

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
MAY 15, 2018**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, May 15, 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 Trevorrow; Steve Johnson; Christian Thoma; David Horth; and Sean Dowell.

Members Absent: Dawn Chaney, Terry Hammond, and Abigaile Pittman.

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

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES FROM APRIL 17, 2018 REGULAR MEETING:

Ms. Trevorrow moved approval of the April 17, 2018 regular meeting minutes as amended, seconded by Ms. Payne. The Commission voted 7-0 in favor of the motion.

OLD BUSINESS:

Public Hearing

Major Certificate of Appropriateness (COA) for the Fraser-Wilson House, 407 West High Avenue, High Point, NC. 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.
(APPROVED)

Chair Briggs stated that this hearing is being continued from the April, 2018 meeting for a Major COA for the Frasier Wilson House located at 407 West High Avenue.

Mr. Eger stated that the addition is toward the back side of the building and is 577 square feet. He noted that members are in receipt of drawings of the property in their packets. He also distributed large drawings of the building itself, the floorplan showing the addition onto the building and the elevation for the benefit of members. He explained that a variance was granted by the City of High Point to allow the building to approach the property line closer than what was allowed by the City.

Chair Briggs stated that this building is in Guilford County and is located inside the West High Street Historic District in High Point and also is a local landmark. The High Point Historic Preservation Commission has reviewed and approved this request but the application needs to come before this Commission as well.

Members are in receipt of a description of the work including the materials and colors that are to be used.

Swearing-in of Staff and Speakers:

Les Eger, Planning Department, and Wayne Smith, representing the property owner, were sworn as to their testimony in this matter.

Speaking in Support:

Wayne Smith, 1710 Madison Avenue, was representing the owner and is the architect for this project. He stated that this is the third renovation addition to this building. The event venue in the courtyard is currently under construction and is looking very nice. The zoning would have allowed a 5' setback. Since this is a residential structure with odd geometry, there was no reason to try to pursue an odd shaped building. They wanted to maintain the rectangular massing of the house. The intent is to have a commercial kitchen to accommodate larger functions and provide food for outside functions.

Mr. Smith said they have taken all the significant details and added them to this structure. It is behind the center line of the house and is on a non-significant side that is 10 feet away from a six-story all brick building. They intend to use materials that match with the exception of that side. On the northeast side, the building must have wall materials to meet standards of a one-hour constructed fire wall. They plan to use the fire rated cementitious boards that look like wood. They have done a flat roof to diminish the appearance from the front. The wall materials will match, the stone foundation will match and there will be railings. It is structurally independent from the house and there will also be a two-hour fire wall separation from the house. He felt that the addition will have a minimal impact on the overall character of the building and provide a much needed function.

Responding to a question from Mr. Thoma, Mr. Smith said that the exhaust will be on the roof. It will have to be ten feet away from the property line per code. They will move it as far back as possible to visually minimize it.

Mr. Dowell asked for clarification about the railing. Mr. Smith said that the drawings show a wrought iron railing because it will receive a lot of use bringing food in and out. The existing railing is wood and is only 36" whereas this will require a 42" rail. They were trying to minimize the mass but it does not match the railing on the existing house. The wrought iron will be sturdier and more utilitarian because of the way it will be used. It is at the rear of the facility and cannot be seen from the front.

There was no one else wishing to speak on this request.

Mr. Dowell moved approval of the commercial kitchen addition for the reasons supported by the High Point Historic District. It has zoning approvals and matches the character of the existing structure. He supported approval of the request for the following specific reasons: That the wall materials in the front and rear elevations match the wood siding of the existing building; that the corner treatments will match the existing building; that the cornices and eave trims match the existing porch in color, material and character; that the wood materials will be painted to match the existing building; that the wall materials to the northeast elevation will meet standards of a one-hour fire wall which will require a board similar to the wood that is in place next door, cementitious board simulating wood siding; the stone foundation wall will match the existing stone on the existing house in shape and color; the safety rail on the porch will be wrought iron to match the character of the event venue being currently constructed; the existing stairs will match the existing exterior stairs to the extent possible; and that the roof will be flat in order that it is not visible from the street to minimize the visual impact of the existing structure. Additional landscaping is to be incorporated to further blend this addition. It is our belief that this addition has minimal impact to the existing structure from the front elevation and enhances the character of the rear elevation. The commercial character addition will provide a key element to the bed and breakfast event venue and make it a comprehensive destination to downtown High Point. Please refer to sheets SC-0 through SC-3 for additional information.

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

NEW BUSINESS:

Public Hearing

National Register Nomination public hearing to receive feedback on the Minneola Cotton Mill Warehouse located at 106 #2 North Railroad Avenue, Gibsonville, North Carolina, to the National Register of Historic Places. Applicant: Lindley Industrial Park, LLC, 2260 South Church Street, Burlington, North Carolina.

(FAVORABLE RECOMMENDATION)

Chair Briggs stated that the Commission operates as a certified local government and as part of that program of certification; the Board has the opportunity to comment and endorse any National Register nominations that are presented within their jurisdiction. Gibsonville is within the Commission's jurisdiction and therefore, the Commission will review this nomination and decide whether or not this property meets the criteria for listing on the National Register.

Jennifer Martin, MdM Historical Consultants, Durham, North Carolina, was present to make a presentation on the National Register Nomination for the Minneola Manufacturing Company Cloth Warehouse.

Ms. Martin stated that the Cloth Warehouse building was actually built in three stages. The first section with the arch-type windows located to the left of the elevator tower was built in 1907 and is the original building. In 1935 the building was doubled with the addition of a three-story Art-Deco type building. In 1953 a one-story addition with a shed roof was put on the rear of the 1935 addition. There is a loading dock and packing room inside the addition. She explained that there have been slight alterations to the building. The 1935 arch-type windows were bricked in but the sills and lintels were maintained making it obvious where the windows were. In the 1950s, some vents and doors were installed but in the context of an industrial building from 1907, that part of the building is very intact. The 1935 addition has many intact steel windows and the window is still inside where a few of the windows were bricked in. Ms. Martin felt the best part of the building was the interior with lots of features left intact such as the floors, H-beams, ceiling finishes, pine wood columns, and a lot of the old equipment is still in the building. Also in the building are several intact wooden doors sheathed in steel that run on a track to serve as a fire door. These features are the hallmark of industrial construction during the first half of the twentieth century which the Minneola Cloth Warehouse still retains. There has never been any question about its architectural integrity or its significance.

The Cloth Warehouse was built as part of Minneola Manufacturing Company which was founded in Gibsonville in 1886. It served as the dominant industry in Gibsonville for a hundred years. The Cloth Warehouse was the primary place that kept the finished goods and all the goods for packing and shipping. In 1892 the Cone brothers bought interest in the company and it became a Cone Mill which it remained. Also on the property are cotton warehouses that still remain. A mill village once existed on the site serving as an extensive village for the workers at Minneola. Ms. Martin said the reason they are not nominating the entire complex is that the State Historic Preservation Office felt it had been altered too much and the Cloth Warehouse was the most intact part of the complex.

Ms. Martin explained that the National Register is an honorary designation and indicates that a property is worthy of preservation. It affords some protection from undertaking by the federal and state government and also a National Register property is eligible for some tax credits. What makes Minneola Cloth Warehouse eligible is the significance and history of industry in Guilford County and also its architectural significance as the embodiment of what is known as "slow burn construction".

Following tonight's meeting for comments and review, the next step begins on June 14, 2018 when the nomination will go to the National Registry Advisory Committee. A recommendation will be made to the

State Historic Preservation Officer to approve or disapprove the nomination and within 45 days the Officer will send the nomination to Washington to the keeper of the National Register. They also have 45 days to list the property in the National Register.

Ms. Martin commented that it is usually difficult to do research on an industrial building; however, there is a significant social fabric associated with Minneola. In addition, she noted that Minneola is by far the largest free standing cloth warehouse in the state of North Carolina.

Relating to the broader complex, Chair Briggs asked if there was interest in the beginning to have the entire site designated. Ms. Martin replied in the affirmative and said that the original intention was to nominate the entire complex. Chair Briggs asked if there were any terms that the State would allow the whole complex to be considered because it is all important. Ms. Martin said that there is quite a lot of metal siding on the exterior of part of the building which would have to be removed to be considered. Chair Briggs asked if there would be any benefit for the Commission to give their approval of this nomination and to encourage the State to consider the entire complex at a future time. Ms. Martin was very supportive and felt it was still eligible as a complex. Chair Briggs felt that the entire complex was very important to Guilford County and its textile history. It is unfortunate the State is extracting this one building from the complex. Ms. Martin said that she has never had any doubt the entire complex is eligible for nomination.

Chair Briggs clarified for Mr. Thoma that this is not a locally designated property. Mr. Thoma asked if there was any intention to designate this property as a Guilford County Landmark. Tom Lindley, 2260 South Church Street, Burlington, North Carolina is the owner of the property. He stated that he would like to keep the option open to designate this property. He noted that in the rear of the building that faced the mill village, all of the original architecture is visible. In addition, there is expansive maple flooring on the interior of the building. He would like to find someone who is willing to revisit the possibility of nominating the entire complex. Ms. Martin commented that the metal on the building is around the back side but the heart this complex is very intact. Mr. Lindley said the metal was functional because it was the original wood lap siding.

Mr. Horth asked about how the complex is being used now and how it may be used in the future. Mr. Lindley said the property is currently being used for lots of different industrial and warehouse operations. There is a food distribution area, there is a climate controlled area being used for storage, and there is a hardwood store. A better use of the structure moving forward would involve getting more people to downtown Gibsonville. They would work with residential areas and look into Mom and Pop stores to create a community so that it could be a live/work/walk adjunct to what is on the other side of the railroad. Mr. Horth referred to Revolution Mill and what has been going on there and how that mill is being used now. Mr. Lindley stated that the Minneola property would have a similar repurposing to preserve the architecture.

Mr. Johnson noted the transition from the original architecture to the quasi Art Deco style as seen as the columns and flashings across the top of the building. From a historic point of view, he asked why this transition was made. Ms. Martin said that arch-type windows were still being seen when the building was built in 1907. However, in 1935 Art Deco was in style and the architect made his imprint on the building.

Chair Briggs asked and received the Commission's consensus on the following:

We, the Guilford County Historic Preservation Commission, have reviewed and discussed the nomination for the Minneola Manufacturing Company Cloth Warehouse and find the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore recommend that the property be submitted for listing in the National Register.

Members were also in favor of sending a letter encouraging future visitation of the entire complex to the National Register in addition to this agreement.

Mr. Dowell stated that Minneola Mill occupies over 55 percent of downtown Gibsonville and is highly visible. This mill is a three-storied building and the rest of the town is one and two stories. Minneola Mill is the visual landmark that is across the street from the original train station. This is an important facility for what is the history of Gibsonville and is widely supported by the merchants, the historical society, and the town Board

itself for its historic character. As Gibsonville's representative to the Commission, Mr. Dowell stated that fact is being spoken by the Commission and that is why there is strong support.

Chair Briggs commented that the Commission wants to be very supportive of Gibsonville's preservation efforts.

The Mayor of Gibsonville was present at the meeting and commented that Ms. Martin gave an outstanding presentation. The National Register designation will be very beneficial to the County and to the town of Gibsonville. The merchant's association is very supportive of this effort.

NON-PUBLIC HEARING ITEMS:

Review of Policy and Procedures for (Board) Appointments – Adopted April 5, 2018

Mr. Bell explained that the County has been working off of a policy that had been adopted three decades ago. The matter was discussed at a retreat held by the Board of County Commissioners in February of this year and as a result, changes in policy and procedures for Board appointments were made and adopted on April 5, 2018.

Mr. Bell gave an overview of some of the changes that were adopted by the Board as follows:

(Page 2) – Under Section 2.4, it indicates that no member may serve more than two consecutive full terms. If a member is appointed to fulfill an unexpired term of another member, the amount of the unexpired term will determine whether or not it counts as a full term or not. There is a provision that based on expertise, necessity, and other criteria, a member can serve more than two consecutive terms. However, a 2/3 super majority vote is required by the Board of County Commissioners, not a simple majority vote.

(Page 4) – Under Section 4.3, 45 days prior to the date of a vacancy occurring, all applications for a particular position will be checked for eligibility by the Clerk to the Board. He pointed out that when Citizen Advisory Council is mentioned, this refers to all boards and commissions collectively.

(Page 6) – Under 8.4, it references unexcused absences and how many are allowed. A quarterly report is sent by staff to the Clerk for the Board relating to absences that have occurred.

(Page 7) – Under 8.5, excused absences within a year are discussed.

(Page 8) – Under Section 9.4, it indicates that an annual report shall be presented to the Board of County Commissioners. A recap of actions by the commission during the previous year, along with any issues that might have arisen, will be prepared by staff. In addition, the Clerk will try and hold training twice a year as new board members come in and old members come off that will serve as a broad overview of public meeting requirements for all boards and commissions.

In addition, Mr. Bell pointed out that if a member's term expires, the member serves until they are either replaced or reappointed.

Mr. Dowell asked who the changes in policy are meant to apply to. Mr. Eger stated that there are three Guilford County appointees on the Commission. These members are Melinda Trevorrow, Dawn Chaney, and Chair Briggs.

ITEMS FROM PLANNING DEPARTMENT:

Mr. Eger indicated that staff is working to update the book of Guilford County historic properties.

Mr. Eger has taken care of the Leftwich House and indicated that he is planning to write up the COA for the windows at Cannon Court Apartments to go to the Association and the owner to keep the process moving along. The challenge is that there are multiple owners at Cannon Court with different windows. There needs to be one application to fit all windows so that there are not different windows in different units that are owned by different people.

ITEMS FROM COMMISSION CHAIR:

Chair Briggs informed members that the Troy Bumpass House has been sold to a new owner who would like to restore the interior back to its original state. The new owner has requested photographs to know how to proceed with the restoration. The owner would like for the house to function as a single-family home and no longer as a bed and breakfast facility. Chair Briggs noted that the Commission does not care about the use of the property but only about its appearance.

ITEMS FROM COMMISSION MEMBERS:

Ms. Payne informed members that the porch at Mendenhall Plantation has been fixed and now they are in process of getting bids for the roof repair. They are hoping to get the post office this summer or fall although they are unsure where to put it.

Ms. Payne stated that a bluegrass festival has been scheduled in June as a fundraisers and a village fair will be held in July.

Ms. Payne said that there are plans to designate the Mendenhall Store and Meeting House as Landmark Properties.

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Guilford County Historic Preservation Commission is June 19, 2018.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 7:03 p.m.

Respectfully submitted,

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