

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
MAY 16, 2017**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, May 16, 2017, at 6:00 p.m. in the Blue Room of the Old Guilford County Courthouse, 301 West Market Street, Greensboro, North Carolina.

Members Present: Benjamin Briggs, Chair; Melinda Trevorow; Christian Thoma; Jane Payne; Jo Leimenstoll, Abigaile Pittman, and Dawn Chaney.

Members Absent: Terry Hammond, Steve Johnson and Tina Barber.

Staff Present: Leslie P. Eger, Planning Department.

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES FROM APRIL 18, 2017 REGULAR MEETING:

Ms. Pittman stated that she has several corrections to the April minutes. 1 page, 1st paragraph should be changed from "several" to "two locations. 4th paragraph, 2nd line should read "gate: instead of "wall". The second sentence should be changed to read, "The purpose of the replicated stone wall is to add an electronic gate. The gate will serve as a much-needed security feature of the house." Page 2, 1st paragraph should be changed from "10-foot clearance" to "10-foot easement".

In the motion at the bottom of the page, 8th line, "that the two trees at the gate not be removed at this time, pending the termination of the City's required placement. . . "---- "the gates being set back from the right-of-way", suggested appropriate place for discussion saying Ms. Pittman expressed concern that the proposed gate on Victoria Street would not be permitted to be at the right-of-way" and therefore, the two trees may not need to be removed."

3rd page, line 1 continues from the bottom of the second page, "there will be a "determination" instead of "conversation" about the two trees".

Mr. Briggs stated that 2nd page, 5th paragraph, should read" there are Japanese Yews on the property plan that are not native and toxic to animals, and recommended that the Yews be removed from the plat." Mr. Eger stated that the City arborist has determined that the Yews are not toxic.

No action taken, Board requested to hear recording of the April meeting.

PUBLIC HEARING ITEM:

Speakers were sworn as to their testimony in this and the following matters.

1. **Major Certificate of Appropriateness (COA)**, for the William G. Wiley House, 4909 Guilford College Road, Greensboro, NC The request involves the removal of a horse barn located southeast corner of the property. Owned by Jennifer Fencl, 4909 Guilford College Road, Greensboro, NC. **(APPROVED)**

Mr. Eger described this request and stated it was a designated property in 1993. The request is to remove the horse barn to the rear southeast corner of the property. Pictures were submitted for review. It appears that the barn is very unstable and presents safety issues for the property. They have made an application to have just the horse barn removed from the property. This is considered an uninhabitable and unusable structure at this time.

Jennifer Fencl, the property owner, 3709 Waldenbrook Road, stated that the photographs speak for themselves. They had hoped to work on the barn but there are other priorities that need to be addressed, financially. The barn began to become dilapidated and they felt that a bad storm may knock it down, but that has not happened. There are safety issues related to this barn. They have removed the horses from this area of their property because of the safety matters.

Ms. Payne asked if there was any wood or other historic materials that could be salvaged from the barn? Mr. Fencl stated that there is no imminent plan to tear the barn down if their request is approved. There are quite a few beams in the structure that are solid. There is some excellent wood within the structure but most of the siding has seen better days. There are some salvageable timbers in the barn, as well as some hardware that would be salvageable.

There was no one speaking in opposition to the request.

Mr. Briggs asked that any photographs documenting the barn be kept and submitted to the Commission for their archives. He also asked that an environment that allows for demolition not be created in this matter to be able to retain the barn as long as possible. Ms. Pittman stated that this structure is not entirely unique but feels that it does have some historic value. Mr. Thoma stated that he is concerned about setting a precedence for future applications, especially since this is very close to a public area that might be easily accessible by children or other people causing some vandalism to the barn. Ms. Leimenstoll stated that she would be hesitant to delay demolition on the slight possibility that things could change on the property. It seems the damages are pretty irreversible.

Ms. Payne moved approval the Major Certificate of Appropriateness for the William G. Wiley House, 4909 Guilford College Road, Greensboro, North Carolina, as submitted and demonstrated in Exhibit A. The Commission's findings are: The structure is a horse barn; the applicant is requesting demolition of the structure; the barn measures approximately 35' x 70' and according to the landmark designation report, the barn is built entirely of oak and has no roof; efforts to determine the date of original construction have been unsuccessful but may pre-date the 1908 construction of the main house and other structures on the property. The Commission finds the following findings of fact: Would require more than 50% replacement to retain the barn; the structure is currently a public safety hazard; is not the primary building on the property and is also not unique in the state of N.C.; the structure is no longer being used as a horse barn. The Commission recommends salvage of as much of the barn timber and hardware as possible. The Commission does not feel it is feasible to preserve the barn or seek any alternatives to rebuild the barn. Therefore, the Commission recommends that the request be approved. The motion was seconded by Ms. Pittman. The Commission voted 7-0 in favor of the motion. (Ayes: Briggs, Chaney, Thoma, Leimenstoll, Payne, Pittman, Trevorrow. Nays: None.)

2. Major Certificate of Appropriateness (COA), for a Major Certificate of Appropriateness (COA), for the J.H. Adams Inn, 1108 North Main Street, High Point, NC. The request involves the installation of new advertising sign located in the front yard of the property. Applicant: Shirlee Parrish, General Manager, JH Adams Inn.

Mr. Eger stated that this property was designated in 2002 and located at 1108 N. Main Street, High Point, NC., The applicant is the General Manager of J.H. Adams Inn, Shirlee Parrish. The request involved approval of a recently installed free-standing sign located in the front yard of the property. Drawings show

the general location of the sign in front of the structure and gives a more detailed drawing of the setbacks of the sign along the street. This is an after-the-fact request. This property is within the Central Business District and there are requirements for monument signs within this area.

Ms. Leimenstoll stated that this is not within a local historic district so it is a local landmark and that is why the Commission's comments go directly to the City of High Point and not to the Preservation Commission in High Point.

Shirlee Parrish, manager of J.H. Adams Inn, 1108 N. Main Street, High Point, NC, presented some photographs of the property and signs and stated that the pre-existing signs have been removed. The Hamptons restaurant sign was taken down last November when they changed the name of the restaurant and they made a small banner so people could recognize where they are. The 4' oval sign that had the J.H. Adams logo that was attached to the light post was previously removed also. The only thing in place currently is the directional signs and the large sign in the yard. She has spoken with Ray Wheatly at Spruce, a contractor who works on a lot of historical properties in this area has looked at this property and bid on the project. They would like to drop the post 2 feet to fit the regulations of the City for the height of the sign. Underneath, there will be a stucco material to match the historic color of the house. There have been a lot of complaints by customers that the previous sign is difficult to see, that is why they want to put in a larger sign. The only drawing is a hand-drawing made by the contractor. The sign will not be internally lit. The proposed sign will be 18" x 72".

Ms. Pittman moved approval of Major Certificate of Appropriateness (COA), for a Major Certificate of Appropriateness (COA), for the J.H. Adams Inn, 1108 North Main Street, High Point, NC for a free-standing sign located in the front yard of the property subject to the following conditions: The sign shall meet all dimensional requirements of the City of High Point in terms of height and setbacks, et. cetera; the sign shall be a monument sign achieved by lowering the existing sign 2 feet and building a new monument wall base, with the dimensions of 18" x 72" long x 16" deep; The sign shall have a poured footing and be back-filled block, parge and paint exterior to match the house; sign shall be located in the front yard of the property in the existing location; there will be an electrical permit issued for the exterior lighting; the two additional signs that were not permitted have been removed. Mr. Thoma seconded the motion. The Commission voted 7-0 in favor of the motion. (Ayes: Briggs, Chaney, Thoma, Leimenstoll, Payne, Pittman, Trevorrow. Nays: None.)

Non-Public Hearing Item**Discussion on Buffalo Rock Inc. Bottling Plant and Adjacent Housing located at 802 West Gate City Boulevard, Greensboro, NC.**

Les Eger stated that staff has visited the property and several Commission members have already visited the property in the past.

Chair Briggs asked if there was anyone wishing to speak on this matter.

Jan Oden, 626 S. Mendenhall Street, stated that they moved to Greensboro to take over this property that was previously the bottling plant opened and operated by her husband's grandfather. He picked this spot because the water was very good in this area. There is a well on the property that is 180 feet deep. The current office still retains cedar paneling from the cedar plant from down the street. There are also some houses that still remain on the property that have historic significance. They would like to restore the property and have a brewery with a tasting room and a restaurant and coffee shop and a possible Bed and Breakfast on the property. They would need to rezone to Mixed Use Commercial on the property.

Ms. Leimenstoll and Ms. Pittman feel that the other structures on the property are to be considered contributing structures. Ms. Chaney likes the idea of preservation for this property.

After some discussion, Mr. Briggs stated that the Commission seems to be in favor of the plans by the applicant for the property.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 7:12 p.m.

The next scheduled meeting is June 20, 2017 at 6:00 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman
Guilford County Historic Preservation Commission

BB/jd