

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
JUNE 18, 2019**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, June 18, 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 Trevorow; Terry Hammond;
Jane Payne; Abigaile Pittman; David Horth, Christian Thoma and Sean Dowell.

MEMBERS ABSENT:

STAFF PRESENT: Matt Talbott, Planning Department; Kaye Greybeal Planning Department Deputy Director

Roll Call of attendees was taken.

AMENDMENTS TO AGENDA:

Adding Item F Other Business

1. Letter of Support for Preservation NC Award
2. Update Staff for new outreach improvements

Ms. Hammond move to approve these amendments, seconded by Ms. Pittman. The Board voted 8-0 in favor of the motion (Ayes: Pittman, Payne, Dowell, Briggs, Thoma, Hammond, Trevorow, and Horth Nays: None).

APPROVAL OF MINUTES:

- **April 16, 2019:**

Ms. Pittman stated that the first sentence after March 2019 the word 'with' needs to be removed. The second sentence under discussion needs to be stricken. The word 'service' and 'project' needs quotes. Ms. Pittman stated that the sentence should read that the appendix is needed for most of the application. Sandbourne was spelled wrong. Ms. Hammond stated that they have never had this much specify in the minutes. Ms. Pittman stated that on page two under discussion the sixth line down stated that it should say Chair Briggs 'built' the porch. The word floorboard needs to be added to the motion where it talks about the tongue and groove floorboards.

Ms. Payne moved to approve the minutes with the corrected changes, seconded by Ms. Pittman. The Commission voted 8-0 in favor of the motion (Ayes: Briggs, Trevorow, Hammond, Payne, Thoma, Pittman, Horth and Dowell. Nays: None).

OLD BUSINESS:

Landmark Designation: Continued for revisions at the March 19, 2019 meeting. Application review for the landmark designation request (exterior and interior), of the Groome-Shevell Building, 532-536 South Elm St., Greensboro, NC. Owner: David Zimmerman (ZCD LLC), 1515 Gate City Blvd., Greensboro, NC 27403 **(APPROVED)**

Discussion:

Vice Chair Briggs stated that the owner David Zimmerman couldn't be there, but there was someone there to represent the applicant. Matt Talbott stated that Mr. Zimmerman came in and got a copy of the minutes and Mr. Zimmerman went point by point and fixed the application. Vice Chair Briggs stated that the document has been prepared by outside consultants who have backgrounds in history and architecture. Vice Chair Briggs stated that they can accept the application as complete or they could send it back to the applicant for additional information. They could also conditionally approve based on delivery of final information. If it is accepted today, then this will go on to a public hearing. Ms. Pittman stated that the application was much improved and in good order. Mr. Dowell stated that he did not understand what was being protected in this document. Vice Chair Briggs stated that they could designate the entire building inside or out or just the façade if that was what they felt was appropriate. Samantha the representative of the client stated that the client wants to designate the exterior and interior. Vice Chair Briggs stated that they still would need to do a site visit before the public hearing. Ms. Pittman stated that they would need a set of plans that are to scale so they could evaluate it better. Vice Chair Briggs stated that the property has already been approved for the tax credit project. Ms. Pittman asked about page 17 and the missing page? Samantha stated that she could not find the book or page for that, but she did find a reference for it in the next deed. Kaye Greybeal stated that it was not an oversight they just didn't have it. Vice Chair Briggs asked if there were any questions for Samantha in terms of the quality of the report? Kaye Greybeal stated that the integrity statement on page four mentions some things that the Board might want to look at when they go look at the site. Mr. Thoma asked if the previous application was being replaced by this application? Vice Chair Briggs stated that the information from the previous application was merged with this application.

Motion:

Ms. Pittman moved to accept the application as complete for the Groome-Shevell Building, seconded by Ms. Payne. The Board voted 8-0 in favor (Ayes: Pittman, Payne, Dowell, Briggs, Thoma, Hammond, Trevorrow, and Horth Nays: None).

Mr. Dowell asked what the process is now that this application has been approved? Vice Chair Briggs stated that Staff will work with the property owner to make the building available for the Board to visit before the public hearing. Mr. Dowell asked if they needed to ask the applicant what they wanted designated? Vice Chair Briggs stated that it is in the interest of the applicant to have as much of the interior designated.

OTHER BUISNESS:

1. Letter of Support for the nomination of the Cascade Saloon for the Preservation North Carolina's Gertrude S. Carraway Awards of Merit.

Vice Chair Briggs stated that Preservation Greensboro is nominating the Cascade Saloon. Vice Chair Briggs wanted a letter of support from the Board for them to receive an award in recognition. They receive no monetary benefit from the award. Vice Chair Briggs stated that this went through the COA process; the tax credit approval process; and it has a preservation of easement on it. Mr. Dowell suggested to breaking the fourth paragraph into two sentences. He suggested to put a period behind the "nineteenth watering hole" Take out "all" in the beginning of the next sentence.

Mr. Dowell made a motion to approve the letter of support, seconded by Ms. Hammond. The Board voted 8-0 in favor of the motion (Ayes: Pittman, Payne, Dowell, Briggs, Thoma, Hammond, Trevorrow, and Horth Nays: None).

Mr. Horth asked how the award manifest itself? Vice Chair Briggs stated that the award will be decided through a nominating committee with Preservation NC. There are 12 awards that are

issued throughout the state. If they get the award the property owner will be notified, and they will be invited to attend a presentation which will be in Raleigh this November.

2. Staff Update for new outreach

Kaye Greybeal stated that there are a variety of things they want to put in the Boards packet next time to look at. They want to strength the Historic Preservation Program. There are different types and projects that need to be addressed. They have applied to join the National Alliance for Historic Preservation Commissions. They have sent in their dues but have not received any information yet. Matt Talbott stated that he was also on the NC Historic Preservation listserv. Kay Greybeal stated that some documents they have been working to update the COA projects are reviewed at what level. They are trying to create an informational brochure that introduces the Landmark Program. Ms. Hammond stated that information should be on the website. Kaye Greybeal stated that they use the Secretary of Interior Standards as their Design Guidelines. They want to create a work session to discuss issues or ask questions. This could be before or after one of the meetings. They want to apply for a grant that would update the Historic Resource Inventory. They have a draft of the updated rules and procedures. They hope to be able to have the applications as a fillable PDF online. Matt Talbott stated that currently there is not much on the website. It does have the COA application on there and it will be easier to find. It will be like the Guilford County Parks homepage. There will also be a link to the GIS Story Map on the webpage. There will be links on the side for additional resources. All the meeting information will be on the right side of the webpage. Kaye Greybeal stated that there will be an archival link to be able to see previous applications. They have a rough draft of their informational brochure. The rules and procedures require a formal vote. They will put the drafts in the next meeting packet and get feedback at the next meeting. The work session and grant will come later down the road. Kaye Greybeal stated that they requested the Commissioners term from the clerk's office and theirs is not up to date either. They are going to merge their list with the clerk's office list and get that up to date.

NEXT SCHEDULED MEETING:

The next scheduled meeting is July 16, 2019.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Benjamin Briggs, Vice Chairman

Matthew Talbott, Board Secretary

BB:jd/pr