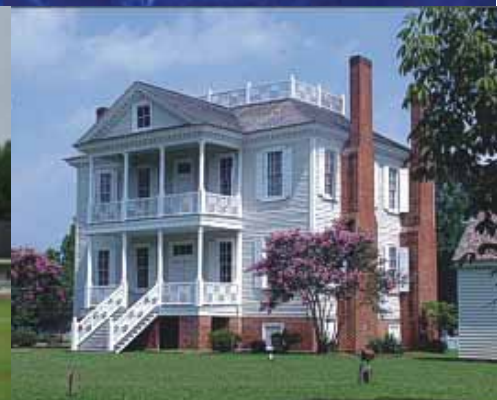




# TOWN OF WINDSOR, NC CPN INSTITUTE RE:NC REPORT FACILITIES REVITALIZATION OVERVIEW



# Town of Windsor, NC

## CPN Institute Re:NC Report Facilities Revitalization Overview



Site Visit: May 19-20, 2011  
Final Report: September 1, 2011



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September 1, 2011

Mayor James Hoggard  
Town of Windsor, NC  
128 South King Street  
Windsor, North Carolina 27983

Dear Mayor Hoggard,

I want to extend my sincere gratitude for the welcome and hospitality that your staff and the residents of Windsor bestowed upon the CPNI Team during our visit in May 2011. It started with the Town opening its doors allowing us to participate in the 8<sup>th</sup> NC STEP Meeting and ended with a community meeting where we shared ideas for redevelopment. This experience for our team was gratifying in more ways than one, and we truly appreciate this opportunity to be part of the Town of Windsor. As part of our agreed deliverable to you, please find our Facilities Reuse Strategy Report. We hope you find the Report useful in providing ideas and opportunities to focus efforts and monies in order to achieve the Town's many redevelopment goals. Please know that CPNI remains available and the delivery of this Report is by no means the conclusion of our relationship. Please consider us an extension of your staff. We are available to bounce ideas off of and provide recommendations to you on areas of our expertise.

Again, thank you for the opportunity to be part of Windsor! We believe it to be a gem in the eastern part of North Carolina with great opportunities for development that can impact the economic and social development of this community for many years to come.

Regards,

Peyton S. Fairbank  
Director of CPNI

**Town of Windsor, NC**

**CPN Institute**  
**Re:NC Report**  
**Facilities Revitalization Overview**

**August 23, 2011**

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## **CPN Institute Facilities Reuse Strategy Report**

**September 1, 2011**

**Town of Windsor, NC**

Construction Professionals of North Carolina Institute (CPNI) was requested by the Town of Windsor, North Carolina to compile a team of experts in development, design, and construction to help them evaluate and develop a comprehensive strategy to better utilize existing buildings as part of the NCSTEP Program established by the NC Rural Economic Development Center. Many of these buildings are historic and were recently damaged by flooding.

### ***About CPN***

CPN of North Carolina, Inc. is a Statewide, 501c6 non-profit membership organization of business and professional leaders who are involved with design, construction, and related services. The organization is unusual in that members are either owners or senior management of their respective firms. Unlike other industry trade organizations, membership is multi-disciplinary and professionally diverse. The organization was founded eleven years ago and currently has 115 active members.

### ***About the CPN Institute and the Re:NC Project***

In 2006, the CPN Institute was formed by the CPN membership organization to expand its mission of service to the construction industry and communities throughout North Carolina. The Institute is incorporated as a 501c3 non-profit corporation focused on research, education, and community services.

Through the *Re:NC Project*, the Institute focuses on revitalizing the legacy built environment and infrastructure in the State of North Carolina, with particular concentration on Tier 1 and 2 counties as defined by the North Carolina Department of Commerce. As the State economy continues to transition from legacy industries, a large amount of the State's industrial and commercial built environment and utility infrastructure, in both urban and rural settings, is either dormant or abandoned.

These dormant assets represent a tremendous investment of sunken capital in terms of economic, environmental, and social resources. Many of these properties are EPA Brownfield Program sites, suspected of contamination or in an unknown condition. They are unused or



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underutilized assets on the community balance sheet, difficult to reposition and revitalize, and as a result, continuing to lie underutilized or dormant with negative impact on the surrounding community fabric.

The CPN Institute offers the comprehensive professional and technical expertise of its membership and collaborating partners, tailored to the specific project at hand. The Institute has a standing agreement with the University of North Carolina System to support its research activities and to connect it with the construction-related academic and research programs throughout the System. The Institute has also formed collaboration with Cherokee Investments and its affiliated non-profit Foundation, Cherokee Gives Back, to offer increased knowledge and implementation capacity. The Re:NC Project process has three typical stages:

*1. Initial Investigation and Assessment:*

- a. Develop a community inventory and database of legacy buildings, properties, and utilities. This typically involves initial meetings with city/county management and planning officials, collection of existing property data, and on-site visits.
- b. Assist the community to secure funding for planning activities, and assess the community inventory, including site analysis, building condition analysis, and environmental analysis.

*2. Prioritization and Redevelopment Strategy:*

- a. Develop a “long-list” of redevelopment strategies including community visioning, community leadership engagement, workshops, identification of partnerships, and financing strategies.
- b. Use the Re:NC model to integrate community context into redevelopment plans by evaluating economic, social, and environmental dimensions.
- c. Prioritize strategies and develop a Master Plan of recommended uses.

*3. Pre-Development Facilitation:*

- a. Develop a platform to support redevelopment through identified target uses, including pre-development site/building preparation, market studies, and marketing media.



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- b. Investigate tax credits, grants, incentives, and financing options.
- c. Facilitate partnerships with institutions, nonprofits, foundations, private developers, and local governments.
- d. Assist with environmental work and Brownfield agreements in conjunction with COGs.
- e. Provide a network of resources including the UNC System, revitalization experts, and partnering non-profit organizations.

The CPN Institute actively pursues planning and project implementation grant funding through Federal and State programs as well as Private Foundation Grants.

### ***Background and Activities***

Established and first known as Gray's Landing, the Town of Windsor was officially incorporated in 1768. The Town of Windsor is located in North Carolina's Inner Banks region, approximately



85 miles from Roanoke Island and the Outer Banks, and 55 miles from Greenville. Positioned at the intersection of US 17 and US 13, the Town of Windsor is a 2.5 square-mile community with an estimated 3,165 residents. Windsor is the largest town and county seat of Bertie County which has a population of 20,074. Windsor sits on the banks of the Cashie River, between the Roanoke and Chowan Rivers, headwaters of the Albemarle Sound.

The Windsor Historic District is comprised of mid-19th Century and early 20th Century historic buildings and properties is listed on the National Register of Historic Places.

According to the 2000 Census, the racial makeup of the Town is 53% African-American, 45.4% Caucasian, and 1.6% identified as Other. Age distribution of Windsor in the 2000 Census showed a small percentage of younger people (3.2% in the 20-24 age category) and a large percentage (21.2%) of those 65 years or older. Median age was 42 years. Median income for a household was \$25,256, median income for a family was \$34,107, and the per capita income for the Town was \$18,006. About 19.9% of families and 25.8% of the population were below the poverty line, including 35.1% of those under age 18 and 25.4% of those aged 65 or over.



The deep and picturesque waterways of the Roanoke, Chowan, and Cashie Rivers were responsible for the early commercial development of the Town of Windsor. Today, they provide recreational excitement and a classroom to study wetlands, rivers, and wildlife. But, they also bring significant flooding to Windsor. Notorious flooding events that resulted in properties being inundated by as much as 20 feet of water include Hurricane Floyd in 1999, Hurricane Isabel in 2002, and Tropical Storm Nicole in 2010. City representatives, elected officials, and residents are taking action to combat the discouraging and debilitating effects of these natural disasters, with the intent of ensuring that Windsor not only survives, but thrives, and emerges as a vibrant and desirable destination for its current residents, retirees, and outdoor enthusiasts. Actions that have been taken with those goals in mind include adoption of local laws to discourage continued deterioration of aging buildings, acquisition of properties, and participation in the NCSTEP Program to develop a Strategic Plan for the long-term growth and prosperity of the Town of Windsor.

#### **Site Visit Agenda:**

Thursday, May 19, 2011

- 6:00 – 7:30 pm, Windsor NCSTEP Community Leadership Team Meeting, Chamber Building, 121 Granville Street (includes a working dinner meal)
- 7:30 – 8:30 pm, CPNI activity briefing followed by informal discussion

Friday, May 20, 2011

- 7:30 am Breakfast at Carolina Country Restaurant
- 8:00 am – 12:00 pm Bus Tour of Windsor, walk-through buildings, and roof access
- 12:00 – 2:00 pm Working lunch for CPNI Team at Heritage House Restaurant
- 2:00 – 5:00 pm Workshop/community input on redevelopment context and strategies, Chamber Building, 121 Granville Street

**Windsor Representatives:** Mayor James Hoggard; Allen Castelloe, Town Administrator; Collins Cooper, Chamber of Commerce; and Chief Billy Smithwick, Windsor Fire Department.

**NC Rural Center:** Art Jackson, NCSTEP Director; Garnet Bass, Director of Communications; and Matt Ehlers, Staff Writer.

**CPNI Project Team:** Jude Starrett – government/legal; Mike Burriss – construction & demolition; Eric Wisco – tax/non-profit solutions; Hugh Sutphin – architect; Carl Seager –





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waterproofing/brick restoration; John Willards – roofing; Jim Schenck – CPN Past President; Peter Marsh – CPN President; Peyton Fairbank – CPNI Chairman; and Tori Small – civil engineer (not present on site visit).

### **NCSTEP Community Leadership Meeting:**

Windsor's invitation to CPNI was arranged by Art Jackson of the North Carolina Rural Center. In 2010, Windsor joined the North Carolina Small Towns Economic Prosperity Demonstration Program, or NCSTEP, which was established by the Rural Center to support economic recovery and revitalization in small towns, to provide technical assistance and grant making, and to inform public policy for the benefit of North Carolina's small towns. Art Jackson is the NCSTEP coach. In that role, he leads and facilitates strategic planning for NCSTEP participants, including the Town of Windsor.



CPNI was invited to attend STEP Leadership Team Meeting #8 in the Windsor Small Business Center on Thursday, May 19 from six o'clock to eight o'clock p.m. After a welcome and introductions by Mayor Jim Hoggard, the CPNI Team listened while Art Jackson and the STEP Leadership Team reviewed the minutes of their last meeting and their strategic planning to date. The CPNI Team was provided with a copy of the Town of Windsor Strategic Plan for 2007-2012, which contains extensive background information on the Town and its resources. The STEP Leadership Team answered some questions for the CPNI team.

Art Jackson then led the combined group in two exercises. One exercise utilized an economic development matrix provided by Art. This matrix contained a list of community assets previously identified by the STEP Leadership Team. It was very helpful to CPNI to review this list. The Leadership Team then used the matrix to identify the contributions of each community asset to economic development, and to identify ways to increase the impact of those assets. From the standpoint of CPNI, it was interesting to note that the first two community assets listed on the matrix were the Town's available commercial buildings and wealth of historic structures.

The Leadership Team also reviewed its list of factors that constrain or limit the growth of the local economy. They tried to specify how each factor limited economic development, using the



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matrix. Given their interest in the Town's built environment, the CPNI Team noted in particular the Leadership Team's concerns with vacant and dilapidated buildings, lack of affordable housing, lack of hotel and other lodging options other than small bed and breakfast inns, and a stagnant real estate market.

After working through the Economic Development matrix, Art Jackson distributed another planning tool, described as a 10 Year Community Vision Worksheet. This Worksheet contained a list of community characteristics that broadly would be considered desirable, or could be



made more desirable. Art asked the Leadership Team (with the CPNI team joining in) to decide first whether the desirable characteristics currently exist in the Town, second, whether the characteristics were wanted or desired if missing, and third, what the Team thought would come of the characteristics if there were no changes in current economic trends. The CPNI Team took particular notice of the discussion on the

condition, appearance and use of downtown assets, and the natural and cultural assets available in the Town.

Art wrapped up STEP Leadership Team Meeting #8 with questions and a wrap up of the evening's exercises. He then introduced the CPNI Team individually to the STEP Leadership Team, and invited a discussion on CPNI's plans for the strategic review of the Town. Peyton Fairbank and Peter Marsh of CPNI gave the STEP Leadership Team an idea of what to expect from CPNI. After a question and answer session and announcements by Art and the Mayor, the Thursday evening meeting adjourned, to resume on the next day at 3:00 p.m. after the CPNI Team toured the Town and held an internal planning session.

### **Bus Tour of Windsor:**

The CPNI Team boarded the "Excursions" bus after breakfast and proceeded to have a tour of Windsor and the neighboring community conducted by our driver Carolyn Dale. We drove through surrounding residential neighborhoods, by the regional medical facilities, by the penal detention center, and to recreational facilities by the river, which included boat access to the river. We stopped at the Roanoke/Cashie River Center area and proceeded on foot along the



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boardwalk to the exhibit buildings. Returning to the bus, we rode alongside the River towards Town, including the oldest home in Windsor. Finally, we returned to Downtown and continued to tour buildings on foot.

**Building Reviews:** During the Bus Tour, the CPNI Team reviewed approximately seven buildings in Downtown Windsor. Below is a brief description of the buildings:



- ***Freeman Hotel 101 N York Street:*** Owned by the Town and built in the 1840s.
- ***104 S King Street:*** Currently a Beauty Shop owned and operated by Ms. Melinda Eurer.
- ***102 S King Street:*** Currently vacant and storing tornado victim's house goods on 1<sup>st</sup> Floor owned by Ms. Melinda Eurer.
- ***123 S King Street:*** Currently vacant and owned by Mr. Joe Alexander's daughter.
- ***137 E Granville Street:*** Currently vacant and owned by the Miller Family. Unable to get inside of the building due to the disrepair of the building.
- ***122 E Granville Street:*** Owned by the Town and currently houses the local NCDMV and satellite police station. Upstairs is vacant.
- ***121 E Granville Street:*** Owned by the Town with first floor occupied and 2<sup>nd</sup> floor vacant.
- ***114 E Granville Street:*** Former Western Auto Building; building currently vacant and has fire damage.

See Tab 2 for details on the assessment and recommended uses as well as Tab 3 for details on proposed façade changes. Tab 4D contains a detailed roofing report on many building in the downtown historic area.



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**CPNI's Working Lunch:** After the bus tour and building assessment reviews, the Windsor Team conducted a working lunch where a brainstorming session occurred, reviewing the data received over the past 24 hours. During the session, the Team discussed the Town gateways, waterfront area, economic and social factors of the Town, damaged buildings, revitalization, and flood issues. The Team prioritized opportunities and discussed the process and flow for the Workshop/Community Input Meeting

### ***Re:NC Workshop / Community Input Meeting***

The CPN Institute's *Re:NC Project* uses a community context model for analyzing potential



redevelopment strategies for legacy buildings and infrastructure. This approach ensures that the potential strategy on a specific property takes into account the potential of the full legacy inventory and existing community planning and priorities.

Following the informal survey of pre-selected Downtown Windsor properties and the Team brainstorming session during lunch, the CPNI Team conducted an interactive *Re:NC* Workshop

with Town officials. The *Re:NC* model evaluates legacy building inventory in relation to three community context dimensions:

1. Economic development and job growth.
2. Social capital and community development.
3. Environmental capital and sustainable development.

Before discussing the particulars of each property, the CPNI Team set the stage of broader community context by discussing two key urban planning concepts that relate to each property: *Gateways* and *Activity Centers*.

### **Gateways**

Every participant on the CPNI Team experienced Windsor's magical, historic small town feel with truly unique character. Windsor is a hidden gem with its natural resources, strong inventory of historically significant buildings in the Downtown, and surrounding residential





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neighborhoods, and friendly citizens. The Town enjoys tremendous environmental assets in the form of the Cashie River, the proximity to the coast, and the surrounding low country and rural charm.

Gateways to the Town of Windsor are physical and virtual. The physical Gateways, the routes selected to enter Town, are like the first handshake with the community and a journey of discovery. Virtual Gateways include the Town's website and marketing materials, and should be part of a comprehensive plan by the Town related to its marketing, branding, and tourism strategies. The physical Gateways should be consistent with this strategy and designed to give both a sense of arrival and a reason to "turn the wheel," exit the highway, and visit historic Windsor.



Each of the three primary approaches to Windsor (a. the South Granville exit off Hwy 17 from the South; b. Exit 215 off Hwy 13 from the North to North King Street; and c. Business 17/South King Street from the West) should be specifically designed with signage, landscaping, and graphics to welcome visitors and reinforce the Town's branding strategy.

The CPNI Team felt that primary focus should be given to the South Granville Gateway route because it leads the visitor directly to the Town's primary environmental assets, the Cashie River, the Marina Activity Center (see below), and River Walk. This is also where the pedestrian pathways that link the three primary Activity Centers begin. The intersection of Business 17 and South King Street is where the story of Windsor truly begins its narrative with the visitor.

The relationship of the properties surveyed to these Gateways forms part of the revitalization strategy and prioritization. The Gateways, their relationship to Activity Centers, and their relationship to transportation, streetscape, and pedestrian planning deserves further study as a key recommendation of this Report.

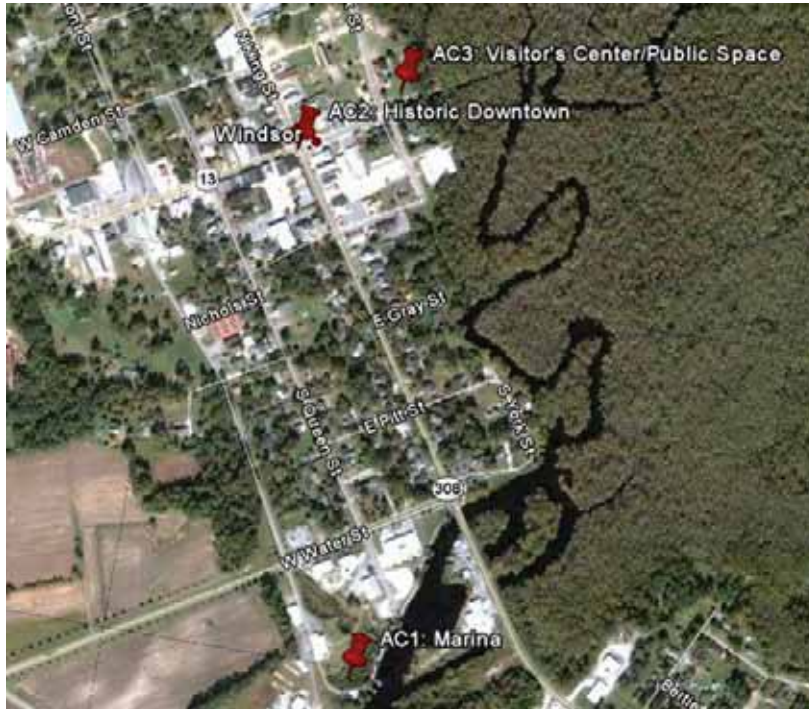


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## Activity Centers

'Activity Center' is a term used in urban planning and design for a mixed-use urban area where there is a concentration of commercial and other land uses. The term 'Activity Center' can also



be used to designate an area for mixed-use development, whatever its current land use happens to be. Activity Centers can vary greatly in size. They are an important concept in urban planning for Transit Oriented Development or TOD, which seeks to intensify land uses around public transport nodes to facilitate greater sustainability in the way people and goods move around cities and towns.

Activity Centers are a useful concept in providing context for redevelopment. The CPNI Team quickly identified three

distinct Activity Centers that relate to the potential prioritization of uses for specific properties:

1. Marina... The Marina Activity Center should be developed to focus both public and private development on one of the Town's most important economic development assets - the Cashie River. This is where the Town can further realize the opportunity for quality of life and tourism enhancement as a destination for boating, paddle sports, camping, hunting and fishing, and general enjoyment of the low-country outdoors. Enhancement of the Marina, the pedestrian pathway, and the streetscape connection between this center and the Historic Downtown will play a vital role in the successful redevelopment of the properties CPNI was asked to study.





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2. Historic Downtown... The center of Historic Windsor is the intersection of King Street and West Granville that forms the heart of Downtown. This Activity Center should focus on strategies supporting restaurants, retail shops, hospitality, apartments and condominiums, as well as office use. These are all essential ingredients to a vital Downtown. Focus on appealing “gathering spaces” for residents and tourists should be given priority. This intersection is the connection between the three Activity Centers. A comprehensive signage plan that identifies the Activity Centers and the Town’s history and historic structures should be part of the redevelopment strategy.
3. Visitor’s Center / Public Space... This Center includes the Historic Freeman Hotel, the Zoo, and the Town’s open green space for public celebrations. One of the most vulnerable areas for flooding, it should be reserved for development primarily as an open park. Investment in further developing the Zoo and improving on the appearance of the animal housing and perimeter fencing should be considered. The Freeman Hotel is ideal for park offices and for us as a Visitor’s Center and Town Museum. It is suitable for a facility to support public events, provide public hospitality, and convey the rich history of Windsor. It should be elevated well above flood level, and the resulting shaded area below the structure could serve for shaded seating, gathering space, and vending.

How these Centers can be enhanced and developed, how they are linked through pedestrian and transportation planning, deserves further study as part of an integrated redevelopment plan.

### **Workshop Results – Redevelopment Prioritization**

All of the properties involved in the study were clustered within the existing Historic District and the Downtown area. An important conclusion of the CPNI Team was that all of the properties surveyed were capable of renovation. In fact, several of the participating members commented that, “We’ve renovated buildings in much worse structural condition in other towns.” Because of the importance of these properties collectively to the historic fabric and character of the community, the Team recommends a strategy that would encourage renovation over demolition.







Given the history of flooding, the Town's low uniform elevation, and the proximity to the Cashie River, it is certain that those properties in the survey that were damaged from recent flooding will flood again. Scientific data points to a continuing trend of greater frequency and intensity of severe weather events likely to cause flooding. Any renovation of these properties should take this into account and local guidelines should be established and clearly communicated for flood damage resistance and flood-recovery construction standards. Laser scanning of the Downtown District and development of a watermark survey would be beneficial and informative to guide development investments. New building codes require the first floor level of new construction to be above flood level. In order for infill development to be visually consistent with existing historic structures, architectural standards and design guidelines should be developed.

Each of the surveyed properties listed above was evaluated in relation to the three dimensions listed above (Economic, Social, and Environmental Context) and scored in order to facilitate discussion and demonstrate a methodology for prioritizing redevelopment. Not surprisingly, the properties that were scored the highest by the workshop participants in all three dimensions had the strongest relationship to the Activity Centers. Every redevelopment strategy has to start somewhere and for Windsor, the workshop indicates priority should be given to:

1. *The Freeman Hotel*: This building supports a critical Activity Center for the Town, is adjacent to public open space where the Town celebrates and holds festivals, is next to the Zoo which is an important tourist attraction and education facility, and is connective to the River Walk and Cashie River. It is important to the Town's social fabric and economic development strategy. It would be relatively easy to raise the structure in its current location above the flood plain and turn it into a Visitor's Center supporting public uses and the Town's history. As one of the Town's oldest structures, it could be renovated through a private foundation using the Historic Tax Credit Program.
2. *102-104 South King Street*: At the primary intersection of the Historic District, this building is at the central connection of the three Activity Centers. The building is in an ideal location for a gathering space as mentioned above. The building footprint favors retail uses including restaurant, bar, bakery, or deli on the first floor with public wireless Internet access and residential or office use on the second floor. Well within the floodplain and with minor structural issues noted, the renovation of this facility should follow flood recovery guidelines.





3. *123 South King Street:* Located on the pathway connecting the Marina and Historic Downtown Activity Centers, and adjacent to the County Courthouse and Town Hall, this building is at a higher elevation although still within the flood zone. It is in the best condition overall of the properties surveyed. Due to its wide, open floor plan on the first and second level, the addition on the back which is suitable for a commercial kitchen, and access to parking, this building is perfectly suited for restaurant use. Downtown restaurants are key to revitalization. The upper floor could be used for office or residential. The façade of the building can be reworked as part of an overall Downtown development strategy.

Additional recommendations that were discussed at the workshop include, in no particular order:

- *Establish multiple pedestrian access to the Cashie River.*
  - Simple access where vegetation is cut back and maintained
  - Point access for private kayaks and canoes with signage
- *Improve visual access to River*
  - Establish several key visual vistas of the River
  - Needs to be visible by pedestrians and from vehicles
- *Create a less "caged" appearance environment for the Zoo.*
  - Replace chain link fence and barbed wire with painted wood or decorative metal fencing
  - Screen animals with indigenous plantings
  - Better incorporate the River Walk area with Zoo for a more natural animal environment
- *Create opportunities/incentives for Downtown development for housing, restaurants, retail, services, and hotel.*
  - Consider a "restaurant row" low-interest loan program
  - Create tax incentives supporting renovation and appearance standards
  - Develop educational program on Historic Tax Credit Renovations
- *Organize a storefront initiative that will keep Downtown building facades pleasant looking and appealing to shoppers and future developers.*
  - Develop historical preservation/zoning committee that oversees renovations and building façade changes in the Historical Downtown District and around River Walk access
  - Town to lease storefronts of vacant buildings to ensure pleasant appearance
  - Town should uphold minimum appearance standards



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## ***Recommendations on Next Steps***

Based on the demographics and economic resources of the Town of Windsor and Bertie County, the development and implementation of a revitalization strategy for the surveyed properties will benefit from community engagement combined with outside assistance for planning and financing.

Successful revitalization plans have the following ingredients:

- **a clear brand strategy and marketing plan**
- **an overall revitalization plan**
- **strong visuals that communicate the plan**
- **marketing studies that support the plan**
- **architectural standards and guidelines**

In order to succeed, the Town needs an organization tasked with redevelopment goals and deadlines, financing, and specific professional services.

Just as the NC Rural Center has facilitated the development of the Town's Economic Development Strategy, the CPN Institute and the North Carolina Department of Commerce's Small Town Main Street Programs can be important partners to facilitate revitalization of Windsor's historic Downtown and properties.



Windsor is already a participant in the Small Town Main Street Program, which assists communities in developing a local program to manage the process of revitalization and helps them to develop a community-based vision for action. This includes assisting in organizational development and board training as well as supporting the development of goals, objectives and work plans.

The CPN Institute can play an ongoing role with the Town as a facilitator, consultant, and project management entity on a fee basis to help the Town develop and refine its strategy and



implementation plans. The Institute can also assist with coordination of professional services required in the recommendations that follow:

1. We strongly recommend establishing a non-profit Community Redevelopment Foundation, perhaps called "Friends of Historic Windsor," to provide formal engagement of community leadership and organizational structure for revitalization efforts. This type of Foundation provides access to planning and implementation grants from Federal, State, and Private Foundations.
2. Consider the formation of a Community Development Corporation (CDC) which can also provide access to outside funding and create a development vehicle for projects.
3. Engage the support of local educational, healthcare, faith, and community service institutions.
4. Continue to leverage the resources of NCSTEP, the Council of Governments, and the Small Town Main Street Program for strategy and implementation assistance.
5. Secure professional urban planning, architectural, and engineering services to develop a Comprehensive Development Plan including Branding, Gateway and Activity Center Design Guidelines, Pedestrian and Streetscape Planning, Architectural Standards, and Construction Guidelines.
6. Engage professionals to create CAD documentation, field verification and structural assessment, best use analysis, and cost estimates for key properties.
7. Secure professional services to prepare specific market studies validating priority uses indicated by the redevelopment strategy. This information will be required to attract private development.
8. Develop visual maps and renderings that illustrate the redevelopment strategy and vision. Good visuals are critical for communicating plans and attracting developers.
9. Consider the implementation of a Downtown Overlay District.
10. Leverage the Historic Tax Credit Program as part of the redevelopment financing strategy.
11. Investigate the North Carolina Community Development Initiative which is a very good resource if a town has significant minority population and minority businesses. The



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Community Development Initiative works closely to assist CDCs and minority economic development initiatives. Their five areas of focus are:

- a. Grant Making
- b. Lending
- c. Technical Assistance
- d. Advocacy
- e. Development

12. Investigate a variety of financing vehicles and funding sources:

- a. Tax Incremental Financing
- b. New Market Financing
- c. Small Business Administration Loan Programs
- d. Historic Tax Credits
- e. Municipal Bonds
- f. NCSTEP
- g. FEMA Grants
- h. Revolving Loan Programs
- i. Others



**CPN Institute**  
 Town of Windsor, NC  
**Building Quick Assessment Summary**  
 Conducted: May 19-20, 2011



**Property Description**

<b>Building Name</b>	Freeman Hotel Home for Chamber of Commerce	
<b>Address</b>	101 North York Street	
<b>Built</b>	1840s Historically significant for community	
<b>Building Footprint</b>	60' x 40' (Approximately) 2 floors	
<b>Type of Construction</b>	Foundation:	Brick Bearing, assumed brick intermediate piers Elevated 36"-40" above grade
	Floor 1:	Wood framed Finish wood floors were 'wavy', most likely due to swelling while wet Interior walls had sheathing removed
	Floor 2:	Wood framed
	Roof:	Wood framed, sloped Deflection noticed along ridge Metal roof panels appear extremely 'weathered'
	Walls:	Wood siding, painted No exterior sheathing nor moisture barrier observed Some wood lath inside stud faces
	Landscape:	Nice grass yard Mature trees and shrubs



<b>Observations</b>	<p>Located within 300 yards of Cashie River, pedestrian access to river is good.          Lies several feet above Cashie River elevation.          Building has been recently flooded.          Located across from City Zoo which is a significant activity zone for community.          Chain-link fence surrounding Zoo acts as a physical and visual barrier.          Building was relocated to this site approximately 30 years ago.          This is the building's third site location.          Several rooms contain metal wall and ceiling panels.          Floor 2 has high ceilings and tall double-hung wood windows, single-glazed.          Adjacent one-room school house building.          Building 'seems out of place' for significance to community.</p>
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<b>Recommendations</b>	<p>Raise building if kept in current location and reinforce foundation.          Raising building will pose aesthetic and accessibility issues.          Scale of foundation may not 'feel' right for this building.          Consider: Relocating closer to main Downtown District.</p>
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<b>Alternate Uses</b>	Consider: Hotel, Museum
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**CPN Institute**  
**Town of Windsor, NC**  
**Building Quick Assessment Summary**  
 Conducted: May 19-20, 2011



**Property Description**

<b>Building Name</b>	EURE Building		
<b>Address</b>	102/104 South King Street Central Business District		
<b>Built</b>	Approximately 1840s Historically significant features		
<b>Building Footprint</b>	Approximately	Floor 1:	30'-0" x 70'-0" = 2,100 sf
		Floor 2:	30'-0" x 70'-0" = 2,100 sf
<b>Type of Construction</b>	Foundation:	Brick Bearing, assumed brick intermediate piers Entrance located on grade	
	Floor 1:	Wood framed Finish wood floors	
	Floor 2:	Wood framed	
	Roof:	Wood framed, low slope ('flat')	
	Walls:	Load-bearing masonry, appear solid	
	Landscape:	Potential 'yard' in rear	

**Observations**

Building is located on a corner in historically significant Downtown. Corner locations provide for greater exposure and opportunities for windows. This building appears to be at the lowest elevation of the Downtown group observed and is expected to flood again during significant weather event. Building has been through two significant floods in past 11 years. Masonry bearing walls appear solid. Wood floor framing appears solid (no deflection noticed). Upper floor requires further inspection due to neglect and evidence of roof leaks. Rear wall has historical character and needs significant repairs. This building has a rear yard which is a rare opportunity in a Downtown. The yard could become a very nice amenity.

**Recommendations**

How to flood-proof main level?  
 Provide retractable awnings (2) over main storefronts.  
 Re-paint brick to enrich facades.  
 Repair rear wall and high-light its character with paint.  
 Capture rear yard as a people-oriented space...flowers/seating/grass/pavers

**Uses to Consider:**

Restaurant/Bar using water resistant materials (that will dry out easily), especially if the rear yard could be utilized as patio. Consider trellis and plants.  
 Retail  
 Ice cream parlor  
 Upstairs: Apartments, probably 2 units  
 Business offices

**CPN Institute**  
**Town of Windsor, NC**  
**Building Quick Assessment Summary**  
 Conducted: May 19-20, 2011

**Property Description**

**Building Name**

**Address** 123 South King Street  
 Central Business District

**Built** Unknown

**Building Footprint** Approximately Floor 1: 31'-0" x 95'-0" = 2,945 sf  
 Floor 2: 31'-0" x 77'-0" = 2,387 sf

**Type of Construction** Foundation: Brick Bearing, assumed brick intermediate piers  
 Entrance located on grade  
 Floor 1: Wood framed, no deflection noticed  
 Finish wood floors  
 Floor 2: Wood framed  
 Roof: Wood framed, low slope ('flat')  
 Walls: Load-bearing masonry, appear solid

**Landscape:** Rear faces immediate parking lot



**Observations**



Building front facade is more contemporary than other buildings observed. The brick pattern and condition of the brick on the front appears to be constructed more recently. The storefront is aluminum framed system with no intermediate mullions and lacks historical character. This building did not receive flood damage. Upper floor requires further inspection due to neglect and evidence of roof leaks particularly at edge of roof. Rear wall has some historical character with arched upper windows. There is a 1-story 'addition' on the back composed of painted concrete block (CMU). The interior stair is wide and has the potential to 'draw' visitors inside and upstairs.

**Recommendations**

Upgrade awning over main storefront. Add character using pots with flower. Replace upper floor windows with traditional wood windows with mullion pattern. Connect upper floor windows with a single permanent awning. Replace aluminum storefront with a traditional entry using durable materials. Capture rear yard as a people-oriented space...consider converting several parking spaces to patio with landscaping.

**Uses to Consider:**

Restaurant would be a good use of the building, especially if a patio could be created in the rear (parking area). Retail use that can take advantage of large storefront display, eg., furniture, accessories. Upstairs would make a good overflow space for the use on the main level.

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**Town of Windsor, NC**  
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 Conducted: May 19-20, 2011



**Property Description**

<b>Building Name</b>	<b>Miller Building</b>		
<b>Address</b>	137 East Granville Street Central Business District		
<b>Built</b>	Approximately 1840s		
<b>Building Footprint</b>	Approximately	Floor 1:	45'-0" x 82'-0" = 3,690 sf 18'-0" x 41'-0" = 738 sf
		Floor 2:	45'-0" x 82'-0" = 3,690 sf
<b>Type of Construction</b>	Foundation:	Brick Bearing, assumed brick intermediate piers Entrance located on grade	
	Floor 1:	Wood framed, no deflection noticed Finish wood floors	
	Floor 2:	Wood framed	
	Roof:	Wood framed, low slope ('flat')	
	Walls:	Load-bearing masonry, appear solid	
	Landscape:	Rear faces immediate parking lot	

**Observations**

Nice traditional storefront with significant historical brick detailing. The brick pattern includes arched windows (blocked-in) and cornice treatment.

The storefront is in poor shape and needs restoration.

Building has been through two significant floods in past 11 years, and is expected to flood during next high water event.

Upper floor requires further inspection due to neglect and evidence of roof leaks particularly at edge of roof.

This building has been considered for demolition.

**Recommendations**

Even though the building has been considered for demolition, it remains a significant component to the Downtown fabric and should remain. Inspect floor and roof framing for damage and replace structural components as needed.

This building appears to be one of the most expensive to repair.

Open up all windows using traditional window mullion patterns.

Re-paint façade and consider accent colors to highlight architectural character.

Replace retractable awnings.

Add traditional lights on front façade and along right side of building to createa streetscape effect.

**Uses to Consider:**

Nice retail space.

Retail use that can take advantage of large storefront display on left.

Upstairs: 3-4 very nice apartments. Could consider windows along right side for natural light.



**CPN Institute**  
**Town of Windsor, NC**  
**Building Quick Assessment Summary**  
 Conducted: May 19-20, 2011



**Property Description**

<b>Building Name</b>	<b>NCDMV Building</b>	
<b>Address</b>	122 East Granville Street Central Business District Owned by Town	
<b>Built</b>	Unknown	
<b>Building Footprint</b>	Approximately	Floor 1: 25'-0" x 100'-0" = 2,500 sf Floor 2: 25'-0" x 100'-0" = 2,500 sf
<b>Type of Construction</b>	Foundation:	Brick Bearing, assumed brick intermediate piers Entrance located on grade
	Floor 1:	Slab on grade with vinyl floor coverings
	Floor 2:	Wood framed (assumed)
	Roof:	Wood framed, low slope ('flat')
	Walls:	Load-bearing masonry, appear solid
	Landscape:	Rear and left side face immediate parking lot

**Observations**

Semi- traditional storefront with simple brick detailing.  
 The brick pattern includes arched windows on second floor.  
 The storefront has a deep recess with large permanent awning. The storefront is not inviting to pedestrians and needs to be opened up. This will make it feel a part of the Downtown storefront experience.  
 Building has been through two significant floods in past 11 years, and is expected to flood during next high water event.



**Recommendations**

Permanent awning is out of scale with front façade and could be replaced with a more traditional approach using lighter, more colorful materials.  
 Add a traditional cornice across top of front façade.  
 Introduce signage.  
 Consider introducing streetscape scene along wall facing parking lot.  
 Add awning over rear entrance with patio-like seating areas. Landscape a small area in the rear.  
 Open up blocked up windows in rear wall.

**Uses to Consider:**

To remain part of Town's operations.

**CPN Institute**  
**Town of Windsor, NC**  
**Building Quick Assessment Summary**  
 Conducted: May 19-20, 2011



**Property Description**

**Building Name** Old Western Auto / NY Lane

**Address** 114 East Granville Street  
 Central Business District

**Built** Approximately 1840s

**Building Footprint** Approximately Floor 1: 45'-0" x 120'-0" = 5,400 sf  
 Floor 2: 45'-0" x 50'-0" = 2,250 sf approximate

**Type of Construction** Foundation: Brick Bearing, assumed brick intermediate piers  
 Entrance located on grade  
 Floor 1: Wood Framed  
 Floor 2: Wood framed (assumed) not full depth of building  
 Roof: Wood framed, low slope ('flat')  
 Walls: Load-bearing masonry, appear solid  
 Landscape: Rear and right side face immediate parking lot

This building and surrounding area has a lot of potential as a place to be.

**Observations**



This building (of those observed) is the largest distance from the River. Traditional storefront with good brick detailing. The brick pattern includes arched windows on second floor with accents. The storefront is missing and is currently 'boarded up.' The rear half of the building has been burned away. The rear wall is 1-story in height and remains standing. The wall has 4 arched windows and an arched entry, and a chimney (flue). There is a lot of potential for this building. The large parking area around the building (combined with 122 East Granville) could become a very special area in the Downtown if a portion of the parking were devoted to people/green space.

**Recommendations**

**Front:** Replace storefront for multi-tenant entrance. Replace windows with traditional mullion pattern. Re-paint front façade to accent brick character.  
 Add a retractable awning at each storefront.  
**Rear:** Consider introducing streetscape scene along wall facing parking lot. Replace floor with concrete slab and convert to outdoor space. Integrate trellis to help define the space and use for shoring of existing walls.

**Uses to Consider:**

Restaurant with bar and patio. The rear of the building could make a great patio area for dining and dancing.  
 Upstairs could be used for residential, offices, dining.  
 Meeting/conference area(s) with outdoor gathering.  
 Classrooms with offices above.

**CPN Institute**  
**Town of Windsor, NC**  
**Building Quick Assessment Summary**  
Conducted: May 19-20, 2011



**Property Description**

**Building Name**

**Address** 121 East Granville Street  
Central Business District

**Built** Approximately 1840s

**Building Footprint** Approximately Floor 1: 37'-0" x 72'-0" = 2,664 sf  
Floor 2: 37'-0" x 72'-0" = 2,664 sf

**Type of Construction** Foundation: Brick Bearing, assumed brick intermediate piers  
Entrance located on grade  
Floor 1: Wood framed  
Floor 2: Wood framed  
Roof: Wood framed, low slope ('flat')  
Walls: Load-bearing masonry, appear solid  
Landscape: None

**Observations** This building has a simple but nice façade.  
Storefront has been revised to an aluminum frame system (non-traditional).  
The brick pattern includes cornice accent.

**Recommendations** Replace storefront with a traditional system.  
Re-paint front façade to accent brick character.  
Add a retractable awning at each storefront.  
Add small awnings over upper floor windows and small traditional planters.

**Uses to Consider:** Retail: Clothing, ice cream parlor, pet grooming.  
Upstairs could be used for residential, offices, dining.  
Meeting/conference area(s) with outdoor gathering.  
Classrooms with offices above.





















## INTRODUCTION

On May 20, 2011, team members of CPNI made a cursory review of the roofs of the subject buildings to identify the type and condition of the roof system (metal, built-up, single ply, etc.) and to identify the general condition of the masonry parapets. Time, and safety concerns, did not permit walking on the roofs to obtain a close and detailed examination. Further, time did not permit going into each building to examine the underside of the roof deck and supporting structure.

Restoration and utilization of the subject buildings should first involve repairing and/or renovating the roofs. Attempts at interior renovations without addressing the roofs is futile. Secondly, the exterior walls need to be addressed, not only to keep water from entering the building, but also to arrest further deterioration of the walls that may ultimately allow water to enter and/or result in structural deficiencies.

Street addresses were not available for all buildings. Also, there were multiple roofs for some buildings. Therefore, the contents of this report references individual roofs which are labeled "Building A", "Building B", etc. Twenty-four separate roofs were identified and the location of each is shown on the Site Plan on page 5. In some cases the street addresses and building names and/or business names are shown.

## CONTENTS

The information that follows consists of:

A tabulation of information regarding the roofs .....	Page 3
A site plan (shows the approximate plan dimensions of each building) .....	Page 5
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#### Photographs (continued)

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The photographs show views of the buildings from the street level and photographs taken from the bucket of the boom truck.

## DISCUSSION

137 E. Granville Street      The roof that is in need of immediate attention is on the building at 137 East Granville Street. The temporary rubber membrane that has been applied to keep water out of the building has become displaced, exposing areas of the wooden roof deck. In some locations the wooden roof deck is missing. Resecurement of the rubber membrane should be completed immediately.

114 E. Granville Street      This roof appears to be keeping the interior of the building dry, however, the northerly 20' of the roof and roof structure has collapsed. The charred roof truss members are evidence of fire damage. The extent of the fire damage within the remaining roof structure should be determined.

Roofs A-P, R, & U-X      These roof s appear to be performing adequately at this time, however, closer examination should be made so that any leaky roofs can be identified and appropriate repairs made.

Buildings S, T &W      The parapet walls of these buildings are in need of immediate repair. A portion of the north wall of building W is specifically in need of repair as shown in the photographs.

Building U      While the roof of building U appears to be performing adequately, there is a very noticeable sag in the roof at the rear of the high roof. As a part of any improvements to this roof, this should include a review of the structure.

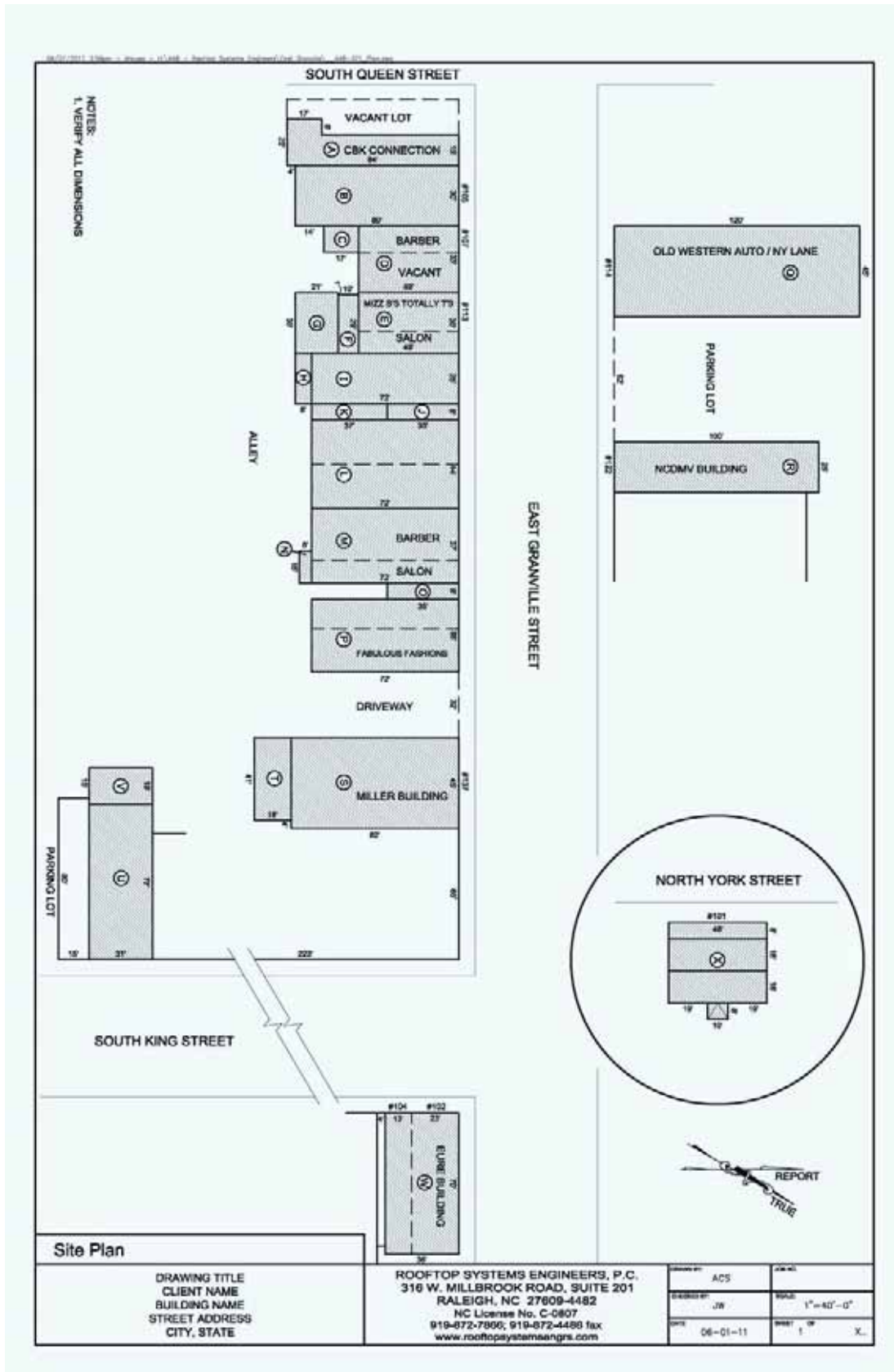
Building X      At building X, on North York Street, the sag in the east eave and east wall indicate the need for a structural review. Also, note that the metal roof has been installed over the original wooden shingles. Any future replacement of the roof system should involve removal of the wooden shingles along with the metal roof. Historical restoration may indicate that the new roof system should be of wood shingles.

## Roof K

Roof K is at an elevation below that of roof J, preventing it from being viewed from the boom truck as we moved down East Granville Street.

Bldg	Address/Name	Roof							
		Area (s.f.)	Type	Condition	Cost				
					Emergency Repair	Repair	Reroof	Parapet repair Length (l.f.)	Cost
A	103-129 E. Granville St.	1,396	Granule surfaced cap sheet	Exposed nails		\$750	\$4,188 Coating	75	\$3,000
B	105 E. Granville St.	2,400	Gravel surfaced built-up membrane			\$3,000			
C	107 E. Granville St.	221	Asphalt shingles			\$300			
D	107 E Granville St.	1,617	Smooth surfaced built up membrane			\$3,000			
E	113 E Granville St.	1,470	White coating over EPDM			\$1,500			
F	113 E. Granville St.	290	White coating over EPDM			\$300			
G	113 E. Granville St.	630	EPDM			\$500			
H	103-129 E. Granville St.	200	EPDM			\$300			
I	103-129 E. Granville St.	1,800	EPDM			\$1,500			
J	103-129 E. Granville St.	280	EPDM			\$300			
K	103-129 E. Granville St.	296	Not visible - assume EPDM			\$300			
L	103-129 E. Granville St.	3,168	EPDM			\$1,500		144	\$4,500
M	103-129 E. Granville St.	2,516	Architectural metal panels	coated with asphalt		\$1,500			
N	103-129 E. Granville St.	96	Corrugated metal	rusted		\$300			
O	103-129 E. Granville St.	280	Smooth surfaced built-up membrane			\$1,000			
P	103-129 E. Granville St.	2,592	Architectural metal - has been coated - is rusted. Corrugated metal panels with exposed fasteners at eave.			\$3,000		144	\$6,000

Bldg	Address/Name	Roof							
		Area (s.f.)	Type	Condition	Cost				
					Emergency Repair	Repair	Reroof	Parapet repair	
								Length (l.f.)	Cost
Q	114 E. Granville St.  Old Western Auto	5,400	Architectural metal with aluminum coating	Rear 20' of roof structure does not exist. Evidence of fire damage.		\$3,000 does not include restoration of rear 20' of roof		240	\$6,000
R	122 E. Granville St.  NC DMV	2,500	Smooth surfaced built-up membrane	Flashing is cracked and is slipping out of position		\$3,000		200	\$6,000
S	137 E. Granville St.  Miller	3,690	EPDM over wood deck	EPDM is missing at front of building; EPDM does not protect the building from the weather.	\$3,000		\$29,520 Does not include deck repair or structural repair that may be discovere d.	164	\$7,500
T		738	Architectural metal	Aluminum coating; rusted; coping on parapet is severely cracked		\$3,000		36	\$1,500
U	S. King St.	2,387	Gravel surfaced built-up membrane	Flashing repair is needed. Roof sags.		\$3,000			
V		558	Smooth surfaced built-up membrane			\$500			
W	102 - 104 S. King St.  Eure	2,520	Architectural metal	Has been coated with aluminized coating; panels are rusted; roof cement at parapets is cracked.		\$7,560		140	\$6,000
X	101 N. York St.  Freeman Hotel/COC	2,100	Architectural metal panels over wood shingles	Panels have been coated and are rusted. Structure sags at east eave. Flashing at water table is open to the weather	\$1,500	\$6,000	\$31,500 New deck and new roof system. Does not include structural repair.		
				TOTALS	\$4,500	\$45,110	\$65,208		\$40,500







1. Building A



2. Building A



3. Building A in background.



4. Building A roof.



5. Building A - parapet.



6. Building A - parapet between A and B.





7. Building A - exposed nails.



8. Building A - shows north parapet and part of west parapet.





9. Building B



10. Rear of Buildings A, B and C.



11. Building B



12. Building B - parapet between A and B.



13. Building B - parapet between B and D.



14. Building B - back of front parapet.





15. Building C



16. Building C



17. Building D



18. Building D





19. Building D



20. Building D



21. Building D



22. Building D



23. Building D



24. Building E





25. Building E



26. Building E





27. Building E



28. Building F



29. Building F



30. Building F



31. Building G



32. Building G





33. Building G



34. Building H





35. Building I



36. Building I



37. Building I



38. Building I



39. Building I



40. Building I - Parapet needs repair.I





41. Building I



42. Building J





43. Building J



44. Building J - Parapet needs repair.



45. Building K



46. Building K



47. Building L



48. Building L





49. Building L



50. Building L



51. Building L



52. Building L



53. Building L - some repairs are needed on the west face of the west parapet.



54. Building L - east face of east parapet appears to be in good condition.





55. Building M



56. Building M



57. Building M



58. Building M



59. Building M



60. Building M





61. Building N



62. Building N



63. Building O



64. Building O



65. Building O



66. Building O





67. Building P



68. Building P



69. Building P - building to the east has been demolished.



70. Building P - minor parapet repair is needed to fill the raggles where the counterflashing was removed.



71. Building P



72. Building P





73. Building P



74. Building P



75. Building Q



76. Building Q



77. Building Q



78. Building Q - rear 20' of the roof structure has collapsed; note the charred roof truss members as evidence of fire damage.





79. Building Q - rear 20' of the roof structure has collapsed.



80. Building Q - rear 20' of the roof structure has collapsed.



81. Building Q



82. Building Q



83. Building Q



84. Building Q





85. Building R



86. Building R



87. Building R



88. Building R



89. Building R



90. Building R -flashing at parapets is slipping and has pulled loose from the top of the coping.





91. Building R - masonry repair is needed here. See also photograph 92.



92. Building R - masonry repair is needed here; a similar condition may have existed at the opposite front corner as shown in photograph 93.



93. Building R - previous masonry repairs.



94. Building R - masonry at parapet needs repair; see closer view in photograph 95.





95. Building R - closer view of needed masonry repairs.



96. Building R





97. Building S



98. Building S



99. Building S



100. Building S -rubber sheets have been applied in an attempt to protect the building, however, many sheets have been displaced by wind forces.



101. Building S - water may enter at the parapet flashings.



102. Building S





103. Building S - wooden roof deck is exposed to the weather at many locations.



104. Building S - closer view of deteriorated wooden roof deck.



105. Building S - parapet repair is needed; see closer view in photograph 106.



106. Building S - parapet repair is needed here.



107. Building T



108. Building T





109. Building T



110. Building T



111. Building T - parapet cap is in need of repair; see closer view in photograph 112.



112. Building T - parapet cap is in need of repair.





113. Building U



114. Building U





115. Building U



116. Building U - roof structure sags at the rear of this roof.



117. Building U



118. Building U



119. Building U



120. Building V





121. Building V



122. Building V



123. Building V



124. Building V



125. Building V



126. Building W





127. Building W



128. Building W



129. Building W



130. Building W



131. Building W - masonry repair needed here; see also next photograph.



132. Building W - masonry repair needed here.





133. Building X



134. Building X



135. Building X



136. Building X



137. Building X - some metal panels have been coated.



138. Building X





139. Building X - water table flashing does not extend fully across the top of the water table; water may enter here.



140. Building X - looking down on water table; sheet metal flashing is open at the top and water may enter here.



141. Building X



142. Building X



143. Building X



144. Building X - metal panels have been installed over the original wood shingles. Metal is severely rusted at the eave.





145. Building X - eave and wall sag; red lines have been added as a reference.



146. Building X



147. Building X - metal panels have been installed over the original wood shingles. There may be two applications of wood shingles.



Construction Professionals Network of North Carolina

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## **CPNI Impressions of the Town of Windsor, North Carolina:**

We entered from the south guessing what we would find. On the right, our first sign of water. Dark water, but very pretty. We turned left and suddenly these incredibly beautiful homes present themselves. It was like turning back the clock to a time long past. Yes, we were in the Historic South. I thought, 'what a treasure of historic architecture.' But it was more than just buildings with mature landscaping. It was a sense of community where the citizens seemed very proud of their homes, yet hidden away from the rest of the world.

We ventured further into Town and found ourselves in the middle of a beautiful Downtown. It was just like we would hope it to be; quaint with an incredible inventory of historic buildings proudly displaying its heritage. Windsor's heritage was displayed prominently everywhere. However, we quickly noticed many buildings were sadly vacant.

The day was getting late, but we knew the next day we would begin to learn about the history and the lives of this community. We were excited to see and hear more of this Town that has been the county seat of Bertie County since 1774.

Soon, we were inspired while walking around Downtown by the human scale, historical character, and warmth of the Town's people. The buildings were predominantly brick with a variety of historic character and inviting storefronts. We knew Downtown had received major flooding over the past decade but there was little evidence of damage. A quick inspection of the building exteriors suggested the walls were stable and in sound condition. In other words, they are ready for another 100 years of service.

As we entered several of the buildings, the flood damage began to be noticeable. However, the wood-framed floors appeared solid with minimum deflection and a solid feel. Finishes were in need of renewal, and several buildings had roof leaks primarily from a lack of attention and had caused damaged wood and plaster. But, our quick walk around did not suggest any major structural damage to roof or floor framing. A more in-depth investigation behind concealed walls, floors, and ceilings may show damage, but probably easily repaired.

Due to the Downtown's relationship to the Cashie River, it is almost a certainty more floods will come and these fine buildings will again flood...

The Cashie River is a beautiful natural resource with amazing black water, 80 feet deep, surrounded by thick natural vegetation, and teeming with wildlife. The River's meandering path defines the north and eastern borders of the historic community. Due to the thick vegetation, visual and physical access to the River is extremely limited. The few limited views reveal a spectacular resource.





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The Town of Windsor is a hidden gem with its natural resources and strong inventory of historically significant buildings in the Downtown and surrounding residential neighborhoods, and its friendly citizens.

However, many of the buildings remain in need of repair, underutilized, or vacant. The River lacks easy access for recreation and visual inspiration. There is a severe shortage of rental housing for their citizens. There are few hotels and restaurants for visitors to enjoy. Young people feel like there are limited entertainment and job opportunities.

Windsor needs an identity. People need to know where this beautiful community is located. How do they get there? Windsor can be approached from the North via Hwy 13/42 (Ahoskie) and South via Hwy 13/17 (Williamston). But there is nothing announcing the community is here. Visitors need to know the opportunities and enjoyment they would enjoy visiting Windsor.