



GUILFORD COUNTY PLANNING AND DEVELOPMENT

HISTORIC PRESERVATION COMMISSION AGENDA

Carolyn Q. Coleman Conference Room
First Floor, Old Guilford County Courthouse
301 W. Market Street, Greensboro, N.C. 27401

March 18, 2025

Regular Meeting

6:00 PM

A. Roll Call

B. Agenda Amendments

C. Approval of Minutes: December 17, 2024

D. Rules and Procedures

E. Old Business

F. New Business

Evidentiary Hearing Item(s)

Swearing in of staff and those speaking on the case

Case #25-02-HPC-00002 (Certificate of Appropriateness: Bumpass-Troy House, 114 S. Mendenhall St., Greensboro, N.C. 27403)

Certificate of Appropriateness application to install 167' long segment of 6' tall painted wood privacy fencing along northern property line and 62' long segment of 6' tall painted wood privacy fencing along southern property line.

G. Other Business

H. Adjournment

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Guilford County Historic Preservation Commission Regular Public Meeting

Tuesday, December 17, 2024
6:00 p.m.
Carolyn Q. Coleman Conference Room,
Old Guilford County Courthouse,
301 W. Market St., Greensboro, N.C. 27401

A. Call to Order

Chair Sean Dowell called the meeting to order at 6:02 p.m.

B. Roll Call

Troy Moss called the roll:

Present: Sean Dowell, Chair; Terry Hammond, Vice-Chair; David Millsaps; Keisha Hadden; David Horth; Cory Rayborn; Jerry Nix; Abigaill Pittman

Absent: Justin Cundall (unexcused); Christie Lee (excused); Lewis Gallien (excused)

Chair Dowell stated that Justin Snyder has left the County and is now employed with the Town of Summerfield. Chair Dowell introduced Avery Tew and Troy Moss as County staff who will be attending meetings in the future. Chair Dowell asked that they send their contact information to the Commission members.

C. Agenda Amendments: None.

D. Approval of the October 15, 2024, Minutes

Chair Dowell stated that he had noticed that on page 4, "often-times" was not hyphenated in the minutes, which is incorrect. Later in the conversation, Mr. Horth noted that he has looked it up and "oftentimes" is one word.

Mr. Rayborn pointed out that page 6 inaccurately states that he is on the Jamestown Town Council, when in actuality his wife is on the Town Council for Jamestown, but he is not. He

was on the Jamestown Historic Society.

Mr. Horth mentioned that before the last meeting he reached out to let staff know that he would be helping in the Hurricane Helene effort in Western North Carolina. He wanted to be sure that his absence was considered an “excused” absence. Chair Dowell acknowledged that the absence would be excused. Ms. Pittman stated that she also talked with staff about her absences.

Chair Dowell pointed out that after a certain number of unexcused absences there is the opportunity to be removed from the Board. He feels it would be good to reflect whether the absences are excused or not in the minutes. Avery Tew added that staff also keeps a record of absences and whether they are excused or unexcused.

Several other corrections were mentioned by Ms. Pittman and will be corrected. Ms. Pittman moved to approve the minutes of the October 15, 2024 minutes, as corrected, seconded by Ms. Hadden. The Commission voted unanimously (8-0) in favor of the motion (Ayes: Dowell, Millsaps, Hammond, Hadden, Pittman, Horth, Nix and Rayborn. Nays: None.).

E. Old Business: None.

F. New Business:

a. Election of Officers

Mr. Horth nominated Mr. Dowell to continue in the position of Chair for the HPC, until December 2025, seconded by Mr. Millsaps. The Commissioners voted unanimously (8-0) in favor of the motion ((Ayes: Dowell, Millsaps, Hammond, Hadden, Pittman, Horth, Nix and Rayborn. Nays: None.).

Ms. Hammond stated that she hesitates to continue serving as Vice-Chair as there are family matters that are going to need her attention in the coming year. After some discussion, Mr. Horth nominated Ms. Hammond to serve as Vice-Chair. The Commissioners voted unanimously (8-0) in favor of the motion (Ayes: Dowell, Millsaps, Hammond, HaddonHadden, Pittman, Horth, Nix and Rayborn. Nays: None.).

G. Evidentiary Hearing Items: None.

H. Legislative Public Hearing Items: None.

I. Other Business:

Chair Dowell stated that at prior meetings there has been discussion that the HPC represents only a portion of the population of Guilford County. He expressed an interest in including additional jurisdictions on the Commission so that everyone can be involved and have a voice in decisions that may impact Guilford County’s historic properties.

Ms. Pittman stated that she has retired from her work and she now volunteers at the Historic Resource Center in the Library. They are trying to track very old properties in the County and there are a lot of properties that have very little or no background information. She asked if anyone knows of somewhere the older files may be kept in storage. Ms. Hammond stated that the Greensboro History Museum may be able to offer some information. Mr. Nix stated that the North Carolina Collection may also be able to provide some information.

Ms. Hammond asked if anyone knew where 19th Century Bankruptcy records might be kept. She has tried the State Archives but hasn't found anything there. Chair Dowell stated that bankruptcies for the western part of the state are all processed in Guilford County.

Chair Dowell asked if anyone else had anything they wished to discuss. Seeing none, the meeting was adjourned.

J. Adjournment

Next Scheduled Meeting – January 21, 2025

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GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission Certificate of Appropriateness (COA) Application

Staff Use Only

Date Received: 2/18/2025

No Fee Required

Case Number 25-02-HPC-00002

Date Approved/Denied: _____

Initials: CAT

Provide the required information as indicated below. Pursuant to the Guilford County Development Ordinance, this application will not be processed until the form below is completed and signed and all required maps, plans and documents have been submitted to the satisfaction of the Planning Staff.

Name of Property BUMPASS - TROY HOUSE

Property Location 114 S. MENDENHALL ST., GREENSBORO, NC 27403

Tax Parcel # 6265

Please attach the appropriate information about the subject property (See below). Digital copies of all documents in PDF, JPG, or Word format are required.

Exterior Alterations or Repairs: Describe in detail all work to be done and reason for work. Include the following items where appropriate: sketches, drawings, photographs, specifications and other descriptions of proposed changes to the building façade, roof, new additions, or site improvements. Drawings will be required for major changes and additions to materials or design for such items as roofs, moldings, porches, railings, fences, doors, windows, and hardware.

Interior Alterations or Repairs: Describe in detail all work to be done and reason for work. Include the following items:
A) Sketches, drawings, photographs, specifications or other descriptions of proposed changes. Architectural drawings will be required for major changes and additions to materials or design for such items as moldings, doors, windows, and hardware.
B) Paint chips for color changes.
C) Samples of other proposed materials when the original materials will not be retained.

New Construction: (includes any new construction on the designated site). Describe the nature of the proposed project in detail and include the following:
A) Site plan with measured distances. Four (4) scaled drawings are required to be submitted with the application for use by staff and the Commissioners. A reduced drawing may be submitted on 8 ½" x 11" paper for inclusion in the application packet.
B) Elevation drawings of each affected façade and specifications which clearly identify the appearance of the project. Four (4) scaled elevation drawings are required to be submitted with the application for use by staff and the Commissioners. A reduced drawing may be submitted on 8 ½" x 11" paper for inclusion in the application packet.
C) Photographs of the proposed site including any available historic photos, landscapes and aerials.
D) Detailed materials list, colors and/or samples.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission Certificate of Appropriateness (COA) Application

E) Zoning Confirmation: Provide written and signed confirmation from the jurisdiction's enforcement officer that proposed new construction and site plan complies with applicable zoning district regulations including, but not limited to setbacks, height restrictions, landscaping, fencing, exterior lighting, parking and access, the existence and status of any nonconforming uses or situations, signage, overlay district requirements such as scenic corridors historic districts, and watershed districts.

Relocation of Structure(s): Give reasons for the relocation. Include photographs and aerial(s) of the proposed site, and describe any alterations, etc. that might occur to foundation walls, etc.

A) Site Plan with measured distances. Four (4) scaled drawings are required to be submitted with the application for use by staff and the Commissioners. A reduced drawing may be submitted on 8 ½" x 11" paper for inclusion in the application packet.

B) Photographs of the proposed site including any available historic photos, landscapes and aerials.

C) Details regarding revisions to structure and/or new materials required as a result of the proposed relocation of the structure(s) including colors and samples.

D) Zoning Confirmation: Provide written and signed confirmation from the jurisdiction's enforcement officer that proposed relocated structure and site plan complies with applicable zoning district regulations including, but not limited to setbacks, height restrictions, landscaping, fencing, exterior lighting, parking and access, the existence and status of any nonconforming uses or situations, signage, overlay district requirements such as scenic corridors, historic districts, and watershed districts.

Demolition of Existing Structure(s): (includes any new construction on the designated site). Describe the structure(s) and give the reason(s) for the demolition request. Include scaled plot plan, photographs and measurements of the structure(s). Include any new construction on the designated site. Describe the nature of the proposed project in detail and include the following: plot plan with measured distances; elevation drawings of each affected façade; and specifications which clearly identify the appearance of the project, photographs of the proposed site, detailed materials list and colors and/or samples.

ALL Materials submitted with the application become the property of the Guilford County Historic Preservation Commission and will not be returned.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission Certificate of Appropriateness (COA) Application

For COA's requiring a public hearing, the application must be received by 12:00 P.M. on the 3rd Tuesday of the month, one month prior to the public hearing dates. See Guilford County Meeting Schedule for dates.

I, the undersigned, do hereby respectfully make an application for a Certificate of Appropriateness:

Applicant Owner

BRIAN A. SOLO
Name
114 S. MENDENHALL ST.
Mailing Address
GREENSBORO, NC 27403
City, State and Zip Code
703-537-9357 BASOLO@AOL.COM
Phone Number Email

Signature

Applicant Owner

AMY P. SOLO
Name
114 S. MENDENHALL ST.
Mailing Address
GREENSBORO, NC 27403
City, State and Zip Code
703-537-9358 APSOLO@AOL.COM
Phone Number Email

Signature

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

STAFF USE ONLY:

MINOR/EXEMPT COA

Approved by Staff

Referred to Historic Preservation Commission

Conditions of Approval:

MAJOR COA

Approved by Historic Preservation Commission

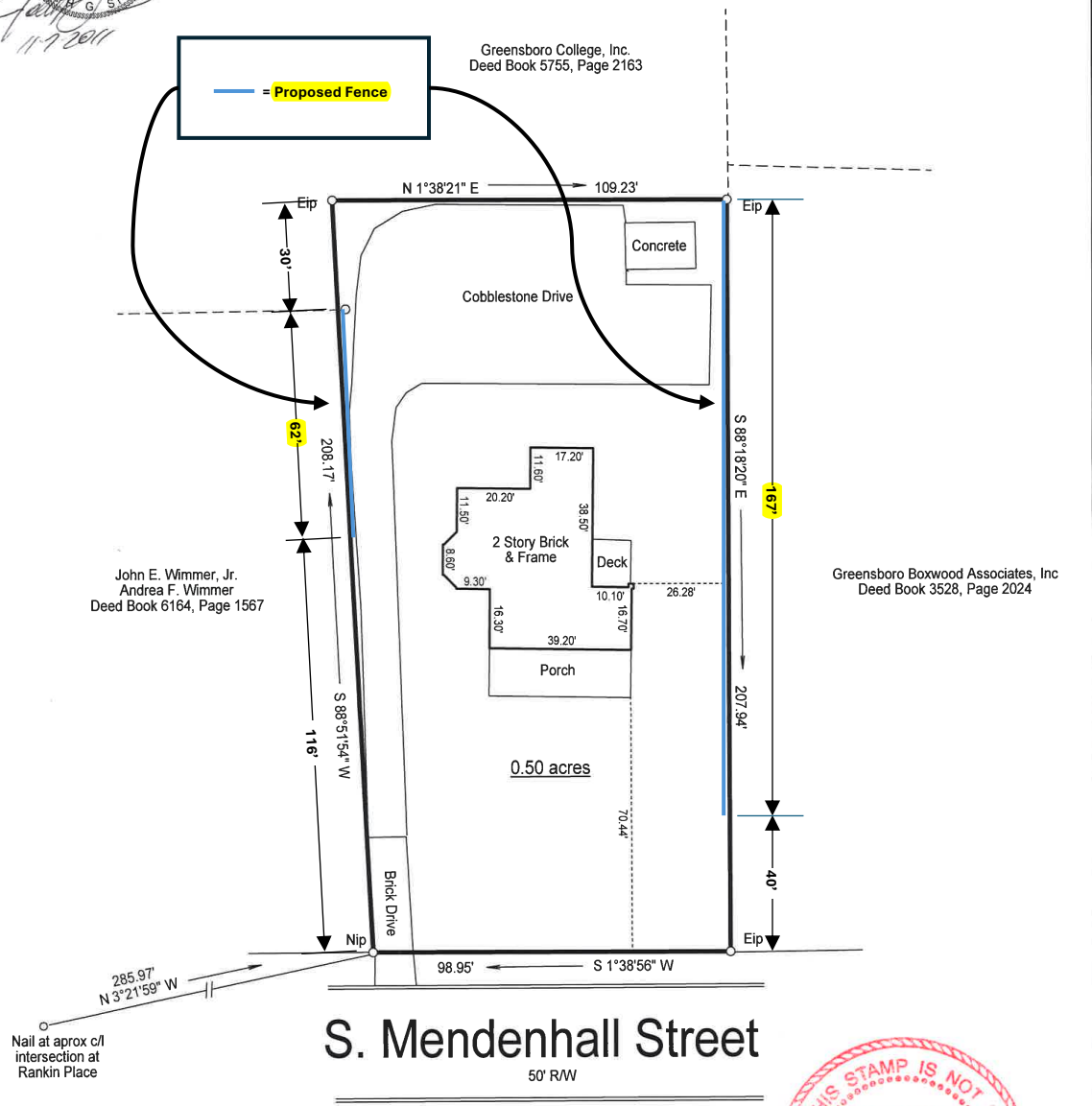
Denied by Historic Preservation Commission

Conditions of Approval:

Return completed applications by e-mail to:

Avery Tew – ctew@guilfordcountync.gov

400 W Market Street - Post Office Box 3427
Greensboro, North Carolina 27402
(336) 641-3334



Map of Survey For:
Larry & Judith Horn
 114 S. Mendenhall Street
 Morehead Township
 Guilford County
 Greensboro, N.C.
 Tax Parcel: 0006265
 Deed Ref: 5773 @ 1321

This property is subject to any easements, agreements, or rights - of - ways recorded prior to the date and not visible at the time of inspection.

LEGEND
 EIP - Existing Iron Pipe
 NIP - New Iron Pipe
 CM - Concrete Monument
 BM - Benchmark
 MBL - Meridian Base Line
 PL - Property Line
 CL - Centerline
 CH - Chain
 RW - Right-of-way
 DE - Drainage Easement

This is to certify that this plot was drawn from a recorded map and field survey. That the property lines and location of all structures are accurately shown hereon; and there are no encroachments either way across property lines, unless noted otherwise.

This property has not been evaluated for special flood hazard area as determined by the Department of Housing and Urban Development. For flood boundaries contact the Federal Emergency Management Agency.

Revisions: _____

This map does not meet the requirements of G.S. 42-30 as amended.
 Drawn By: JGS

Title Search Performed By Others
 Ratio of Precision: 1:10,000+
 File: _____

Joseph G. Stutts, PLLC
 PROFESSIONAL LAND SURVEYORS
 303 East Bessemer Avenue
 Greensboro, North Carolina 27401
 Phone: (336) 273-3930 Fax: (336) 273-7476

DATE: 8.31.2011 SCALE: 1"= 30'

Location Map: Not To Scale

Description of Fencing Work to be Conducted at the Bumpass-Troy House

We respectfully request a Certificate of Appropriateness to install privacy fencing on the property on the north and south property lines. These are the sides of the property and will be minimally viewed from the street (S. Mendenhall St.).

Fencing Materials Description:

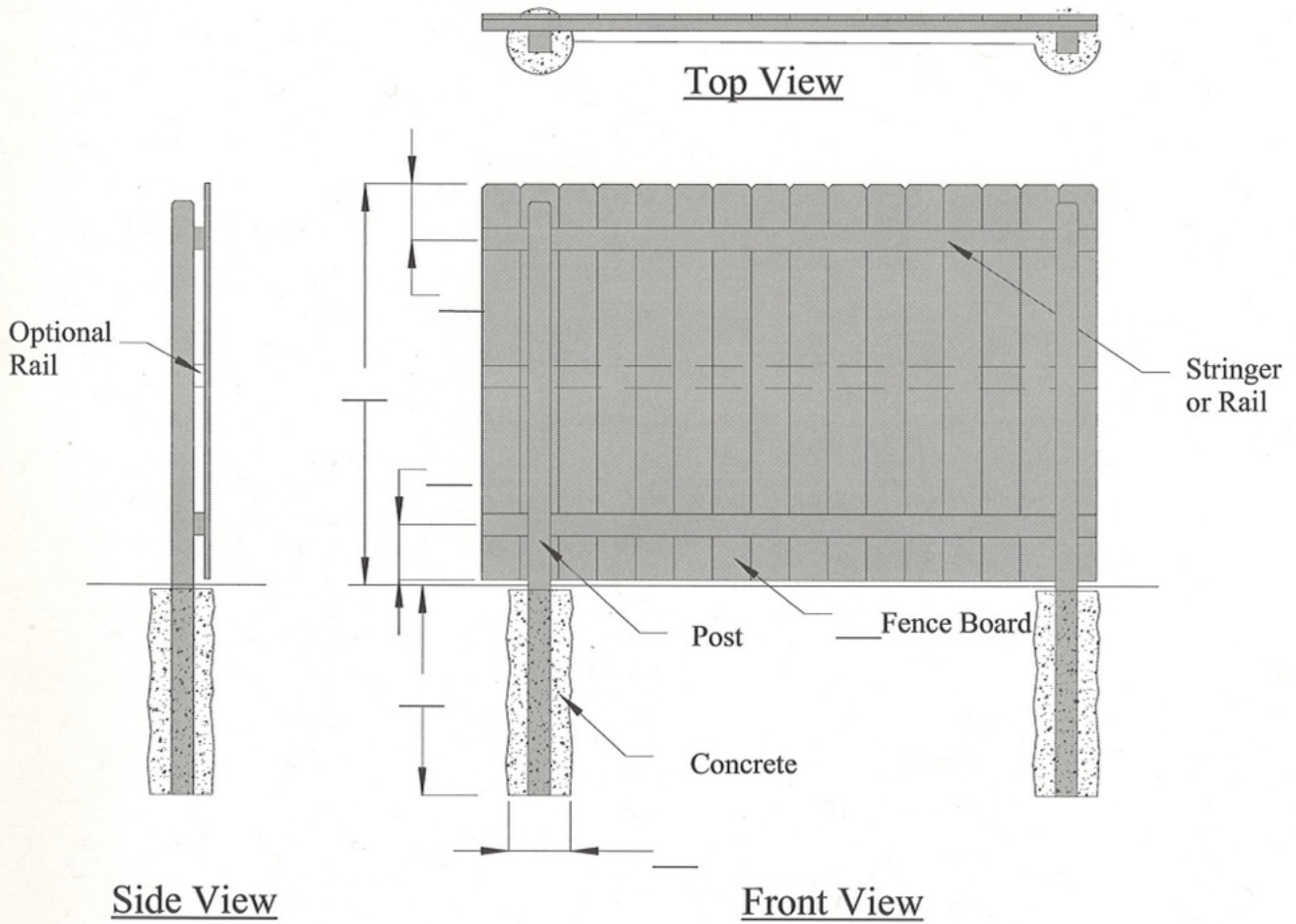
All fence will be 6 feet high. The rails will be made from 2" x 4" pressure treated pine; the posts will be made with 4" x 4" pressure treated pine; the pickets will be made 1" x 6" cedar with a dog ear top. A representative photo of the fencing is provided below:



The smooth side of the fence will face inwards towards the house. See details of the fencing construction on page 2.

Rails to be 2" x 4" Pressure Treated Pine
 Posts to be 4" x 4" Pressure Treated Pine
 Pickets to be 1" x 6" Cedar Dog ear top

Solid Board Fence Detail



Project:	
Site Location:	Date:
	Drawing # W-28

After appropriate curing, the inward facing side of the fence will be painted green to match the house and to preserve it. The paint color is shown below (this is a photo of the existing paint on structures attached to the house):



Fence Layout Description:

The fencing on the north side will be 167 linear feet of fencing beginning at the western edge of the property (back property line) and will end 40 feet from the eastern edge of the property (front property line). The eastern edge of the property is along S. Mendenhall St.

The fencing on the south side of the property will be 62 feet of linear fencing beginning approximately 30 feet from the western edge of the property (back property line) and extending to a point approximately 92 feet from the back of the property which is approximately 116 feet back from the eastern edge of the property (front property line).

A representation of the fence segments on a survey of the property is provided on page 4.

From: BRIAN SOLO <basolo@aol.com>
Sent: Thursday, February 20, 2025 4:39 PM
To: Avery Tew
Subject: Re: COA Application for the Bumpass-Troy House
Categories: Historic Preservation

***WARNING* This email originated outside Guilford County's email system.**
WARNING
Do not click unrecognized links or attachments. When in doubt, use the Phish Alert Report button.

Hello Avery,

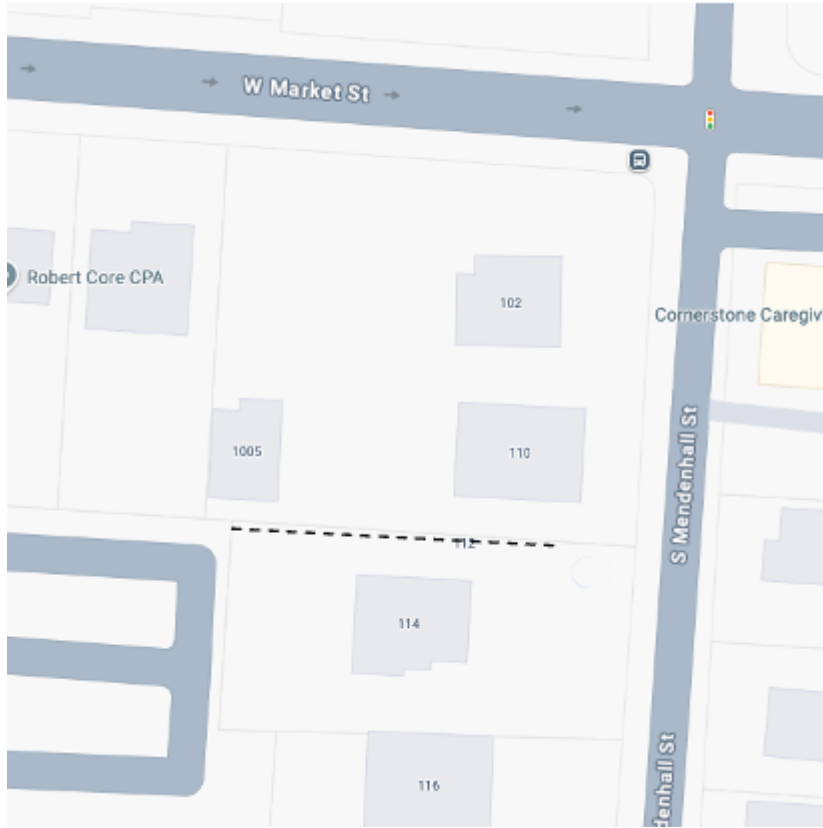
Thank you for your response. Our house is set back very far on the lot. The proposed fencing on the south side of the lot will terminate well before the front facade of our house. The proposed fencing on the north side would extend beyond the front facade of our house, but not beyond the front facade of the neighboring house (please see the attached drawing). It would extend to the location marked with a red arrow on the attached picture of the neighboring house. This is the primary area where we are trying to establish some privacy.

I would be happy to show you in person if you would like to take a look.

Thank you and feel free to call or email me if you would like additional information.

Best,
Brian

Brian Solo
basolo@aol.com
(703) 537-9357





On Feb 20, 2025, at 3:54 PM, Avery Tew <ctew@guilfordcountync.gov> wrote:

Good afternoon,

I apologize for the delay.

Can you confirm whether the proposed fence sections would terminate behind the front façade of the house?

Best,
Avery

<ima
ge01
7674
.png
> | **Avery Tew**
Planner II



Figure 1 Front of the House from Mendenhall St



Figure 2 Front of the House from the Walk

Photos Related to the North Side Fence Install



Figure 3 View of the Area for the North Fence Install



Figure 4 View of the Area Where New Fence would be Installed



Figure 5 View of the Area for North Fence Install from the Front Porch



Figure 6 View of the Existing Fence on the Neighboring Property



Figure 7 View of Area for New Fence from the Back of the Property

Photos Related to the South Side Fence Install



Figure 8 View of the Area for the South Side Fence Install



Figure 9 View of the Area for South Side Fence Install from the Back Door



Figure 10 View of the Area for South Side Fence Install from the Rear of the Property

Historical Photos of the Bumpass-Troy House



Figure 11 Photo of Front of House (Date Unknown)



BUMPASS-TROY HOUSE

Figure 12 Front of House (Greensboro: An Architectural Record, p. 348)



Greek
Revival-style
Bumpass-Troy
House, erected in
1847 on South
Mendenhall Street

Figure 13 Front of House (Greensboro: An Architectural Record, p. 10)

From: Nelson, Andrew <Andrew.Nelson@greensboro-nc.gov>
Sent: Thursday, February 27, 2025 10:49 AM
To: BRIAN SOLO
Cc: Avery Tew; Bratland, Heather; Kirkman, Mike
Subject: RE: Request a Zoning Compliance Confirmation for Fencing Plan at the Bumpass Troy House
Attachments: [Greensboro LDO - 30-9-4 \(Fences and Walls\).pdf](#)
Categories: Historic Preservation

WARNING* This email originated outside Guilford County's email system. *WARNING

Do not click unrecognized links or attachments. When in doubt, use the Phish Alert Report button.

Good morning, Mr. Solo and Mr. Tew with Guilford County,

Thank you as well for the call today – it was good to discuss the lovely property y'all have. Per our conversation, I am happy to provide the City of Greensboro Land Development Ordinance (LDO) standards regarding fences in the R-7 (Residential Single-family – 7) zoning district for the property at 114 South Mendenhall Street. Based on my understanding of what information you need, I believe this should be illustrative. However, if there is additional information needed or in a different format, I am happy to help with the coordination of getting what you need.

Fence and Wall standards are covered in Section 30-9-4, the complete section of which is attached. Page 6 of your PDF indicates that the fence will be 6 feet high of wood construction and set back more than 15 feet from any public or private street right-of-way; LDO Section 30-9-4.4(E) (Allowed Materials) states wood is a permissible material, and LDO Section 30-9-4.6(A) states that fences for residential principal uses cannot exceed 4 feet within 15 feet of a right-of-way or 7 feet otherwise:

30-9-4.6 Fence/Wall Height

A. Residential Uses

Except as provided in this subsection, no fence or wall may exceed 4 feet in height within 15 feet of any public or private street right-of-way. On lots where the rear or side yard adjoins a major thoroughfare or a minor thoroughfare and there is no driveway access and no sight distance interference, no fence or wall may exceed 6 feet in height within 15 feet of the thoroughfare right-of-way. Otherwise, no fence or wall may exceed 7 feet in height.

Accordingly, the fence as described would meet LDO standards.

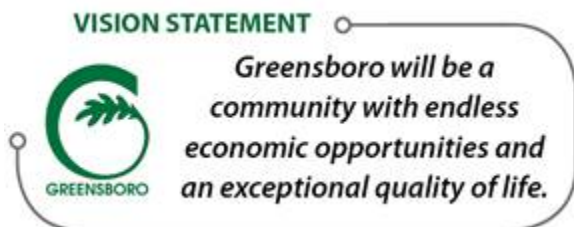
I hope this is helpful as you continue along the process to complete your improvement.

If you have any questions or if there's anything else I can do, please do not hesitate to call or e-mail and I'll be happy to help.

Have a good one,

-AN

Andrew Nelson, MPA CZO, Planner
Zoning Administration Division
Planning Department
City of Greensboro
Office: 336-373-7608
300 W. Washington St., Greensboro NC 27401-2624
www.greensboro-nc.gov
[Facebook](#) | [Twitter](#) | [YouTube](#)



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GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission Staff Report for Certificate of Appropriateness

Meeting Date: 03/18/2025

Name of Landmark: Bumpass-Troy House

Property Address: 114 S. Mendenhall St., Greensboro, N.C. 27403

Tax Parcel: 6265

Owner(s): Brian & Amy Solo

Project Summary:

Exterior Changes Proposed:

Install 167' long segment of 6' tall painted wood privacy fencing along northern property line; this segment will begin at the northwest (rear) corner of the property, terminating 40' from the front property line. Install 62' long segment of 6' tall painted wood privacy fencing along southern property line; this segment will begin 30' from the southwest (rear) corner of the property, terminating 116' from the front property line. Both segments will be constructed of the following materials: 2" x 4" pressure treated pine rails; 4" x 4" pressure treated pine posts; 1" x 6" cedar pickets with dog-ear top. Fence will be painted to match existing features.

Interior Changes Proposed:

None.

Background Information:

1. This property was designated as a local historic landmark in August 1992.
2. The home dates to 1847 and was renovated in 1911. The architecture for the home is Greek Revival.

The Secretary of the Interior's Standards for Rehabilitation:

The Standards (Department of Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards for Rehabilitation are as follows:

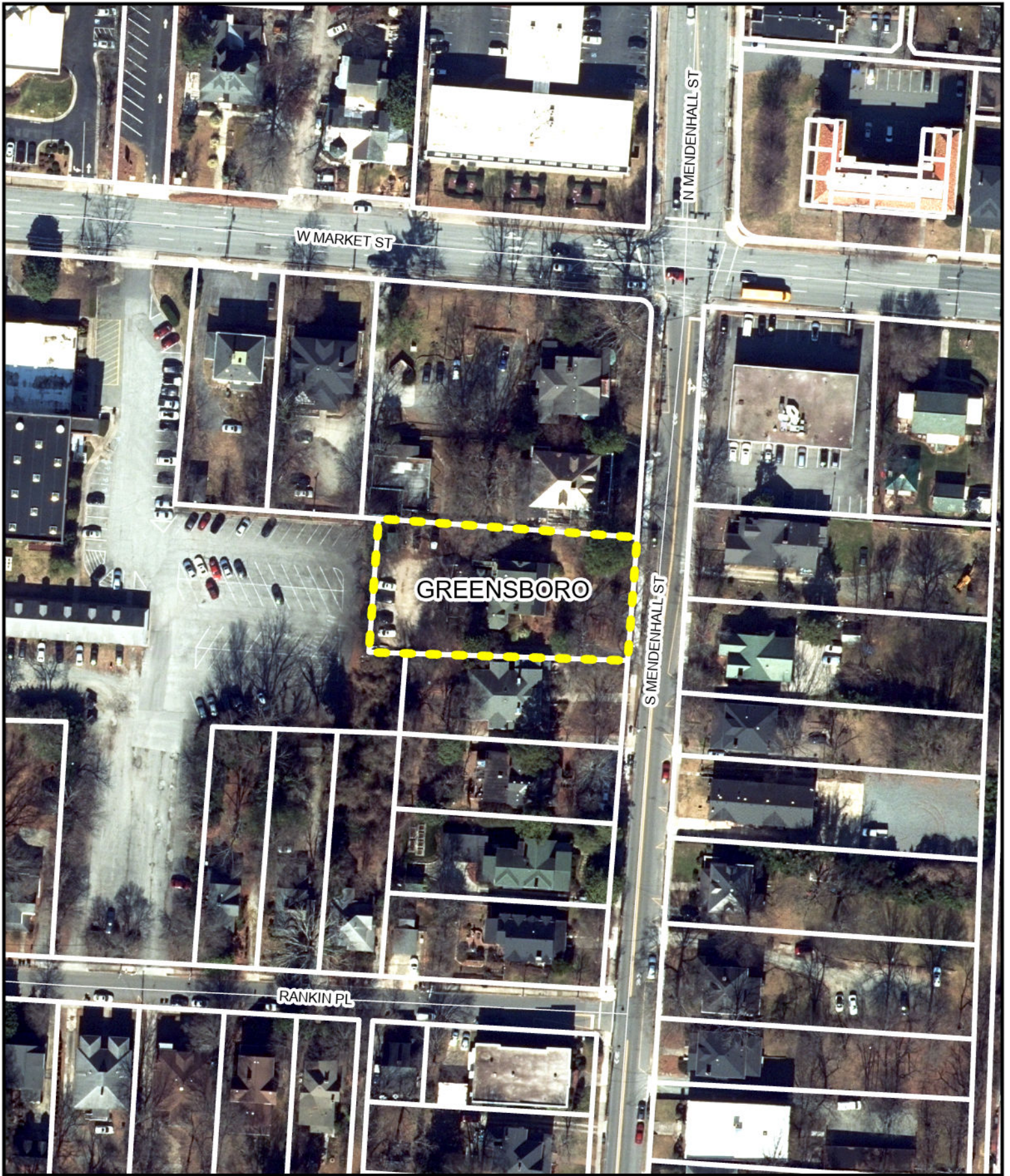
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Historic Preservation Commission
Staff Report for
Certificate of Appropriateness

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Planning & Development
Department

Jurisdiction:

GREENSBORO

Case Number:

25-02-HPC-00002

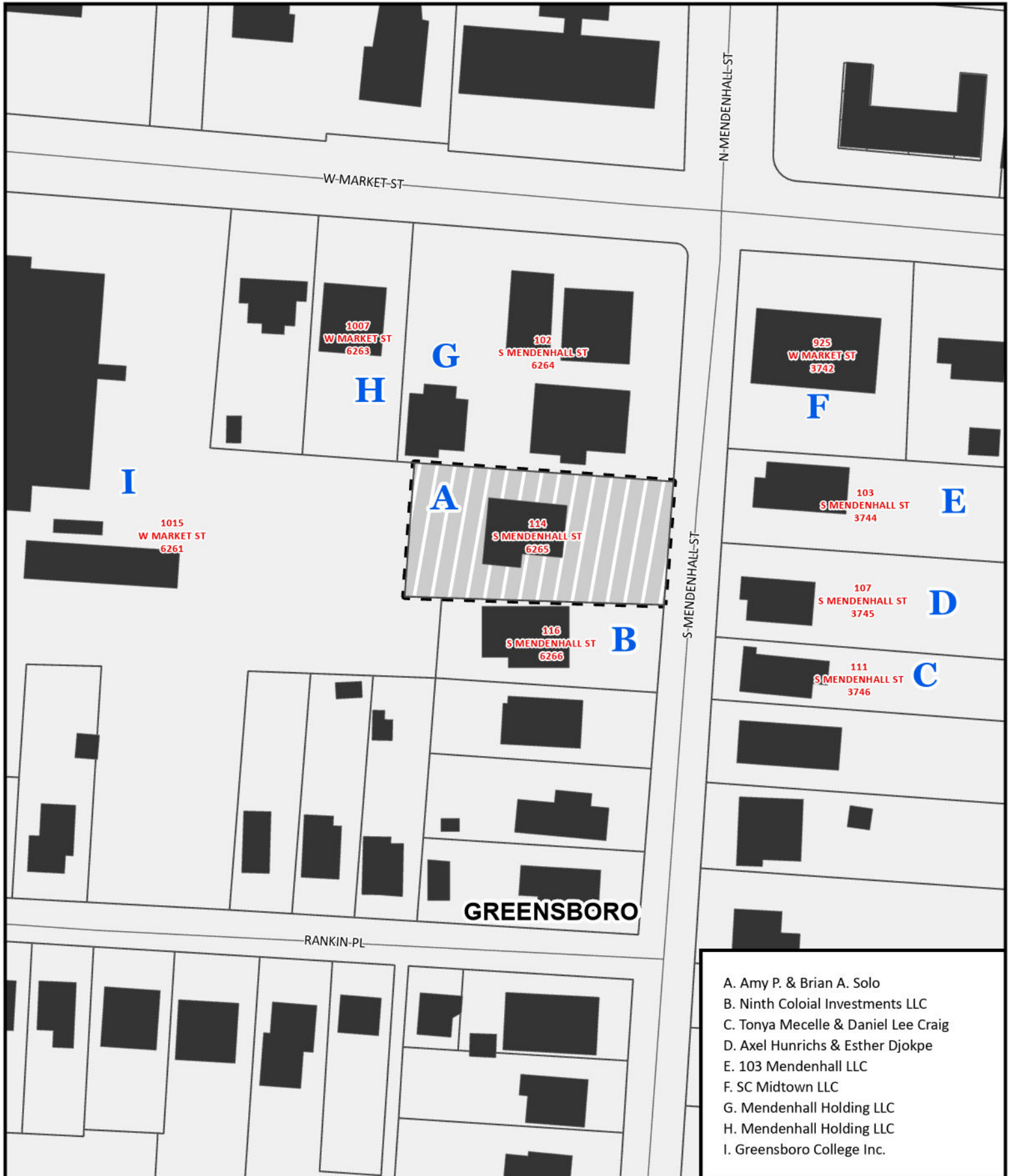
Case Area:

Parcels - 6265

114 S Mendenhall St.



Scale: 1" = 100'



- A. Amy P. & Brian A. Solo
- B. Ninth Coloial Investments LLC
- C. Tonya Mecelle & Daniel Lee Craig
- D. Axel Hunrichs & Esther Djokpe
- E. 103 Mendenhall LLC
- F. SC Midtown LLC
- G. Mendenhall Holding LLC
- H. Mendenhall Holding LLC
- I. Greensboro College Inc.



Planning & Development
Department

Jurisdiction:

GREENSBORO

Case Number:

25-02-HPC-00002

Case Area:

Parcels - 6265

114 S Mendenhall St.



Scale: 1" = 100'

Facing North



Facing East
(away from subject property)



Facing South



Facing West
(toward subject property)



Affidavit of Mailing and Posting

I, Avery Tew, do hereby certify that notice has been mailed via First Class U.S.P.S. Mail to the following recipients regarding Case #25-02-HPC-00002 and a sign posted on the subject property in accordance with N.C.G.S. 160D-406(b):

SOLO, AMY P; SOLO, BRIAN A
114 S MENDENHALL ST
GREENSBORO NC 27403

103 MENDENHALL LLC
843 W MARKET ST
GREENSBORO NC 27401

HINRICHS, AXEL; DJOKPE, ESTHER
107 S MENDENHALL ST
GREENSBORO NC 27403

CRAIG, TONYA MECELLE;
CRAIG, DANIEL LEE
111 S MENDENHALL ST
GREENSBORO NC 27403

MENDENHALL HOLDING LLC
500 GOODMAN RD
PELHAM NC 27311

GREENSBORO COLLEGE INC
814 W MARKET ST
GREENSBORO NC 27401

NINTH COLONIAL INVESTMENTS LLC
1606 HOBBS RD
GREENSBORO NC 27410

SC MIDTOWN LLC
1816 PEMBROKE RD #7
GREENSBORO NC 27408

This 5th day of March, 2025.



Avery Tew
Senior Planner
Planning & Development Department
Guilford County