

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
APRIL 17, 2018**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, April 17, 2018, 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; Jane Payne; Melinda Trevorow; Dawn Chaney; Terry Hammond; Christian Thoma; David Horth; and Sean Dowell.

Members Absent: Steve Johnson and Abigaile Pittman

Staff Present: Leslie P. Eger, Planning Department. Also present was Leslie Bell, Planning Director.

Mr. Eger introduced the newest members of the Historic Preservation Commission, Sean Dowell and David Horth. Mr. Horth was appointed from the City of Greensboro and Mr. Dowell was appointed from Gibsonville. Chair Briggs welcomed the new members to the Historic Preservation Commission.

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES FROM NOVEMBER 27, 2017 REGULAR MEETING:

Ms. Payne moved approval of the November 27, 2017 regular meeting minutes as written, seconded by Ms. Chaney. The Commission voted unanimously in favor of the motion.

PUBLIC HEARING ITEM:

Swearing-in of Staff and Speakers:

Les Eger, Planning Department, and April Larkins, Christman Company, were sworn as to their testimony in this matter.

Major Certificate of Appropriateness (COA) for the Cascade Saloon, 408 South Elm Street, Greensboro, NC. The request involves the installation of an illuminated sign on the southern portion of the structure, a bronze plaque and original ghost script sign on the building façade, and a vertical tenant logo on the northern corner of the building. Owned by the Christman Company, 408 South Elm Street, Greensboro, NC 27401
(APPROVED)

Referring to pictures and information distributed to Commissioners in their packets, Mr. Eger explained that the City of Greensboro issued a permit for the sign on the southern portion of the structure without checking to make sure there was COA approval. The sign was installed and an after-the-fact COA is being requested for approval of the sign where it is located. He felt that the sign was not that intrusive and does not protrude too far out from the building. The sign is mounted to the building and it is not going to come down unless it has to come down.

Mr. Eger said that the proposed bronze plaque will contain the story of the building and will be a great addition to the building. Another plaque is required through the Guilford County Historic Preservation

Program and will be placed on the building. The vertical company logo sign on the corner will be located up higher on the building and will not be that intrusive. He felt the signs were not intrusive and should be placed where proposed.

Speaking in Support:

April Larkins, 408 South Elm Street, is with the Christman Company. She addressed a question from Mr. Thoma about the font used for the ghost sign and explained that the lettering will be a distressed look to match the existing font that was there in the original pictures of the building.

Responding to a question about the illuminated sign. Ms. Larkins said that it will be a back-lit sign.

Chair Briggs asked if the picture that was presented to the Commission was a final rendering or just a representation showing the spatial arrangement of the letters. Ms. Larkins said that the picture represents what they are proposing to be the final rendering. The lettering will be distressed and soft rather than distinct and hard so that it will look like it has been weather over time.

Ms. Larkins indicated that Phillip Marsh is the artist they are proposing to use. Mr. Marsh has done several projects in the downtown Greensboro area and his specialty is ghost scripting. They provided original pictures to Mr. Marsh so he could get a good idea of what was originally at the site.

Ms. Larkins stated that Mitch Wilds, State Historic Preservation Office, has approved this work. He is aware that they plan to do additional scripting on the front face as well as the back-lit illuminated sign.

Chair Briggs said that he asked Mr. Wilds why they would entertain painting a mural on this building when it is against the Secretary of the Interior's Standards to paint masonry buildings. Mr. Wilds said that painting a mural on this building is permissible because they are matching it to historical documentation of how the building looked at an earlier point in time. Noting a concern for setting precedents, Chair Briggs felt that it would be wise to reference why the Commission is allowing this building to be painted if there is a motion for approval.

Ms. Larkins stated that they intend to have the Christman logo located on the corner follow the same ghost scripting on the brick so that it blends.

Chair Briggs clarified for Ms. Hammond that the only backlit sign is the one facing South Elm Street.

The Guilford County plaque is going on the inside corner of the building. These round plaques go on all buildings as a requirement of their designation.

Mr. Thoma asked if the Commission was comfortable with the rebranding of the Cascade building to the Christman building. Chair Briggs pointed out that rebranding is not unusual to accommodate the current tenants. The historical name always stays the same in the record book with the new name in smaller letters as it is likely that the tenant will change over time. The official name in the County's files will remain the Cascade Saloon.

Ms. Hammond pointed out that the bronze plaque really belongs to the Christman Company and if they left, they could take it with them because it is not historic. The round Guilford County historic plaque would remain on the building. Ms. Larkins indicated that it is not their intention to take the plaque if they should leave the building in the future. There is a tremendous amount of interest in the building and the plaque tells the story of its renovation. It is good for the community to be able to stop and read the history of the building. She was not sure if the bronze plaque had been made yet.

Ms. Hammond commented that if the plaque has not been made then there is the possibility of changing the wording around. She suggested that Cascade Saloon 1895 be placed at the top of the plaque followed by Christman Building 2018. Chair Briggs felt this would be appropriate historically because it would show the

Cascade Saloon was first and the Christman began in 2018. It would be a nice historical reference to show that Christman Company restored the building in 2018.

Ms. Hammond asked for details about the painted photograph of the building that is on the plaque as a ghost image. Ms. Larkins said that it is a rendering that the architect did from their current design. She acknowledged that there is a cornice on the front of the rendering which will be added back on the building. The project has not been completed yet and the cornice was in the original construction design.

Mr. Dowell asked what precedent painting brick creates if state standards do not allow brick to be painted. Chair Briggs explained that you cannot paint brick that is not already painted. This project is continuing a precedent that was already set with Jones Brothers as an example. The side façade of Jones Brothers is painted.

Chair Briggs asked Ms. Larkins if she had any recollection of comments made by Mitch Wilds on the internally lit box sign. She said Mr. Wilds was not concerned with the illuminated box sign. The illuminated sign is not on the front face of the building. They provided documentation to Mr. Wilds that there was originally painted signage but this is a smaller scale signage and there is less surface area than the previous signage that had been on the building. They tried to adhere to his recommendation that it not be made too modern.

Chair Briggs said that the precedent the Commission should be aware of is that if there is evidence of a previous ghost sign on a building then that would be allowed to be replaced. Alternative signage to a painted sign might be considered on a non-primary elevation.

Chair Briggs reiterated comments made by Mr. Wild that this is a modest sign, it is not too modern and it is lower profile than it could have been.

Ms. Hammond moved to approve the Major COA for the Cascade Saloon located at 408 South Elm Street in Greensboro, owned by the Christman Company. The request is to install an illuminated sign on the southern portion of the structure, a bronze story plaque and original ghost script sign on the building façade, and a vertical tenant logo on the northern corner of the building and the Guilford County Historic Preservation plaque also on the building façade. The Commission finds that (1) the 28 inch, 3 inch deep, 25 feet long back-lit sign on the south elevation takes up a small portion of the building's elevation, approximately 115 square feet out of the total area of 3,400 square feet; (2) the painted ghost lettering on the east façade is appropriate because it is to match the historic lettering that was evident in photographs included in the packet; (3) the bronze story plaque is appropriate if placed as proposed with the change in lettering that states Cascade Saloon 1895 and Christman Company 2018 to differentiate the two names of the building on the title; and (4) the painted vertical Christman logo on the northeast corner is appropriate as well as the placement of the Guilford County medallion.

Ms. Chaney offered a friendly amendment that should Christman Company leave; the history plaque would remain as a fixture of the building in the future. Ms. Hammond accepted the friendly amendment.

Mr. Horth offered a friendly amendment that the title of the bronze plaque be changed only if the plaque has not already been fabricated. Ms. Hammond accepted the friendly amendment.

The motion was seconded by Mr. Thoma. The Commission voted 7-0-1 in favor of the motion. (Ayes: Payne, Dowell, Chaney, Thoma, Trevorrow, Hammond, Horth. Nays: None. Abstain: Briggs.)

Major Certificate of Appropriateness (COA) for the Fraser-Wilson House, 407 West High Avenue, High Point, North Carolina. The request involves a 577 square foot addition connected to the side of the designated house. Owned by Eastern Accents, 4201 West Belmont Avenue, Chicago, Illinois 60641. **(CONTINUED)**

The applicant for this case was not present.

Chair Briggs asked Commissioners if they would like to hold the hearing for the Fraser-Wilson House, also known as Pandora's Manor, without the applicant or wait until the applicant is present. He asked members if they had enough information about this case or if there are questions that need to be addressed by the applicant before a decision can be made.

Chair Briggs opened the public hearing.

Mr. Dowell moved to continue this case, seconded by Ms. Payne. The Commission voted 8-0 in favor of the motion. (Ayes: Briggs, Payne, Dowell, Chaney, Thoma, Trevorrow, Hammond, Horth. Nays: None.)

ADDITIONAL ITEMS:

Mr. Eger informed the Commission about an application for a COA for the Bethlehem United Methodist Church Camp. They would like to put a new roof on the building. The roof is gray and they plan to add new shingles that match the shingles on the church building. The new shingles are a little different color of gray but they will match the church building. The colors are very close and the shingles are single-tab; therefore, he felt comfortable approving the application at staff level. Commissioners were in support of Mr. Eger approving this COA at staff level.

Mr. Eger provided an update on Cannon Court Apartments. Old windows were recently being reworked and plywood was put up in one of the units resulting in a building code issue with the City. The issue resolved itself and the windows are now being replaced in the unit where there was plywood.

A resident on the third floor of the Cannon Court Apartments restored his own windows and decided to have storm windows made that look very nice compared to other windows in the building. However, the resident received notice from the Homeowner's Association (HOA) that his storm windows must be taken out and the old screens put back in because the work was not approved by them. The resident went back to the HOA for approval and the request was denied. To avoid having the Commission assume the role of enforcer, Mr. Eger felt that this could be approved at staff level with a follow-up letter sent to the Association. He asked if a Commission member would like to accompany him to look at the windows. Ms. Payne volunteered to look at the windows. Members discussed the Commission being a guide, as with Wafco Mills, on the proper application to create one standard for the windows based on historical guidelines.

Mr. Eger informed members about concerns with Leftwich House on Church Street. They need to apply for a COA for a handicap ramp to meet state building code. Additional COAs will be required for lattice work they put around air conditioning units and for trees that were cut down in the front yard. He plans to visit the property to inform the owner what must be done.

Mr. Eger appeared before the Greensboro Technical Review Committee for the owner of Leftwich House because they were going to require him to put a concrete handicap switchback from Leftwich Road along the sidewalk and up the grade on the side to get to the parking lot to connect into the handicap ramp. After discussion, they agreed that there is another way to handle the situation by coming up from a greenway that runs alongside the house. They have now changed their mind and a COA from the Commission will be needed. Ms. Payne volunteered to visit the site with Mr. Eger to evaluate the situation.

Mr. Thoma updated the Commission on the Little Red Schoolhouse and said that all exterior wood paneling was removed from the building due to lead paint. The abatement process should be finished in May or June, 2018. In addition, the Mendenhall Plantation has finally gotten the chimneys fixed.

Ms. Chaney informed the Commission that funds in the amount of 2.7 million dollars have now been approved in Guilford County and the State of North Carolina for lead based paint abatement

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Guilford County Historic Preservation Commission is May 15, 2018.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman
Guilford County Historic Preservation Commission
BB/sm:jd