

Guilford County Historic Preservation Commission
Regular Public Meeting
Carolyn Coleman Room
Old County Courthouse
301 W. Market St., Greensboro, NC
April 16, 2024
6:00 p.m.

AGENDA

A. Call to Order

Chair Payne opened the meeting at 6:00 PM and thanked everyone for attending. She welcomed the new member of the Commission, Justin Cundall, and stated that everyone looks forward to working with him.

B. Roll Call

There was a Roll Call and the following members were present: Jane Payne, Chair; David Horth (late arrival); Terri Hammond; David Millsaps; Keisha Hadden; Abigaile Pittman; Justin Cundall; and Sean Dowell.

Members absent: Louis Gallien, Raul Cardona-Torres, Jerry Nix.

C. Agenda Amendments

Justin Snyder stated that the only Agenda amendment is also the only item of business aside from the minutes from the February 2024 meeting, which was the consideration of the Rules of Procedure changes at the request of the Planning Director who spoke with the County Attorney's Office and advised that they are not quite ready for that to come before the Commission. It will be presented at a subsequent meeting in May. They are trying to align the Rules of Procedure amongst all the Boards and Commissions, so they want the language to be the same.

D. Approval of the February 20, 2024, Minutes

Mr. Dowell stated that he has marked up his copy of the minutes and would turn that over to the Court Reporter to make the changes noted.

Mr. Horth moved to approve of the February 2024 minutes, as amended with Mr. Dowell's changes, seconded by Mr. Dowell. The Commission voted unanimously (8-0) in favor of the motion. (Ayes: Payne, Pittman, Dowell, Millsaps, Hammons, Cundall, Horth, and Hadden. Nays: None.)

E. Old Business:

None

F. New Business:

Public Hearing Items:

Non-Public Hearing Items:

G. Other Business

**a) Consideration of Rules of Procedure Changes (recommended to County BOCC for adoption)
(DEFER TO MAY 2024 MEETING)**

Mr. Dowell moved that the Consideration of Rules of Procedure Changes be tabled to the May 2024 meeting, seconded by Hammond. The Commission voted unanimously (8-0) in favor of the motion. (Ayes: Payne, Dowell, Millsaps, Hammond, Pittman, Horth, Hadden, Cundall. Nays: None.)

Evidentiary Hearing Items:

None

Mr. Horth stated that he wished to raise something that may be of concern to everyone. There is a particular building that is under threat, but as a general thing that stands out to him, a lot of people both in his neighborhood and in the Irving Park neighborhood are concerned about historic buildings being taken down without due thought. The Commission needs to be more public about the benefits of actually getting the homes registered. He knows of several buildings that are in his neighborhood and also in the adjoining neighborhood that are beautiful buildings and should not just be torn down, willy-nilly.

Justin Snyder stated that they don't necessarily have to be a landmark. The landmark program is specifically geared towards those buildings that have special historical significance, not just historical significance, but truly special historical significance, whether it be the person was associated with it, or maybe the person who designed it. Because the County is offering a tax deferral, they don't want every building in the entire County to apply, so they have to be very selective about that, but to that point, expansion of historic districts in Greensboro, High Point, Jamestown, Gibsonville could be of great benefit. Greensboro has so many neighborhoods that could qualify for historic districts, one of them being an African-American neighborhood close to NC A&T University. What better way to celebrate African American heritage than to put in an historic district? It is important to get buy-in from the community, so things that each city can do, in addition to what they do as a County, are very important. Greensboro's HPC does a good job as do Preservation Greensboro and Preservation North Carolina, so getting the word out with those non-profits and trying to get preservation easements on properties is extremely important because that's truly what keeps it from being demolished. Staff can't keep it from being demolished, they have no control over that. Preservation easements or covenants do, so that's a really important program, and there's also tax benefits, too, depending on the level of easements that are put on properties. Staff does have pamphlets and things, they have the website, and at one point staff had sent something to TREBIC, which is the building community and the Realtor's Association, and staff has started getting involved with them through the Comp Plan Update effort because the cultural resources element is being drastically expanded in the Comp Plan. One of the things in the Comp Plan that staff is looking to do, forward-thinking, is a prevention of demolition by neglect ordinance, so they can prevent neglect to the point where it is leading to these properties having to be demolished. He encourages each individual jurisdiction to adopt a similar ordinance. Greensboro already has one.

Ms. Hammond stated that Oak Ridge is also very proactive. She is one of the first homeowners to apply for the grant that is being offered to pay for the long-term costs. They hope there will be many others following, but they just have to wait and see.

Mr. Dowell stated that the larger areas are seeing that HPC is one of many branches of Historic Preservation with 107 sites that they protect with special significance.

H. Adjournment

Mr. Millsaps moved that the April 16, 2024, meeting be adjourned, seconded by Mr. Dowell. The Commission voted unanimously (8-0) in favor of the motion. (Ayes: Payne, Dowell, Millsaps, Hammond, Pittman, Horth, Hadden, Cundall. Nays: None.)

There being no further business before the Commission, the meeting adjourned at 6:16 PM.

Next Scheduled Meeting – May 21, 2024

Respectfully submitted,

April 19, 2024

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