

OLD ABC STORE

Q1 There was a sink and a commode I was not able to locate a well or septic tank. Might you be able to give some guidance as to county records that might show if and where they might be?

A We have on record, a permit from 1959 showing a well and a septic system. It is not clear whether these are still confined within the property or not. There is a note that there is poor soil in that area. If the building has been vacant, they will need to meet current criteria for a septic system in order to put it back into use. This will be unlikely on such a small lot with questionable soil.

118 N CHURTON

(answers in italics provided by Preservation North Carolina)

1. The preservation rules say no original lights may be removed. Which lights are original? *The only light fixture identified of interest would be the fixture under the porch. The current interior lights are most likely replacements and may be replaced by the new owner.*
2. The rules say the tiles must remain. The tiles contain asbestos, an extremely hazardous substance. Several of the tiles are cracked, and that makes asbestos even more dangerous. Asbestos is a carcinogen. What are the new occupants of the building supposed to do? *The Phase I Environmental Site Assessment reported "suspect" materials. Confirmation of asbestos containing materials should be determined by a comprehensive assessment per the report to confirm the presence of asbestos. The report also stated that the tile is in good condition and considered non-friable. If the tiles have been determined to contain asbestos by an environmental risk assessor than we would approve replacement with a new flooring surface of a similar type (tile, vinyl, etc.). Another acceptable practice, and less expensive solution, is to place a new underlayment over the existing surface and then install the new flooring over that. Either is acceptable.*
3. At the open house, I noticed significant water damage to the interior walls. I had a contractor look at the roof, and he says it must be replaced immediately. What kind of roof must go on the building? What other rules apply to replacing the roof? *Composition shingle or asphalt roof is fine. If there is documentary evidence of a different (earlier) roof material, then that would be also approved.*
4. The contractor also said the gutters must be replaced. The ones that are on the building now are copper and look like originals. Do the replacement gutters have to look a certain way and/or be made of copper? *The gutters should be replaced in kind with copper. The condition of the stylized copper gutter boxes on the east elevation appear to be okay (leaks not visible). This feature is part of the character of the building and should remain. If replacement is necessary, this should be replaced in kind, as well.*
5. The exterior trim has worn out and some pieces have even fallen off the building. Early photos of the building don't show trim, so it must have been added later. Must the trim be replaced? *The Secretary of the Interior's Standards for Rehabilitation requires repairing rather than replacement, and if repair is not possible, then replace in kind. The availability of early photos is very helpful*

(and exciting and I look forward to seeing them!). Referencing documentary photographs would help determine the best approach.

6. In the basement, there's a sump pump and wet boxes. Does this indicate that the basement leaks? *The building is sold as is*
7. The preservation rules say doors and their surrounds must remain. The office is currently chopped into one space at the entry and three smaller offices. One of the small offices has 4 doors. Must all four doors and doorways remain? *We would look at the location and context of the proposed change and work with owners to accommodate their design needs. In the case of doorways, many owners have done so successfully while maintaining reversibility or evidence that the area had contained a door in the event a future owner would like to restore the doorway back to the way it was. The owners would need to present floor plans showing their proposed changes for review prior to approval.*
8. Every interior wall has at least one door. Does that mean no interior walls may be removed and, thus, the office must stay configured as currently divided? *See above.*
9. Must changes to the building be approved by both Preservation North Carolina and the Historic Hillsborough Alliance (since the building is a contributing building to the Historic District)? If so, what is the procedure? For example: To whom do you apply first? Do you have to get an approval by one in order to apply to the other? *The Hillsborough Historic District Commission (not the Alliance) reviews exterior changes to properties in the Historic District. They do not review interior changes. The owner would request approval from PNC for exterior and interior. It doesn't really matter which comes first, but it is often more helpful to submit proposed changes to PNC first, then we can help the owner as they go before the HDC.*
10. Leaks in the roof have allowed water to seep through walls, damage plaster and crack paint. The cracks have revealed coats of paint that probably contain lead due to their age. The lead paint would need to be removed and the wall would have to be replastered and repainted. Would the look and texture of the finished wall have to be the same as the wall is now (minus the cracks, of course)? *Except for a limited area, the interior plaster is in good condition. The affected plaster can be repaired and re-painted. The new coat of primer and paint would encapsulate the lead-based paint. We can work with the owner on best practices and provide contact information for persons in the trade that can perform plaster repair.*

NOTE: Since the building is a contributing structure in the National Register Historic District, the owner may qualify for historic tax credits on qualified rehabilitation costs (20% federal tax credits and 20% state tax credits for a total of 40% tax credits for income-producing properties). This could include roof repair/replacement, mechanical systems including re-wiring, HVAC, plumbing, woodwork repair, paint, fixtures, gutters, etc.). As an example, if the owner were to spend \$50,000 on the rehab they could qualify for \$10,000 federal tax credits and \$10,000 state (for a total of \$20,000)!

112 NORTH CHURTON

Question arose about the long counter at Old S&L:

(answers in italics provided by Preservation North Carolina)

With regard to the HSB Building and the longer veneer counters, the easement requires that they be preserved but that : " Veneered service counters with granite topped teller stations (if counters are to be removed, they should be re-located to other areas of the building or safely stored for future use).

129 EAST KING STREET

1. What is the big tank in the back for?

IT CAPTURES RAIN WATER FOR FLUSHING TOILETS

2. Is there any yard, or does the building sit on the property lines?

PLEASE REFER TO THE GIS MAP TO CONFIRM THE PROPERTY LINES.

3. Is there a solution for the flooding issue?

BUILDING IS SOLD AS IS