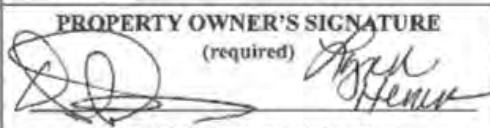


**CITY OF GREENSBORO  
HISTORIC DISTRICT PROGRAM**

**CERTIFICATE OF APPROPRIATENESS APPLICATION FORM**

<b>LOCATION</b>	<u>924 Carr Street, Greensboro 27403</u>		
	Street Address Where Work Will Be Undertaken		
<b>PROPERTY OWNER</b>	<u>Hemm</u>	<u>David &amp; Lynn</u>	
	Last Name	First Name	MI
<b>ADDRESS</b>	<u>924 Carr Street</u>		
	Number	Street	
	<u>Greensboro</u>		
	City	State	Zip
<b>CONTACT INFO</b>	<u>336-905-0963</u>	<u>davidhemm55@gmail.com</u>	
	Daytime Phone No.	Email	
<b>APPLICANT</b> (If different from owner)			
	Last Name	First Name	MI
<b>ADDRESS</b>			
	Number	Street	
	City	State	Zip
<b>CONTACT INFO</b>	Daytime Phone No.	Email	Fax
<b>PROPERTY OWNER'S SIGNATURE</b> (required)		<b>Mail or Fax Application To</b>	
 APPLICANT'S SIGNATURE		Planning Department City of Greensboro PO Box 3136 Greensboro, NC 27402-3136 Fax: 336-412-6315 Phone: 336-373-2144	
<b>FOR OFFICE USE ONLY</b>		<b>ACTION</b>	<b>DATE</b>
<b>Date Received</b>	<u>May 10, 2023</u>	<input type="checkbox"/> Approved	_____
<b>Application #</b>	<u>2707</u>	<input type="checkbox"/> Approved with Conditions	_____
		<input type="checkbox"/> Denied	_____
		<input type="checkbox"/> Withdrawn	_____
		<input type="checkbox"/> COA Not Required	_____
		<input type="checkbox"/> Staff Approval	_____

Revised 6/4/20

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Repair, Replacement and/or Alteration

924 Carr St., College Hill Historic District

Tax Parcel Number: 6296

PIN: 7864-25-3562

### PROPERTY

The property is a Queen Anne cottage-style home built prior to 1899 as a rental property by the original owners who lived next door. It's significant exterior and interior features have been carefully preserved over the years. Figures 1, 2.

### OWNERS

David and Lynn Hemm have owned the property since 2014 and have continued the stewardship of this historic property. Both are active participants in the College Hill Neighborhood Association. David has served as a board member for several years. David and Lynn invited Mike Cowhig and Stefan-leih Geary from the City of Greensboro to visit their home and provide input on the appropriate ways to maintain the special character of the Historic District, while meeting the practical needs of the owners.

### CURRENT SITUATION

A kitchen remodel was last completed about 30 years ago. Figures 3, 4, 5. The kitchen is very limited in both storage and working surface spaces. Its configuration appears to have changed several times over its history.

A rear elevation window was installed by a previous owner. It is a double pane window with exterior wood grids that duplicate the two over two double hung windows that are original to the house. Figures 6, 7, 8. A dated kitchen ventilation fan in the wall above this window discharges via the attic through the rear gable end to the exterior, suggesting that this was at one time the location of the cook stove. Figures 9, 10. It also suggests that at that time there was not a window in this location.

A side (secondary) elevation window provides illumination for the kitchen. This window appears to be of similar vintage to the original windows. Figures 11, 12, 13. The frame and muntins have been reworked, prompting Mike Cowhig to speculate that this window may not be original to this location. This window, and several others in the house, have external wood framed storm windows. Figure 13. The owners have found these storm windows to be unsatisfactory in significantly reducing the heat loss from the home. They are "very drafty."

The probable original butler pantry is now being used as a laundry room. Figure 14. A small storage room opposite the butler pantry was enlisted as a utility closet for the water heater and furnace. The furnace was later relocated, leaving patched openings in the floor and ceiling. Figures 15 and 16. The water heater remains, compromising the room's use for storage. Figure 17.

Another side (secondary) elevation window is in the storage room. Figures 18, 19, 20. It is a two light casement window with one broken pane and hinges that appear to not be original. It has not been

operable during the current ownership. The storage room is not heated and is very cold during the winter.

A side, rear porch, invisible from the street, provides a rear entrance to the home. Figures 21, 22. Long prior to the current ownership the porch was enclosed to form an interior hallway and bathroom. Figures 23 and 24. The exterior entrance to this space features a modified door that is not in any way appropriate to the home. Figure 25. The doorway is out of level and plumb and the resultant gaps around the jamb allow substantial air leakage from/to the outside. Figure 26.

Locations of the existing features are shown in Figure 27

#### PROPOSED DESIGN SOLUTIONS

The butler pantry-turned laundry room is to be restored as a food prep/serving area similar to its original use. A portion of the partition wall between the butler pantry and the kitchen will be removed to provide expanded storage and work surface areas to the kitchen. Figures 27, 28. Original bead board wall and ceiling finishes and mouldings will be preserved. Figure 29. Five early vintage site-built kitchen cabinets will be relocated to the butler pantry. Figures 30, 31, 32, 33.

The water heater will be removed from the storage room to restore the room's original use. Its function will be replaced with a tankless water heater mounted on the rear exterior wall of the house. Figure 34.

Optimal reconfiguration of the kitchen calls for the kitchen sink to be in the center of the rear wall where the existing (not original) window is located. The existing window has a sill height of about 20 inches above the floor. An identical, but shorter, two over two single hung window with double pane glass and exterior wood grids will have the same cap height but will have a sill height above the floor of about 48 inches to accommodate the countertop with sink. Figures 35, 36, 37. Wood clapboard siding matching the existing original will be installed below the new window. Figure 38.

The window unit being removed from the rear elevation is the same size and appearance as the right (secondary) elevation kitchen window. It has external wood grids in a two over two pattern. To recycle this unit and to improve the energy efficiency of the home the owners would like to reuse this unit in place of the probably not original window in the right side (secondary) elevation of the kitchen. The new and old windows at this side location near the rear of the house would be indistinguishable from the street. Figures 27, 39, 40, 41, 42.

To better insulate the unheated storage room, the owners would also like to replace the existing original casement window with a double pane fixed sash two light window with external wood grids, duplicating the existing window in appearance. The new and old windows at this side location near the rear of the house would be indistinguishable from the street. Figures 43, 41, 42.

The nonconforming side, rear exterior entrance door will be replaced with a salvaged period door (Figure 44) and the jambs reworked level and plumb, to eliminate the nonconforming architectural feature and provide a much improved, energy saving seal.

## SUMMARY

This application strives to achieve a balance between function and preservation. The standards allow for change when it is accomplished in a sensitive manner that maintains the special character of the Historic District, while meeting the practical needs of the residents/property owners. The owners request approval for:

1. Replacement of a nonoriginal rear elevation window with a shorter identical window that duplicates the appearance of the home's original windows, to accommodate optimal placement of the kitchen sink.
2. Replacement of a period side (secondary) elevation window with a modern double pane window with exterior wood grids that duplicates the appearance of the home's original windows, to recycle an architectural unit and improve energy efficiency.
3. Replacement of an original side (secondary) elevation window with a modern double pane window with exterior wood grids that duplicates the appearance of the home's original windows, to improve energy efficiency for an unheated room.
4. Replacement of a nonconforming side, rear exterior entrance door with a salvaged, period appropriate door, to eliminate a nonconforming architectural feature and improve energy efficiency.
5. Installation of a tankless water heater on the rear elevation to restore the original unimpeded use of the storage room.

## GENERAL CONTRACTOR

Win-Win Remodeling, LLC is the general contractor for this project and is licensed, bonded and insured. The owner, Eric Crouse, is a resident of the College Hill Historic District and has served as a board member of the College Hill Neighborhood Association.





Figure 1 – 924 Carr St. carefully preserved





Figure 2 – 924 Carr St. carefully preserved





Figure 3 – 924 Carr St. kitchen - limited in both storage and working surface spaces





Figure 4 – 924 Carr St. kitchen - limited in both storage and working surface spaces





Figure 5 – 924 Carr St. kitchen - limited in both storage and working surface spaces





Figure 6 – 924 Carr St. rear elevation 1990's replacement window – external wood grids





Figure 7 – 924 Carr St. rear elevation 1990's replacement window – external wood grids





Figure 8 – 924 Carr St. rear elevation 1990's replacement window – external wood grids





Figure 9 – 924 Carr St. vestigial cookstove exhaust fan





Figure 10 – 924 Carr St. vestigial cookstove exhaust fan





Figure 11 – 924 Carr St. side elevation reworked window, possibly not original location





Figure 12 – 924 Carr St. side elevation reworked window, possibly not original location





Figure 13 – 924 Carr St. side elevation reworked window, possibly not original location





Figure 14 – 924 Carr St. butler pantry used for laundry





Figure 15 – 924 Carr St. storage room floor patch





Figure 16 – 924 Carr St. storage room ceiling patch





Figure 17 – 924 Carr St. storage room obstructed by water heater





Figure 18 – 924 Carr St. broken window in unheated storage room





Figure 19 – 924 Carr St. broken window in unheated storage room





Figure 20 – 924 Carr St. broken window in unheated storage room





Figure 21 – 924 Carr St. rear side entrance not visible from street





Figure 22 – 924 Carr St. rear side entrance not visible from street





Figure 23 – 924 Carr St enclosed porch hall





Figure 24 – 924 Carr St enclosed porch bathroom





Figure 25 – 924 Carr St. rear side entrance inappropriate modified door



Figure 26 – 924 Carr St. rear side entrance door leakage



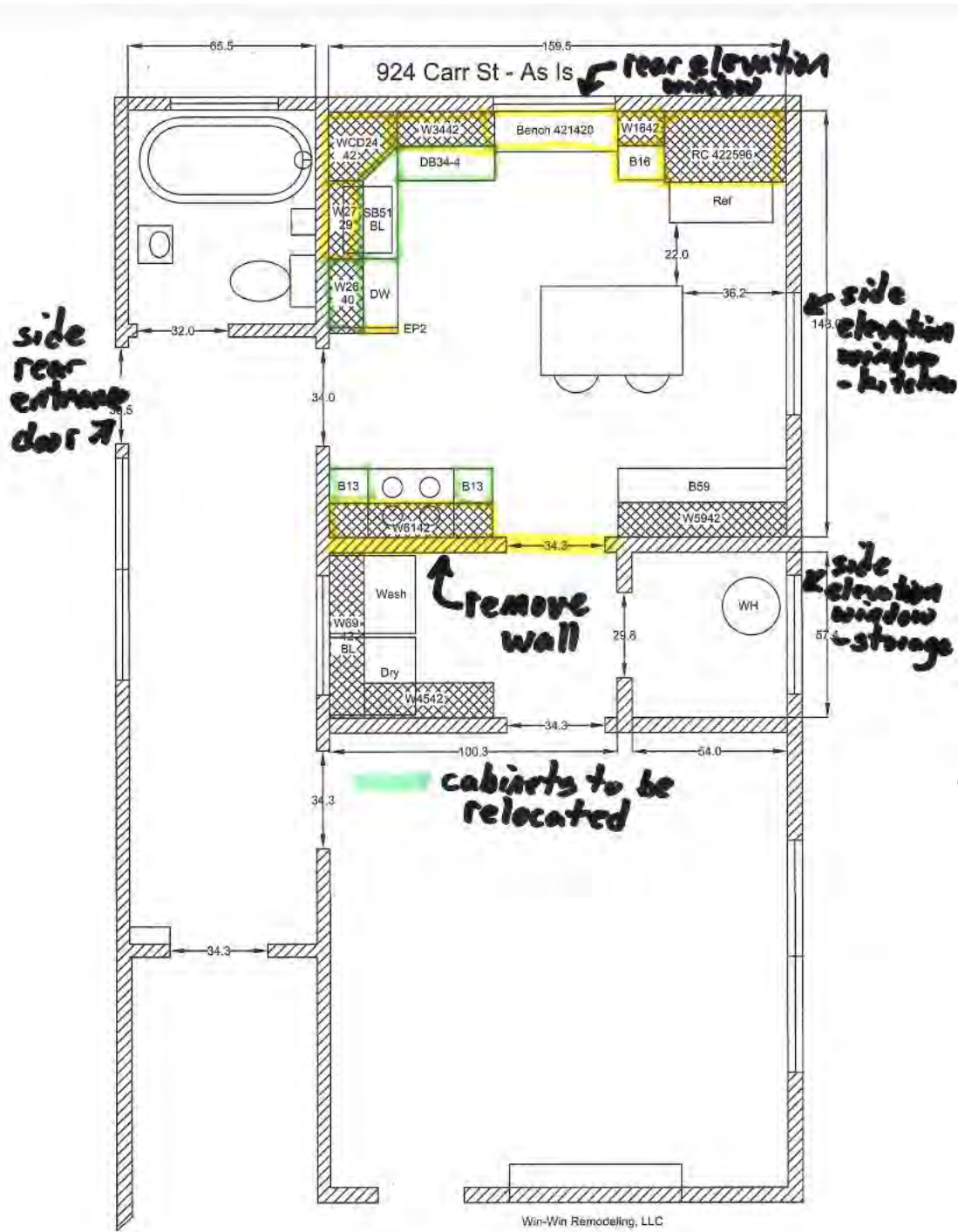


Figure 27 – 924 Carr St location of existing features

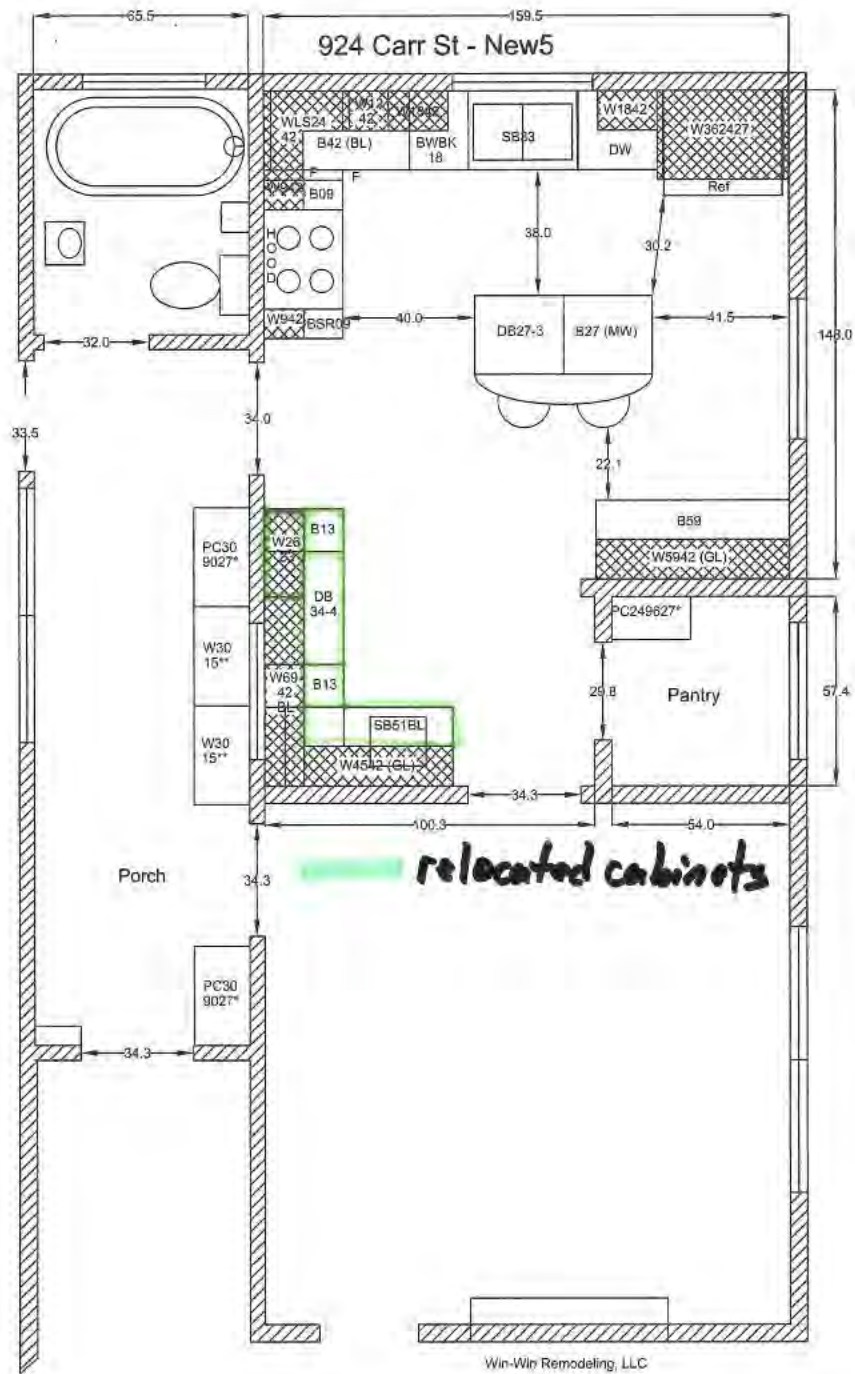


Figure 28 – 924 Carr St location of proposed features



Figure 29 – 924 Carr St bead board and mouldings to be reused





Figure 30 – 924 Carr St site-built cabinet to be relocated



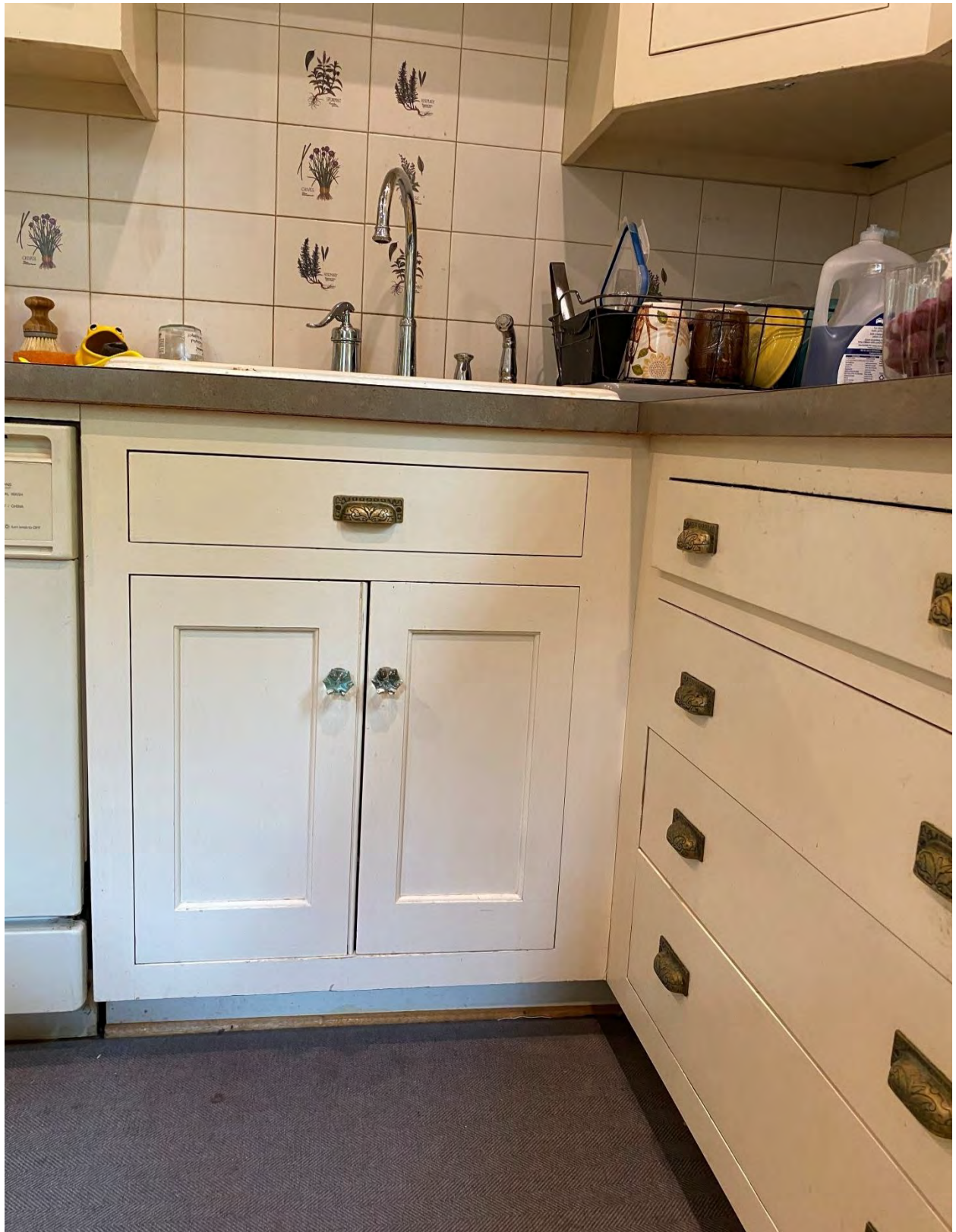


Figure 31 – 924 Carr St site-built cabinet to be relocated





Figure 32 – 924 Carr St site-built cabinets to be relocated





Figure 33 – 924 Carr St site-built cabinet to be relocated





Figure 34 – 924 Carr St tankless water heater installed on rear elevation



Viewed From Exterior  
 Opening: 32 - 1/4" X 41 - 3/4"

PG #  
 2133

**Traditional, 31.541 Single Hung, Equal**

**1: Traditional, 31.541 Single Hung, Equal**  
**Frame Size: 31 1/2 X 41**  
**General Information:** Standard, Luxury, ~~Mass~~, Pine, 4 3/8", 4 3/16"  
**Exterior Color / Finish:** ~~Printed, Primec~~, White  
**Interior Color / Finish:** Unfinished Interior  
**Sash / Panel:** Pully Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor  
**Screen:** Half Screen, Standard EnduraClear, Brick Red, Premium, InView™  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.47, CFD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 0811, Clear Opening Width 28.125, Clear Opening Height 16.062, Clear Opening Area 3.13111, Egress Does not meet typical United States egress, but may comply with local code requirements.  
**Grille:** iLT, No Custom Grille, 7/8", Traditional (2W1H / 2W1H), Pully Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Loose Supplied By Branch, Pella Recommended Clearance, Perimeter Length = 145"

PRICE	QTY	AMOUNT
\$1,124.00	1	\$1,124.00

Figure 35 – 924 Carr St shorter window to be installed on rear elevation to accommodate sink





Figure 36 – 924 Carr St shorter window installed on rear elevation to accommodate sink





Figure 37 – 924 Carr St shorter window installed on rear elevation to accommodate sink





Figure 38 – 924 Carr St wood clapboard siding will cover reduced window opening





Figure 39 – 924 Carr St 1990's replacement window removed from here...





Figure 40 – 924 Carr St 1990’s replacement window to be installed here





Figure 41 – 924 Carr St replacement windows from behind fence





Figure 42 – 924 Carr St replacement windows from near street, obscured by fence



Customer: Carolina Maturino

Project Name: Maturino - Historic Carr St

Quote Number: 16796470

Line #	Location	Attributes	Item Price	Qty	Ext'd Price
15	Putty	<b>Pella® Reserve, Traditional, Sash Set, Fixed, 31 X 40</b>  1: Traditional, 3140 Fixed Sash Set Frame Size: 31 X 40 General Information: Standard, Pines, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class I.C; PG 60, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11 Grille: ILT, No Custom Grille, 7/8", Traditional (2W1H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Loose Supplied By Branch, Pella Recommended Clearances, Perimeter Length = 142"	\$834.49	1	\$834.49



Viewed From Exterior  
rough Opening: 31 - 3/4" X 40 - 3/4"

**Thank You For Your Interest in Pella® Products**

Figure 43 – 924 Carr St insulated window to be installed in unheated storage room





Figure 44 – 924 Carr salvaged period door to replace inappropriate rear side entrance door