

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
MAY 17, 2016**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, May 17, 2016 at 6:02 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; Melinda Trevorow; Christian Thoma; Abigaile Pittman; Terry Hammond; and Julius Spradling.

Members Absent: Tina Barber, Jo Leimenstoll, and Jane Payne.

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

AGENDA AMENDMENTS:

There were no amendments to the agenda.

APPROVAL OF MINUTES FROM APRIL 19, 2016 REGULAR MEETING:

Ms. Trevorow moved approval of the April 19, 2016 regular meeting minutes as amended, seconded by Ms. Hammond. The Commission voted 6-0 in favor of the motion. (Ayes: Nix, Trevorow, Thoma, Pittman, Hammond, Spradling. Nays: None.)

PUBLIC HEARING ITEMS:

- 1. Major Certificate of Appropriateness (COA)**, for the Buffalo Presbyterian Church, 803 16th Street, Greensboro, North Carolina. The request involves the placement of two freestanding signs on the property. **(APPROVED)**

Mr. Eger, Planning Department, and Clyde Albright, representing Buffalo Presbyterian Church, were sworn as to their testimony in the following matters.

Mr. Eger stated that this request was presented at an earlier meeting and was continued due to insufficient information. This property was designated in Guilford County in 2000. He explained that the request was for the church to place two signs on the property. One of the signs will be placed on Church Street and the second sign will be placed on 16th Street.

Mr. Eger indicated that sufficient information has now been provided by the applicant. Aerial photographs, as distributed to members, give a clearer indication as to where the signs will be placed. Better diagrams have also been provided to show what the actual signs will look and which signs will be removed.

Clyde Albright, 5635 North Church Street, is an elder at Buffalo Presbyterian Church. He provided a sample of the brick that will be used in the signs that is a close match to the original brick used in the church building. The proposed brick is made by Carolina Brick Company and is called Charlestown Range. He described the proposed location of the signs as determined in a meeting with Loray Averett, Zoning

Services Coordinator, with the City of Greensboro. The signs will have a white background with black letters. The permanent letters on the top of the sign will be brass/bronze. The sign was designed to be Colonial in style and will have two columns on the side. At the request of Commissioners, Mr. Albright will email an additional drawing of the sign to Mr. Eger for the record.

It was noted that the City of Greensboro will determine setbacks from the curb for the placement of the signs. The signs will meet the distance requirements from the intersection in the zoning district.

Acting Chair Nix expressed support for removal of the signs indicated on the plan. From an architectural standpoint, he felt the center of the structure should be the focus of any pictures taken of the church. He expressed concern that to get a good photograph of the church, the location of the new sign should be moved as close to the east of the driveway as possible. Moving the sign would open up the area in front of the church and be aesthetically more pleasing. Mr. Albright was amenable to the change.

Ms. Pittman moved approval of the Major Certificate of Appropriateness for the Buffalo Presbyterian Church, 803 16th Street, Greensboro, North Carolina, for the placement of two freestanding signs on the property. These signs are depicted in a drawing in the packet immediately following the written application with the following conditions: (1) instead of the blue with yellow writing, this should be a white background with black lettering and that this drawing should be corrected to show that; (2) the drawing should specify that the lettering for Buffalo Presbyterian Church Faith Community Family be in brass/bronze as specified in an email previously sent to Mr. Eger; (3) that the location of the sign on 16th Street be relocated to the east to the position of the current sign specified as an exhibit in Photo A, the old sign, "Buffalo Presbyterian Church Organized 1756"; (4) that existing signs shown in Photo A and Photo B be removed with the understanding that the sign in Photo C will remain as permitted by the City Sign Regulations; (5) that the two new signs will subject to the setbacks as required by the City's Development Ordinance; (6) that the signs in Photo D and Photo E are to be removed; and (7) that the brick to be used will be Carolina Brick's Charlestown Range because it very closely matches the original brick. The motion was seconded by Mr. Spradling. The Commission voted 6-0 in favor of the motion. (Ayes: Nix, Trevorrow, Thoma, Pittman, Hammond, Spradling. Nays: None.)

ADDITIONAL ITEMS:

The next meeting of the Guilford County Historic Preservation Commission will be held on June 21, 2016.

Ms. Hammond provided an update on the proposed demolition of a log cabin in Oak Ridge, North Carolina. The property owner has agreed to work with the town to find someone to move the log cabin from the site. The owner is offering the structure free of charge. If the log cabin is not moved, the owner is willing to wait until September, 2016 for the structure to be salvaged. Ms. Hammond reported that the structure appears to be beyond repair and has been open to the elements for at least 15 years. The cabin is made of pine logs and is dated around 1880. The log section was purportedly moved from near the Old Mill of Guilford on Highway 68. Research is underway to determine who owned the cabin and who moved it to its current location. The Oak Ridge Historic Preservation Commission plans to document the structure and an article publicizing the log cabin will appear in the Northwest Observer in an effort to find someone to move it.

Acting Chair Nix informed members that the McLeansville Fire Department demolished the last part of the main building of the Jefferson Academy on April 2, 2016. The property was built around 1896.

Mr. Eger ordered and received five more bronze plaques. The number of plaques is up to 105 and number 100 will go to the Jefferson Pilot building. The Jefferson Pilot building was one of the nominations for the North Carolina Planning Association's Great Places contest for structures that have been rehabilitated or communities that have been improved. The Jefferson Pilot building will be listed as one of the Great Places and a history of how the building has changed will be featured.

Mr. Thoma updated the Commission on the Little Red School House. The structure has been moved out of the way of construction to the lower parking lot of the High Point Museum. The structure is surrounded by a chain link fence. There has been no change in the new site other than the tree removal.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Jerry Nix, Acting Chairman
Guilford County Historic Preservation Commission

JN/sm:jd