

**PUBLIC MEETING
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION**

August 16, 2022

6:00 p.m.

Public Meeting

McAdoo Room, 3rd Floor, Truist/B B & T Building

201 W Market St, Greensboro, NC

The public meeting of the regularly scheduled meeting of the Guilford County Historic Preservation Commission was called to order at 6:00 pm on August 16, 2022, in the McAdoo Room, 3rd Floor of the Truist Building (former BB & T Building) at 201 W Market Street.

Roll Call

Members who attended the 8/16/22 meeting were: Benjamin Briggs, Chair; Dawn Chaney; Jane Payne; Abigale Pittman; David Millsaps; Sean Dowell; Terry Hammond; David Horth and Megan Sommers.

Agenda Amendments:

None.

Approval of minutes for July 13, 2022 and May 17, 2022 meetings.

Ms. ____ moved approval of the May 17, 2022 meeting minutes, as revised, seconded by Ms. _____. The Commission moved approval of the motion by a 7-0 vote. (Ayes: Briggs, Chaney, Payne, Pittman, Millsaps, Dowell. Nays: None.)

Chair Briggs suggested that the July minutes be held/abled until the September meeting and the Commission voted unanimously in favor.

Old Business:

None.

New Business:

Evidentiary Hearing Items

- 1) Certificate of Appropriateness for Fli-Back Building, 716 W. Greene Drive, High Point:
 - 1) A full roof replacement and 2) window re-glazing and steel frame refurbishment.

(APPROVED)

Kaye Graybeal stated that in the packet, the applicant has made a request for some proposed upcoming work on this building. They are not actually requesting the COA, they just want to treat it like a preliminary comments session. They really wanted feedback from the Commission on the roof replacement.

Chair Briggs stated that there was a comment about the interior walls and a sliding door is to be revised on the west elevation. He asked if it would be reasonable allow them to make these renovations without the COA. Kaye Graybeal stated that would be reasonable. Chair Briggs pointed out that the portion of the roof replacement cannot be seen from the street anyway. He also felt that the reglazing of the windows is a maintenance thing and should be acceptable.

Ms. _____ made a motion to approve the request of the applicant to replace the roof because it is not visible from the street and will not change the skyline or profile of the building; and also replacing the cap tiles; and also, to reglaze the windows by maintaining the steel frames, replacing any broken glass and freshly painting the frames with rust resistant paint and glazing them in place. Mr. _____ seconded the motion. The Commission voted unanimously in favor of the motion.

Feedback

Chair Briggs stated that the front of the building can be seen, as well as part of the side of the building, but the rear of the building is not visible. The door they want to replace is not going to detract from the character of the building. A glass door is probably the least intrusive type of door without making any kind of design or architectural statement. If they determine that the door is not secure enough they can come back and submit they type of door that would work better on the west elevation.

- 2) Certificate of Appropriateness for Model Farm House, 2058 Brentwood Street, High Point.
 - 1) Install bathroom in 2nd floor bedroom closet. **(APPROVED)**

Chair Briggs stated that he, and a few of the Commissioners made a site visit one day last week to better understand the plans for the 2nd floor bedroom closet where the bathroom is proposed.

Kaye Graybeal stated that the applicant can be contacted by phone if the Commissioners have any questions. In regard to the history of the house and the way it was used as an educational farm and it has Quaker associations. The owner is using this as a bed-and-breakfast facility and there is no bathroom on the 2nd or 3rd floors, only on the 1st floor. She would like to add a bathroom into a closet on the 2nd floor. The closet is large enough for a very small bathroom to be installed, a bathroom with a shower and no tub. She would not need to tear out or add any walls. There would be a plumbing chace that would be added to the butler's pantry area and it would come from the 2nd floor down to the 1st floor and there is a recessed shelving area in there and the chace could fit into that. Her plumber stated that it would be about 8" x 8" square area on two sides.

Chair Briggs added that he looked at the back of the butler's pantry at the back of the house and she is making it as minimal as possible. Kaye Graybeal stated that there would be a hole cut in the floor, put in the toilet and a hole in the wall for the sink and they would add a light fixture, linoleum on the floor, which is currently a wood floor. That would also help protect it from water. She would take out the original baseboard and re-install it, if possible, as well as the original trim around the door and window. They will try and keep it as minimally invasive as possible. The Commission would need to be aware that there would be the loss of some certain degree of original materials. Actually, it is currently being used as a bridal suite and dressing room.

Mr. David _____ moved to approve the installation of a bathroom in 2nd floor bedroom closet, with the clarification that the baseboard will be retained if at all possible, seconded by Ms. Abigail _____. The Commission voted unanimously in favor of the motion.

Non-Public Hearing Items

None

Other Business:**1) Report from Evaluation Committee on Fordham House Landmark eligibility**

Kaye Graybeal stated that David, Megan and a Greensboro representative and Benjamin At-Large. This is a pretty standard two-story 1908 – 1914 probably Craftsman style house and it is pretty well in-tact. There are some things that are a little deteriorated, but it was updated in the 1950s. She pointed out that the mantels have been adjusted and the tile and in one room the hearth had been redone.

Chair Briggs added that there is asbestos siding on the entire exterior of the house. The windows and doors are original, a lot of the bead-board trim on the porch is original. The house is only 100 feet off Spring Garden Street where the trolley line ran. The trolley went down to Lindley Park Amusement Park, so by Greensboro stretching out toward the west, in Pomona, it caused a little bit of a land rush and there was too much land and it took Greensboro about 60 years to digest that neighborhood. It had been platted out at Oak Street around 1905 or so and they were still building houses in the 1960s to build up those lots. He stated that he and Kaye had a conversation about asbestos siding and how can that be approached in terms of historic designation because, to his recollection, they have never had a house designated with false siding on it. Kaye Graybeal added that the period of significance for that house, it could be from the time it was built since 1910 so maybe through 1940 or so is typically the heyday, that's when all the important families lived there and it was signifying evolving development in that area starting with that type of house. It is possible that asbestos siding might have been added in the 1930s or 1940s or so. She stated that asbestos siding was actually a typical replacement siding during that era for wood siding. Therefore, it is not one of the pristine examples of exactly what the house would have looked like when it was originally built. It would have to be determined if this particular house would meet any of the normal suggestions for this area. Would it be nominated for its outstanding or great example of this type of architecture, probably not, but it has some interesting features and details and has some really typical things about it. She thinks that more of the house's significance is because of the neighborhood it is in and the context that it is in as it was one of the first in the neighborhood and is surrounded by a hodge-podge of different types of architecture and from different eras. There is a lot of 1940s and post-WWII housing there. She also mentioned the Fordham House that needs to be looked into a little more, and this Fordham was the cousin of the one that started Fordham Pharmacy. She does feel that it is unique because of the housing styles and how the neighborhood evolved around it.

Could not hear the gentleman speaker here very well. But he did mention that there should be some sort of yellow flag so the Commission could investigate further concerning the asbestos siding on the house.

Chair Briggs stated that his friend down in Charlotte had suggested maybe it could be considered as a designated house with asbestos siding in a mill neighborhood with a broader context of other houses. He suggested getting in touch with the State Historic Preservation Office and get some feedback from them.

2) Quasi-Judicial procedures

Kaye Graybeal stated that someone had asked at the last meeting about the procedures related to a Quasi-judicial Board and she has sent out an email with more information and explanation

on that. Even though the Board is not a judge with a jury as in an actual Court, the decisions are made on a Certificate of Appropriateness is done in a court-like manner following judicial procedures. So then the Commission becomes court-like, because basically, the buck stops at this Commission without an appeal except to Superior Court.

Kaye Graybeal stated that the owner of Poplar House is back from vacation and they will be getting more photographs of the interior in the very near future.

Chair Briggs announced that Preservation North Carolina's Annual meeting is going to be the 1st week of November in Winston-Salem. Anyone interested in attending should let Kaye or himself know. He will send more information to everyone soon.

Kaye Graybeal stated that someone from Stokesdale has called her about being interested in getting them designated as an historic district. She will get back with them and see if that can be a reality of a commercial historic district there. She also stated that the certified local status has been renewed.

Kaye Graybeal also presented a letter that had been written to Benjamin Briggs in 2009 from Kay Cashion and she read it for the Commission.

There being no further business before the Commission, the meeting adjourned at 6:52 p.m.

The next scheduled meeting is September 20th, 2022

Respectfully submitted,

Benjamin Briggs, Chair

BB/jd