

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
SEPTEMBER 17, 2019**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, September 17, 2019 on the fourth floor in the horseshoe room, Old Guilford County Courthouse, 301 West Market Street, North Carolina, 27401, commencing at 6:00 p.m.

MEMBERS PRESENT: Jane Payne; Melinda Trevorrow; Terry Hammond; Sean Dowell; Dawn Chaney; and Abigaile Pittman.

MEMBERS ABSENT:

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

Acting Chair Payne called the meeting to order.

Roll Call of attendees was taken.

AMENDMENTS TO AGENDA:

None.

APPROVAL OF MINUTES:

- **July 16, 2019:**

Ms. Payne stated that the members absent need to have her name on it and Terry Hammond needed to be put in as present at the meeting.

Ms. Pittman made a motion to accept the minutes with the amended corrections, seconded by Ms. Trevorrow. The Board voted 6-0 in favor of the motion (Ayes: Pittman, Payne, Dowell, Chaney, Hammond and Trevorrow Nays: None).

NEW BUSINESS:

Public Hearing:

Landmark Designation: Landmark designation request (exterior and interior), of the Groome-Shevell Building, 532-536 South Elm St., Greensboro, NC. Owner: Andrew Zimmerman (ZCD LLC), 1515 Gate City Blvd., Greensboro, NC 27403 **(APPROVED)**

Matt Talbott stated that the tax map lot number is 536 deed book 7729-843. It is approximately .11 Acres. Matt Talbott stated that "The Groome Building" was historically used in local newspapers until the early 1900's. "The Shevell Building" was used when the building was listed as a contributing building in the Downtown Greensboro National Register Historic District in July 1991. "The Groome-Shevel Building" is recommended by the consultants to include the historic name and the correctly spelled vernacular name.

Kaye Graybeal stated that she passed out a paper that has a summary statement of significance and the seven aspects of integrity and if the Board feels like they have had a chance to read the nomination and if someone feels like they could speak to the seven aspects of integrity to represent the evidence that is in

the designation report. Kaye Graybeal stated that this handout was a good basis for the Board's motion. Kaye Graybeal stated that in the motion that it would be helpful to state what aspects of the interior are historically significant. Kaye Graybeal asked if the applicant had made a list of interior items? The applicant stated that the floors, windows and features on the inside like the molding. Kaye Graybeal stated that they would need to mention the specific features in the motion.

Motion:

Ms. Hammond stated that she moved to recommend approval by City Council of the Landmark Designation request for the exterior and interior of the Groome-Shevel Building at 532 and 536 S. Elm Street Greensboro, NC. Owned by Andrew Zimmerman (ZCD LLC). This motion is based on the attached Summary Statement of Significance and the Seven Aspects of Integrity.

The Groome-Shevel Building is be proposed for designation because of its architectural and historical significance to the history of Guilford County, specifically due to it depiction of enterprise and urbanization during early development of South Elm Street as downtown Greensboro's commercial center. The 1897 Italianate façade and architectural features of the Groome-Shevel Building exemplifies the trends and styles of early twentieth-century commercial building practices in downtown Greensboro. The Seven Aspects of integrity are as follows; location, the Groome-Shevel remains in its original location and is surrounded by other historic buildings and features from its period of significance; design, the well-preserved Italianate architecture of the upper floors of the Groome-Shevel Building exemplifies the design trends and styles of the late nineteenth-century commercial building practices in the South Elm Street commercial district. The well-preserved storefronts, rebuilt after the 1936 tornado, have become part of the building's lengthy architectural history and are excellent examples of late nineteenth-century storefronts; setting, the late nineteenth-century and early twentieth-century setting for the Groome-Shevel within the South Elm Street commercial district remains largely intact. The building serves as an anchor and landmark within its immediate setting which includes the blocks at the intersection of South Elm and Lewis Streets; Workmanship, both the interior and exterior architectural features and details of the Groome-Shevel building showcases a high level of craftsmanship and design; materials, most of the original materials from the Groome-Shevel Buildings late nineteenth-century construction and 1936 renovations are intact; feeling, the building was considered to retain sufficient integrity to quality for a tax credit project therefor, during its renovation, care was taken to preserve the feeling of the building; association, the Groome-Shevel Building currently retains sufficient integrity to exemplify its historical association with late-nineteenth and early twentieth-century commercial development of downtown Greensboro.

There are specific features on the interior that the Commission would like to see preserved. This includes the wood molding and trim work throughout the interior, the pristine ceilings. Ms. Hammond stated that the pictures 13E, 15D, 14A, 14E, 17B, 14D, and 17B were to be put in the record, seconded by Ms. Pittman. The Board voted 6-0 in favor of the motion (Ayes: Hammond, Trevorrow, Payne, Chaney, Pittman, and Dowell Nays: None).

OTHER BUSINESS:

Discussion of HPC Program Enhancements

Kaye Graybeal stated that she thought this part of the meeting is a public meeting, it was advertised that they were going to be talking about this. Kaye Graybeal stated that they would not be voting on anything. So, the Board would could open the public meeting and do a roll call and discuss this. Then they would need to open the public meeting and do a roll call for that part of the meeting. Matt Talbott called the roll.

Kaye Graybeal stated that hopefully they will have a meeting next month, they may possibly be having a COA. At the next meeting there will be a 2020 calendar of meetings for the Board to review. Kaye

Graybeal stated that Matt Talbott is working on getting all the applications, forms, handouts, and instruction sheets and is trying to standardize them. Kaye Graybeal stated that she was working on a handout that explains the difference level of work, staff approval, HPC approval or no approval. Kaye Graybeal stated that there were some conflicts on each column, some of them was repetitive and it was hard to tell which one's staff approval type project were and HPC type project. So, it is just a matter of rewording those columns so it will be clearer. Kaye Graybeal stated that they are trying to get a list for the Board to see their terms. Kaye Graybeal stated that the Board could use Doodle Pole to answer who can come and when having to do site visits.

Kaye Graybeal stated that the symposium was coming up on November 7th and 8th in Raleigh, NC, if any Commission members would like to go. Kaye Graybeal stated that she could send emails with the information to the Commission members.

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Guilford County Historic Preservation Commission is October 15, 2019.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:33p.m.

Respectfully submitted,

Benjamin Briggs, Chairman

Matthew Talbott, Board Secretary

BB:jd/pr