

GUILFORD COUNTY HISTORIC PRESERVATION COMMISSION – 2/18/20

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
February 21, 2020**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, February 21, 2020 on the third floor of the BB&T Building in the McAdoo room, 201 West Market Street, North Carolina, 27401, commencing at 6:00 p.m.

MEMBERS PRESENT: Sean Dowell; Christian Thoma; Dawn Chaney; Terry Hammond; Benjamin Briggs; and Jane Payne

MEMBERS ABSENT: Melinda Trevorow; Abigail Pittman; and Horth

STAFF PRESENT: Matt Talbott, Planning Department; and Kaye Graybeal, Deputy Director of Planning.

Chair Briggs called the meeting to order.

Roll Call of attendees was taken.

AMENDMENTS TO AGENDA:

None.

APPROVAL OF MINUTES:

- **January 21, 2020:**

Will be voted on at next regularly scheduled meeting.

OLD BUSINESS:

None

NEW BUSINESS:

Public Hearing Items:

- 1) Historic Landmark Designation Recommendation: Weaver-Sherwin Building (exterior and specified interior features, 603 S. Elm Street Greensboro. Owner: Eric Robert, QUB Studios, LLC

Matt Talbott stated that in the packet there were pages 2, 4, 10 and 11 that was amended per the discussion at the last meeting. Matt Talbot stated that the applicant added the page of interior features. Matt Talbott stated that all original wood flooring upstairs and downstairs, sky lights, and the front central stairwell not including handrails, would be preserved and on the attached floor plan. Chair Briggs stated that they done a site visit to the building. Kaye Graybeal stated that the Weaver-Sherwin building was being purposed for designation because of its architectural and historical significance to Guilford County. Specifically, the urbanization and early development of South Elm Street as downtown Greensboro's commercial center. At the turn of the century local newspaper began to call Greensboro Gate City as the development of the Southern Railway turned Greensboro into a transportation center. A gate way to the

west and the south. South Elm Street the metropolitan area of Greensboro intersected by railroad tracks became the City's dominant business street. A position that remained until the 1960's. The Weaver-Sherwin building is an important rare intact example of a downtown commercial building constructed during the significant period in Greensboro. It possesses all the character defining features of the district. Mr. Thoma asked how the wall facing Lewis Street would be maintained? Eric Robert, the applicant, stated that it would be sealed. Chair Briggs stated that the building at the corner of Washington and South Elm Street has received a mural on it. Chair Briggs stated that wall was in such poor condition it was rebuilt as they see it today. Chair Briggs stated that this building was sort of like this building. Matt Talbott asked if the rear part was part of the designation? Mr. Roberts stated that it would be including the addition but nothing on the interior. Kaye Graybeal stated that she was looking on the map and couldn't tell if it was included.

Kaye Graybeal stated that when they toured the house, they did not know that the interior features were being designated. Chair Briggs stated that they should be including the addition and nothing for interior. Mr. Dowell asked what the applicant seen as the interior features? Samantha stated the steps and the central stairway.

Mr. Dowell made a motion to accept the application as submitted with amendments, seconded by Ms. Payne. The Board voted unanimously in favor of the motion (Ayes: Dowell, Thoma, Chaney, Hammond, Briggs, and Payne Nays: None).

- 2) Historic Landmark Designation Application Acceptance: Spencer and Lucy Haithcock House (exterior and specified interior features) 815 Pearson Street Greensboro, NC. George E. Marple & Kelly J. Sigle.

Kaye Graybeal stated that she thinks the applicant worked hard on this. Kaye Graybeal stated that there are less of these types of houses and this is one of the most well preserved out of all the houses like this one. Kaye Graybeal stated that is architectural significant, but it is also significant because it represents construction and conjunction with south Greensboro late 19th century speculative residential developments driven by entrepreneurs including Edward P. Wharton who lived from 1839 – 1932. Mr. Wharton's real estate company bought, sold, and leased numerous Guilford County properties. Mr. Wharton capitalized on the demand for building materials by co-founding Guilford Lumber Company in 1890. Kaye Graybeal stated that Mr. Wharton was not an owner, but a significant developer. Kaye Graybeal stated that this house is part of National Register for south Greensboro Historical District. Mr. Wharton also created Worth Wharton Real Estate and Investment. Kaye Graybeal stated that approximately 23 L-Plan residences ranging in height from one to two and half stories in the south Greensboro Historic District when registered in the National Register in 1991. Kaye Graybeal stated that the examples that are remaining five of them are intact.

Chair Briggs stated that the point of this tonight was to make sure the application was through and complete. Kaye Graybeal stated that she thought that the areas she read shows this house as a contributing property in the important development in south Greensboro but also its intactness and architectural. Kaye Graybeal stated that she thought that was what the applicant attempted to cover in this report. Chair Briggs stated that the integrity here was a key in consideration and he thinks that integrity was well documented in the report. Kaye Graybeal stated that they are currently working on restoring the building using the Secretary of Interior Standards. So, they may be coming back to get a COA. Kaye Graybeal stated that she told the applicant that they didn't require the building to be complete before making it a Landmark and the applicant are working closely with the State. Kaye Graybeal stated that they look to State for guidance because they work with the Secretary of Interior Standards. Ms. Hammond asked if this was exterior and interior? Kaye Graybeal stated that the applicant noted and described photographs of the interior. George stated that all the molding and windows were intact and that is why they wanted to repurpose this house. George stated that the all the interior features to be designated was on page 25 of the report. Mr. Dowell asked for additional pictures of the interior features for more

documentation but other than that the report looked good. Kaye Graybeal stated that the burden of proof of the interior features would be on the applicant. Mr. Dowell stated that this was a great application. Chair Briggs asked Staff if it would be okay to do a conditional approval. Kaye Graybeal and Matt Talbott stated that would be fine with them. Chair Briggs stated that they would need the photos that Mr. Dowell asked for the record.

Mr. Thoma made a motion to accept this application for the Spencer-Lucy Haithcock house 815 Pearson Street Greensboro as submitted and reviewed today with the consideration of additional pictures of the interior features that are to be designated, second by Mr. Dowell. The Board voted unanimously (Ayes: Dowell, Thoma, Chaney, Hammond, Briggs, and Payne Nays: None).

Evidentiary Public Hearing Items:

- 3) Major Certificate of Appropriateness: Balcony balustrade reconstruction – Harden Thomas Martin House (Double Oaks), 204 North Mendenhall Street Greensboro. Owner: James Keith

Matt Talbott stated that the applicant is requesting to reconstruct balcony railings to match the existing first and second floor railings. Matt Talbott stated that the only modification is added 10' of height to meet current fire and insurance requirements. Primary focus of the design was to promote the street view of railing and to match existing railings. Matt Talbott stated that house was designated May 15, 1989. The house was constructed in 1909. The applicant has provided photo documentation taken in 1909 that shows a wooded balustrade really existed. During the era that the house was constructed balustrades were constructed at 23" to 30" in height. Today, North Carolina building code has a height restriction of 42". The applicant is purposing to limit the height of the replacement balustrade to 42" by adding extra bottom rail. The extra rail will add the required 10" of height. Kaye Graybeal stated that she thought the replacement balustrade are 32". The actual spindle is 2' and 2 and 5/8". The baluster would be 26' and 5/8. The balustrade would be 42".

Mr. Dowell asked if there was anything up there now? James Keith stated that the balustrade was destroyed a long time ago. Mr. Dowell asked if the bottom rail had been brought up to modern standard? James Keith stated that those rails are original. Mr. Thoma stated that the plan is to increase the height of the base. Chair Briggs stated that the trick here was meeting building code. Ms. Hammond stated that there is access to that porch. James Keith stated yes.

Ms. Hammond made a motion to accept the application for COA to Thomas Martin House to reconstruct matching balcony railings to match the existing first and second floor railings as noted in the summary of the application. The applicant has provided documentation showing the original balustrade in 1909 and appears to meet number six of the Secretary of Interior Standards and accommodates modern building code, seconded by Ms. Chaney. The Board voted unanimously in favor of the motion (Ayes: Dowell, Thoma, Chaney, Hammond, Briggs, and Payne Nays: None).

OTHER BUSINESS:

Kaye Graybeal stated that next time they will an update on the program enhancements. Chair Briggs stated that at some point they need to do elections.

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Guilford County Historic Preservation Commission is March 17, 2020.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman

Matthew Talbott, Board Secretary

BB:jd/pr