

Guilford County Historic Preservation Commission**Regular Public Meeting****March 21, 2023****6:00 p.m.****Carolyn Q. Coleman Conference Room, 1st Floor, Guilford County Courthouse****301 W. Market St., Greensboro, NC****AGENDA****A. Call to Order**

Chair Briggs called the meeting to order at 6:00 o'clock p.m.

B. Roll Call

Justin Snyder called the roll for those in attendance: Benjamin Briggs; Jayne Payne; David Millsaps; Dawn Chaney; Terri Hammond; Megan Sommers; Sean Dowell;

Members Absent: David Horth; Jayne Pittman

C. Agenda Amendments

Chair Briggs stated that there will be an additional item that Ms. Chaney wishes to discuss under Other Business.

D. Approval of February 21, 2023, Minutes

Ms. Payne moved approval of the February 21, 2023 minutes, as corrected, seconded by Ms. Chaney. The Commission voted unanimously in favor of the motion. Ayes: Benjamin Briggs; Jayne Payne; David Millsaps; Dawn Chaney; Terri Hammond; Megan Sommers; Sean Dowell, Nays: None.)

E. Old Business:**Evidentiary Hearing Item:**

None.

F. New Business:**Evidentiary Hearing Item:**

1. Certificate of Appropriateness application to install a replacement synthetic cedar shake roof at Brick Church, 3699 Brick Church Rd, Burlington, NC 27215 (Also in the Whitsett or Julian area – Guilford County, NC).

Justin Snyder stated that Brick Church is requesting a COA to install replacement synthetic cedar shake roof on the main building of the church. The existing roof shakes are natural cedar and were installed in around 1999. The proposed changes include replacement of those natural cedar shake roof tiles with a synthetic composite, resin UV Coated Divenchy Aged Cedar Select Shake. Samples of the proposed replacement

synthetic cedar shakes was made available for the Commission members' review. There are no interior changes proposed. The landmark designation includes the sanctuary, the grave yard and approximately four acres, less the new church and the fellowship building and was designated as a landmark in September 1986. The architecture for the sanctuary dates to the early to mid-1800s. The current shakes vary from roughly 5" to approximately 6-7" in width. The current roof dated to 1999 and it is a replacement roof that contains natural wood shakes. The current wood shakes are deteriorating. The applicant proposes using an alternative substitute material of the UV Coated composite resins with random grain patterns in either an 8" wide or 10" wide profile. The Secretary of the Interior Standards are included in each member's package for review.

Chair Briggs explained the purpose and procedures followed by the Historic Preservation Commission.

Chair Briggs asked for the speaker to address his information and comments to the Commission members at this time and to give his name and address for the record.

Speakers and staff were sworn or affirmed at this time.

William Reece, a member of Brick Church, and he was tasked with doing the maintenance on the old church. They are interested in installing the synthetic shakes instead of the natural shakes that are currently in place on the roof. The main reason is because of the costs and the longevity of the replacement roof. They have been told that a natural cedar shake roof only lasts about 20 years and the existing roof has been in place for about 24 years. They want to use the synthetic so they can go to 30-35 years, maybe even 40 years before they need another replacement. There are funds in place to do the repairs and that is one of their considerations, because a natural cedar shake roof was quoted at \$87,000. The synthetic shake roof has been quoted at \$65,000, so of course, they would like to do the synthetic for that cost difference.

Chair Briggs asked if there are any recommendations from staff. Justin Snyder responded that he has asked for comments from the State, but he did not get any response from Ms. Wilds or from anybody else at their office. He did add that materials such as the proposed materials for this project have been used in other jurisdictions and districts. This being a landmark property, it would be up to the Commission to determine whether it is justifiable under the Secretary of Interior's Standards.

Chair Briggs asked if any of the members had any comments or suggestions?

Mr. Millsaps asked if the applicant knew how the current shakes were installed. Mr. Reece responded that he wasn't sure about the installation, but they are experiencing some of the shakes blowing off the roof when there is a severe storm with high winds. The wood is starting to show some age where the shakes are nailed in and when there is a strong wind, they are picking up shakes that have blown off the roof.

Chair Briggs stated that there is another project up in the mountains and the real wood shakes are not as good a quality as they used to be, so the State does not really encourage the use of real wood shakes because of the shorter life-span.

Ms. Chaney asked if they plan to put anything under the new shakes to act as a moisture barrier of some kind? Mr. Reece stated that they are talking about a synthetic underlayment. He has done a little bit of roofing, residential, and that material will shed the water much better than felt. The building is 2-stories tall and he doubts that from the ground anyone would be able to tell that the product used is synthetic. It would appear as real cedar from that distance.

Mr. Dowell has submitted a 1925 photograph to staff to share, just as a suggestion, if this is ever updated, it would be awesome to go back to that original look on the shakes or the roof, in general.

Chair Briggs noted that he did not know of any other roofs in Guilford County that have been done this way, and he probably wouldn't even notice. Mr. Reece stated that maybe this could be a test-case.

Justin Snyder stated that when he mentioned the widths of the existing cedar shakes, and also the two profiles that are available in the substitute material, the applicant feels that the 10" wide presents more of a matching profile to the existing shakes would be, when stacked as opposed to the 8".

After a short discussion, Mr. Dowell moved approval of the Certificate Of Appropriateness for the Brick Church, located at 3699 Brick Church Road, as requested by the applicant, to replace natural cedar shakes with a synthetic alternative, which is matching in appearance, scale, dimension, texture under the Section underlined historic materials. In recognition that the marketplace today is challenged with supplying a material that is comparable to the original. The motion was seconded by Ms. Payne. The Commission voted unanimously in favor of the motion. Ayes: Benjamin Briggs; Jayne Payne; David Millsaps; Dawn Chaney; Terri Hammond; Megan Sommers; Sean Dowell, Nays: None.)

G. Non-Public Hearing Items

Justin Snyder stated that staff has begun the Comprehensive Planning process and in a little more detail now. They have established Focus Groups with various ranging topics. They will be starting their Steering Committee meetings within the next 3 to 4 weeks. Following that will be public engagement and that is where each of the members can get involved and provide input in sessions. They are excited that is getting off the ground. It has been a long time coming.

H. Other Business

Chair Briggs stated that there is an item that Dawn Chaney would like to address. Ms. Chaney stated that a proposal came before the Commission for the Condo Apartments at 1700 N. Elm Street, for the windows. The Commission approved that they could do a certain type of window and the material that it was made from. Several of the people who live there have contacted her and she has visited the site from the outside. It has been requested that she talk to the Commission about the issues surrounding this site. She has discussed it with Chair Briggs and he has suggested that they bring that proposal back at the May meeting. Her observations were that right now, the wind comes in around all those old metal windows and the temperature is dropping throughout the winter, to the point where the heat is doubled what it normally is. In addition, there are people who own those condos are leaving. She asked that the Commission members visualize if that facility, which has 86 units and is strategically located on N. Elm Street, has a major decline in the number of owners or rentals, then you will see that building majorly decline. Her concern is that when they make their proposal, can the Commission approve the vinyl windows? She looked at both types and you probably wouldn't know the difference. And the cost is four times what the metal ones are. So, the people who know the windows have to be replaced are seeing if they can sell or move out. She understands that concern. She would like for them to come back and share with the members. Since it is in historic Greensboro, she feels that they have to keep these types of old buildings to the best of their ability and keep them so they are structurally sound in the future. If the members went by and saw how much of the window is receding away from the brick, they would see that the air just blows right through it. There has to be a way that they can be replaced so that they can be affordable and have duration for a long period of time.

Justin Snyder stated to keep in mind that cost is not in the Commission's purview. That's important to remember.

Ms. Chaney stated that the windows that were approved are five times more expensive than the people can afford.

Chair Briggs stated that the Commission can take an application for review and perhaps, what has happened is, there were some voices speaking on behalf of the entire community that maybe did not have the entire community behind their agreement. The Commission is working with everybody in the entire community, so they need to get some consensus amongst the community to apply for something. He feels that the Commission saw this coming and he has no problem with the applicant re-submitting an application with a broader voice and some assurance that people are speaking in one voice. They can't keep coming back again and again. Perhaps, staff can look at Charlotte or Raleigh ---- surely Guilford County is not the only Commission that is dealing with situation where there are multiple owners.

Justin Snyder stated that he did some research, just knowing that this was going to be about windows, and he pulled the Declaration of Covenants for the Condominium Association and this is where it is going to get tricky. The Association, "Through the Executive Board, or it's Architectural Control Committee shall regulate the external design, appearance, use, location and maintenance of Condominium and the improvements, thereon, so as to preserve and enhance value and to maintain a harmonious relationship among structures and natural vegetation, topography. No Unit owner shall cause any improvements, alterations, repairs or changes to be made to the exterior of the Condominium, including painting or other decoration or any sort of installation, which may protrude to the walls and the roof of the condominium or in any manner alter the appearance of the exterior portion of any building without the written consent of the Association being first had and obtained." So, with that said, if there is a majority, if that is how they are set up, that majority voice and the representatives of the Architectural Control Committee are going to have the right to decide what's best for that community. Notwithstanding Ms. Chaney's concerns, yes, people might leave, he does not feel that is something that the Commission needs to be in the middle of. The Commission should only consider if the material is appropriate or not and if it's not, then the request would be denied. Ms. Payne asked if Mr. Snyder has checked with the Legal Department concerning this matter. Justin Snyder stated that he only got this information about an hour ago, but that would definitely be something staff will look at. He does think they would need the minutes of any Homeowners' Association meetings, showing a motion that a specific type of window was agreed upon, to move forward for the application. That would protect this Commission in any decision that is made, in addition to the Guidelines and Standards.

Chair Briggs stated that the Commission does need to have one voice for the two options presented to the Commission, originally. He does defend everything that the Commission has done, to date- they do just need to have one voice as much as they can to speak on any agreement that they bring forward.

Ms. Chaney stated that she will ask them to go through the Condo Association to make sure that they can get the majority approval for this. Justin Snyder added that she should also ask for a copy of the minutes from their meetings where a motion was made for a specific type of window, and then they can come forward with a COA application for consideration. Chair Briggs also added that any request for more information should come from staff and not a Commission member.

H. More Other Business

Chair Briggs pointed out that, Terri, Jane, Kaye and himself visited the Futrell-McKay House in Jamestown. This is one that is up for demolition and it is being demolished by D.R. Horton. They met with Ryan Motes, who is the representative. The house is in poor condition, especially the back kitchen that was caving in to the extent that he did not feel safe walking near there or the room above it. There are areas of the house that are quite nice and have wonderful details, including the scroll-cut brackets on the front porch, real wood shutters on the second floor, wonderful wavy glass windows, wonderful sink in the upstairs bathroom, and newel posts and balustrade on the staircase. It's not a super-grand house, but a very nice house from 1885. Preservation Greensboro submitted a wish-list of what they would like to harvest from the building. D.R. Horton is very concerned about someone getting hurt in the house. They will orchestrate what they would be able to salvage, and what they would pass along. Preservation Greensboro would then organize having a truck out there to pick those materials and take them back to Architectural Salvage of Greensboro to resell in the community. It is sad to lose this house but this is a battle that should have been fought 25 to 30 years ago.

Mr. Dowell stated that the Moses-Gibson House is pending demolition in Gibsonville. This is a rehabbed kitchen, part of the kitchen from the original house with the late 1800s addition that is in beautiful shape. He needs to talk to Benjamin Moore about rehab of the materials in the home that can be salvaged, but the interesting part is that there is a slave graveyard that there is written documentation for, as they are updating the African-American history for Guilford County, this has brought this crisis to their door. They are now talking to the State and they have underground technology to understand better where graveyards are. So, this is something they are learning a lot about and if anyone needs a resource and they also have multiple and identified that they are submitting to the Commission for Cemeteries of North Carolina, in order to protect these for the future.

Chair Briggs stated that for High Point and his house on Penny Road, the developer who has destroyed everything to the north of the house, and to the west of the house, is acquiring the property to the south of the house. That historic property will be wrapped on three sides by an apartment complex that will be four stories in height and the proposed building is 20 feet off the property line. It is quite a dense development. They originally proposed Leyland Cypress all along the three sides of the property, but now they have agreed to plant Holly trees in instead.

Ms. Hammond stated that there is some Oak Ridge news. There is a farmhouse on the Town property and there is a question about whether or not it's going to be restored for, basically, commercial use so it can be rented to some groups and use it as a meeting space. The bids were expected to come in around \$500,000 and now they are coming in at \$630,000 and there is a lot of opposition to saving it, but they are trying.

Chair Briggs stated that there wasn't anything else to talk about so the meeting would be adjourned.

I. Adjournment

There being no further business before the Commission, the meeting adjourned at 6:45 p.m.

Next Scheduled Meeting – April 18, 2023