



Design Proposal • June 24, 2020
117 East Union Street
Morganton, North Carolina



Design Proposal

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Jun 26, 2020

North Carolina Main Street
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 **UNC
GREENSBORO**
Department of
Interior Architecture


Center for Community-Engaged Design



Existing Front Facade



Existing Side Facade

115 and 117 East Union St
Morganton, NC



Proposed Front Facade



Proposed Side Facade

115 and 117 East Union
Morganton, NC



Proposed Front Facade



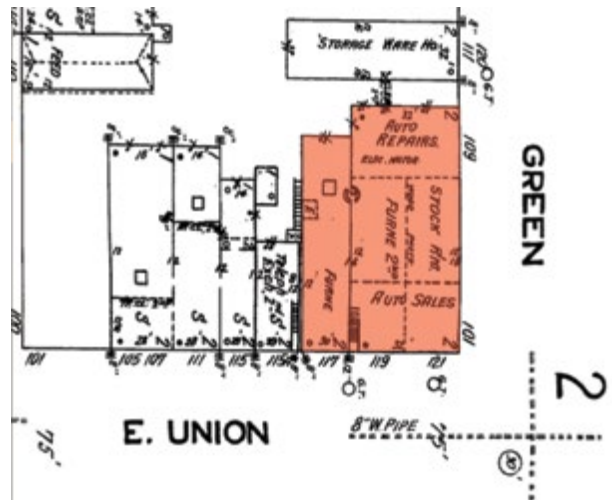
Proposed Side Facade

Archival Information

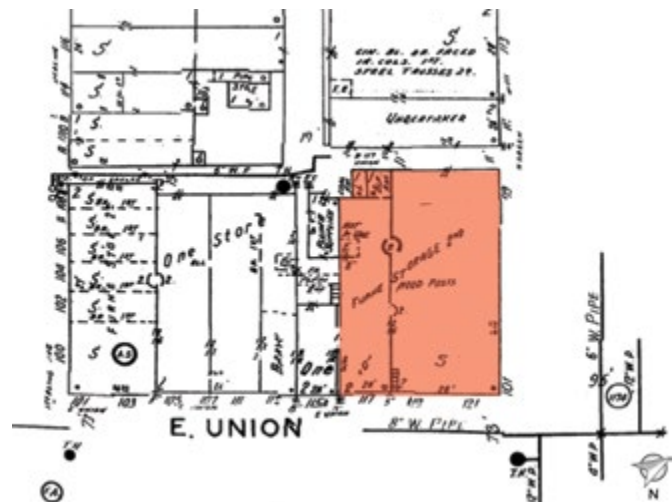
Our research revealed that while the upper story architecture remains intact, the storefront bays have been altered at least three times over the years as evidenced by historic photos and Sanborn Maps. One of the most impactful changes occurred in the 1980s when the center pilaster at unit 117 was removed at the lower level and replaced by a pseudo 3 centered arch canopy supported by brick columns. Other significant changes include bricking in windows on the N Green Street facade, including most of the display window at the southeast corner and all of the lower level windows below the transoms. In the earliest photo the storefront transoms appear to be clear plate glass but in the 1940s photo leaded & beveled glass transoms can be seen.

Sanborn maps reveal that building 115 housed a furniture store in 1924, a paints & oils store in 1931, and a furniture store again in 1950. Building 117 initially housed a Ford car dealership then operated as Lazarus, a high-end clothing store for men and women until 1940.

Sanborn Map, 1924



Sanborn Map, 1950



Archival Information

Excerpt from the National Historic Register Nomination

- C 55. 103-111 E. Union St.: ca. 1915; two-story, two-unit, brick commercial building; dentilled, corbelled cornice; left unit has three bays with one-over-one sash with concrete lintels and sills surmounted by a recessed panel; right unit is similar with five bays and two recessed panels; pilasters with recessed panels frame the building and separate the unit.
- C 56. 117 E. Union St. (A) (Piedmont Bank): ca. 1889; two-story brick commercial building; corbelled cornice with segmental pediment; recessed panel, double row of corbelling below; -entral segmental arched tripartite window with stone sill; retail level altered with perma-stone and plate-glass display windows.
- C 57. 117 E. Union St. (B): ca. 1915; two-story brick commercial building ornamentation similar to #55; four bays with stone sills.
- C 58. 117 E. Union St. (C): ca. 1915; ornamentation similar to #s 55 and 57; two units with three bays each.

1920s



1986



1940



1941



Facade Enhancement Proposal

Building Description

115 and 117 East Union Street, constructed in 1915, are contributing buildings in the Morganton Downtown Historic District. While both buildings face Union Street, the side facade of 117 is on North Green Street. Building 115 houses a single storefront bay while building 117 contains two. Both units are 2 story brick buildings featuring a corbeled brick cornice with horizontal recessed panels underneath. A double row of corbelling sits between the transoms and upper story windows. Brick pilasters with vertical recessed panels define each bay. The current storefronts feature recessed openings, large display windows, and brick bulkheads. The transom area above the display windows and behind the existing awnings are covered by panels and/or painted and their condition cannot be determined without further investigation. Access to the upper story is provided via a stairwell door on the left side of 117's storefront. The upper story, one over one, double-hung windows feature jack arches with stone sills.

The North Green Street facade features eleven 1 over 1 double-hung windows at the upper level and 5 transom windows at the lower level. There is a recessed entry at the center of the facade as well as another inoperable entry door at the north end. A narrow display window at the southeast corner permits a view into the E Union Street storefront.

Proposal Overview

Conceptual renderings for both the Union Street and North Green Street façades are included. Archival photos from the 1940s have been used to approximate the historic appearance of the facades from that time period so that the project may be eligible for historic tax credits. Proposed enhancements for building 117 include removing the existing cloth awning, replacing the renovated storefront and canopy structure with a period-appropriate storefront, new color scheme options, awnings, and signage. Proposed enhancements for building 115 include color schemes only, as the existing storefront and awning are to remain intact.

All proposed facade enhancements are intended to be consistent with the Secretary of the Interior's Standards for Rehabilitation. If the owner is interested in pursuing Preservation Tax Credits, they are encouraged to get in contact with the regional Restoration Specialist and Tim Simmons in the NC State Historic Preservation Office <tim.simmons@ncdr.gov> before beginning any work and discuss all proposed rehabilitation to ensure that the project will qualify for tax credits.

Proposed Facade Enhancements

Remove any extraneous hardware, signage, or fixtures from the facades of both buildings, taking care not to damage brickwork.

For 115 E Union Street carefully remove the Brown Mountain Bottleworks awning and store for reinstallation after painting. For 115 Union Street, there should be no further dismantling, as the existing storefront is to remain intact.

For 117 E Union Street, remove existing awning and its related hardware and fasteners above the storefront. Remove the later canopy structure and storefront as well as the bricked-in portion of the display window on the side facade. Reconstruct the center pilaster as shown in the 1940s photo.

For 117 E Union Street, construct a new storefront with a recessed entry to the first-floor space and a separate doorway to the upper floor as illustrated. Dimensions and configuration to be determined in the field based on ghost marks or other evidence revealed during removal of the later storefront. Storefront to have tiled bulkheads below display windows with glazed transom panels above. Note: all glazing shall be clear with no tint or reflective coating.

Install 4 x 4 glazed ceramic tile on the bulkheads as illustrated on the rendering. See design illustration for details.

Install 1" ceramic mosaic tile in the recessed entryway in a combination of tile colors and pattern as shown. Floor tiles should have an abrasive (non-slip) finish. Where the new tiles meet the sidewalk, protect the lip of the tile edge with a narrow metal edge strip.

Inspect and assess the condition of the transom area. If the historic transom windows have been removed, install new glazed transoms as part of the new storefront. If the historic transoms are intact, retain, clean, and make any necessary repairs to ensure they are watertight. If they have been painted, strip the paint layer from the glazing using an environmentally-safe paint removal system such as Peel Away 7, a solvent-based paint remover, or Smart Strip Pro professional paint remover. Note: Both products are available through most Sherwin Williams stores. The use of these environmentally-safe paint removal systems will allow the transom to be stripped in place by a contractor with experience in their use.

Inspect and assess the condition of existing one-over-one upper-story wood windows and trim. Following best practices for historic window repair, reglaze and weather-strip as necessary to ensure they are weathertight. Re-putty window glazing where putty is deteriorated or missing. (One recommended contractor for this type of historic window repair is Double Hung, LLC in Greensboro.) For more information on repair and maintenance of historic wood windows, please read NPS Brief 09 <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.ht>

If desired, reopen lower windows at the side facade as shown in the 1911 historical photo. The original transoms that were above those windows remain in place. Assess the condition of the openings and repair masonry

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as necessary.

Inspect & assess the condition of parapet wall coping and repair as necessary. Clean and prepare for repainting. If parapet wall coping is missing or deteriorated, replace it with a new metal cap in a factory finish in color compatible with brick as illustrated in the rendering.

In preparation for repainting, clean all masonry surfaces of stains and discoloration using the gentlest effective method. Clean with low-pressure water to prepare masonry surfaces for repainting. Water cleaning should start at the bottom of the brick and move toward the top, keeping all surfaces wet below the area being cleaned. Avoid any abrasive cleaning methods such as sandblasting, as it will permanently damage the brick facade. For more information on cleaning masonry, see National Park Service Brief #1: <https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>.

Prepare, prime, and repaint brick facade as shown in the attached rendering. Use an appropriate primer and apply two topcoats of semi-gloss masonry paint. Paint colors to be Sherwin Williams or equal quality exterior paints in colors based on the selected design scheme.

Prepare, prime, and repaint all wooden elements of the storefront, windows, and doors as illustrated in the attached rendering. Remove loose paint to a sound substrate and caulk as necessary. Repaint with appropriate primer and two topcoats in a semi-gloss finish. Paint colors to be Sherwin Williams or equal quality exterior paints in colors based on the selected design scheme.

Follow manufacturer's recommendations for the application of coating, including temperature parameters for paint application. Use top-quality coating materials. Generally, paint when the sun is not shining directly onto surfaces to be painted.

Install new single panel fabric awnings on rigid metal frames sized to fit side entry openings as illustrated in the attached rendering. The recommended fabric is Sunbrella or comparable brand, in colorway of selected design.

Install adhesive decals on the transom windows with the tenant's name and logo as shown in the renderings.

Install a new blade sign on the upper part of the center pilaster as illustrated in the design proposal. We recommend Bel Largo bracket, 30"W x 46"H, SKU: 403B-1-3046. Brackets can be purchased online from the Sign Bracket Store or from a local manufacturer. <https://www.signcompanysupply.com/fixed-bracket.html>

Install a new corner sign as illustrated in the design proposal. We recommend to request a custom-made bracket with dimension 30"W x 84"H at <https://www.greensborosigncompany.com/outdoor-signs/>

If desired, install a wall mural with the tenant's name and logo similar to the one seen in the 1940's photograph and illustrated in the renderings.

115 and 117 East Union Street

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Additional Information

Design Schemes

Design Scheme 1

Paint

SW 7011 Natural Choice
SW 7069 Iron Ore

Brick Body of Facade
Brick Architectural Features
Wooden Window Surrounds and Sashes
Wooden Elements of Storefront

SW 7011 Natural Choice

Bulkhead Tile:

Color Wheel Collection - Classic Square K111

Black K111. For more information see:

<https://www.daltile.com/product/Color-Wheel-Collection-Classic?color=Black&shape=Square>

Floor tile:

Keystone 1"x1" D311

D311 Black/Ebony. For more information see:

<https://www.daltile.com/product/keystones?color=Black/Ebony&shape=Straight%20Joint>

Keystone 1"x1" D317

D317 Biscuit. For more information see:

<https://www.daltile.com/product/keystones?color=Biscuit&shape=Straight%20Joint>

Body Pattern: SP8126 and the recommended border pattern is SB 1107, both from Daltile Pattern Guide. Copy and paste the following link into a browser:

https://digitalassets.daltile.com/content/dam/Daltile/website/resources/products/pattern-guides/DAL_Keystones_TilePatternGuide.pdf

Awning:

Clinton Granite (SKU: 4888-0000). For more information see:

<https://www.sunbrella.com/sunbrella-shade-clinton-granite-4888-0000>

* Please note that the appearance of recommended colors and samples provided in this proposal will vary depending on the computer screen or printer used so viewing actual paint samples prior to repainting is recommended.

Additional Information

Design Scheme 2

Paint

SW 2837 Aurora Brown	Brick Body of Facade
SW 2822 Downing Sand	Brick Architectural Features
SW 2808 Rookwood Dark Brown	Wooden Elements of Storefront
SW 2808 Rookwood Dark Brown	Wooden Window Surrounds and Sashes

Bulkhead

Festiva Square QF50
Pecan QF50. For more information see:
<https://www.daltile.com/product/Festiva?color=Pecan&shape=Square>

Floor tile:

Keystone 1"x1" D118
D118 Brownberry. For more information see:
<https://www.daltile.com/product/keystones?color=Brownberry&shape=Straight%20Joint>

Keystone 1"x1" D161
D161 Urban Putty. For more information see:
<https://www.daltile.com/product/keystones?color=Urban-Putty&shape=Straight%20Joint>

Body Pattern: SP8126 and the recommended border pattern is SB 1107, both from Daltilo Pattern Guide.
https://digitalassets.daltile.com/content/dam/Daltilo/website/resources/products/pattern-guides/DAL_Keystones_TilePatternGuide.pdf

Awning:

Havelock Brick (SKU: 4985-0000). For more information see:
<https://www.sunbrella.com/sunbrella-shade-havelock-brick-4985-0000>

* Please note that the appearance of recommended colors and samples provided in this proposal will vary depending on the computer screen or printer used so viewing actual paint samples prior to repainting is recommended.



Iron Ore
SW 7069

Natural Choice
SW 7011

Natural Choice
SW 7011

Blade Sign



Corner Sign



Floor Tiles



Bulkhead Tiles





Aurora Brown
SW 2837

Downing Sand
SW 2822

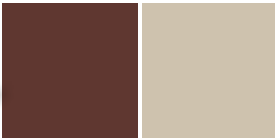
Rookwood
SW 2808



Blade Sign



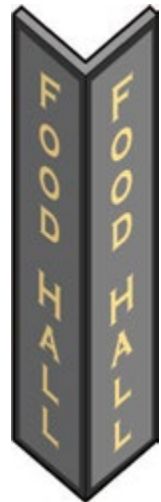
Corner Sign



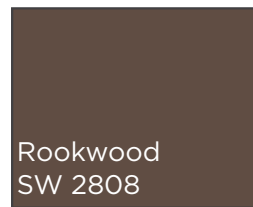
Floor Tiles



Bulkhead Tile



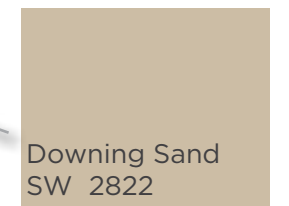
Corner Sign



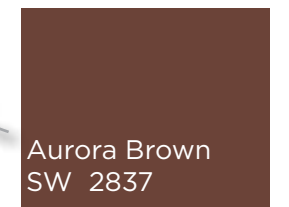
Rookwood
SW 2808



Bulkhead Tiles



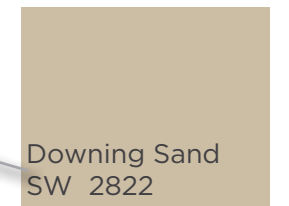
Downing Sand
SW 2822



Aurora Brown
SW 2837



Awning:
Havelock Brick



Downing Sand
SW 2822