



**GUILFORD COUNTY**  
PLANNING AND DEVELOPMENT DEPARTMENT  
*Guilford County Historic Preservation Commission*

**Certificate of Appropriateness**

**APPROVED:** November 15, 2016  
**LOCATION:** 408 South Elm Street, Greensboro, NC  
(Cascade Saloon)  
**APPLICANT:** Tise-Kiester Architects, Craig Cabrey

**DESCRIPTION OF APPROVED WORK:**

At the November 15, 2016 Historic Preservation Commission public hearing your Certificate of Appropriateness (COA) was approved permitting major amendments to the Cascade Saloon to include interior and exterior renovations to secure the structure, and interior adaptive reuse renovations to re-purpose the structure:

All interior and exterior work will conform to specifications listed in the COA application. If for some reason plans alter from original request, please contacted me before beginning any work.

**NOTE:** Please obtain all necessary permits before work begins. Please contact the staff member below when the work is completed so a Certificate of Completion can be issued.

  
\_\_\_\_\_  
Leslie P. Eger, Ex-Officio Secretary  
Guilford County Historic Preservation Commission

The discontinuance of work or the lack of progress towards achieving compliance with the provisions of the Certificate of Appropriateness (COA) for any period of one year will render the COA null and void. Any deviations or changes from this approved COA are considered a violation of Section 8-5.1 of the Guilford County Development Ordinance and subject to civil penalties.



## Description of Proposed Rehabilitation

October 18, 2016

**To:** Guilford County Historic Preservation Commission

**Project:** Cascade Building – Facility Renovations and Adaptive Reuse  
408/410 South Elm Street  
Greensboro, NC

**RE:** COA Application: Description of Proposed Rehabilitation

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### Project Overview:

This narrative outlines the proposed approach for the rehabilitation of the historic Cascade Saloon Building (circa 1896) in Greensboro, NC. This is being provided as additional information for the Concept Drawings.

### Proposed Restoration/Repair

- As outlined on the following pages

### Proposed Scope of New Work:

- New Plumbing, Mechanical, and Electrical (PME) systems throughout
- New windows and doors at exterior walls
- Removal of all existing structural and framing components and stabilization of building as required for installation of new work. The existing floor and roof structure is damaged beyond repair and cannot be retained or augmented
- New structural system and framing components
- New vertical circulation: (2) stairs and (1) elevator
- Repointing/repair of existing exterior masonry walls (interior and exterior, as required)
- Repair of existing building components that are to remain in place
- Installation of new windows, doors, and storefronts
- New interior finishes that are to remain exposed to view
- Removal of existing First Floor (central) plaster-coated brick demising wall, which is damaged beyond repair. Replacement of wall with stud wall with painted gyp board finish; new openings as required by new plan layout
- Removal of existing Second Floor (central) plaster-coated brick demising wall, which is damaged beyond repair. Replacement of wall with stud wall with painted gyp board finish; new openings as required by new plan layout
- New interior renovations to convert building into single-tenant office space
- Installation of new roof structure to match original location and slope; new membrane roof with insulation

### Proposed Code/Life Safety Improvements:

- Installation of new NFPA 13 sprinkler system throughout building
- Installation of new fire alarm system
- New emergency lighting as required by Code
- New Code-compliant egress stairs

*Please note that the existing building is in an advanced state of disrepair. Observations could only be made from the building exterior and very limited portions of the building interior at the time this narrative was prepared. Some items noted below are based on limited observations and assumptions.*



## Description of Proposed Rehabilitation

October 18, 2016

The proposed approach to rehabilitation/renovation will be as follows:

### Exterior Finishes/Systems

#### Existing Brick & Masonry

- All existing non-historic items to be removed from building exterior
- Condition of existing walls to be assessed, and applicable sections repaired/rebuilt as required by Structural Engineer and Masonry Restoration Subcontractor. Existing deteriorated west (exterior) wall is anticipated to be rebuilt/repared in place
- Existing brick, masonry/stone to be cleaned and restored as outlined in National Park Service "Preservation Briefs". A new Breathable Masonry Coating (BMC) will be applied to the brick
- Walls to be repointed with mortar to match existing color, composition, and structural performance
- All existing masonry openings to be prepped for installation of new openings
- The existing star-shaped metal anchor plates are to remain, and will be fixed in place after removal of existing structural components. The plates will be cleaned, primed, and repainted
- The existing brick parapet walls are to be stabilized/rebuilt as needed and repointed. New prefinished metal cap flashing to be installed on top of the existing brick parapet walls
- Existing parged areas on the brick walls will be restored as required and receive new BMC
- Period appropriate signage may be added, if possible, in locations of previous (historical) signage locations. Signage to include branding for new occupants
- Historic images show a metal cornice along the east façade and portions of the north and south façade. The cornice was removed and the existing parapet walls were made shorter. The parapet walls will be extended and supported as needed and a new cornice will be installed. The cornice design will be based on the historic cornice and the cornices of neighboring buildings, and will made of painted FRP, fiberglass, or a similar material
- Any new wall penetrations for PME requirements are to be coursed within the existing or matching brick, and locations are to be coordinated with the Architect prior to installation. Penetrations/grilles will be painted to match the existing brick

#### Windows at Existing Masonry Openings

- In locations where windows are missing: new windows are to be installed in the existing masonry openings. Windows are to match the sash configuration and lite pattern of historic (turn of the century) windows that were previously installed. Assume new aluminum-clad wood, double-hung windows with Low-e insulated glass and simulated divided lites (SDL's) in 2/2 pattern. Frame, sash, and muntin profiles will need to be reviewed/approved by SHPO prior to fabrication and installation of the new window units. Historic images show a 2-part paint scheme that will be recreated for the new windows: Paint Color 1 for window frame and trim, and Paint Color 2 for sashes and muntins
- The condition of the existing half-round "fan" windows will be assessed after further documentation of the building. If possible, windows that are still intact will be restored as outlined in National Park Service "Preservation Briefs". Any missing or unrepairable windows will be replaced with new aluminum-clad wood windows to match the existing configuration
- The large existing opening on the south side of the building, where a garage door is to be removed, will be infilled with thermally broken aluminum storefront, in proposed configuration as shown on the Drawings
- New cast stone sills will be installed at the window openings



## Description of Proposed Rehabilitation

October 18, 2016

### Historic Storefronts/Entrances

- The 2 existing storefronts at the First Floor, east wall (Elm Street entrance), will be rebuilt to be reminiscent of the historic storefronts that were previously in the building. The new storefronts will be constructed of new painted wood window framing members, insulated tempered glass, patterned glass transoms, and new painted wood (single lite) entrance doors
- The existing low brick walls on either side of the existing columns at the storefront appear to be not original and will be removed. A new +/-1-4" high sill (skirt wall) will be installed below the storefront. The new skirt walls will have a tile finish

### Existing Steel Columns at Elm Street (Storefront) Entrance

- The existing steel columns are to be stripped, cleaned, primed and painted in accordance with the requirements of the National Park Service "Preservation Brief 27"

### Existing Overhang/Canopy at Elm Street (Storefront) Entrance

- The existing metal fascia and soffit is damaged beyond repair and will be replaced with new metal panels and trim, to match existing

### Roof (including Mezzanine)

- The existing sloped roof and limited habitable Third Floor (attic) space are damaged beyond repair and will be removed. New mezzanine level conditioned space and roof framing will be constructed. The mezzanine level will be open to the Second Floor below. The new roof will follow the slope and profile of the original roof
- A fully adhered TPO membrane roof over tapered rigid insulation (minimum R-30) will be installed at the new roof areas. All insulation will be kept above the roof deck so that the roof structure can be exposed to the spaces below, where applicable
- A new metal gutter and downspout will be installed on the low side of the roof (West Elevation)
- The building site is limited to the footprint only, with no available open space for mechanical equipment. Condensing units will need to be placed on the roof and will be kept on the north side, closest to the railroad tracks and away from the Street facades. The equipment will be accessed through a curb-mounted roof access hatch
- The design proposes 4 new curb-mounted skylights to be installed in the roof, to bring additional daylight into the Second Floor and Mezzanine below. These are listed as "Add Alternates" and will be installed if they fit within the project budget



## Description of Proposed Rehabilitation

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### Interior Finishes/Systems

The First Floor Plan shown on the attached Drawings proposes a Lobby/Common space on the east side of the building, at the Elm Street (main) building entrance. This is the public entrance to the space as serves as the primary reception area. The design intent is to use finished ceilings in the primary reception space, to recall the original bead board ceilings of the building. The structure and systems will then be exposed to view in the office/common spaces beyond the reception area. The west wall of the proposed Teaming/Break room area will be used as the delineation point to define where ceiling finishes start and stop. The new spaces throughout all floors are envisioned as a modern insertion within the existing historic shell, with materials and finishes to be a clean, modern reinterpretation of the existing historic fabric.

### Floors

- First Floor: the existing concrete slab will need to be partially or fully replaced as a result of damage and installation of new underslab work. The exposed finish of the new slab will be stained and sealed
- The existing Second Floor and Third Floor (attic) framing and floor finishes are damaged beyond repair and will be removed. The proposed floor structure consists of wood decking over engineered wood joists, with structure left exposed to view as applicable. The new structural frame will be inserted within the existing historic masonry shell
- Mix of carpet and resilient flooring at offices and secondary spaces; ceramic mosaic tile floor at bathrooms

### Ceilings

- The structure will be left exposed in common/circulation areas (all levels). Ductwork and sprinkler piping will be exposed to view
- Framed gypsum board soffits will be provided for portions of private offices on the First Floor that do not extend to the structural deck
- Suspended/framed ceilings will be provided in Bathrooms and Mechanical/Utility Closets
- Private offices will have suspended/framed ceiling for acoustic privacy
- Entry/Reception, Teaming/Break, and Small Conference Room: a painted bead board ceiling will be installed tight to the bottom of the structure. Propose to use a suspended acoustic tile or drywall "cloud" ceiling/soffit at Entry/Reception and Small Conference Room, hung below the bead board, to conceal ductwork, A/V components, and sprinkler heads. The suspended soffit will incorporate lighting and potential acoustic/sound absorbing material

### Walls

- The existing (central) demising walls will be recreated with stud framing and painted gyp board. Openings are as proposed on Drawings
- The new office and work spaces will have a mix of wall heights:
  - Workstations (WS) are anticipated to have low partition heights of approximately 42"
  - Workspaces are anticipated to have partial height walls of approximately 42", with no ceilings
  - Private offices will have walls that extend full height for acoustic privacy
- First Floor: new stud framing, thermal insulation, and painted gyp board will be added to the inside face of the existing exterior walls, throughout the entire first floor
- Second Floor: new stud framing, thermal insulation, and painted gyp board will be added to the inside face of the existing exterior walls, throughout the entire second floor

TISE-KIESTER  
ARCHITECTS



119 E. Franklin St, Suite 300  
Chapel Hill, NC 27514

## Description of Proposed Rehabilitation

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- Mezzanine Level: new stud framing, thermal insulation, and painted gyp board will be added to the inside face of the existing exterior walls at all new conditioned spaces

### End of Items

Please contact this office if you have any questions or need any additional information regarding the items listed above.

Sincerely,

**Tise-Kiester Architects, PA**

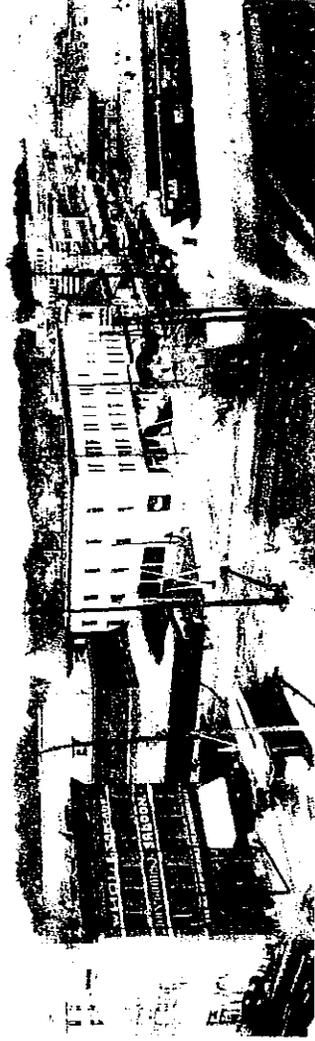
Craig A. Carbrey, AIA  
Project Architect  
ccarbrey@tisekiester.com

Attachment(s): HPC Application  
Drawings describing the proposed Rehabilitation



# HISTORIC CASCADE BUILDING - RENOVATIONS & ADAPTIVE REUSE

408/410 SOUTH ELM STREET  
GREENSBORO, NC



## GUILFORD COUNTY HISTORIC PRESERVATION COMMISSION NOVEMBER 15, 2016 PRESENTATION

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Cascade  
Building -  
Renovations &  
Adaptive Reuse  
Greensboro, NC

DATE: 10.16.16  
PROJECT NO: 1608

SCALE: AS SHOWN  
SHEET NO: 001  
TOTAL SHEETS: 22  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
DATE: 10.16.16



COVER SHEET  
Sheet  
**COVER**



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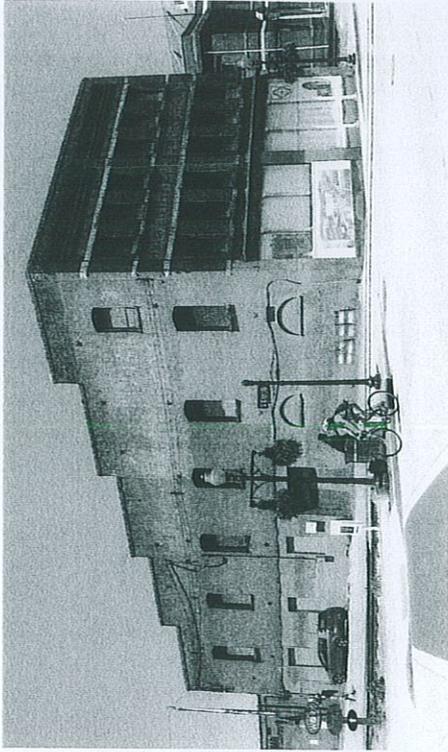
**Cascade Building - Renovations & Adaptive Reuse Greensboro, NC**

Job Number: 1006  
 Date: 10.10.16  
 Revision:  
 CONCEPT DRAWINGS -  
 QUELDRUP COUNTY, NC



EXISTING CONDITIONS  
 EXTERIOR PHOTOS

Sheet **A0.1**



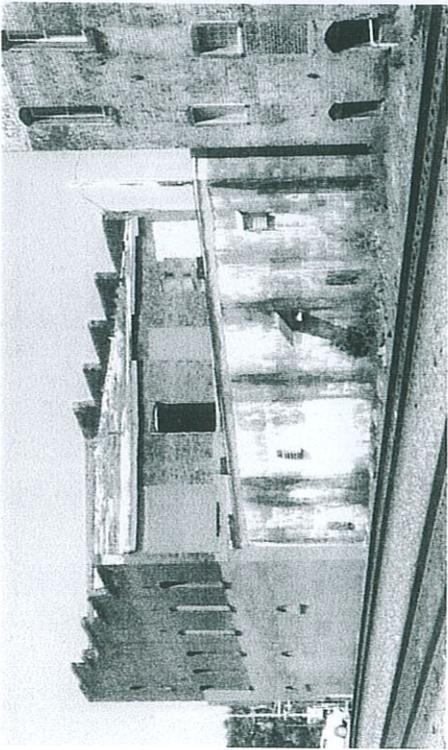
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 NOT TO SCALE

**3**



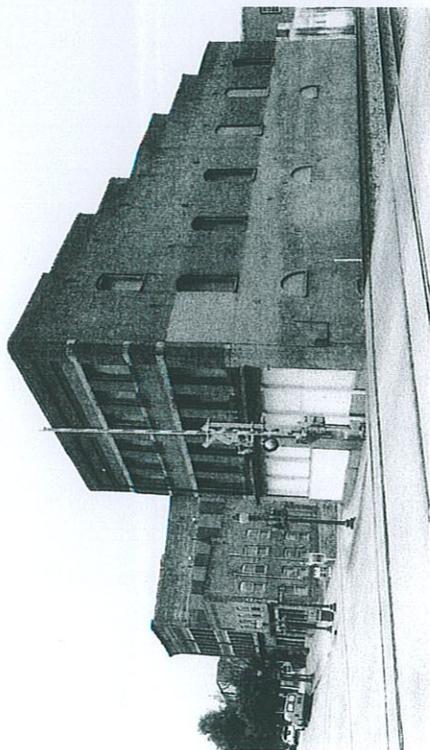
**NORTH & WEST (REAR) EXISTING FACADE**  
 NOT TO SCALE

**1**



**WEST (REAR) FACADE**  
 NOT TO SCALE

**4**



**EAST (FRONT) & NORTH EXISTING FACADE**  
 NOT TO SCALE

**2**

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Job Number: 1006  
 Date: 03.18.18

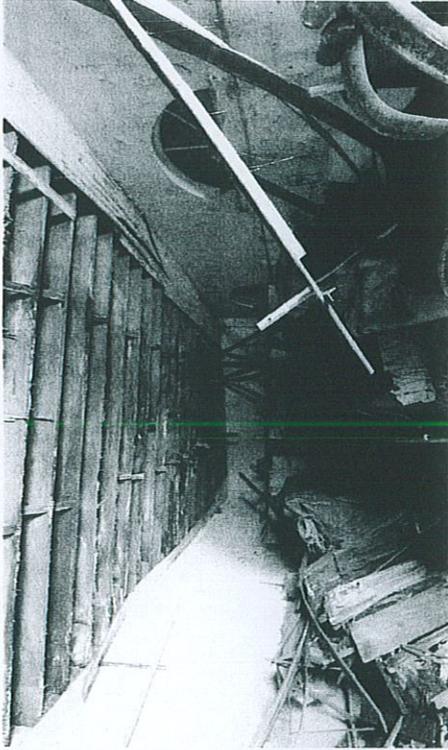
Revised:

CONCEPT DRAWINGS  
 SHELBY COUNTY, NC



EXISTING CONDITIONS  
 INTERIOR PHOTOS

Sheet  
**A0.2**



3  
 NOT TO SCALE  
 INTERIOR - EXISTING CONDITIONS (SOUTH SIDE OF BUILDING, LOOKING EAST)



1  
 NOT TO SCALE  
 INTERIOR - EXISTING CONDITIONS (WEST WALL, NORTHWEST CORNER)



4  
 NOT TO SCALE  
 INTERIOR - EXISTING CONDITIONS (SOUTH SIDE, LOOKING WEST)



2  
 NOT TO SCALE  
 INTERIOR - EXISTING CONDITIONS (SOUTH SIDE OF BUILDING, LOOKING EAST)

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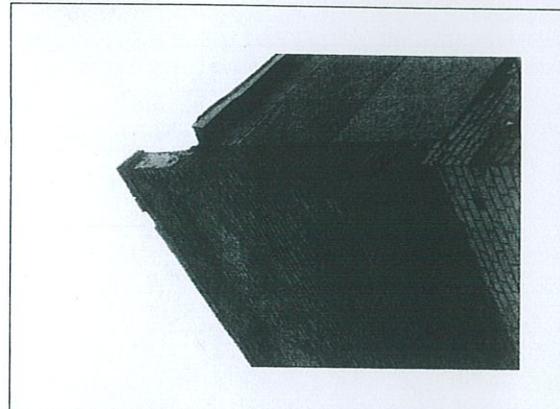
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 Revision:

CONCEPT DRAWINGS  
 GUILFORD COUNTY, NC

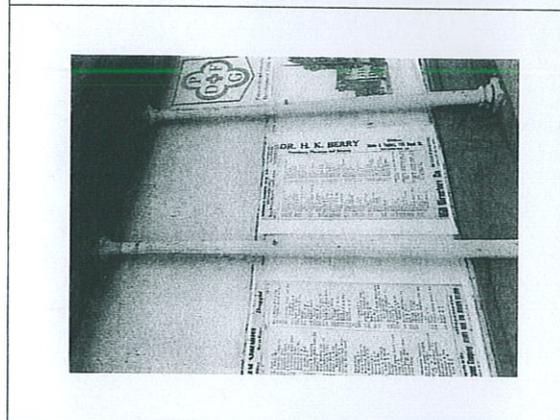


EXISTING CONDITIONS  
 DETAIL PHOTOS

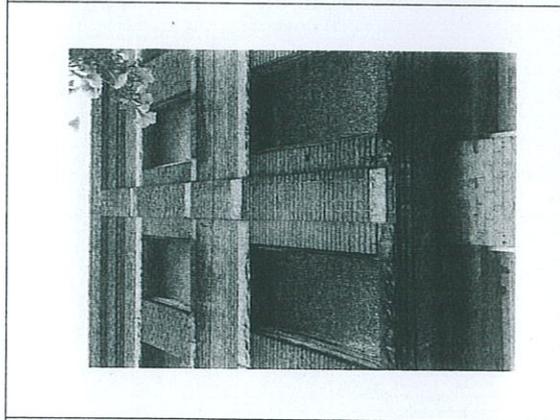
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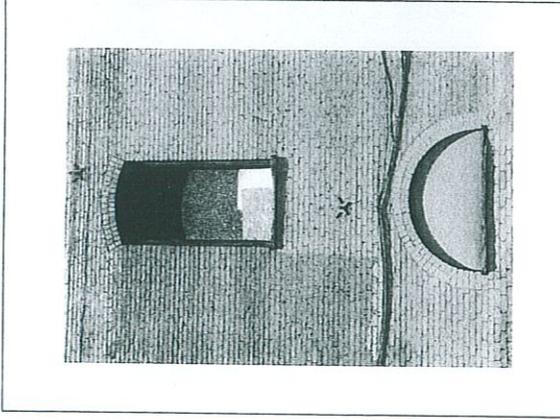
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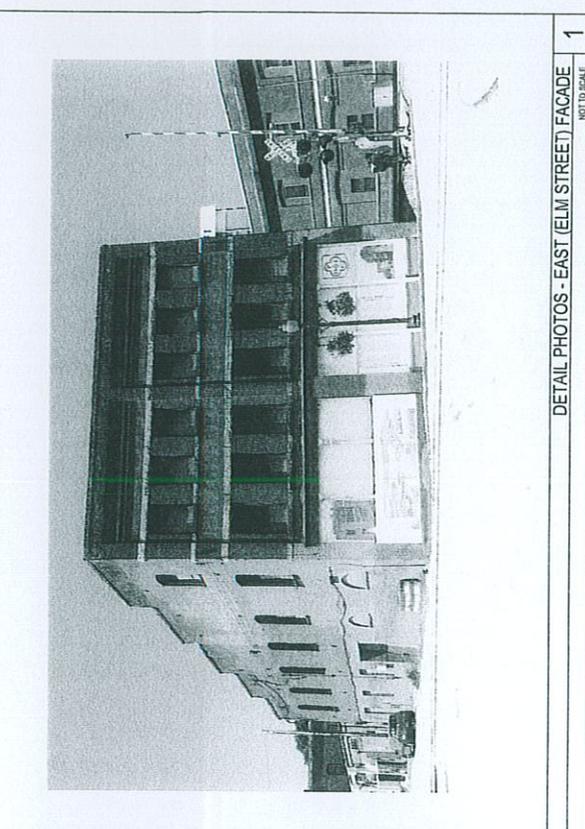
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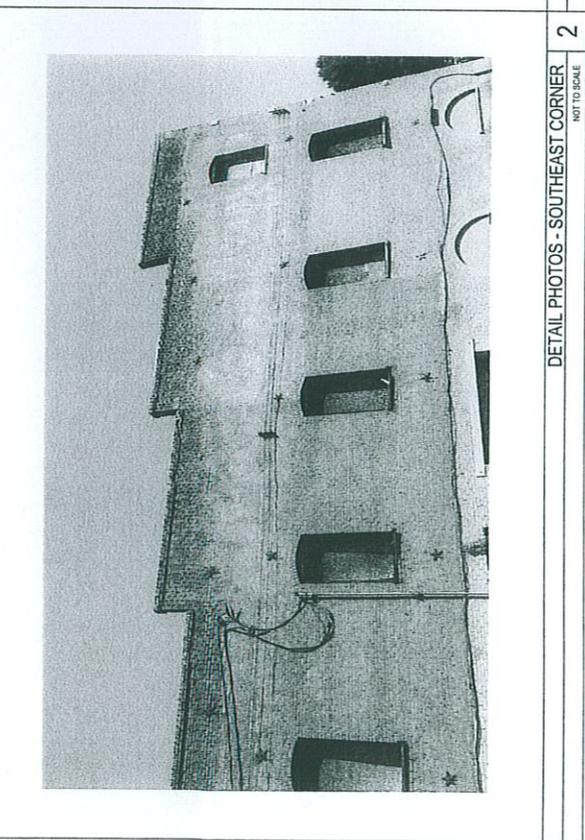
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DETAIL PHOTOS - WINDOWS  
 NOT TO SCALE 6



DETAIL PHOTOS - EAST (ELM STREET) FACADE  
 NOT TO SCALE 1



DETAIL PHOTOS - SOUTHEAST CORNER  
 NOT TO SCALE 2

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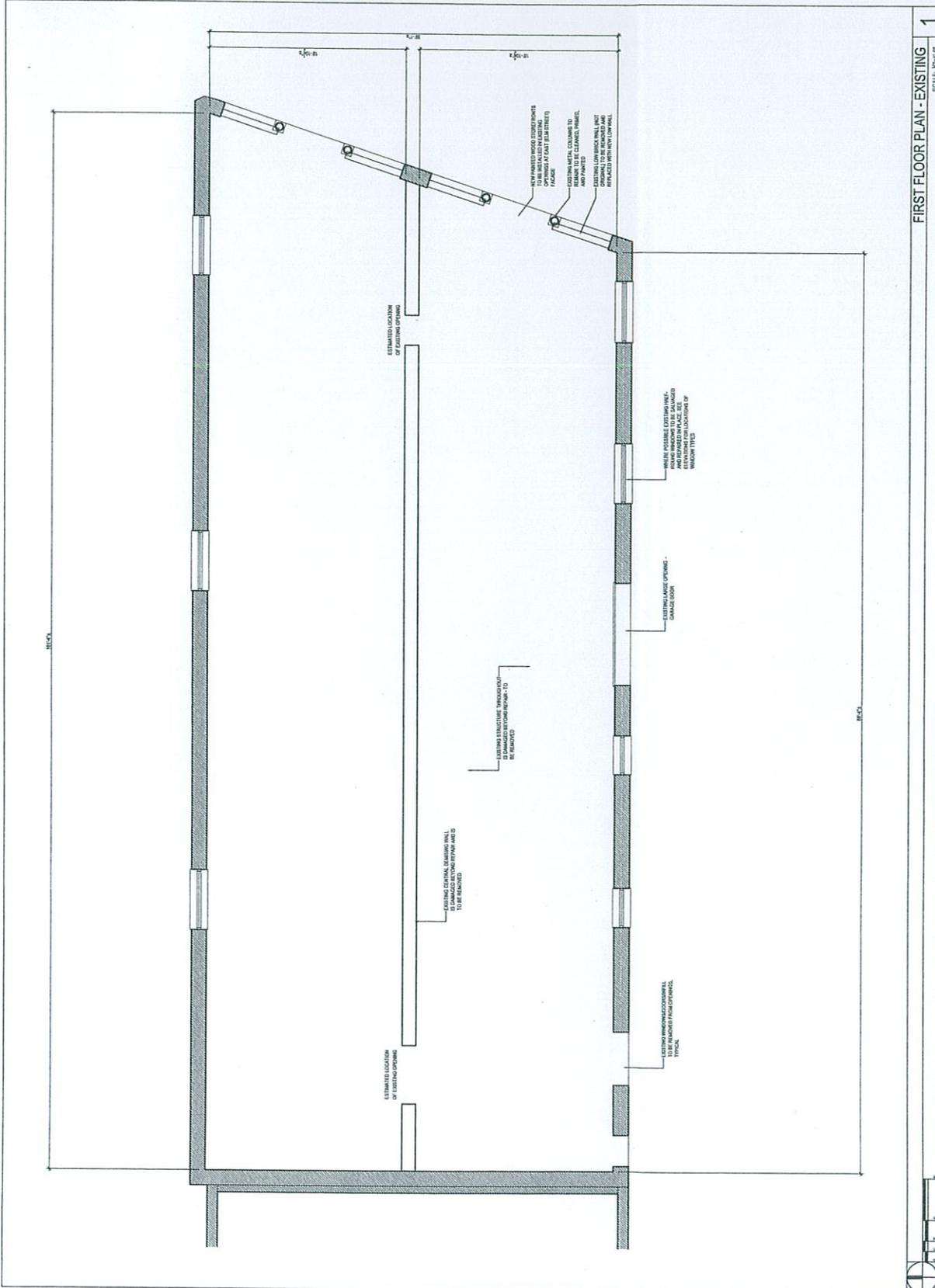
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 Date: 10.16.19  
 Phase: CONCEPT DRAWINGS

Client: GREENSBORO COUNTY, NC



PLANS - EXISTING  
 Sheet

**A1.1E**



**FIRST FLOOR PLAN - EXISTING**  
 SCALE: 1/4" = 1'-0"  
 1

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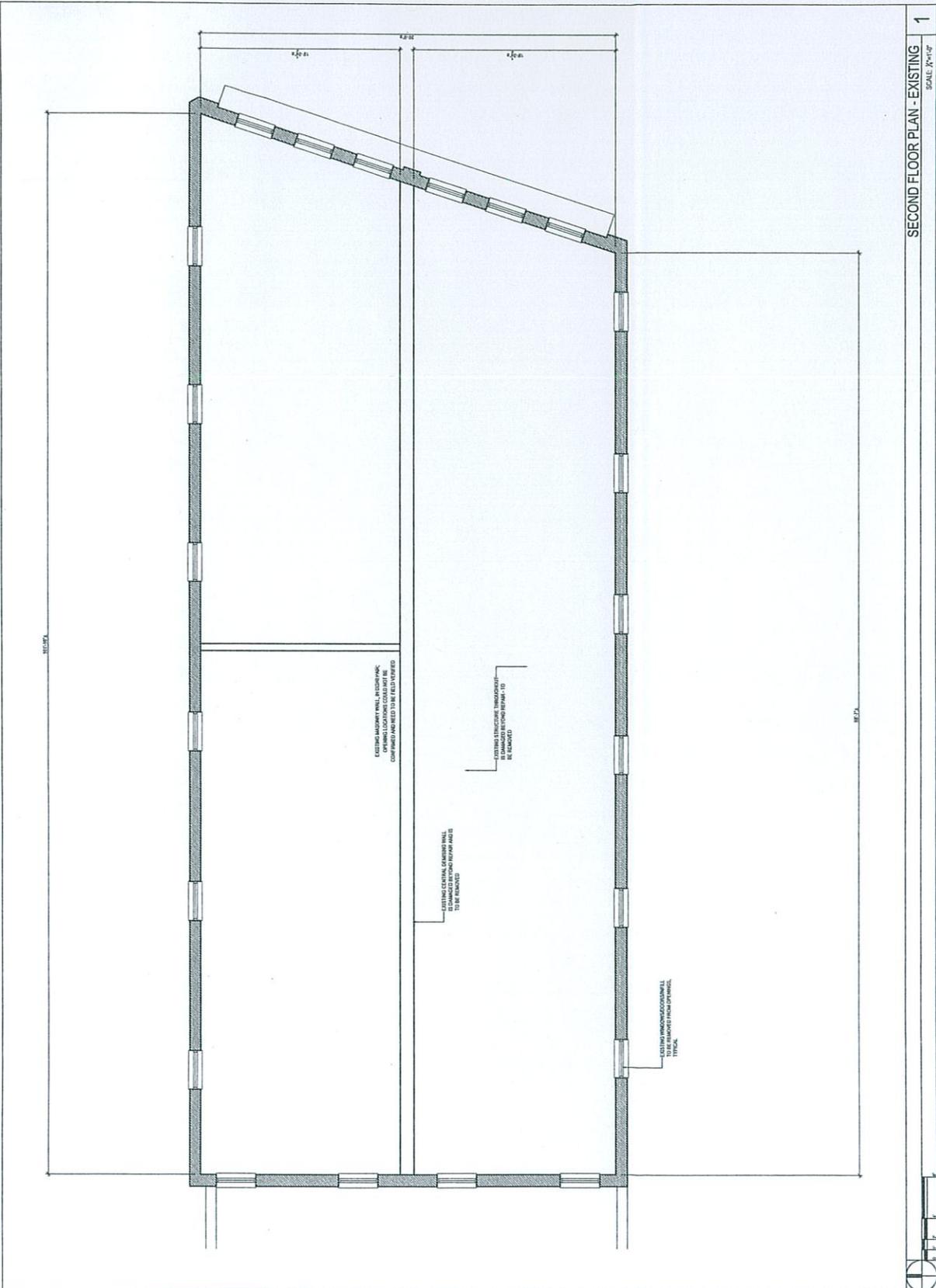
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 Date: 10/18/16  
 Revision:

CONCEPT DRAWINGS - GREENSBORO COUNTY, I/P/C



PLANS - EASTING  
 Sheet

**A1.2E**



SECOND FLOOR PLAN - EXISTING SCALE: 1/8"=1'-0" 1

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Job Number: 1050  
 Date: 10.11.19  
 Revision:

CONCEPT EXAMINATIONS  
 GREENSBORO COUNTY, NC



PLANS - EXISTING  
 Sheet

**A1.3E**



ATTIC ROOF PLAN - EXISTING  
 SCALE 1/4" = 1'-0"  
 1















