

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
April 19, 2016**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, April 19, 2016 at 6:00 p.m. in the Blue Room of the Old Guilford County Courthouse, 301 West Market Street, Greensboro, North Carolina.

Members Present: Jerry Nix, Acting Chair; Jo Leimenstoll; Melinda Trevorow; Jane Payne; Christian Thoma; Abigaile Pittman; and Terry Hammond.

Members Absent: Tina Barber, Julius Spradling.

Staff Present: Leslie P. Eger, Guilford County Planning Department.

AGENDA AMENDMENTS:

There were no amendments to the agenda.

APPROVAL OF MINUTES FROM JANUARY 19, 2016 REGULAR MEETING:

Ms. Payne moved approval of the January 19, 2016 regular meeting minutes as written, seconded by Ms. Leimenstoll. The Commission voted 7-0 in favor of the motion. (Ayes: Nix, Leimenstoll, Trevorow, Payne, Thoma, Pittman, Hammond. Nays: None.)

PUBLIC HEARING ITEMS:

- 1. Major Certificate of Appropriateness (COA):** Fraser-Wilson House, 407 West High Avenue, High Point, North Carolina. The request involves a two-story, 1,250 square foot addition connected to the rear of the designated house. **(APPROVED)**

Ridvan Tatargil, applicant and owner of the property, and Taylor Lanier, architect, were sworn as to their testimonies in the following matter.

Mr. Eger stated that this is a request for an addition to the Fraser-Wilson House in High Point, North Carolina. The addition will take place at the back of the house. This request has been heard by the High Point Historic Preservation Commission who approved the addition to the structure at their last meeting. There are some areas on the back of the house that are currently designated that would be removed in order to build the addition onto the house. There will be a new driveway up to the back of the structure. The request is being proposed to set the rear of the house as the entryway as people come to the Bed and Breakfast off of the West High Street entrance.

Members are in receipt of additional information highlighting changes that have occurred at the property since it was designated.

Ridvan Tatargil, Chicago, Illinois, purchased this property a year ago. He would like to create an open-air courtyard in a space where weddings and other events could be held. He would like to increase the number of bedrooms at the Bed and Breakfast from five to six. His intention is to put four or five buildings together on the block to create a complex.

Mr. Eger clarified that only the addition at the rear of the house is being considered at tonight's meeting.

Taylor Lanier, 2618-A Battleground Avenue, is the architect for the project. He reviewed plans that were distributed to members. Responding to questions, he indicated that the screen porch that will be demolished is a later addition and that particular part of the house has not been kept up at all. Referring to pictures, he clarified the area at the rear of the house that will be demolished. Materials that can be saved will be reused. The bumped out portion of the house contains two bathrooms and will remain. The screened in porches on the second floor that were turned into closets will also be demolished as part of the addition. The portico on the side of the house will remain. The back of the building where the courtyard will be created will be the main focal point. Although a differentiation will be visible, they will try to keep everything looking as close as possible to the original house.

Acting Chair Nix commented that a good job was done with the setback on the side so that it does not protrude. The addition will be seen from the side but it will not be visible from the front view of the house. He felt the addition was a nice size and it was in scale with the house. The materials that were chosen were laid out very well.

Ms. Pittman felt that the design of the roofline was good. She commented that the handicap ramp was very prominent on the side and it was suggested that a solid façade be used on the side of the ramp below the metal railing. Mr. Lanier said that the handicap railing would match the type of railing that will be on the porch. Ms. Leimenstoll felt that matching the look of the stone foundation would tie the ramp more into the foundation of the house and a veneer product would eliminate the problem of moisture on the wood near the ground.

Ms. Pittman moved approval of the Major Certificate of Appropriateness for the Fraser-Wilson House at 407 West High Avenue, High Point, North Carolina, involving a two-story 1,250 square foot addition connected to the rear of the designated house with the materials as shown in the application with the exception of the foundation at the handicap area which should use materials that are compatible and will match as closely as possible to the existing foundation. This includes the proposed exterior windows and doors. The windows are Jeld Wen exterior windows which are a sideline wood, double-hung window, simulated divided light, as designated in the packet. There will be Jeld Wen exterior doors with the wood glass panel to the exterior door. The exterior wood siding will be custom built to match existing siding. The roofing shingles, which are architectural roofing shingles, will be asphalt shingles to match the existing roofing materials. The exterior porch flooring and railing will be pine 5/4 x 3 1/4 salt treated tongue and groove porch flooring to match existing porch flooring. The porch railing will be custom built to match all rails and styles of existing front porch. The building foundation material is going to be masonry block foundation with granite veneer to match existing foundation stone as well as the base of the handicap ramp. The interior wood trim on all solid wood existing trim will be 2 1/4 wide white oak tongue and groove hardwood flooring and the foyer will be stained and sealed to match the existing flooring. The motion was seconded by Ms. Hammond. The Commission voted 7-0 in favor of the motion. (Ayes: Nix, Hammond, Leimenstoll, Thoma, Trevorrow, Pittman, Payne. Nays: None.)

Acting Chair Nix informed the new owners that a violation has occurred at the property relative to the landscaping and features that were originally in the yard. This property was designated in 1998 and an application was presented to the Commission in 1997 listing a granite wall in the front along the sidewalk and a one-story 16-foot x 7-foot playhouse in the backyard that was to be kept as a storage building. The playhouse was designed to match the large house. Mr. Lanier indicated that the granite wall in the front along the sidewalk is still there; however, the playhouse in the backyard is gone. It was determined that certain trees listed to have been in the backyard and front yard are no longer there. Mr. Lanier said that there are several trees in the very back and one Beech tree is in the front yard. Acting Chair Nix read the list of trees that were on the property when it was designated. He stated that trees that have been designated as being significant for the property, outbuildings that have been listed, granite walls, walkways, etc., were all approved when the house was designated as historic property. A Certificate of Appropriateness would need to be granted by the Historic Preservation Commission for these items to be removed. He indicated that since the time of designation, the entire backyard was paved and that was not approved by the

Commission. Commissioners commented that the violations probably happened around 2003 before the current owners were in possession of the property.

Acting Chair Nix asked Mr. Tatargil to return with an application for a Certificate of Appropriateness for landscaping because landscaping will be needed for the Bed and Breakfast. There must be a site plan showing the location and types of plantings that will be used. The interior of the original house is also designated and any changes to architectural elements would require a Certificate of Appropriateness.

NON-PUBLIC HEARING ITEMS:

1. Presentation of Door Style Discussed During the Major Certificate of Appropriateness, for the O. Arthur Kirkman House Outbuilding, 501 High Avenue, High Point, North Carolina

Mr. Eger explained that several items were approved when this Certificate of Appropriateness was presented to the Commission last year. The packet that was approved was for windows, window frames and door frames. The applicant is present to discuss the Dutch doors that she would like to put in the structure.

Dorothy Darr, 501 North High Avenue, High Point, North Carolina, stated that the structure was gutted in the 1950's and she does not have any pictures of the doors. The structure is a side building and she would like to have the open air feel that Dutch doors would provide. There will be a sidewalk out to the street and she would like to be able to close the bottom portion of the door and leave the top open. The structure is a solid brick outbuilding. The front has a shed roof and she would like to put a matching shed roof on the back portion in the future to protect the doors. The building is not really visible from the public right-of-way.

Acting Chair Nix indicated his concern that the Dutch door is not appropriate for the house because it is introducing a New England colonial style. Ms. Darr explained that the front is actually the side because of the way the building is situated. It is not visible from High Street because the building sits to the side. The front of the building on High Street is the side of the building. The doorways are on either end of the building.

Ms. Pittman commented that the building is densely landscaped and surround by huge trees. No one will ever see the doors from the street.

Mr. Eger clarified that this is not a public hearing. The applicant was asked to bring information on the type of door she would like to use because the actual door was never finalized on the application.

Following discussion, members were in consensus that the building is clearly a small secondary building in the side yard that had lost its original doors and windows and there is no photograph or other information on what the original doors looked like. These Dutch doors will retain the correct opening size and ventilation for a building like this one is a good thing. In addition, the structure is heavily landscaped and the doors will not be visible from the street.

2. Review of New Mailboxes for Country Club Condos

Mr. Eger explained that as a result of cutbacks over the years, the trend is now to have mail carriers drive up to a bank of mailboxes instead of walking to individual exterior boxes or into courtyards to access interior boxes. The proposed bank of mailboxes for Country Club condominiums is on the perimeter of the property located to the side and rear of the property. Members are in receipt of a map indicating the location of the mailboxes. The mailboxes have been approved by the Postal service. The proposed mailboxes would facilitate maintenance by the Postal service and the condominium HOA (Home Owner's Association).

Members commented that the proposed bank of mailboxes is unattractive, blocks the view of the building, and is not in keeping with surrounding rooflines.

Mr. Eger asked the Commission for their feedback relative to the question of whether or not this is a Major COA as this regulation is being made mandatory by the Federal government.

Richard Beard is with Shulman and Beard Commercial Real Estate. He sits on the HOA Board because Shulman and Beard still own 13 of the 86 total condominium units. Since there are 86 units, there will be 86 boxes with parcel boxes. The intent is to hide the bank of mailboxes as best they can but still satisfy the Postal service. It is not the choice of the Home Owner's Association to have the bank of mailboxes but the Postal service will eventually force them to have the cluster mail boxes. The Postal service is willing to work with them and pay for the bank of boxes as well.

Mr. Beard said that there is sufficient foliage to put the boxes in a place where they would not stand out. They do not want to put the covers on the clusters due to the expense and because it will draw attention to them. The cluster of boxes will be located at the three entry points to avoid having one location with the total 86 boxes. The HOA likes the idea of using the aluminum material that will oxidize and darken over time and require less maintenance. The overall height of the unit will be no higher than 62 inches and they would like it to be as obscure as possible.

During discussion, members agreed that having the unit less than 62 inches and in three locations is a good idea. The Commission felt that this would not require a Major COA and Mr. Eger should work with Mr. Beard at the staff level on this matter.

3. Approval of the Revised Certificate of Appropriateness Application

Mr. Eger stated that information was supplied by Ms. Pittman in order to revise the COA application. He asked the Commission for their feedback and approval to begin using the revised COA application. Members reviewed the revised application and noted a duplication of wording on page 2.

The Commission was in consensus to move forward using the new COA form.

4. Update on the Hillsdale Brick Store Violation

Mr. Eger stated that he has called the Summerfield Town Planner on numerous occasions and finally heard back earlier in the day through a voice recording. He explained that the Planner made the mistake of initially only sending the owner of Hillsdale Brick Store a letter instructing him to correct the violation. They have now sent an actual violation notice and the owner has been given a set number of days to appeal the notice to the Board of Adjustment. The voice mail indicated that the matter would be dealt with but no dates were given. Mr. Eger stated he will continue to keep the Commission updated on this matter.

5. Daniel Boone House

Mr. Eger reported that the Daniel Boone was lost due to severe termite damage. A photograph of the property was distributed to members in their packet of information. The property was not designated but it was recognized as a significant property in Guilford County.

ADDITIONAL ITEMS:

Mr. Eger stated that the Preservation North Carolina Annual Conference will be held in Greensboro on October 28 through 30, 2016. He asked any members interested in attending the conference to contact him for further details.

Mr. Thoma provided a brief update on the Little Red Schoolhouse. The structure has been lifted up off of the old foundation and there is a frame underneath the building in order to move it. The new site has not been graded yet and is not ready for the structure. He indicated that the bridge on Lexington Avenue is being

replaced and will be closed for four months. He was unsure how the bridge construction will impact moving the Little Red Schoolhouse.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Jerry Nix, Acting Chairman
Guilford County Historic Preservation Commission

JN/sm:jd