant and in disrepair. They renovated the building and turned it into 32 apartments for senior citizens. They are regulated by a number of entities including the City of Greensboro, the North Carolina Housing Finance Agency, the Carolina Affordable Housing Equity Corporation and the State Housing Finance Agency. These regulating entities have expressed concern about the condition of the windows in the building because some of the windows either do not operate at all or they are too difficult for seniors to open. In addition to this safety issue, there is also an issue of utility cost for the lower income residents. When the building was rehabilitated 15 years ago, only a few of the windows were replaced. There are some aluminum clad windows and some vinyl clad

windows in the building that Mr. Carr did not install and preceded his involvement with the apartments. He said that at least 80% of the windows are original window sash. His staff recently went through the entire building and repaired and repainted all the windows they could and reached a point where all but five of the windows were working. David Hoggard worked on the five windows and they are now functioning. He said there are about 31 additional windows that need to be replaced due to rot.

Mr. Carr found a JELD-WEN window with real muntins that is architecturally acceptable. The window comes in an all-wood version and also a version with interior wood with aluminum clad on the exterior. He noted that the quality of wood is not what is used to be and the all-wood window only lasts seven or eight years which is financially crippling to the L. Richardson Hospital Apartments. Although the all-wood JELD-WEN window is beautiful, he asked the Commission to consider approving the aluminum clad window. He felt the aluminum clad windows would last for the duration of the building and would still preserve the architectural look of the building.

Mr. Carr thanked Mr. Eger for his help with this application.

Chair Briggs pointed out key points from Mr. Carr's presentation that would pertain to making a determination on this application. There is a special population using this building that is a little different from other buildings that the Commission might have oversight of. There are issues with the special population in the building with safety, especially the operability of the windows. In addition, there were already multiple replacement windows in the structure when Mr. Carr purchased the building and took over its management.

Ms. Chaney asked if there were tax credits received when the renovations were originally done. Mr. Carr indicated there were state and federal historic tax credits along with lower income tax credits. Mr. Carr indicated that he had not thought about using the tax credits on these 31 windows. He plans to renovate the entire building in about a year using tax credits which would embrace state and federal historic credits. Ms. Chaney said that next year when the building is remodeled using tax credits and all of the additional windows are replaced, federal and state regulations may require putting in windows that are not clad. Mr. Carr said that he would only have to meet the state agency's standard for reconstruction. There was a brief discussion about the use of tax credits as they pertain to this window replacement project.

Mr. Thomas asked about pricing for the window replacement. Mr. Carr said that the cost for using the all-wood window is roughly \$35,000 while the cost for the windows with the clad exterior is around \$38,000. He said the windows are not that far apart in price but they are light years apart in longevity.

Chair Briggs reiterated that the quality of wood used today is not the same quality as it was 50 or 60 years ago. He cited the Greensboro History Museum where newer all-wood windows are being replaced on a cycle of every six to seven years because of the poorer quality of today's wood.

Members discussed approving the COA and giving Mr. Carr the choice of two different types of windows until he receives clarification on tax credit issues that might occur.

Ms. Hammond moved that the Guilford County Historic Preservation Commission approves the request for a Certificate of Appropriateness for the L. Richardson Hospital Apartments, 603 South Benbow Road, Greensboro, NC. The request involves replacing 36 deteriorated six over six double hung windows with six over six JELD-WEN double hung windows with the colors to match all other windows in the building. The Commission approves the choice of either all-wood windows or windows with wood interior aluminum clad exterior with actual wood muntins on the interior with the understanding that the owner will pursue conversations with the State Historic Preservation Office to determine which is going to be best in the long run. The Commission approves the use of the aluminum clad windows based on the fact that there are currently multiple types of windows already in use in the building and that there are special populations living there, specifically senior citizens, who have difficulty operating the windows that have deteriorated and there oversight agencies that have sited the owner for safety issues. The Commission directs staff level approval of these windows into the future. The motion was seconded by Ms. Chaney. The Commission

voted 6-0 in favor of the motion. (Ayes: Briggs, Hammond, Chaney, Trevorrow, Payne, Thoma. Nays: None.)

**SPEAKERS FROM THE AUDIENCE:**

Raleigh Stout, Aycock Neighborhood Association, introduced himself and indicated that he was present to observe the meeting.

**ITEMS FROM COMMISSION MEMBERS:**

Chair Briggs said that the election of officers will take place at the next meeting scheduled for January 17, 2016.

Mr. Thoma asked if progress was being made at the Mendenhall Plantation with the chimney repair. Ms. Payne said that the federal government has given an extension and the state is trying to find a contractor to complete the work. In addition, she commented that a structural issue on the porch has been discovered and a COA request will be coming to the Commission once costs can be determined.

**ADJOURNMENT**

There being no further discussions before the Commission, the meeting was adjourned at 6:46 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman  
Guilford County Historic Preservation Commission

BB/sm;jd