

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
OCTOBER 18, 2016**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, October 18, 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: Benjamin Briggs, Chair; Abigaile Pittman; Melinda Trevorow; Christian Thoma; Jo Leimenstoll; Jane Payne; Terry Hammond; Dawn Chaney; Steve Johnson.

Members Absent: Tina Barber.

Staff Present: Leslie P. Eger, Planning Department.

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES FROM AUGUST 16, 2016 REGULAR MEETING:

Ms. Leimenstoll moved approval of the August 16, 2016 regular meeting minutes as amended, seconded by Ms. Hammond. The Commission voted 8-0 in favor of the motion. (Ayes: Briggs, Pittman, Trevorow, Thoma, Leimenstoll, Payne, Hammond, Chaney. Nays: None.)

PUBLIC HEARING ITEMS:

- 1. Major Certificate of Appropriateness (COA)**, for the H.T. Martin House, 204 North Mendenhall Street, Greensboro, North Carolina. The request involves removal of the textured privacy style feathered glass from the second floor balcony door, side-light windows and transom, and replacing the panes with clear beveled glass which would match what is found at the first floor entry. Owned by Amanda and James Keith, 204 North Mendenhall Street, Greensboro, North Carolina.
(APPROVED)

Mr. Eger stated that the applicants are proposing to take the frosted glass on the second floor entryway and replace it with clear glass. They will replace it with glass that will match what is found at the first floor entry that has a beveled portion. Replacing the glass will give more of an open feeling to the house. It has been speculated that the two sisters who lived in the house at one time felt frosted glass provided the privacy they needed on the second floor. The frosted glass has been there since the house was originally designated.

James Keith was sworn as to his testimony in this matter.

Mr. Johnson joined the meeting at 6:05 p.m.

James Keith, 204 North Mendenhall Street, stated that when he purchased the property a pane of glass was already broken and was to have been replaced by the previous owner. The frosted glass has been the largest complaint of anyone visiting the home. The previous owner always kept the balcony door open because there is a solid glass storm door behind that. When the door is open, it opens up to the home's largest feature which is the column caps to the ionic columns. Mr. Keith was given the original blueprints by the previous owner when he purchased the property. The blueprints indicate that the glass is to be beveled. There is evidence to suggest that clear oval beveled glass was originally in the home and the frosted glass

that is currently there was a replacement at some point in its history. Mr. Keith would like to return the beveled plate glass with the bevel being between 1 5/16 and 1 1/2 inches. The measurements can be obtained from the glass on the first floor but he felt the simplest measurement would be 1 1/2 inches. It is not a small endeavor to get that much beveled glass with that much of a bevel but they feel it would have a serious impact on anyone visiting the home when they walk up the staircase.

Ms. Pittman felt that beveled glass would be appropriate.

Ms. Chaney commended Mr. Keith on what he has done for historic preservation in the City. She was confident that he would make this a wonderful venue for all the citizens in Greensboro and Guilford County. She felt that it would be an improvement to put the window back to the way it was.

Mr. Johnson echoed comments made by Ms. Chaney. He was glad to see that the door was being replaced.

Ms. Leimenstoll moved approval of the Certificate of Appropriateness for the H.T. Martin House, 204 North Mendenhall Street, for the replacement of the textured privacy style feathered glass on the second floor balcony door, side-light windows and transom, and replacing the panes with a clear beveled glass with approximately a 1 1/2 inch bevel, based on the evidence of the original elevations and plans for the building specifying that it be the beveled plate glass. The replacement glass will enhance the historic character of the building. The motion was seconded by Ms. Payne. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Briggs, Pittman, Trevorrow, Thoma, Leimenstoll, Payne, Hammond, Chaney, Johnson. Nays: None.)

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Guilford County Historic Preservation Commission will be on November 15, 2016.

ITEMS FROM PLANNING STAFF:

Mr. Eger stated that the application for the Cascade Saloon will be heard at next month's meeting.

Mr. Eger informed members that Hillside House has been purchased. The new owner appears to be very dedicated to restoring the property. He plans to visit the site later this week.

Mr. Eger updated the Commission on Richardson Hospital. He received a phone call earlier today indicating that 44 windows at the hospital are in poor condition and need to be replaced.

Notices were sent out to historic property owners and two staff members have been engaged to begin working on valuations. Mr. Eger invited any members who would like to be involved in the valuation process to contact him.

ITEMS FROM COMMISSION MEMBERS:

Chair Briggs said that the Commission published a book called *The Landmarks of Guilford County* in 2005. There have been approximately 15 properties added to the list of landmark properties since that time and the author of the book realizes there is new information and typos that could be corrected. There is an opportunity in the next year or so to republish the book and include the more recent historic properties that have been added. Republishing the book is another way the Commission can be proactive and show the community the value historic properties bring to Guilford County to promote history and architecture.

Mr. Thoma updated members on the Little Red School House in High Point. The structure has been moved from the parking lot to the graded site; however, the retaining wall has not been built and there has been no landscaping. The house is positioned correctly but it is still on the supports used to move it. The house was

moved three weeks ago but nothing has happened since that time. It was suggested that a friendly call should be made to remind the applicant of the conditions attached to the request.

Ms. Payne stated that one of Jamestown's old post offices from the late 1800's has been discovered. The current owner is hopefully going to donate it to Historic Jamestown Society. The old post office is located between Cedarwood Road and Guilford College Road.

ADJOURNMENT

There being no further discussions before the Commission, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman
Guilford County Historic Preservation Commission

BB/sm:jd