

CITY OF GREENSBORO  
HISTORIC DISTRICT PROGRAM

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

LOCATION

1110 W. MCGEE ST

Street Address Where Work Will Be Undertaken

PROPERTY OWNER

SIGNATURE 31, LLC

Last Name

First Name

MI

ADDRESS

2618-A BATTLEGROUND AVE

Number BOX 299 Street

GREENSBORO

27408

City

State

Zip

CONTACT INFO

336-420-0006

LBeyer@aol.com

Daytime Phone No.

Email

APPLICANT

(If different from owner)

MELEY

LEE

Last Name

First Name

MI

ADDRESS

6204 KEATH DR

Number

Street

SUMMERFIELD

27358

City

State

Zip

CONTACT INFO

336-420-0006

LBeyer@aol.com

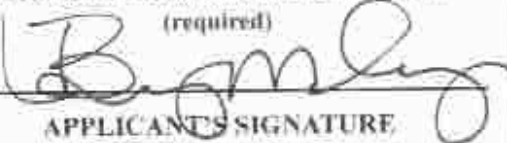
Daytime Phone No.

Email

Fax

PROPERTY OWNER'S SIGNATURE

(required)



APPLICANT'S SIGNATURE

Mail or Fax Application To

Planning Department

City of Greensboro

PO Box 3136

Greensboro, NC 27402-3136

Fax: 336-412-6315 Phone: 336-373-2349

FOR OFFICE USE ONLY

Date Received 6/24/19

Application # 2274

ACTION

DATE

☐ Approved

☐ Approved with Conditions

☐ Denied

☐ Withdrawn

☐ COA Not Required

☐ Staff Approval

Describe the project clearly and in detail. Please print or type.

THERE WILL NOT BE ANY EXTERIOR ARCHITECTURAL CHANGES. PER PHOTO 1 AND ATTACHMENT 1, WE WOULD LIKE TO ADD A PORCH RAILING LIKE #2 ON THE EXAMPLE PAGE SO THAT THE HOUSE WILL LOOK THE SAME AS THE SKETCHED IMAGE ON ATTACHMENT 1.

WE WILL REPLACE DAMAGED CEDAR SHINGLES WITH IDENTICAL MATERIAL, AND ANY DAMAGED FASCIA, EAVE OR BOXING MATERIAL WILL BE REPLACED WITH IDENTICAL PINE BOARDS.

THE EXTERIOR PAINT PALETTE WILL BE SHERWIN WILLIAMS HISTORIC COLLECTION

BODY - ROYCROFT MIST GRAY SW2844

TRIM - BUNGLEHOUSE GRAY SW 2845

ACCENT - ROYCROFT BRONZE GREEN SW 2846

THE EXTERIOR LANDSCAPE WILL REMAIN THE SAME AS THE CURRENT SHRUBS TO THE RIGHT OF THE STEPS, AND WE WOULD ADD THE SAME TO THE LEFT SIDE FOR SYMMETRY.

PHOTO 1





# ATTACHMENT 1

Porch railings, or balustrades, come in a variety of designs with the spindle detail as often the indicator of a particular architectural style. The majority of these designs could be found on most of the styles in Greensboro's historic districts. However, turned posts or spindles were most often found on Colonial Revival and Queen Anne porch detailing and were seldom found on the Craftsman/Foursquare styles.

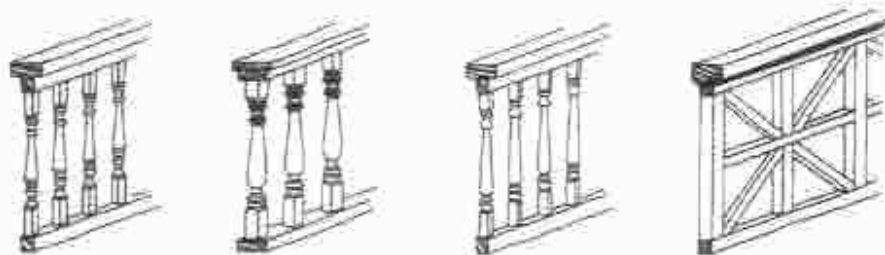
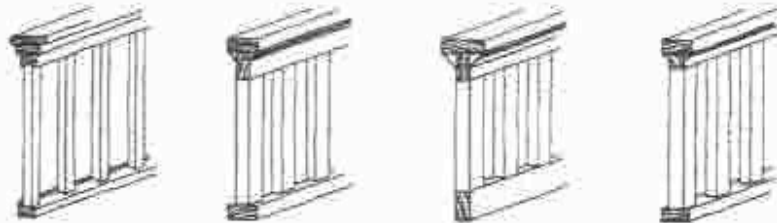


PHOTO 2

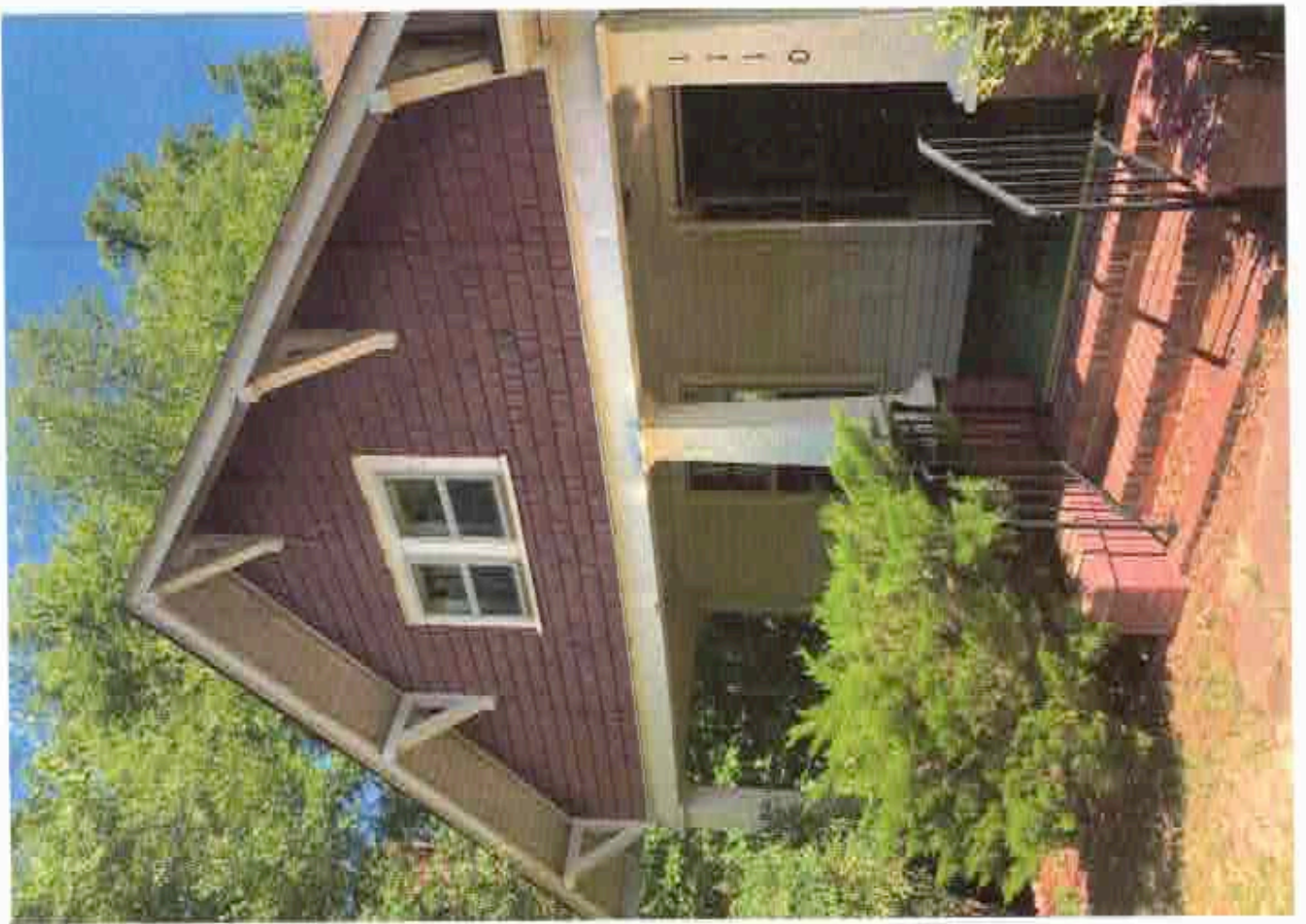
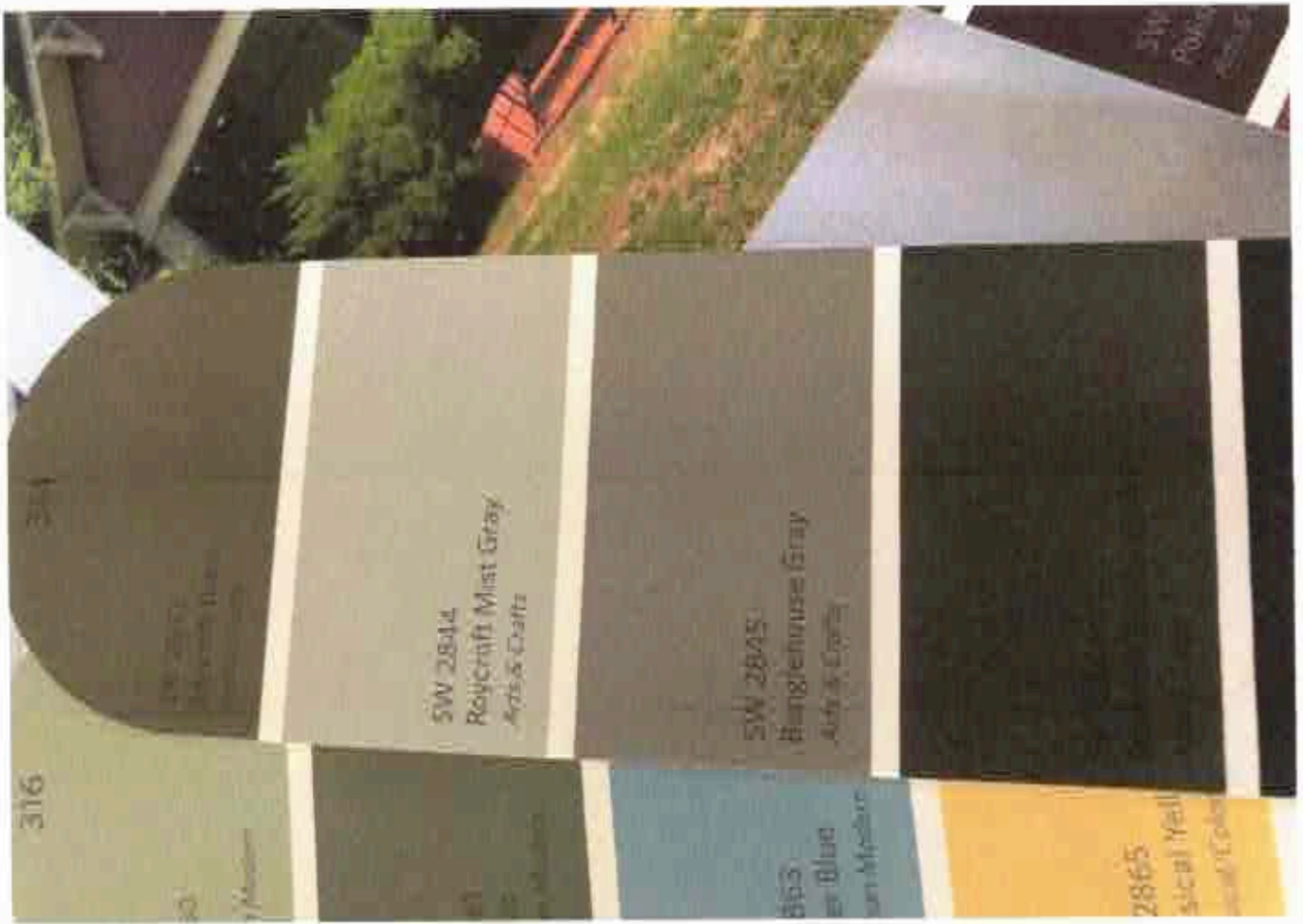


PHOTO 3



PHOTO 5





Describe the project clearly and in detail. Please print or type.

WE WOULD LIKE TO ADD A SEMI-CIRCLE PARKING AREA IN FRONT OF THE HOUSE. THE CURRENT PARKING IS SMALL AND WE WOULD LIKE TO BE ABLE TO HAVE ROOM FOR 1-2 ADDITIONAL VEHICLES. THE CURRENT PARKING MATERIAL IS GRAVEL, AND WE WOULD USE THE SAME MATERIAL IN THE SEMI-CIRCLE AND HAVE THE GRAVEL CONTAINED WITH STEEL EDGING. SEE PHOTO 4.

PLEASE SEE THE PHOTO ATTACHED OF THE HOME LOCATED AT 120 S. MENDENHALL WE WOULD HAVE THE SAME CONFIGURATION. SEE PHOTO 6



148'

149'

30'

EXISTING  
HOUSE

10'

16'

EXISTING  
DRIVEWAY

PROPOSED  
DRIVEWAY

27'

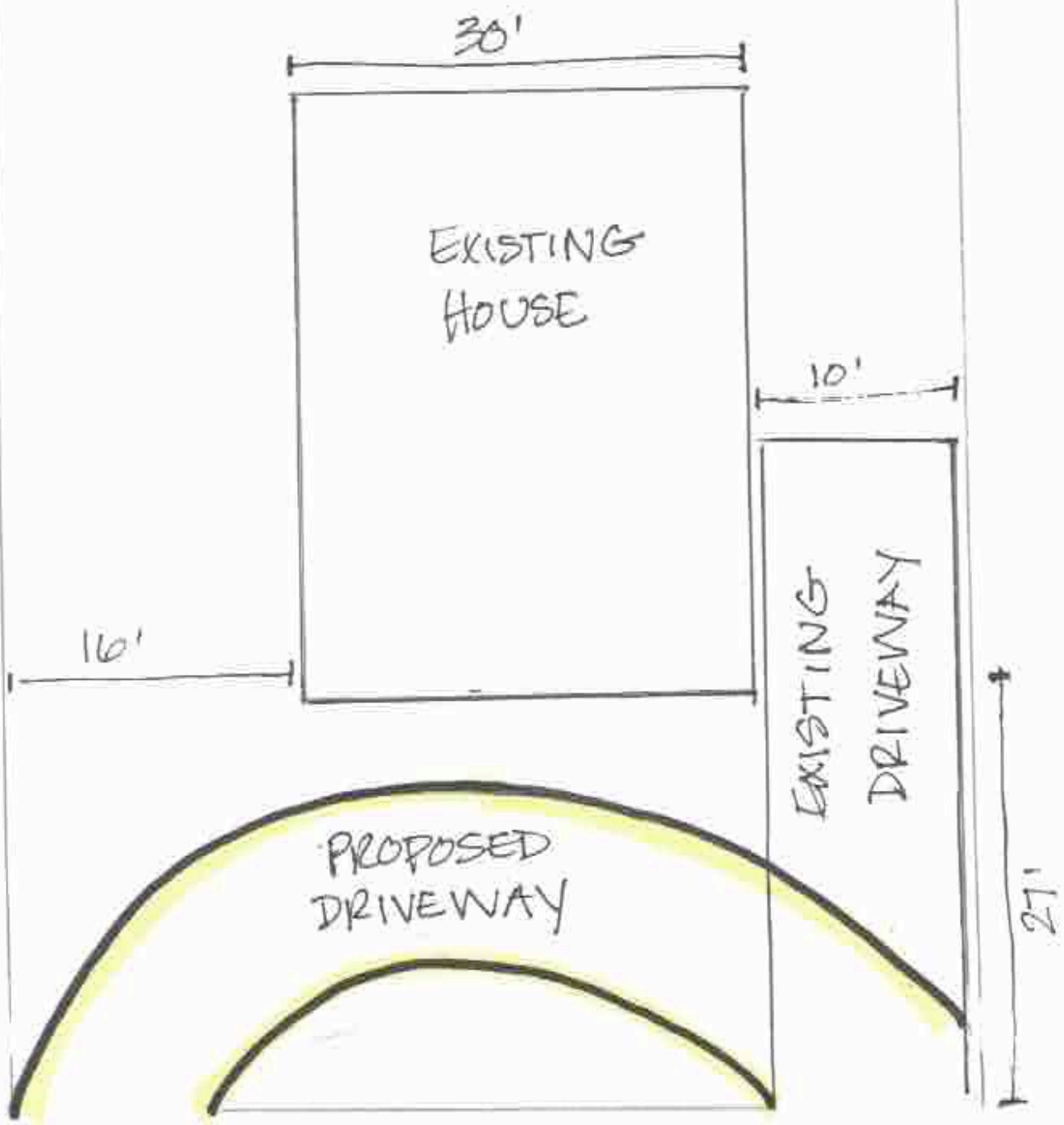
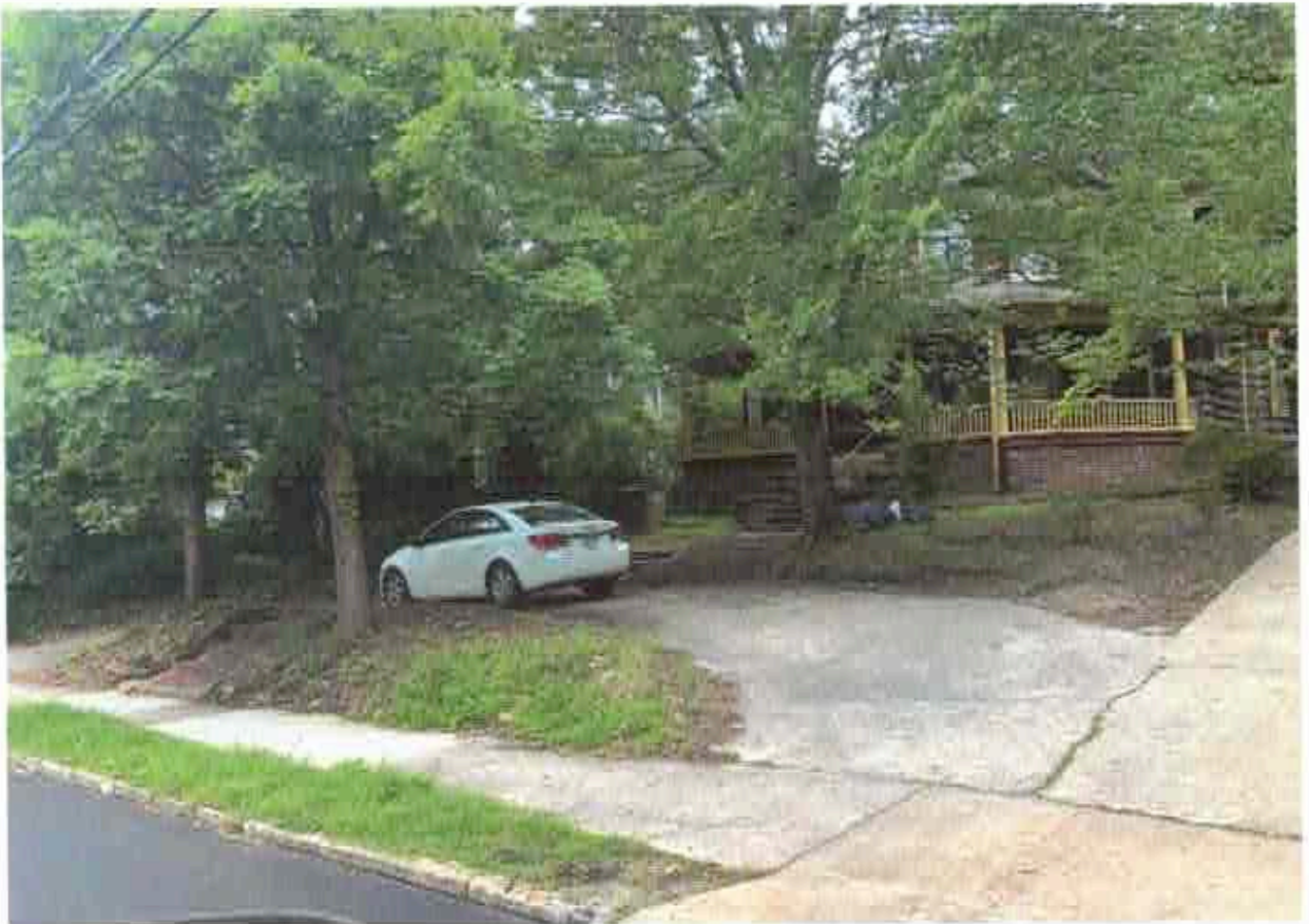


PHOTO 4



120 SOUTH  
MENDENHALL





120 S. MENDENHALL



120 S. MENDENHALL



1110 W McGee St, Greensboro, NC 27403-2509, Guilford County

Property Detail

Comparables

Market Trends

Neighbors

Neighborhood Profile

Document Type

Warranty Deed

Quit Claim Deed

Property Map



W McGee St

W McGee St

Google

\*Lot Dimensions are Estimated

25 yards  
Map data ©2018

Foust Park  
Google

WeatherSpot Art Museum

Courtesy of Lee Beyer-Meley, TRIAD MLS INC

ValueMap

Modify Print



## **PROVIDE THE FOLLOWING INFORMATION**

Note: Documentation must be provided in a format that is legible and can be copied easily. Ledger size paper (11" x 17") is best for most elevation drawings. For additional information consult the guidelines manual. Applications may be submitted electronically as long as they are signed.

### **Exterior Repairs**

- Photograph of repair site for replacement of deteriorated porch railings, columns, steps, slate or terra cotta tile roof shingles, or other architectural features; describe replacement materials.

### **Exterior Alterations**

- Scaled elevation drawings for alterations such as adding or removing window or door openings.
- Construction details for adding features such as porch columns, railings, steps, etc.
- Photograph of site of proposed alterations.

### **Additions to Buildings**

- Scaled elevation drawings of all sides of the proposed addition.
- Site plan or survey showing the building footprint with the proposed addition. Indicate distances to property lines.
- Photograph of site of proposed addition.

### **Landscaping and Site Improvements**

- Drawing, illustration, photograph, etc. showing design and dimensions of fences, walls, etc.
- Site plan showing location of proposed fences, walls, walks, patios, driveways, parking areas, pools, dumpsters, mechanical equipment, etc.
- Sample or illustration of materials for walks, patios, etc.

### **New Buildings**

- Scaled elevation drawings of all sides of the proposed building.
- Site plan showing building footprint and distances to property lines, site improvements including utilities, lighting, and mechanical equipment, and all existing trees larger than 4" dbh (diameter at breast height).
- Landscape plan showing location, type, and size of new plant materials.
- Materials specifications, color, samples, and illustrations.

### **Demolition**

- Site plan showing location of trees larger than 4" dbh, and site features such as fences, walks, etc.
- Photographs of all sides of the building to be demolished.

### **Moving Buildings**

- Site plan showing location of trees larger than 4" dbh and features such as fences, drives, walls, walks, etc.
- Photographs of all sides of the building to be moved.
- Site plan, landscape plan, etc. if new location is within the historic district boundaries.

### Special Exceptions

Provide site plan that identifies any Special Exceptions to dimensional or parking requirements being requested as part of the COA application. **Note: The Historic Preservation Commission may recommend Special Exceptions to setback and other zoning requirements or parking standards as part of its review of a COA application. However, only the Board of Adjustment can grant Special Exceptions. Applications for Special Exceptions are filed in the Zoning Enforcement Office and there is a filing fee.**

**COA applications and all supporting information must be received no later than 14 days prior to the Historic Preservation Commission meeting. Incomplete applications will not be accepted.** The Commission meets on the last Wednesday of each month at 4:00 PM in the Plaza-Level Conference Room of the Melvin Municipal Office Building, 300 W. Washington Street. **Applicants are strongly encouraged to attend the meeting.**

Decisions of the Historic Preservation Commission may be appealed by filing notice with the Board of Adjustment within 15 days after the meeting. Appeals are filed in the Planning Department, telephone 336-373-2144. Appeals are in the nature of "certiorari", which is a review of the record of the meeting to ensure that the commission followed proper procedures in making its decision.

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 regulations and is subject to civil penalties. The current maximum penalty is \$50 for the first day of a violation, \$100 for the second day, \$200 for the third day and \$500 for the fourth and any succeeding day of a continuing violation.

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 Building Inspections Office at 373-2155.

### 2018 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	31	28	28	25	30	27	25	29	26	31		5
Application Deadline	17	14	14	11	16	13	11	15	12	17		Nov. 21