

MINUTES
HISTORIC PRESERVATION COMMISSION

October 13, 2021

City of High Point
Municipal Office Building
City Council Chambers
6:00 p.m.

MEMBERS

PRESENT: Holly Davis, Chair
Janet Catania
Mary Powell DeLille
Jeremy Fennema
Brenda Stewart
Brianne Verstat

MEMBERS

ABSENT: John Fitzwater

STAFF

PRESENT: Chris Andrews, Interim Planning and Development Director
David Fencl, Senior Planner
Genine Solis, Recording Secretary
Meghan Maguire, Assistant City Attorney

The meeting began at 6:00 p.m. in the City Council Chambers.

A. Call to Order

Ms. Davis, Chair, determined that a quorum was present and called the meeting to order.

B. Approval of Minutes

1. August 11, 2021 Regular Meeting of the Historic Preservation Commission

Mr. Fennema made a motion to approve the August 11, 2021 minutes for the regular meeting of the Historic Preservation Commission as presented. Ms. Catania seconded the motion. The minutes were approved by a vote of 6-0.

C. Hearing Items

All speakers offering testimony were affirmed.

1. **Dakorie Murphy for BMS Investment Properties LLC** **1202 Johnson Street**
CA-21-15

A request to place a new 10' x 14' wooden storage shed in the rear yard.

Applicant was not present at the meeting.

Mr. Fennema made a motion to continue Certificate of Appropriateness, case CA-21-15, to the November 10, 2021 Historic Preservation Commission meeting because the applicant was not present for the hearing. Ms. Stewart seconded the motion. The Historic Preservation Commission approved the motion by a vote of 6-0.

2. **Richard Weinbaum** **331 Woodrow Avenue** **CA-21-17**

A request to replace home's existing aluminum double-hung windows with ProVia AP 500 series vinyl windows with exception of the sunroom located on the east side of home.

Mr. David Fencl, Senior Planner, presented CA-21-17. He entered the staff report, photos, application, and description of the windows into the record.

Staff recommended approval of the request as presented in the staff report.

In response to questions from the Commission, Mr. Fencl provided the following answers:

- Although replacing windows in kind is preferable, replacing the existing aluminum windows with a similar aluminum window is not feasible due to the product not existing.
- As the windows are unique and would be difficult to replace, it was suggested the applicant consider wood or composite windows. Although an aluminum clad window is an option, this option was not discussed.
- Mr. Weinbaum did a lot of research, and although the windows could be rehabilitated, availability of materials and craftsperson to do the work would be difficult.
- Applicant's aluminum windows are likely to be the home's original windows.

The following person spoke on behalf of the applicant:

- Richard Weinbaum, 331 Woodrow Avenue, High Point

Mr. Weinbaum stated that he approached this project with diligence to maintain visual appeal and keep the historic look of the house. He invested much time and money in that effort. He looked at many options for replacing the windows, but he ultimately

decided on vinyl as the expense of either repairing the custom aluminum windows or replacing with wood or composite windows was not feasible for him.

The Commission began deliberation.

The Commission concluded that since the house was built in the 1950's, replacing the aluminum windows with wood would be illogical. In addition, aluminum windows similar to the applicant's windows are not available anymore and repairing them would be difficult. Vinyl is probably the most comparable material to aluminum for use in windows.

Ms. DeLille made a motion to approve Certificate of Appropriateness, CA-21-17, to replace home's existing aluminum double-hung windows with ProVia AP 500 series vinyl windows with exception of the sunroom located on the east side of home, due to the nature of aluminum windows with vinyl being the closest replacement in like kind material. Mr. Fennema seconded the motion. The Historic Preservation Commission approved the motion by a vote of 6-0.

D. Announcements

1. *Architecture of High Point* books

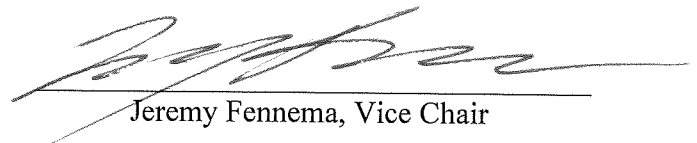
Staff is still working on reaching out to possible distribution candidates for the *Architecture of High Point* books. More information will be available at the November HPC meeting.

2. Minor Works Certificate of Appropriateness Report

This report has been included in the packet for informational purposes.

E. Adjournment

Ms. Catania made a motion to adjourn. Mr. Fennema seconded the motion. The meeting was adjourned at 6:46 p.m.



Jeremy Fennema, Vice Chair

10 Nov 2021

Date