

AGENDA
THOMASVILLE HISTORIC PRESERVATION COMMISSION
City Council Chambers
7003 Ball Park Road
Tuesday, August 31, 2021 6:30 p.m.

1. Call to Order
2. Approval of Minutes of July 27, 2021
3. Application for Certificate of Appropriateness (Public Hearing)
 1. Case # COA-21-04
Property Owner: Kablan Bubaker
Applicant: Wayne Rogers Jr.
Location: 215 W. Colonial Dr.
Colonial Drive School Historic District
Request for white vinyl clad windows
 2. Case # COA-21-05
Property Owner/Applicant: Baptist Children's Homes of NC, Inc.
Location: 417 W. Main St.
Colonial Drive School Historic District
Request for exterior alterations, landscaping, and site improvements
3. Staff Report
4. Committee Reports
 - a. Finance Report
 - b. Sales: Books and Index
5. Election of new Officers
6. Any other business
7. Next Meeting
 - a. The Commission next meeting will be held on Tuesday, September 28, 2021, at 6:30 p.m. in the City Council Chambers on Ball Park Road.
 - b. The deadline for COA applications will be on Tuesday, September 7, 2021, at 5 p.m.
8. Adjournment

MINUTES
Thomasville Historic Preservation Commission
City Council Chambers
7003 Ball Park Road
Tuesday, July 27, 2021

The July 27, 2021, meeting of the Thomasville Historic Preservation Commission was held at the City Council Chambers.

Members Present: Chairman, David Yemm. Members: Scott Ford, Marybeth Ford, Mary Sullivan, Casey Gardner. Staff members: Chuck George.

1. Call to Order

Chairman David Yemm called the meeting to order at 6:32 p.m.

2. Approval of Minutes

Scott Ford made a motion to approve the minutes of May 25, 2021. Casey Gardner seconded the motion. All in favor. None opposed. Motion carried.

3. 215 W. Colonial – Noncompliance windows.

Staff shared that upon inspection of the property, noncompliance windows had been installed. Work stopped. Committee had discussion on noncompliance windows. Staff will report to contractor that old windows need to be put back in place.

4. Proposed Amendment to the Thomasville Design Standards

Committee reviewed Thomasville Design Standards, discussion on same. Small changes to be made: active members of commission to be updated, date of adopted standards to be updated and language inserted on page 14, Standards: Site Features and Plantings, Paragraph 8, should include language "that are visible from the street."

Scott Ford made a motion to approve the Thomasville NC Design Standards with noted changes. Casey Gardner seconded the motion. All in favor. None opposed. Motion carried.

5. Staff Report

Staff reported that the State Historic Commission has upcoming training opportunities and will get the members the needed information. All credits need to be completed and reported by September 30, 2021.

6. Committee Report

Financial Report – David Yemm reported that there are no changes.

No book sales. Tourism has not ordered additional books.

Marybeth Ford again asked that we have an update next month on the bank balances.

7. Other business

The Design Review Committee met with Sam Barefoot of Mills Homes on Wednesday, July 21, 2021 at 5:30 PM, in reference to 417 W. Main Street. The Committee shared what is favorable and what isn't favorable. A possible COA may be submitted in August.

Casey Gardner inquired about 219 W. Main Street as to how long they have to complete the project of the fence in the front yard. The end of October will be the six month point since the COA was approved and a possible reminder needs to go out to the applicants.

August will be new officer elections. David Yemm will send an e-mail in reference to the election of officers.

Mary Sullivan shared that Denton, NC has a museum and how nice it would be for Thomasville to have one.

Everybody's Day is September 25, 2021. Thomasville Historic Preservation Commission will participate again this year. David Yemm will get with the Beautification Committee in reference to our involvement. David suggested that we look into displaystogo.com for new display boards.

Marybeth inquired as to who is running the Thomasville Historic Preservation Commission Facebook page. We need someone who will be very active in keeping up with it. Casey Gardner suggested that maybe Jennifer Gardner would be interested and would get back to us.

September 24, 2021 will be Everybody's Night.

8. Next Meeting

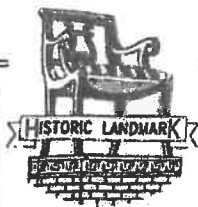
a. The next meeting of the Historic Preservation Commission will be held on Tuesday, August 31, 2021 at 6:30 p.m.

b. The deadline for COA applications is 5:00 p.m., on August 2, 2021.

Meeting was adjourned at 7:32 p.m.

Minutes respectfully submitted by Marybeth Ford

/s/ Marybeth Ford



APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
HISTORIC PRESERVATION COMMISSION, THOMASVILLE, NC 27360

HISTORIC DISTRICT _____

LOCATION _____

215 W. Colonial Dr. Thomasville
Street Address Where Work Will Be Undertaken

PROPERTY
IDENTIFICATION

Tax Map(s) _____

Tax Block(s) _____

Tax Lot(s) _____

2140-1173

7B, 8A, 8D, 19C, 20C

22E

APPLICANT

Rogers Jr. H. Wayne
Last Name First Name MI

ADDRESS

309 Council St
Number Street

Thomasville NC 27360
City State Zip

TELEPHONE NO.

Work _____

Home _____

Mobile _____

336 399 5205

FAX NO.

336 472 5895

E-MAIL

comforttech309@aol.com

PROPERTY OWNER

Kablan
Last Name

Bubaker
First Name

M
MI

ADDRESS

829 N Tree Drive
Number Street

Collierville TN 38017
City State Zip

TELEPHONE NO.

Work _____

Home _____

Mobile _____

☐ If there are additional property owners, check here and attach their names, addresses and phone numbers.

B. Kablan
OWNER'S SIGNATURE

3-29-21
DATE

[Signature]
APPLICANT'S SIGNATURE

3-29-21
DATE

Submit COA Application & Documentation to:

PLANNING & INSPECTIONS DEPT

CITY OF THOMASVILLE, NC

Physical Location: CITY HALL, 10 SALEM ST, 2ND FLOOR

Mail To: PO BOX 368, THOMASVILLE, NC 27361-0368

FAX: (336) 475-4258

QUESTIONS: (336) 475-4255

STEPS FOR COMPLETING APPLICATION

1. Describe the project completely and clearly stating the nature and extent of the proposed work. Attach additional sheets if necessary. Provide sufficient detail to allow the Zoning Enforcement Officer or Historic Preservation Commission to make an informed decision regarding appropriateness.

A white vinyl clad window, same size as existing windows.

2. Provide the following documentation:

Painting

- Color chips or brochure
- Color names or numbers to be used on each of the following as appropriate: body of house, corner boards, soffit, fascia, cornice molding, exposed rafters, roof brackets, window and door casings, window sash, porch columns, porch railing, porch flooring, porch ceiling, entrance doors, and other

Exterior Repairs

- Photograph of repair site for replacement of deteriorated porch railings, columns, steps, or other architectural features
- Description of replacement materials when original materials will not be retained.

Re-roofing

- Photographs of slate, terra cotta tile or other distinctive roofing shingles, or other significant roof features that might be disturbed during the work.
- Manufacturer's brochure or sample of replacement shingle or other roofing material
- Description of type and location of roof ventilators and method of flashing

MORRISON BROS.
EST. 1922
PROFESSIONAL
BUILDING SUPPLY

Atten. Chuck George

My name is Andy Ragan. I am the Millwork Manager at Morrison Brother Building Supply. We supplied the windows for the apartment units at 215 W Colonial Drive.

We ordered and supplied a vinyl window product because we could obtain a larger net egress opening height and width with a vinyl window as opposed to a traditional built wood window. The bedrooms are all located on the 2nd floor in these units, where emergency escape egress openings are more stringent by the ICC Building Standards. The ICC standards require a bedroom on the 2nd floor level to have a net opening that is .7 sq ft larger than bedrooms located on the 1st floor.

There are also many more options available for glass efficiency thermal coatings with the vinyl products as opposed to the traditional wood windows. The glass options are essential to meet the U-factor and Solar Heat Gain Coefficient ratings required. This is mainly because the limited amount of manufacturers that still build a wood frame window. There is a limited number manufacturers because of the limited demand for the product.

We still order a fair amount of windows that are made similar to a "traditional wood window style", but they are not making them out of wood. They are using a composite PVC material for the window frame, subsill and sash frames. This is because in our humid climate, the wood products have a limited lifespan.

If you have any questions concerning this info, please feel free to contact me anytime.

A Ragan

Standards: Windows and Doors

1. **Retain** and **preserve** windows and doors that define the historic character of local landmark and district properties.
2. **Repair** damaged or deteriorated windows and doors to match the original in materials and configuration. All repairs should be made using recognized preservation methods.
3. **Repair** only the deteriorated windows and doors rather than wholesale replacement. When repairing, use materials compatible in design, material, dimension, sash or panel configuration, detail, texture, and color.
4. **Replace** in kind any portion of a window or door that is damaged or deteriorated beyond repair. Retain as much of the original fabric as possible. Match the original in design, material, dimension, sash or panel configuration, detail, texture, and color.
5. **Replace** a missing window or door based either on historic documentation or with a window or door compatible in size, scale, color, pattern, texture, and material to the structure and streetscape.
6. It is not acceptable to eliminate existing windows or doors or to introduce new windows and doors on character-defining elevations of a building.
7. It is not acceptable to conceal or remove sidelights, transoms, shutters, beveled glass, art glass, and architectural trim.
8. It is not acceptable to add windows or doors based on conjectural or insufficient historical, pictorial, or physical documentation that create a false sense of history or historical development for the site or structure.
9. It is not acceptable to replace wooden doors or windows with vinyl substitutes.



Windows and Doors

Windows and doors provide a means of ventilation and allow visual links to be made both from inside to outside and from outside in. Probably more than any other architectural element, window and door openings are the most character-defining features of historic buildings. The imperfections found in historic glass results in slight distortions that add character to historic windows. There are numerous types, sizes, and configurations of windows and doors and this variety increases when these elements are combined with different designs for sills, lintels, decorative molding, and shutters that surround them. Because of the wide number of architectural styles in Thomasville, there is a corresponding variation of styles, types, and sizes of windows within the community. Most window and door frames and window sashes in these areas are constructed of wood. Residential buildings typically include the prevalent double-hung window. Occasionally, decorative leaded and art glass windows, transoms, and sidelights are found. Commercial buildings expand this vocabulary through the inclusion of large storefront display windows and a variety of door types and materials.

Windows and doors require relatively high maintenance to keep them fully operable. If they are well maintained and promptly repaired, they will continue to function indefinitely.

Pursue these practices ...

- Routinely inspect all windows and doors to monitor surface and external conditions. Look for signs of moisture damage, paint film failure, mildew, vegetation, or heavy dirt.
- Reglaze and recaulk windows and doors as necessary to resist the weather.
- Increase energy efficiency through the installation of traditional weatherstripping.
- Regularly prepare for and repaint all windows and doors with compatible paint types and colors.

If window and door units have deteriorated to the point of replacement, it is important to thoroughly research replacement units that are compatible in dimension, material, design, detail, configuration, and color. For windows and doors that are not standard sizes or configurations, this replacement usually requires the fabrication of custom-built windows and doors. The use of flat "snap in" muntin's in new windows in an attempt to simulate the true divided light sash configuration of the original window is generally discouraged.

Because windows and doors are such character-defining features for historic buildings on any elevation, great care should be taken to preserve windows and doors and the placement of their openings. Moreover, adding windows and door openings changes the architectural character of the building and is a practice that should be greatly restricted. When it is necessary to add openings, property owners should consider new openings in discrete locations not visible from the street.

Note: Information on storm windows and doors is provided in the Utilities and Energy Retrofit Standards. Refer to the Glossary of Architectural Terms for illustrations of traditional windows and doors.

True Homes

IT'S ALL ABOUT U
ICC-ES ESR-2496

Homes

ABOUT U
-SR-2496

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True Homes

IT'S ALL ABOUT U
ICC-ES ESR-2496

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APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION, THOMASVILLE, NC 27360

HISTORIC DISTRICT _____

LOCATION _____

417 W Main St Thomasville, NC

Street Address Where Work Will Be Undertaken

PROPERTY

Tax Map(s)

Tax Block(s)

Tax Lot(s)

IDENTIFICATION

P= 3-1

BA L 39

BK 2167-212

Parcel ID

APPLICANT

Baptist Children's Homes of NC, Inc

Last Name

First Name

MI

ADDRESS

PO Box 338 (204 Idol Drive)

Number

Street

Thomasville NC

27361

City

State

Zip

TELEPHONE NO.

(336) 474-1224

336-880-2707

Work

Home

Mobile

FAX NO.

(336) 475-4111

svbarefoot@bchfamily.org

E-MAIL

PROPERTY OWNER

BCH

Last Name

First Name

MI

ADDRESS

(Same as Above)

Number

Street

City

State

Zip

TELEPHONE NO.

Work

Home

Mobile

☐ If there are additional property owners, check here and attach their names, addresses and phone numbers.

Samuel V. Barefoot SRV 7/23/22

OWNER'S SIGNATURE

DATE

Submit COA Application & Documentation to:

PLANNING & INSPECTIONS DEPT

CITY OF THOMASVILLE, NC

Physical Location: CITY HALL, 10 SALEM ST, 2ND FLOOR

Mail To: PO BOX 368, THOMASVILLE, NC 27361-0368

FAX: (336) 475-4258

QUESTIONS: (336) 475-4255

APPLICANT'S SIGNATURE

DATE

PROPERTY SITE INFORMATION

Total acreage / square footage of property:

20,000 square ft (100 x 200)

Name of Street: W MAIN Street

Total Frontage: 100 ft Depth: 200 ft

Structures on property? (If yes, give use and year built for each structure)

House, built in 1914 3,514 sq ft ~ 2,403 heated space

Existing Use: VACANT - Residential

Names and addresses of property owners within 100 feet on all sides of property for which the request is made. If additional space is needed, attach names and addresses on a separate sheet.

- | | |
|--|--|
| 1. <u>Baptist Children's Home</u>
<u>Campus: Biggs Ave</u> | 2. <u>Van Richardson</u>
<u>415 W Main St</u>
<u>Thomasville, NC 27360</u> |
| 3. <u>Neca Johnson - Mary Dixon</u>
<u>7 Finch Avenue</u>
<u>Thomasville, NC 27360</u> | 4. _____

_____ |

The application for a Certificate of Appropriateness (COA) and all supporting information must be received no later than 15 days prior to the Historic Preservation Commission meeting. Incomplete applications will not be reviewed by the Commission. The Commission meets on the last Tuesday of each month at 6:30 p.m. in the Community Center located at 7003 Ball Park Road. COA applications are reviewed by the Commission in public hearing according to due process. Applicants and/or their designated representatives are encouraged to attend the public hearing. The Historic Preservation Commission's action in granting or denying a COA may be appealed by filing notice with the Board of Adjustment within 30 days of the Commission's decision. Appeals are filed in the Department of Planning and Inspections offices.

Upon request, the Commission's Design Review Committee consults informally with the property owner during project planning to advise on the Design Guidelines, the basis of all COA decisions. Such unofficial discussion of the proposed work is not binding upon the Commission in its review of the resulting application.

Certificates of Appropriateness remain in force for the duration of a project. However, if a period of one year passes and no progress has been made toward completing the project, the COA is voided and a new application must be submitted and approved before work may resume.

A new COA application must be submitted for any changes to approved plans. Deviating from approved plans constitutes a violation of the historic district or landmark regulations and is subject to civil penalties.

The Certificate of Appropriateness does not relieve the property owner from the responsibility of obtaining any other required permits. Building permits and other permits may be required even if a Certificate of Appropriateness is not required. For more information contact the Zoning Enforcement officer at (336) 475-4255

rev. 11/2008



Historical Commission Proposal 417 West Main Street - Thomasville, NC

1. Describe the project completely and clearly stating the nature and extent of the proposed work.

After acquiring this property from the Finch family, Baptist Children's Homes of NC will be renovating the home to restore it to its original charm and to preserve its character as a 1914 staple of Thomasville. Our goal in the renovation is that the property maintain the appearance of the original structure as it was during the early 1900's. We hope to breathe new life into this charming piece of Thomasville history.

The property in its current condition



417 West Main Street Thomasville, NC

2. Provide the following documentation:

PAINTING: It is our intention to use the following colors on the exterior of the home:

- White Dove (Benjamin Moore) - All trim and soffits, porch enclosure etc.
- Winter Ice (Benjamin Moore) - All siding
- Grenada Villa (Benjamin Moore) - Front door

Image below not of actual house. Depiction of paint colors only.



EXTERIOR ALTERATIONS:

The only alterations to the exterior will be the removal of one window on the front of the side porch addition. This window will be closed off to allow for interior renovations.

window
to be
removed



We would also like to restore the home with its original siding (which was cedar shake siding) (see picture of original siding). This cedar shake will be on the entire house and will be painted with the Benjamin Moore color listed above.

original siding
underneath the
current metal siding



EXTERIOR REPAIRS:

Rebuild of porch and structure - all trim and screen enclosures will be remade to match the current style. Screens will be replaced with Bettervue Screens which are more "glass like" in appearance and allow the porch to be seen from the street.



example of
bettervue screen
system

Windows will be removed and reclaimed by **DOUBLEHUNG HISTORIC WINDOW RESTORATION** in Greensboro. They will be restored to their original wood appearance.

RE-ROOFING:

The roof will have all repairs made to the structure and bad wood replaced. The shingles will be replaced with comparable materials (picture below).



ADDITIONS TO BUILDINGS: not applicable

LANDSCAPING & SITE IMPROVEMENTS: In an effort to preserve the integrity of the house and to protect its structure, the 3 trees which line FINCH RD will be removed. These trees are very close to the house and are interfering with the roof as well as the ground around the house (due to the large root system).



We will also remove one tree in the back yard to clear space to expand the driveway.

backyard tree to be removed



NEW BUILDINGS: Not applicable

DEMOLITION: Not applicable

MOVING BUILDINGS: Not applicable

SIGNAGE: Not applicable

Front Elevation



NORTH ELEVATION

Side Elevation



EAST ELEVATION

447 West Main Street Thomasville, NC