

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
March 19, 2019**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, March 19, 2019 in the Blue Room, Old Guilford County Courthouse, 301 West Market Street, North Carolina, 27401, commencing at 6:02 p.m.

MEMBERS PRESENT: Chair Benjamin Briggs; Melinda Trevorrow; Terry Hammond;
Christian Thoma; Dawn Chaney; Abigaile Pittman and Sean Dowell.

MEMBERS ABSENT: David Horth, Steve Johnson, Jane Payne

STAFF PRESENT: Matt Talbott, Planning Department.

Roll Call of attendees was taken.

AMENDMENTS TO AGENDA:

None.

APPROVAL OF MINUTES:

- **January 15, 2019:**

The Commission decided to vote on these minutes at the next meeting.

NEW BUSINESS:

Landmark Designation: Initial application review for the landmark application (Exterior and Interior), of the Shevel Furniture Building, 532-536 South Elm Street, Greensboro, NC. Owner: David Zimmerman (ZCD LLC), 1515 Gate City Blvd, Greensboro NC 27403
(Return Application)

Discussion:

Mr. Briggs stated that if they feel this application is complete before they take it to the public hearing. Ms. Hammond stated that the proper spelling is Shevel and although through the document it is spelled different. Mr. Briggs stated that they need to check ancestry.com or deed.com to get the correct spelling. He stated that the advertisement is probably correct. Matt Talbott stated that the statement of significance is after the maps tab. Mr. Thoma stated that they are looking to designate the exterior and interior. The only reason he knew they were doing exterior and interior was because it was on the agenda. So, he would like something in the statement to indicate what they are looking for and what they are doing. Mr. Dowell wanted to know what a building of confidence is. Mr. Briggs stated that he thought that was an autocorrect. Mr. Briggs stated that this was a tax credit service through the National Park Services. They do not penalize if someone before them changed the building dramatically. Ms. Hammond stated that it would be helpful if they put the date of the purchase. Mr. Briggs stated that they need to organize the application. He stated this was overwhelming. Ms. Pittman stated that they could do a summary of the most pertinent stuff. Ms. Hammond stated that there were no labels on the maps. Ms. Pittman would like to

see a page number system. Mr. Briggs stated that the telephone directory should not be embedded within the document. He stated that 90% of the application was appendixes. Mr. Dowell asked about the painted brick on the side of the building. Mr. Briggs stated that it was already painted before they bought the property. Ms. Pittman stated that they need to make a summary. Mr. Briggs stated that they were historians and interested in preservation, but they are not the designators of this building the City Council is. Ms. Pittman stated that a quick summary might be easier for them to look through. Mr. Thoma stated that the question was do they want to do another non-public hearing again or vote on this and be able to have a public hearing. Mr. Briggs stated that with the timeline they are looking at they are early enough in this year. This building will not get a tax deferral until January 1, 2020. So, they have many months ahead of them to digest this and get it through. Mr. Briggs stated that they have a little bit of time if they could get it in time. Ms. Pittman stated that it needed to be reorganized and a summary. She would like to know if the property ever changed shape or sold off. Mr. Briggs stated that it is hard to substantiate. Mr. Briggs stated that it would be nice to have a chain of title. Ms. Hammond stated that when Mr. Briggs was reading the address it was 532-536, but when she rode by the property it looked like it would be 532 and 534. She wanted to know where did 536 come from? Mr. Dowell stated that he would like to see an ariel postal map. Mr. Briggs stated that there is continuity in name spelling, address, terms of what they are requesting to be designated, property lines, and interior and exterior and substantiate that in some way to say that it is being designated because they feel it is an authentic interior. Ms. Hammond stated that on the ???? map, 536 is on the corner, but 532 isn't. Mr. Briggs stated that they could drop in photos and maps to illustrate and it needs to be integrated. Ms. Pittman stated that she would like to see a full-scale floorplan. Matt Talbott stated that they have really done their research. Ms. Hammond stated that they could have a separate tab and have the summary and the chain of title. Ms. Trevorrow stated that they could have citations and footnotes. Mr. Briggs stated that they think they have a good direction. Mr. Talbott stated he would wait for the minutes to come back and make a list and talk to the owner. Ms. Hammond asked if they wanted more photographs of the interior. Mr. Briggs stated they need more legible photos. Ms. Pittman stated there was not much in the application about the interior. Ms. Hammond stated that they need to tell them what they are photographing with labels. Mr. Briggs stated that another great similar building would be the Crest Building or Myers Department Store. He would like to send them a PDF to show them how they would like it. Ms. Hammond stated that they need a date on the photographs. Mr. Briggs stated that this was a lot of information to give to them. He is concerned it might be a little overload, but if they give them a scan version of the Crest Building or Myers Department Store application. That way they will see that is the expectation and guide them. Ms. Pittman stated it needed to have full scale drawings.

Motion:

Mr. Thoma made a motion to return the application and make the changes noted, seconded by Mr. Dowell. The Commission voted 7-0 in favor of the motion. (Ayes: Trevorrow, Pittman, Chaney, Hammond, Briggs, Dowell, and Thoma.. Nays: None).

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Guilford County Historic Preservation Commission is April 16, 2019. At the next meeting they need to elect officers.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:30p.m.

Respectfully submitted,

Benjamin Briggs, Chairman
BB:jd/sm

Matthew Talbott, Board Secretary