

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
JULY 16, 2019**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, July 16, 2019 in the Blue Room, Old Guilford County Courthouse, 301 West Market Street, North Carolina, 27401, commencing at 6:02 p.m.

MEMBERS PRESENT: Vice Chair Benjamin Briggs; Melinda Trevorrow;
Christian Thoma; Dawn Chaney; and Abigaile Pittman.

MEMBERS ABSENT: Terry Hammond and Sean Dowell

STAFF PRESENT: Matt Talbott, Planning Department; and Kaye Graybeal, Deputy Director of Planning.

Roll Call of attendees was taken.

AMENDMENTS TO AGENDA:

None.

APPROVAL OF MINUTES:

- **June 18, 2019:**

The spelling of Kaye Graybeal needed to be changed.

Ms. Pittman made a motion to accept the minutes, seconded by Ms. Trevorrow. The Board voted 5-0 in favor of the motion (Ayes: Pittman, Thoma, Briggs, Chaney, and Trevorrow Nays: None).

NEW BUSINESS:

Evidentiary Hearing:

Landmark Designation: Application Acceptance for the landmark designation request (Exterior and Interior), of the Groome-Shevell Building, 532-536 South Elm Street, Greensboro, NC. Owner: David Zimmerman (ZCD LLC), 1515 Gate City Blvd, Greensboro NC 27403 (**CONTINUED to AUGUST 20, 2019 MEETING**)

Discussion:

Chair Briggs stated that the Board was not able to do a site visit due to a mix-up in communication and that they needed a motion to table this until the August 20, 2019 meeting.

Motion:

Ms. Pittman made a motion to table this case until the August 20, 2019 meeting, seconded by Ms. Trevorrow. The Board voted 5-0 in favor of the motion (Ayes: Pittman, Thoma, Briggs, Chaney, and Trevorrow Nays: None).

Major Certification of Appropriateness (COA) proposing to install glass in place of screening and relocate rear door to screen door location to enclose porch to be used as a breakfast room by owners. Julian Price House, 301 Fisher Park Circle, Greensboro, NC 27401. Owners: E & V Properties LLC, Michael Fuko-Rizzo.

All speakers worn sworn in or affirmed.

Matt Talbott stated that this was the Julian Price House and the recessed porch area is original to the house. The current infield framing, and screening of the porch and rear entry door are not original to the house. No historic features will be altered. No historic materials such as original brick, timber or framing will be removed from the house as a result of the proposed project. The proposed panels will be glass and the transparency into the original open porch area will be retained. It is possible for the proposed glass panels and relocated door to be removed in the future without damaging the essential form and integrity of the house. The rear of the house is not visible from the right-of-way. Kaye Graybeal stated that Staff has highlighted the standards that were most practical to this project.

IN SUPPORT OF:

Michael Fuko-Rizzo, 301 Fisher Park Circle, stated that they live in the south section of the house. They need a small breakfast room off the kitchen. The door will be moving straight forward, and the glass will be the insulated glass panels that will be the exact same shape of the screening. This will make it a climate control room. The red tiles and the wood paneling will remain. The screen porch will connect the staff kitchen to the breakfast room. The sun porch will be like a very small living room. Kaye Graybeal stated that the door opening onto the porch is original and will remain intact. Mr. Thoma stated that the door is moving forward, and it will be an open door. Mr. Fuko-Rizzo stated that was correct. Ms. Trevorrow asked if this door was going to open inside or outside. Mr. Fuko-Rizzo stated that it would open in. Mr. Thoma asked if there was a specific kind of glass that they need to recommend? Chair Briggs stated that he did not think so. Kaye Graybeal stated that the only thing they would ever recommend would be if they were doing a special glass, tinted glass, or stained glass or something on the front that would affect the look of the house. With the original windows being replaced, they may look at recommending the type of glass.

IN OPPOSITION OF:

Jim Halsch, 812 Olive St., stated that he was a Board member of the Fisher Park Neighborhood Board Association and he was there representing the Board. The Board's main concerns were that they had not seen any drawings about what was going to happen and who was going to be doing the construction. They were concerned with matching glass and what type of glass it was going to be. Kaye Graybeal stated that the proposal was straight forward. There would be no divided glass and the size will be the same. They will not recommend metal casing to windows because of the guidelines in the Secretary of the Interior Standards. Staff felt this proposed window configuration was not competing too much with what is exactly original. They also don't require to know who will be doing the work. The applicant will be responsible for getting a building permit by the City of Greensboro. Mr. Halsch stated that the concern was that this would not require a licensed contractor. Chair Briggs stated that they have never had jurisdiction over the people hired to do work. This Board is more about appearance and design review. Mr. Fuko-Rizzo said that part of the house was all wood windows.

Seeing no other speakers, the Evidentiary hearing was closed.

DISCUSSION:

Mr. Thoma stated that this was a large house and he would have liked to see a map showing the exact location. Kaye Graybeal stated that was noted. Matt Talbott stated that maybe they could have used an overhead aerial view. Mr. Thoma asked if it was a screened porch back in 1929? Mr. Fuko-Rizzo stated that he had original photos of the front of the house and it was not screened. Kaye Graybeal stated that there was no evidence that has ever been screened or glassed.

MOTION:

Ms. Pittman moved that the Major COA application for proposing to install glass in place of screening and relocate the rear door to screen door location to enclose porch to be used as a breakfast room by owners at the Julian Price House, 301 Fisher Park Circle owners E & V Properties LLC, Michael Fuko-Rizzo be approved for the reasons that it complies with the following Secretary of Interior Standards for rehabilitation as listed in the agenda packet, numbers two, three, five, nine, ten, and the additional National Parks Services Technical Preservation Services building exterior, porch and entrances criteria for alteration recommendations that are listed in the packet under "Recommended", and to also adopt the background information numbers one through six as findings, seconded by Ms. Chaney. The Board voted 5-0 in favor of the motion (Ayes: Pittman, Thoma, Briggs, Chaney and Trevorrow. Nays: None).

Matt Talbott asked if the Board wanted to meet the day of the meeting at 5 p.m.? Chair Briggs stated that way back in the day they used to do it the day of. Matt Talbott stated that if anyone from the Board couldn't come that day they could, but individually they could go during regular business hours. Kaye Graybeal stated that they would only be able to see the public spaces. The building is opened 8-5 Monday through Friday. Mr. Thoma stated that the owner should be present for any questions that the Board may have. Chair Briggs stated that if the owner wanted the upper level designated then that would need to be made available.

Kaye Graybeal stated that in the email exchange with Tim Simmons, was that the tax credits have been approved. The interior was approved for renovations for tax credits. The question is do they have a record of what interior features were historic significance? Chair Briggs stated that was in Section 3. Kaye Graybeal stated that would guide them in knowing what features the Commission may also want to designate significant. Chair Briggs stated that this property was one that has already gone through the tax credit project. It was a certified restoration through the National Parks Service. Ms. Pittman asked if the Parks Service has done site visits? Chair Briggs stated that no, Staff with the State Historic Preservation Office does site visits and they make recommendations to the Parks Service. Kaye Graybeal stated that she would get in touch with Tim Simmons and see what he could provide regarding the interior, maybe some photographs of before and after. Chair Briggs stated that could be an approach for the upper level, but they still needed to see the ground floor in person. Kaye Graybeal stated that the applicant was trying to get this in place before the end of the tax year. After this Board makes its recommendation it will go to the Greensboro City Council. Matt Talbott will be sending the application to the state in the morning and the state will have 30 days to comment. Chair Briggs asked if the Board wanted to meet for the site visit on the day of the meeting? Mr. Thoma stated that he didn't like the idea of meeting the day of, because the purpose of a site visit is to evaluate, and he wants to give time to be able to think about what they had seen. Chair Briggs stated that maybe they could let the owners know that on a certain day of the week between 4 p.m. and 5 p.m. that Board members may be coming by to see the property. Kaye Graybeal stated that if they don't have a quorum then they don't have to advertise. So, if it was just two or three board members that show up then they can visit because it would not be considered a meeting. Kaye Graybeal stated they could advertise a set time and then if they can't make it, they can try to get there another time. Matt Talbott stated that Staff would reach out to the applicant.

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Guilford County Historic Preservation Commission is August 20, 2019.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:40p.m.

Respectfully submitted,

Benjamin Briggs, Chairman

Matthew Talbott, Board Secretary

BB:jd/pr