

**Guilford County Historic Preservation Commission
Public Meeting
September 20, 2022
6:00 p.m.
McAdoo Room, 3rd Floor, Truist/BB&T Building
201 W. Market St., Greensboro, NC
AGENDA**

A. Call to Order

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

B. Roll Call

Kaye Graybeal called the roll for those in attendance: Benjamin Briggs; Jane Payne: Dawn Chaney: Abigaile Pittman; Sean Dowell: David Millsaps

Absent: David Horth, Terry Hammond, Megan Sommers

C. Agenda Amendments

Ms. Graybeal stated that there are amendments to the agenda – Under *Other Business*: Items to be added are the PNC Annual Conference attendance and Level 1 (Minor) COA project approval updates.

Chair Briggs moved to approve these additions to *Other Business* in the agenda. Seconded by Comm. Payne.

D. Approval of July 19, 2022 Minutes

Ms. Graybeal stated that the August 16, 2022 Minutes should be tabled as staff editing is not complete.

Comm. Millsaps moved to approve the Minutes of the July 19, 2022, meeting as submitted, and table the August minutes. Seconded by Comm. Chaney. The HPC voted unanimously in favor of the motion. (Ayes: Briggs, Chaney, Millsaps, Payne, Dowell, Pittman. Nays: None.)

E. Old Business:

Evidentiary Hearing Item:

1) Certificate of Appropriateness application for window replacement for Country Club Apartment buildings located at 1700 N. Elm Street (Tabled from the October 28, 2020 HPC Special Meeting) **(POSTPONED TO OCTOBER 4th SPECIAL MEETING).**

Ms. Graybeal stated that it has been since October 2020 that this item first came before the HPC. The members of the public that attended tonight's meeting agreed to receive an email from Ms. Graybeal with information on the time and place of the next meeting that would address the subject agenda item.

Comm. Pittman moved to postpone the item to the October 4, 2022 meeting. Seconded by Comm. Millsaps. The HPC voted unanimously in favor of the motion. (Ayes: Briggs, Chaney, Millsaps, Payne, Dowell, Pittman. Nays: None.)

Comm. Payne moved to cancel the October 18th meeting date since no further applications had been received. (Ayes: Briggs, Chaney, Millsaps, Payne, Dowell, Pittman. Nays: None.)

F. New Business:

Evidentiary Hearing Item:

- H)** Certificate of Appropriateness application for tree removal for Cannon Court Apartments, 828 N. Elm Street (after-the-fact) **(POSTPONED TO OCTOBER 4th MEETING)**.

Comm. Dowell moved to postpone the above-mentioned item to the October 4, 2022 meeting. Seconded by Comm. Payne. The HPC voted unanimously in favor of the motion. (Ayes: Briggs, Chaney, Millsaps, Payne, Dowell, Pittman. Nays: None.)

G. Non-Public Hearing Item:

None

H. Other Business

1) Level 1 COA Project Approval Update

Ms. Graybeal stated that staff has approved a couple of Minor Work items – the re-roofing of the Weir-Jordan House (Womens' Club) with asphalt shingles replacing existing asphalt shingles in a dark gray color that matched the previous, so that project could be approved at the staff level.

Another one that was an after-the-fact review by staff was the Gateway Building (the Blue Bell Building) at the corner of S. Elm Street and Gate City Boulevard. David Zimmerman, the owner, along with his team of architects worked closely with the State Preservation Office since they have National Register designation and have applied for income tax credits for a certified rehab of the exterior and interior. They have done an outstanding job and took care not to damage any of the interior historic features and did not to attach anything to the walls. Since the State Historic Preservation Office reviewed the work, and it was done according to the Secretary of Interior's Standards, the COA was approved at staff approval.

Since this was an after-the-fact review, staff will check with the City of Greensboro on their process for requiring COAs before issuing building permits for Historic Landmarks.

Chair Briggs stated that this type of work has been approved at staff level in the past. He stated that when the State Historic Preservation Office has reviewed something and approved it, then our HPC staff have authority to approve it as well.

Ms. Graybeal went on to say that there was a Minor Work approved also for the John Coltrane Boyhood Home in High Point. There are a kitchen and a bath that date to the late 1980s. The kitchen cabinets and other interior features that were noncontributing features to the house were approved to be removed. The owners will apply at a later date for approval of new fixtures and finishes.

2) HPC 2023 Meeting submittal date schedule for review and comment

The 2023 meeting/submittal schedule was provided to each member for review and to mark calendars. There were no comments or concerns about the proposed schedule and the members unanimously agreed to accept the schedule as presented.

Ms. Graybeal stated that there is a new employee, Justin Snyder, who is coming to us from the City of Graham, NC and is a Senior Planner who will serve as staff to the HPC. He will attend the next HPC meeting for introductions.

I. Adjournment

There being no further business before the Commission, the meeting adjourned at 6:41 p.m.

Next Scheduled Meeting – October 4, 2022 (Special Meeting)