



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

## **HISTORIC PRESERVATION COMMISSION AGENDA**

Carolyn Q. Coleman Conference Room  
First Floor, Old Guilford County Courthouse  
301 W Market St, Greensboro, NC 27401  
**January 20, 2026**

### **Regular Meeting**

**6:00 PM**

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes: December 16, 2025**
- IV. Rules and Procedures**
- V. Old Business**

**A. ADOPT ORDER FOR CERTIFICATE OF APPROPRIATENESS CASE #25-10-HCP-00008: 101 S MAIN ST, HIGH POINT, NC 27260 (ONE PLAZA CENTER / SHOWPLACE WEST)**

### **VI. New Business**

#### **Evidentiary Hearing Item(s)**

**A. CERTIFICATE OF APPROPRIATENESS CASE #25-10-HPC-00010: 204 E RAILROAD AVENUE, GIBSONVILLE, NC 27249 (FRANCIS MARION SMITH HOUSE)**

The subject property is located at 204 E. Railroad Ave. (Guilford County Tax Parcel #102338 in Rock Creek Township), approximately 1,550 feet east of the intersection of Whitsett Avenue and Railroad Avenue, and the lot comprises approximately 1.12 acres.

This is a request to consider granting a Certificate of Appropriateness for

400 W Market St, Greensboro, NC 27401  
PO Box 3427, Greensboro, NC 27402  
Telephone: 336-641-3334 | Fax: 336-641-6988



## GUILFORD COUNTY PLANNING AND DEVELOPMENT

exterior alterations including:

### **New Construction Proposed:**

Construct new 35 ft. x 55 ft. sheet metal building with 12 ft. eave height and approx. 19 ft. ridge height in southwest corner of property; building will have two 10 ft. x 10 ft. roll-up doors and one 36 in. x 80 in. 9-lite walk-in door on front (north) elevation.

Construct new approx. 687 sq. ft. driveway addition connecting to existing driveway southwest of home; new driveway addition will consist of gravel to match existing driveway.

Information for **CERTIFICATE OF APPROPRIATENESS CASE #25-10-HPC-00010** can be viewed by scrolling to the January 20, 2025, regular meeting agenda and packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/historic-preservation-commission>.

### **VII. Other Business**

### **VIII. Staff Updates**

- Landmark Index Project Update

### **IX. Commissioner Updates**

### **X. Adjournment**

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**GUILFORD COUNTY  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES**

Carolyn Q. Coleman Conference Room  
First Floor, Old Guilford County Courthouse  
301 W Market St, Greensboro, NC 27401

**December 16, 2025**

**Regular Meeting**

**6:00 PM**

**I. Roll Call**

Chair Sean Dowell called the meeting to order at 6:01 p.m.

Troy Moss called the roll of members in attendance:

**Present:** Sean Dowell, Chair; Christie Lee (arrived 7:19 p.m.); Louis Gallien; David Millsaps; Abigaile Pittman; David Horth; Keisha Hadden; and Jerry Nix

**Absent:** Terry Hammond, Vice Chair (excused); Cory Rayborn (excused); and Haley Moloney (excused)

The following staff were also present: J. Leslie Bell, Planning and Development Director; Jason Hardin, Planning and Development Deputy Director; Avery Tew, Senior Planner; and Troy Moss, Planner I.

**II. Agenda Amendments**

Mr. Hardin asked that Item A under the Evidentiary Hearings section be heard first.

Ms. Pittman moved to hear Item A under the Evidentiary Hearings section first on the agenda, seconded by Mr. Millsaps. The Commission voted unanimously in favor of the motion. (Ayes: Dowell, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None.)

**III. Approval of Minutes: November 18, 2025**

Chair Dowell stated that the discussion regarding the "Who Is HPC?" document on page 4 should clarify that the Commission discussed the preparation of two documents, the first being oriented towards municipalities to provide more nuanced information about the Commission and the second being a flyer containing simpler information directed to members of the general public.

Mr. Gallien moved to approve the November 18, 2025, meeting minutes, as corrected, seconded by Ms. Hadden. The Commission voted unanimously in favor of

the motion. (Ayes: Dowell, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None.)

#### **IV. Rules and Procedures**

Chair Dowell discussed the Rules and Procedures followed by the Commission.

At this time, Chair Dowell swore in or affirmed everyone who intended to speak during the Evidentiary Hearing(s).

#### **V. Old Business**

None.

#### **VI. New Business**

##### **Evidentiary Hearing(s):**

##### **A. CERTIFICATE OF APPROPRIATENESS CASE #25-10-HPC-00008: 101 SOUTH MAIN STREET, HIGH POINT, NC 27260 (ONE PLAZA CENTER / SHOWPLACE WEST)**

Mr. Tew stated that the subject property is located at 101 South Main Street (Guilford County Tax Parcel #171404 in High Point Township), approximately 500 feet north of the intersection of South Main Street and Commerce Avenue, and the lot comprises approximately 0.67 acres.

This is a request to consider granting a Certificate of Appropriateness for exterior and interior alterations including:

##### **Exterior Changes Proposed:**

- Sunken Plaza and Site: Repair concrete stairs, metal handrails, and existing pavers; remove non-historic site elements to accommodate use of plaza for tenant amenities and outdoor activities; remove and replace plaza pavers as necessary; remove non-historic planters (no historic concrete planters remain on site); install new skylights along perimeter of sunken plaza to allow natural light in basement units; install new 60-inch tall glass railing fences at access points to sunken plaza; install new equipment in existing mechanical enclosure at east end of site.
- Building Exterior and Roof: Repair exterior walls using guidance contained in Preservation Brief No. 15: Preservation of Historic Concrete; remove existing roof membrane down to deck, along with conduits, flashing, and drains, and replace with new roof; repair rooftop penthouse and replace exterior cladding with materials to match existing; install skylights on connection to adjacent non-historic garage building to provide natural light to first floor units.
- Windows and Exterior Doors: Replace windows on upper floors with new

windows to match existing, retaining the solid bottom panels; install clear glass on rear windows; insert new window openings, e.g., within rooftop penthouse and behind louvers at sunken plaza, installing aluminum casement windows and fixed storefront; repair all first floor storefront as needed; replace storefront assemblies at sunken plaza; replace overhead door on east elevation (Wrenn Street) with a shortened door to accommodate proposed mezzanine floor (see “Interior Plan” section below); install new doors at penthouse level to provide roof access.

**Interior Changes Proposed:**

- Interior Plan: Install residential units at rear of first floor, basement, and upper floors, including rooftop penthouse; install new mezzanine level between first and second floors within first floor residential units (finishes to be differentiated from historic elements); install tenant amenity spaces in basement.
- Interior Walls and Ceilings: Remove all non-historic ceiling and wall finishes throughout building; remove integrated water fountains and accompanying plumbing; retain mailboxes on each floor, but they may be sealed and the void reused for new building systems as needed; repair existing historic finishes as feasible, including limited remaining wood paneling on eighth floor; gently clean historic travertine walls; install new smooth drywall walls to achieve proposed floor plan; install dropped ceilings where necessary to conceal systems/services.
- Floor Finishes, Interior Doors, and Woodwork: Remove non-historic floor finishes throughout building; retain and restore historic finishes discovered during demolition; install new floor finishes, including luxury vinyl tile, carpet, and tile; clean and seal areas of historic concrete floors to be left exposed; remove existing interior doors and woodwork; retain and restore remaining historic doors and woodwork; any historic doors and woodwork that has been damaged or deteriorated beyond repair will be replaced with new elements to match existing; install new interior doors and woodwork (to be differentiated from historic elements).
- Systems: Remove all existing systems within building and install new systems to meet new use of property; decommission two elevators to allow reuse of shafts for vertical systems distribution; retain elevator doors and remove non-historic vinyl wraps; remove freight elevator and shaft; remaining two elevators will be upgraded, replacing cabs and retaining existing shafts and doors

Mr. Millsaps asked what the paneling on the 8<sup>th</sup> floor is made of? Mr. Tew responded that he would let the applicant answer that.

Mr. Hardin reminded everyone that this is a quasi-judicial hearing, and everyone is asked to remember to use their microphones.

Chair Dowell stated that the applicant may now present evidence and arguments in support of their request. As a reminder, any evidence or arguments should focus on Secretary of Interior’s Standards for Rehabilitation. He asked that

anyone speaking state their name for the record, including address and relationship to the case, and print their name on the sign-in sheet.

Sarah McInerney stated that she is with WPA Studios and is the project architect. She made note that this project has been submitted to both the State Historic Preservation Office (SHPO) and the National Park Service (NPS) and they have received approval letters, with conditions that they will comply with. Those comments included that any windows that they wanted to replace need to be compliant and match and submitted. Any found flooring or historic evidence that they find as they do some more investigative, selective demolition will need to be submitted and retained. But the drawings as they are have been reviewed and approved by both NPS and SHPO and are in compliance with the Secretary of the Interior's Standards for Rehabilitation.

Mr. Millsaps asked about the paneling that is referred to in the proposed application. Ms. McInerney responded that they are keeping as much paneling as they can, but it is deteriorated and there is some from the 80s, as well as some from the 70s that will be retained. They have maintained a pair of doors where you come right off the lobby. The eighth floor is the only place that has it, and in its vacant state it is rapidly deteriorating. Ms. Pittman noted the mold present in the photos.

Chair Dowell asked if SHPO had any comments related to any proposed changes or proposed removal of any elements? Ms. McInerney stated that the only item is the water fountains. They are proposing to remove them and SHPO did not have any comments on that. Ms. McInerney added that the water fountains are outdated, they would not be useable, and they are not accessible, so it would just be a sad plumbing fixture in the hallway.

Mr. Gallien asked how long the building has been vacant? Ms. McInerney stated it has been vacant since 2012.

Chair Dowell asked for confirmation that SHPO did not have any comments on the proposed removal of the water fountains? Ms. McInerney confirmed that they did not. Ms. Pittman stated that water fountains are not widely used since COVID. Ms. McInerney pointed out that even if the water fountains were retained, they would just be a visual feature rather than a functional one.

Chair Dowell pointed out that the landmark designation listed specific elements, including concrete planters, elevator shafts, water fountains, and U.S. Mail slots. Ms. McInerney stated that the U.S. Mail slots are staying put. They will be retained and in the common public way, in the corridors in the same location. As for the concrete planters, they look like concrete, but they are all a fiberglass or polyester material. They will be putting some planters back to create a guard rail in some locations. Any existing concrete planters will be retained, but their team has yet

to find any. Elevator shafts and doorways are to be retained in order to be in compliance with SHPO.

Chair Dowell asked about the elevator shaft being removed and the systems for the freight elevator? Ms. McInerney responded that there are four elevators in the building and they are re-using two of them. They will be used for transportation of tenants. For the other two, the cabs will be removed and the doors will be retained, so that the appearance of the lobby will be maintained and sections of the floors that are in the public way. The cabs will be removed and then they will use those existing shafts for services to get through the building. This ensures they do not have to penetrate the floor elsewhere.

Ms. Pittman asked if there was to be a guardrail in the plaza? Ms. McInerney stated that there would.

Ms. McInerney returned to the question about the elevators, stating that the elevator lobbies and the doors will be retained, it is just the cabs and the cars that will not be used in two of them. They are planning to remove the cars in order to use them for services. If that was a concern, they could just leave the cars on the first floor and make them unusable, while still using the shafts.

Ms. Pittman asked if the applicants had checked to see if the reduction in the number of elevators would still enable the building to meet building code requirements? Ms. McInerney stated that they had checked and there would be a sufficient number of elevators.

Mr. Nix asked about the plain glass windows identified in the application on the back wall? Ms. McInerney stated that the rear of the building has wire-glass windows. The windows will be retained and the glass will be replaced with clear glass. At the large penthouse at the top, they are going to have windows and doorways at that height, but that would not be visible within the right-of-way and was also approved by SHPO and NPS.

Mr. Nix asked what windows would be installed in the pyramid? Ms. McInerney stated that the existing windows in the pyramid are going to stay and the windows that are in the transom location are also to stay. On the plaza level, they are currently paneled over, but what is on the other side of those panels is storefront. That storefront will be replaced in kind because what is there is broken. They will be taking the panels off and putting new storefront there. The storefront on the main level is all to be retained and the glass that is broken will be replaced.

Mr. Nix asked about the pavers in the plaza? Ms. McInerney stated that they would replace or repair as necessary. Further investigation on site revealed that there are really none that are broken, so they will retain as much as possible. They are almost two inches thick, so they just need a little love and cleaning. There will

probably be some areas that they have to pull them out, but they will be retained. If there are any that are broken, they will be replaced in kind.

Chair Dowell asked how it was determined that the existing planters were not historic? Ms. McInerney stated that she did not find any concrete planters. She was not part of the original application for landmark designation that identified the concrete planters, but in their investigations they did not find any concrete planters.

Chair Dowell asked if original floors had been found on the interior? Ms. McInerney stated that on the first floor she found a modern floor. In one area she found that terrazzo was under that. There is also a bathroom that is clearly new construction, and the tile follows the shape of those bathrooms. Adjacent to that, she found a little strip of terrazzo, so it is their intention to delicately check to see if it is all terrazzo underneath, because that would be a preferred floor finish. On the upper floors, all she has found is concrete.

Chair Dowell asked for clarification that the applicants planned to remove the existing tile on the first floor, which was a specific feature identified in the landmark designation? Ms. McInerney stated that was correct that they planned to remove the existing modern finish. Chair Dowell asked if that was supported by SHPO? Ms. McInerney stated that it was.

Ms. Pittman stated that what is revealed during construction needs to be reflected in the file somewhere. Ms. McInerney asked if it would be beneficial to submit the comment letters they received from NPS and SHPO? Ms. Pittman stated that the file should reflect what was actually found in the building.

Chair Dowell mentioned that the Commission requests photos of interior elements for clarity and future reference. Ms. McInerney stated that they can provide all of the documentation for the project with respect to NPS and SHPO, including any future amendments.

Ms. Pittman asked if the applicants had to wait for approval to remove the deteriorated wood from the building? Ms. McInerney responded that the mold is only on the eighth floor. All of that drywall would come out, but the wood paneling is listed to be retained here. Ms. Pittman asked if the eighth floor is part of the ventilation system in the building? Ms. McInerney stated that all ventilation will be brand new and all mold in the building will be remediated. Mr. Nix added that a professional team would be able to remove the mold without issue.

Mr. Millsaps pointed out that the existence of mold on the wood paneling may be a circumstance that would render the paneling unsalvageable, even though it is a designated feature.

Ms. McInerney stated that there is another area where new windows are proposed. On levels one through three, there is a solid concrete wall that faces the garage. They proposing to create a light well there and inserting some windows. They are not visible from the public right-of-way. Those have also been approved by SHPO and NPS.

Chair Dowell asked if there were any other parties that would like to speak in support or in opposition. No one came forward. At that point, Chair Dowell asked for a motion to close the Evidentiary Hearing.

Ms. Pittman moved to close the Evidentiary Hearing, seconded by Mr. Gallien. The Commission voted unanimously in favor of the motion. (Ayes: Dowell, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None.)

Chair Dowell gave a brief overview of the property. This property is listed on the National Register of Historic Places under Criteria A and C. Criterion A deals with the property's association with important historic events, and is met because the property was pivotal to urban renewal efforts in the City of High Point. Criterion C deals with the property's embodiment of a particular style of design and construction, and is met because the property is an excellent example of Brutalist architecture by architect James Norman Pease. This is one of the most modern buildings that has been designated as a Guilford County landmark, and there was contentious debate on whether the property should be designated. Modernism is a heated topic for many historic preservationists. The popularity of Brutalism peaked in the 1970s, though it began in the 1950s. It is defined as minimalistic construction showcasing bare building materials and structural elements over decorative design. The term Brutalism comes from the French phrase for "raw concrete." Because of their minimalistic nature, Brutalist buildings are often disliked. Brutalism is not concerned with the materials as such, but rather the quality of the materials and seeing materials for what they are. It is a philosophical approach to architectural design about having a functional, honest, simple building.

Mr. Millsaps stated that he has done enough disaster relief work to have seen things that have been wet for a long time. Given the thoroughness of the application and design, he thinks that it should be left up to the applicant whether to save the wood paneling or not. They are trying to work within what they are being asked to do.

Chair Dowell pointed out that the wood paneling on the eighth floor was specifically designated. The application states that "remaining historic finishes will be retained and repaired as feasible, provided they can be cleaned of mold or mildew; this includes limited remaining historic wood paneling on the 8th floor." Chair Dowell said this is in line with the Secretary of the Interior's Standards for Rehabilitation.

Mr. Nix said he felt that the items that were specifically designated would have to be looked at tonight when the motion is made. Part of the reason for documenting any changes to these features is so that ten years from now, if somebody comes back, they will see what has been designated on this property and how it may have been changed, so that there would be no question.

Ms. Pittman asked if the motion should be made from the evidence presented at the meeting only? Mr. Tew stated that it would be based on the evidence presented and how that applies to the Secretary of the Interior's Standards for Rehabilitation.

Chair Dowell pointed out that in the application, the Secretary of the Interior's Standards for Rehabilitation are noted again and again. The application states that "historic finishes and character-defining features will be retained, restored, and/or replaced in-kind where they are damaged beyond repair." Chair Dowell noted that this aligns with the Secretary of the Interior's Standards for Rehabilitation. Looking at the specific elements, designated planters will be removed, but they are not historic concrete planters. New skylights being proposed on the perimeter of the sunken plaza, which is a designated feature. The 60" tall glass railing for safety is something they have seen on other cases for safety reasons. Mr. Millsaps pointed out that the railing does not obscure the property itself, based on its use of clear glass. Mr. Nix added that it blends perfectly with the architecture. The application states that "the walls of the non-historic pyramidal addition will be minimally modified at the sunken plaza level in order to increase connectivity to the basement." The pyramid was excluded from the landmark designation, so the applicants are not proposing any changes to a designated feature in that case.

Chair Dowell stated that the water fountain, however, is a designated interior element. He said the Commission had already discussed the wood paneling on the eighth floor, which is an in-kind replacement. There is also the newly discovered potential historic element of the terrazzo flooring. Chair Dowell added that, in general, the application seemed to align up with the Secretary of the Interior's Standards for Rehabilitation.

Mr. Millsaps asked if there is a water fountain in the lobby? Ms. McInerney stated that there is not. Mr. Millsaps asked for confirmation that the water fountains are only upstairs? Ms. McInerney confirmed that the water fountains are located on the upper floors, but one floor is missing them.

Ms. Pittman moved that, based on the staff report, testimony, and evidence presented at this hearing, the Guilford County Historic Preservation Commission make the following Findings of Fact:

1. The designated concrete planters that are proposed to be removed are not actually concrete and therefore not historic.



2. Mail slots are to be retained but sealed.
3. Wood paneling on the eighth floor may have to be removed due to its deteriorated state.
4. The tile floor finish on the first floor and basement lobbies, which was designated, appears to be non-historic and may have the original flooring material underneath (terrazzo), to be clarified in the documentation submitted to staff.
5. Water fountains are to be removed on the upper floors.
6. Two of the four elevator cabs are to be removed, but the shafts will remain.
7. If any additional historic features are located, documentation of those elements will be submitted to staff and approved by SHPO and NPS.
8. The staff report is incorporated into the Findings of Fact by reference.
9. The property is a great example of Brutalist architecture.
10. The proposed work as described in the application complies with the Secretary of the Interior's Standards for Rehabilitation.

Based upon the foregoing Findings of Fact, Ms. Pittman moved that the Guilford County Historic Preservation Commission approve Certificate of Appropriateness Case #25-10-HPC-00008 for One Plaza Center / Showplace West, located at 101 S Main St, High Point, NC 27260, being Guilford County Tax Parcel #171404.

Mr. Nix pointed out that the application says that "the freight elevator will be removed and the shaft will be removed." He asked for clarification on whether the shaft was proposed to be removed? Ms. McInerney stated that the freight elevator was a fifth elevator that had not yet been discussed at this meeting. It is a two-stop elevator that was proposed to be removed in its entirety. Mr. Nix asked for confirmation that the freight elevator was separate from the four elevators that had already been discussed? Ms. McInerney confirmed that it was separate and was not part of the lobby or the main circulation within the building. It had been used to transport trash for the restaurant in the building.

In order to have the motion correct on the elevators, the motion was amended by Ms. Pittman to note that the two-stop freight elevator was to be removed. The motion was seconded by Mr. Millsaps. The Commission voted unanimously in favor of the motion. (Ayes: Dowell, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None.)

Mr. Tew stated that at the next meeting the Commission will review and vote on an order, which is a written form of the decision.

#### **Legislative Hearing(s):**

#### **A. LANDMARK DESIGNATION CASE #25-10-HPC-00007: 2005 YANCEYVILLE ST, GREENSBORO, NC 27405 (MILL HOUSE AT REVOLUTION MILL)**

The subject property is located at 2005 Yanceyville St (Guilford County Tax Parcel #26775), approximately 800 feet south of the intersection of Yanceyville Street and East Cornwallis Drive, and the lot comprises approximately 3.48 acres. This is a request to designate the entire approximately 3.48-acre lot, the exterior of the mill house building, and specific interior features including (1) cast-in-place concrete columns and (2) brick party wall between the 1915 structure and the 1935 addition.

Chair Dowell opened the Public Hearing and asked anyone wishing to speak on this case to come forward, introduce themselves, and sign the sign-in sheet.

Emma Haney, Self-Help Credit Union, introduced herself. She is representing the property owner and developer. She stated that the Mill House is a stand-alone building that is part of the Revolution Mill campus. The rest of the Revolution Mill property and buildings were already designated as local landmarks in 2016. They waited to request landmark designation for this piece as it was going through redevelopment and they were trying to avoid burdensome Certificate of Appropriateness processes for the development. However, it is a historic tax credit and new market tax credit project, so all the work that was done to the property was approved by SHPO and NPS. It was completed in early 2025 and it is fully occupied now. They are proposing to designate the site, the exteriors, and just two interior features that are notable: the internal demising wall, which was the original fourth wall of the initial part of the building constructed in 1915 and the cast-in-place concrete columns in the original 1915 section, which are architecturally notable and significant as part of an industrial building.

Ms. Haney stated that the first part of this building was constructed in 1915 and was primarily used for the storage of the finished products produced at the textile mill. The 1935 addition has a different architectural and construction design. Both are notable and they work well together. On the south side of where the addition was, the Norfolk Southern railroad line came right up against the building to load the finished goods onto the railroad to continue up the distribution chain. They have been working on the building since 2018, and it is the last original historic structure that was part of the redevelopment project.

Ms. Lee arrived at 7:19 p.m. for the remainder of the meeting.

Chair Dowell noted that this property was added to the National Register of Historic Places in 2019. It is adjacent to an existing landmark property, Revolution Mill. Designation of the Mill House site would create continuity between the different parts of the overall mill complex. It is notable to Guilford County because it was the largest exclusively flannel mill in the world. The applicant is requesting to designate the exterior, the lot, and a couple specific internal features, including the dividing wall between the original 1915 section and the later 1935 addition, as well as the cast-in-place concrete columns on each floor.

There being no other speakers, Mr. Millsaps moved to close the Public Hearing, seconded by Ms. Pittman. The Commission voted unanimously in favor of the motion. (Ayes: Dowell, Gallien, Millsaps, Pittman, Horth, Lee, Hadden, Nix. Nays: None.)

Chair Dowell pointed out that the property was already listed on the National Register of Historic Places and the majority of the Revolution Mill site was already designated as a landmark.

Ms. Hadden said she appreciated the thorough history presented by the applicant in the landmark report, including discussion of the property's relationship to the Cone family.

Mr. Gallien asked if the design of the Mill House building had been copied from another building? Ms. Haney responded that it had not been copied to her knowledge. Mr. Gallien asked who designed the building? Ms. Haney said she did not know who designed the building.

Mr. Millsaps stated that North Carolina was the first state in the country that developed child labor laws. They were using very young children to work in the mill.

Mr. Nix stated that designation of the Mill House is a no-brainer. Revolution Mills was designated back in 2016. At that time, everyone wondered why the other building was not designated at the same time. He is glad that the last building of the original complex can now be designated.

Ms. Haney clarified that the property was listed in the National Register of Historic Places in 1984.

Ms. Hadden moved that the Guilford County Historic Preservation Commission recommend approval of Landmark Designation Case #25-10-HPC-00006 for the subject property identified as the Mill House at Revolution Mill, located at 2005 Yanceyville St, Greensboro, NC 27405, being Guilford County Tax Parcel #26775, comprising 3.48 acres and owned by SHVF MILL HOUSE, LLC, based upon Revolution Mill's history in Guilford County and the property's association with the Cone and Sternberger families, who made significant contributions to building mills, providing employment, creating housing, and building churches and schools in Guilford County. Revolution Mill was at one point the largest exclusively flannel mill in the world. The Mill House is also the final original building in the Revolution Mill complex that has not yet been designated. Finally, the property was listed in the National Register of Historic Places in 1984. Therefore, the property possesses the requisite special significance for local historic landmark designation. This is evidenced by the application, which is incorporated into the motion by reference. The property has been effectively restored. Specific features that are recommended to be designated include the 3.48-acre lot, the building

exterior, the interior cast-in-place concrete columns, and the interior brick party wall between the original 1915 structure and the 1935 addition. The motion was seconded by Ms. Pittman. The Commission voted unanimously in favor of the motion. (Ayes: Dowell, Lee, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None.)

**B. LANDMARK DESIGNATION CASE #25-10-HPC-00009: 106 #13 RAILROAD AVE, GIBSONVILLE, NC 27249 (MINNEOLA MANUFACTURING MILL)**

Chair Dowell stated that he has been involved in this property's historic preservation for more than a decade. He asked to recuse himself from participating in the following case.

Ms. Hadden moved to recuse Mr. Dowell. The motion was seconded by Mr. Millsaps. The Commission voted unanimously in favor of the motion. (Ayes: Lee, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None. Abstained: Dowell)

Mr. Dowell indicated his intent to present as the applicant for the upcoming case. Mr. Bell asked whether any Commission members felt that they could not make an impartial decision since one of their fellow Commission members would be presenting the application? Mr. Bell noted for the record that all of the Commission members indicated that they could make an impartial decision on the case.

Mr. Gallien asked if the Commission would need to appoint an acting Chair for the upcoming case, since the Vice Chair was not in attendance? Mr. Bell confirmed that the Commission would need to appoint an acting Chair. Mr. Gallien moved to appoint Mr. Nix to serve as acting Chair for the upcoming case. The motion was seconded by Mr. Millsaps. The Commission voted unanimously in favor of the motion. (Ayes: Lee, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None.)

The subject property is located at 106 #13 Railroad Ave (Guilford County Tax Parcel #230323), approximately 1,300 feet east of the intersection of Whitsett Avenue and Minneola Street, and the lot comprises approximately 1.93 acres. This is a request to designate the exterior of the cloth storage warehouse building.

Acting Chair Nix opened the Public Hearing and asked anyone wishing to speak on this case to come forward, introduce themselves, and sign the sign-in sheet.

Sean Dowell, 223 Burlington Avenue, Gibsonville, NC, stated that Minneola Mill is foundational to Gibsonville. He has been involved in the historic rehabilitation for this project for the past decade. Richard Angino is the primary developer on the property and he may also speak tonight. Minneola Mill is part of a 440,000-square foot complex located on 19 acres. There is additional land behind it, which he will discuss. The complex has two listings on the National Register of Historic Places. This building is noted as one of the finest examples of fire-resistant structures in the County. The Davidson family built this project in 1886. Berry

Davidson was a prominent millwright who built mills around the state of North Carolina. In his 50s he built this project, which subsequently was sold to the Cones. This is the very first Cone facility in the Triad region. The Cones started in the mountains and made their way here. The Cones purchased this property in 1892 and operated it from 1892 until 1968. The Cones ultimately came to Greensboro. There are unconfirmed reports that the Cones would stay in the bed and breakfast located across the street from this property while they were in the area. Three mayors of the Town of Gibsonville came from the Davidson family. This mill allowed the town to grow and flourish, and ultimately gave the town its identity. This mill created an economy that led to people moving there. The railroad tracks were built for this facility. The nearby Francis Marion Smith House, which is also a landmark, was built to be in the downtown district established around this mill. The roses located in front of this facility at the railroad station created the town's brand, "The City of Roses." The applicants are only requesting designation of one portion of the property at this time. They are only requesting designation of the exterior of the cloth storage warehouse building. The lot around it is planned to be developed into parking, and they did not think that would be important to be historically preserved. In the 1950s, there was a mill village behind this property, but the houses were removed by the Cones following a strike.

Ms. Hadden asked if any of the houses still exist? Mr. Dowell stated that they sold and relocated to other areas of the county.

Mr. Dowell said that the applicants intended to request landmark designation for the rest of the property in the future, but its direction has not been decided

Ms. Lee asked for additional information on why the applicants felt the property was significant? Mr. Dowell stated that this facility is the heart of Gibsonville's downtown. It is unique to Guilford County because of it helped establish Gibsonville. Designation of this property would help preserve downtown Gibsonville. This mill also provides economic context for existing landmark properties, such as the Andrew Gibson House and the Francis Marion Smith House. He said that Gibsonville's downtown commercial district should be celebrated and preserved so it can continue to relate to the nearby historic properties. This property also heavily relates to the history of Cone Mills, as discussed in the previous application for the Mill House at Revolution Mill.

Ms. Hadden asked if there was a cemetery on the property? Mr. Dowell stated that a cemetery had at one point been identified on the property because an individual had dumped gravestones on the site. However, they have confirmed that there is no cemetery on site using ground-penetrating radar.

Mr. Horth asked for confirmation that the applicants were only seeking designation of the exterior at this point? Mr. Dowell confirmed that they were only seeking designation of the exterior of the cloth storage warehouse building at this time, but they planned to request designation for other areas in the future.

Ms. Hadden asked if there were any concrete columns in the building? Mr. Dowell responded that the building is wood floor construction, primarily. There is also steel beam construction.

Mr. Gallien asked if there had been significant alterations to the property? Mr. Dowell said there had been no alterations to date. The interior is as it was. There was a roof leak and there was significant interior damage.

Ms. Pittman asked if there were alterations to the exterior? Mr. Dowell stated that it would be developed in the future. It was placed on the National Register of Historic Places about five years ago, and there had not been significant alterations.

Richard Angino introduced himself and stated that he is the owner. The existing building is all there, including the floors, the beams, the posts, and everything else. They are planning to construct 51 new apartments within the existing structure. They would retain all the exterior walls. They plan to bring back historically correct windows in part of the building. But on the back side of it, they have existing steel windows. Builders will go strip them down to the metal and re-frame them up and then build them again.

Mr. Gallien asked about the applicants' future plans? Mr. Dowell stated that only this building is being requested for landmark designation today. The other part will come back in the future. He added that it is easier to have a property designated as a landmark if you know all the elements you want to provide.

Mr. Angino stated that this is a separate tax parcel from the rest of the mill complex. The mill complex is not owned by one person. Mr. Angino said he owns this particular portion. They are essentially requesting designation of the exterior of the historic fabric warehouse that exists on the site today. There is little historic value to the existing interior.

Ms. Lee asked for more specifics on the windows? Mr. Angino responded that their team had determined what would be period correct windows for each section of the building.

Acting Chair Nix stated that the application indicates that the acreage to be designated is 1.93 acres. He pointed out that this is inconsistent with the applicants' statements that only the exterior of the building would be designated. He requested that the applicants consider designating the entire 1.93-acre lot to prevent future development on the site from negatively impacting the historic character of the building. Mr. Angino said that it was his intention to preserve the historic character of the building. However, he believed that designation of the entire lot would conflict with his plans to construct a parking lot on the property. He said they have no problem with designating the entire lot if that means ensuring that this is the only building that is going to sit on this parcel of land.

Mr. Hardin pointed out that the Guilford County Unified Development Ordinance may require a Certificate of Appropriateness for any features that will impact the historic character of the landmark. Mr. Tew clarified that the Ordinance provides for requiring a Certificate of Appropriateness for a proposed change that will affect the historic or visual character of the landmark, even if the proposed change is not directly to a designated feature.

Acting Chair Nix asked whether the applicants would consent to designation of the entire 1.93-acre property? Mr. Angino said that the 1.93 acres in the application is correct and the only things that would change on the site would be the parking lots, dumpster enclosure, and deck. The rest of it would be open grass.

There being no other speakers, Mr. Horth moved to close the Public Hearing. The motion was seconded by Mr. Millsaps. The Commission voted unanimously in favor of the motion. (Ayes: Lee, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None.)

Mr. Millsaps moved that the Guilford County Historic Preservation Commission recommend approval of Landmark Designation Case #25-10-HPC-00007 for the subject property, identified as Minneola Manufacturing Mill, located at 106 #13 Railroad Avenue, Gibsonville, NC 27249, being Guilford County Tax Parcel #230323, comprising 1.93 acres and owned by Three Story Tower, LLC. Minneola Manufacturing Mill is worthy of Guilford County landmark designation for the following reasons: it is foundational to Gibsonville history; it is of architectural significance for having approximately 440,000 square feet across 18 acres and the collection of commercial buildings located here; the property features rare and well-preserved examples of fire-resistant textile mill architecture; the Minneola Manufacturing Mill cloth warehouse remains a rare surviving free-standing warehouse building that is acknowledged for being the largest intact cloth warehouse in the Piedmont region; it was listed in the National Register of Historic Places; it was a major employer and the mill shaped housing infrastructure and civic life in Gibsonville; it was also the site of significant labor movements. The recommended designation includes the entire lot and the exterior of the cloth storage warehouse building. The motion was seconded by Ms. Hadden. The Commission voted unanimously in favor of the motion. (Ayes: Lee, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None.)

Mr. Horth moved that Mr. Dowell be reinstated as Chair. The motion was seconded by Ms. Pittman. The Commission voted unanimously in favor of the motion. (Ayes: Lee, Gallien, Millsaps, Pittman, Horth, Hadden, Nix. Nays: None.)

## **VII. Other Business**

### **A. Election of 2026 Officers**

Chair Dowell stated that the current Vice Chair, Ms. Hammond, was not interested in remaining as Vice Chair for the next term. He stated that he was interested in being nominated as Chair for one more year.

Mr. Gallien asked if any other members were interested in being nominated as Chair? None of the members expressed interest.

Mr. Horth nominated Mr. Dowell to serve as Chair for calendar year 2026. The motion was seconded by Ms. Pittman. Nominations were closed by acclamation. The Commission voted unanimously in favor of the motion. (Ayes: Lee, Gallien, Millsaps, Pittman, Horth, Hadden, Dowell, Nix. Nays: None.)

Chair Dowell asked if any members were interested in being nominated as Vice Chair? None of the members expressed interest.

Mr. Horth nominated Ms. Pittman to serve as Vice Chair. The motion was seconded by Mr. Gallien. Chair Dowell asked Ms. Pittman if she was amenable to serving as Vice Chair? Ms. Pittman said she was. Chair Dowell asked if any other members were interested in being nominated as Vice Chair? None of the members expressed interest. Nominations were closed by acclamation. The Commission voted unanimously in favor of the motion. (Ayes: Dowell, Lee, Gallien, Millsaps, Horth, Hadden, Pittman, Nix. Nays: None.)

## **B. Staff Updates**

- **Minor COA Report**

Mr. Tew stated that staff had not received any Minor Certificate of Appropriateness applications.

- **Annexed Landmarks Update**

Mr. Hardin stated he has reached out to the City of Burlington again about the Gibson House. He has not heard anything back yet.

Mr. Nix asked if Mr. Hardin had mentioned the Low House to the City of Burlington's staff? Mr. Hardin said he had not had a chance to mention it but he would make a note of it.

- **America 250 Project Update**

Mr. Hardin stated that Ms. Moloney had sent information about the tour to staff. He said he hoped to have a draft of the proposed routes to the commission by the February meeting.



- **“Who is HPC” Document Update**

Mr. Hardin stated staff is still working on the requested changes and the goal is to present a draft in February.

- **Landmark Application Revision Update**

Mr. Hardin stated staff is still working on this and hopes to provide an update in February.

## **VIII. Commissioner Updates**

Mr. Nix asked about a pending application for a Certificate of Appropriateness for the Francis Marion Smith House. Mr. Tew stated that the application is scheduled to be on the agenda for the January 20, 2026, meeting.

Ms. Hadden asked whether there was any update on the Commission’s jurisdiction over landmark properties within municipalities’ historic districts? Mr. Bell stated that there had been a meeting with City of Greensboro staff to discuss the issue. There had not yet been a meeting with City of High Point staff. A solid answer has not been determined, but for the time being staff needs to go off of the existing ordinance, which specifies that the municipal historic district commission will have jurisdiction over those properties.

## **IX. Adjournment**

There being no further business before the Commission, the meeting was adjourned by acclamation at 8:54 p.m.

**The next meeting of the Guilford County Historic Preservation Commission is scheduled for January 20, 2026, at 6:00 p.m.**

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**GUILFORD COUNTY  
DEPARTMENT OF PLANNING & DEVELOPMENT  
400 W. Market St.  
P. O. Box 3427  
Greensboro, NC 27402  
(336) 641-3334**

## **GRANTING OF A CERTIFICATE OF APPROPRIATENESS**

The Guilford County Historic Preservation Commission ("the HPC"), held a duly-noticed hearing on **Tuesday, December 16, 2025**, to consider **Case #25-10-HPC-00008**, a Certificate of Appropriateness Application submitted by **Andrew Hampton and Rebekah McGee on behalf of FHP HIGH STREET LLC** ("the Applicant"), seeking approval for the following proposed work on the local historic landmark known as **One Plaza Center/Showplace West**, located at **101 S Main St, High Point, NC 27260**, being Tax Parcel **#171404** ("the Property"):

### **Exterior Changes Proposed:**

**Sunken Plaza and Site:** Repair concrete stairs, metal handrails, and existing pavers; remove non-historic site elements to accommodate use of plaza for tenant amenities and outdoor activities; remove and replace plaza pavers as necessary; remove non-historic planters (no historic concrete planters remain on site); install new skylights along perimeter of sunken plaza to allow natural light in basement units; install new 60-inch tall glass railing fences at access points to sunken plaza; install new equipment in existing mechanical enclosure at east end of site.

Building Exterior and Roof: Repair exterior walls using guidance contained in Preservation Brief No. 15: Preservation of Historic Concrete; remove existing roof membrane down to deck, along with conduits, flashing, and drains, and replace with new roof; repair rooftop penthouse and replace exterior cladding with materials to match existing; install skylights on connection to adjacent non-historic garage building to provide natural light to first floor units.

Windows and Exterior Doors: Replace windows on upper floors with new windows to match existing, retaining the solid bottom panels; install clear glass on rear windows; insert new window openings, e.g., within rooftop penthouse and behind louvers at sunken plaza, installing aluminum casement windows and fixed storefront; repair all first floor storefront as needed; replace storefront assemblies at sunken plaza; replace overhead door on east elevation (Wrenn Street) with a shortened door to accommodate proposed mezzanine floor (see "Interior Plan" section below); install new doors at penthouse level to provide roof access.

### **Interior Changes Proposed:**

Interior Plan: Install residential units at rear of first floor, basement, and upper floors, including rooftop penthouse; install new mezzanine level between first and second floors within first floor residential units (finishes to be differentiated from historic elements); install tenant amenity spaces in basement.

Interior Walls and Ceilings: Remove all non-historic ceiling and wall finishes throughout building; remove integrated water fountains and accompanying plumbing; retain mailboxes on each floor, but they may be sealed and the void reused for new building systems as needed; repair existing historic finishes as feasible, including limited remaining wood paneling on eighth floor; gently clean historic travertine walls; install new smooth drywall walls to achieve proposed floor plan; install dropped ceilings where necessary to conceal systems/services.

Floor Finishes, Interior Doors, and Woodwork: Remove non-historic floor finishes throughout building; retain and restore historic finishes discovered during demolition; install new floor finishes, including luxury vinyl tile, carpet, and tile; clean and seal areas of historic concrete floors to be left exposed; remove existing interior doors and woodwork; retain and restore remaining historic doors and woodwork; any historic doors and woodwork that has been damaged or deteriorated beyond repair will be replaced with new elements to match existing; install new interior doors and woodwork (to be differentiated from historic elements).

Systems: Remove all existing systems within building and install new systems to meet new use of property; decommission two elevators to allow reuse of shafts for vertical systems distribution; retain elevator doors and remove non-historic vinyl wraps; remove freight elevator and shaft; remaining two elevators will be upgraded, replacing cabs and retaining existing shafts and doors.

Having considered all of the evidence and arguments presented at the hearing, the HPC, based upon competent, material, and substantial evidence, upon motion duly made and seconded, and by unanimous vote, six (6) to zero (0), makes the following FINDINGS OF FACT<sup>1</sup>:

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<sup>1</sup> The Board has made all factual findings herein by the greater weight of the evidence, placing the burden of proof on the Applicant.

- 1) The designated concrete planters that are proposed to be removed are not actually concrete and therefore not historic.
- 2) Mail slots are to be retained but sealed.
- 3) Wood paneling on the eighth floor may have to be removed due to its deteriorated state.
- 4) The tile floor finish on the first floor and basement lobbies, which is designated, appears to be non-historic and may have the original flooring material underneath (terrazzo), to be clarified in the documentation submitted to staff.
- 5) Water fountains are to be removed on the upper floors.
- 6) Two of the four elevator cabs are to be removed, but the shafts will remain. Additionally, a two-stop freight elevator is to be removed in its entirety.
- 7) If any additional historic features are located, documentation of those elements will be submitted to staff and approved by the State Historic Preservation Office and National Park Service.
- 8) The staff report is incorporated into the Findings of Fact by reference.
- 9) The property is a great example of Brutalist architecture.
- 10) The proposed work as described in the application complies with the Secretary of the Interior's Standards for Rehabilitation.

Based on the foregoing FINDINGS OF FACT, the HPC draws the following CONCLUSIONS:

- 1) The Application is congruous with the special character of the landmark, One Plaza Center / Showplace West.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the described Application for a Certificate of Appropriateness with respect to the Property is APPROVED, subject to compliance with all local, state, and federal laws.

ORDER APPROVED BY THE GUILFORD COUNTY HISTORIC PRESERVATION COMMISSION ON this the \_\_\_\_ day of January, 2026, as follows (N.C. Gen. Stat. 160D-406(i)):

Sean Dowell, Chair	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
Abigaile Pittman, Vice-Chair	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
David Horth, Member	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
David Millsaps, Member	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
Cory Rayborn, Member	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
Theresa Hammond, Member	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
Jerry Nix, Member	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
Keisha Hadden, Member	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
Louis Gallien, Member	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
Christie Lee, Member	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature
Haley Moloney, Member	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	_____
		Signature

SO ORDERED, this the \_\_\_\_ day of January, 2026.

\_\_\_\_\_  
Sean Dowell, Chair  
Guilford County Historic Preservation Commission

\_\_\_\_\_  
Witness



STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I certify that Avery Tew personally appeared before me this day and certified to me under oath or by affirmation that he is not a grantee or beneficiary of the transaction, and that Avery Tew witnessed/recognizes the signatures of Sean Dowell, Abigaile Pittman, David Horth, David Millsaps, Jerry Nix, Keisha Hadden, and Louis Gallien, and that the signatures are genuine.

Date: \_\_\_\_\_

\_\_\_\_\_  
Jessie H. Baptist, Notary Public

My commission expires: \_\_\_\_\_

Official Seal

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**GUILFORD COUNTY PLANNING  
AND DEVELOPMENT**

**Historic Preservation  
Commission Certificate of  
Appropriateness (COA) Application**

Staff Use Only

Date Received: 12-05-2025

No Fee Required

Case Number 25-10-HPC-00010

Date Approved/Denied: \_\_\_\_\_

Initials: CAT

**Provide the required information as indicated below. Pursuant to the Guilford County Development Ordinance, this application will not be processed until the form below is completed and signed and all required maps, plans and documents have been submitted to the satisfaction of the Planning Staff.**

Name of Property Francis Marion Smith Home

Property Location 204 E Railroad ave. Gibsonville

Tax Parcel # 102338

N.C. 27249

**Please attach the appropriate information about the subject property (See below). Digital copies of all documents in PDF, JPG, or Word format are required.**

☐ **Exterior Alterations or Repairs:** Describe in detail all work to be done and reason for work. Include the following items where appropriate: sketches, drawings, photographs, specifications and other descriptions of proposed changes to the building façade, roof, new additions, or site improvements. Drawings will be required for major changes and additions to materials or design for such items as roofs, moldings, porches, railings, fences, doors, windows, and hardware.

☐ **Interior Alterations or Repairs:** Describe in detail all work to be done and reason for work. Include the following items:  
A) Sketches, drawings, photographs, specifications or other descriptions of proposed changes. Architectural drawings will be required for major changes and additions to materials or design for such items as moldings, doors, windows, and hardware.  
B) Paint chips for color changes.  
C) Samples of other proposed materials when the original materials will not be retained.

☒ **New Construction:** (includes any new construction on the designated site). Describe the nature of the proposed project in detail and include the following:

- A) Site plan with measured distances. Four (4) scaled drawings are required to be submitted with the application for use by staff and the Commissioners. A reduced drawing may be submitted on 8 ½" x 11" paper for inclusion in the application packet.
- B) Elevation drawings of each affected façade and specifications which clearly identify the appearance of the project. Four (4) scaled elevation drawings are required to be submitted with the application for use by staff and the Commissioners. A reduced drawing may be submitted on 8 ½" x 11" paper for inclusion in the application packet.
- C) Photographs of the proposed site including any available historic photos, landscapes and aerials.
- D) Detailed materials list, colors and/or samples.



## GUILFORD COUNTY PLANNING AND DEVELOPMENT

## Historic Preservation Commission Certificate of Appropriateness (COA) Application

E) Zoning Confirmation: Provide written and signed confirmation from the jurisdiction's enforcement officer that proposed new construction and site plan complies with applicable zoning district regulations including, but not limited to setbacks, height restrictions, landscaping, fencing, exterior lighting, parking and access, the existence and status of any nonconforming uses or situations, signage, overlay district requirements such as scenic corridors historic districts, and watershed districts.

☐ **Relocation of Structure(s):** Give reasons for the relocation. Include photographs and aerial(s) of the proposed site, and describe any alterations, etc. that might occur to foundation walls, etc.

A) Site Plan with measured distances. Four (4) scaled drawings are required to be submitted with the application for use by staff and the Commissioners. A reduced drawing may be submitted on 8 ½" x 11" paper for inclusion in the application packet.

B) Photographs of the proposed site including any available historic photos, landscapes and aerals.

C) Details regarding revisions to structure and/or new materials required as a result of the proposed relocation of the structure(s) including colors and samples.

D) Zoning Confirmation: Provide written and signed confirmation from the jurisdiction's enforcement officer that proposed relocated structure and site plan complies with applicable zoning district regulations including, but not limited to setbacks, height restrictions, landscaping, fencing, exterior lighting, parking and access, the existence and status of any nonconforming uses or situations, signage, overlay district requirements such as scenic corridors, historic districts, and watershed districts.

☐ **Demolition of Existing Structure(s):** (includes any new construction on the designated site). Describe the structure(s) and give the reason(s) for the demolition request. Include scaled plot plan, photographs and measurements of the structure(s). Include any new construction on the designated site. Describe the nature of the proposed project in detail and include the following: plot plan with measured distances; elevation drawings of each affected façade; and specifications which clearly identify the appearance of the project, photographs of the proposed site, detailed materials list and colors and/or samples.

**ALL Materials submitted with the application become the property of the Guilford County Historic Preservation Commission and will not be returned.**



## GUILFORD COUNTY PLANNING AND DEVELOPMENT

## Historic Preservation Commission Certificate of Appropriateness (COA) Application

For COA's requiring a public hearing, the application must be received by 12:00 P.M. on the 3rd Tuesday of the month, one month prior to the public hearing dates. See Guilford County Meeting Schedule for dates.

*I, the undersigned, do hereby respectfully make an application for a Certificate of Appropriateness:*

☒ Applicant ☐ Owner

☐ Applicant ☐ Owner

Name Stephen m. McClain

Name

Mailing Address 204 E Railroad ave

Mailing Address

City, State and Zip Code Gibsonville, N.C. 27249

City, State and Zip Code

Phone Number 336-558-1475 Email mcclain\_stephen@

Phone Number

Email

Step M. McCl Yahoo.com

Signature

*I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.*

### STAFF USE ONLY:

#### MINOR/EXEMPT COA

☐ Approved by Staff

☐ Referred to Historic Preservation Commission

Conditions of Approval:

#### MAJOR COA

☐ Approved by Historic Preservation Commission

☐ Denied by Historic Preservation Commission

Conditions of Approval:

### ***Return completed applications by e-mail to:***

Avery Tew, Senior Planner – [ctew@guilfordcountync.gov](mailto:ctew@guilfordcountync.gov)

400 W Market Street - Post Office Box 3427  
Greensboro, North Carolina 27402  
(336) 641-3334

To whom it may concern, upon approval of maintenance building at 204 E Railroad ave. Gibsonville N.C. 27249 by GCHS a detailed scope of work will commence immediately as follows.

- 1.) Building permits will be applied for through Gibsonville town planning department for the construction of a 35' deep by 55' wide Maintenance Building to be constructed on the premises. Please see Photos for location.
- 2.) Existing Utilities including but not limited to power,water,sewer,and natural gas lines will be marked and identified prior to any construction.  
Property setbacks and surveys will be performed by Alley Williams Carmon and King and staked appropriately.
- 3.) Once setbacks are established and exact location is provided by survey and permits are obtained. Removal of 3 dead/dying trees in the proposed area will be removed in part or whole by Apollo Mercury Property Management LLC. or a subcontractor local tree service. Durwood tree service or other. 2 Red cedar trees that are "standing dead" that are rotted from the inside but still standing will be removed approx. Caliper 24".  
1 shag bark maple consisting of double trunk approx. Caliper 18" having dead and dying sections throughout entire canopy will need to be removed as well. Please see pictures with red x on trees for more information.
- 4.) Next grading of site will be performed by Apollo Mercury Property Management LLC. to establish cut/fill sections. Topsoil will be removed and stockpiled on-site to be utilized for final grading around maintenance building. All fill for maintenance building concrete pad will consist of recycled concrete and should require less than 12" of consistent fill to achieve rough grade.
- 5.) Utilities consisting of power,water,sewer will be trenched or bored and buried underground from railroad ave. Back to the Maintenance building approx. 275 feet with separate water meter as well as power meter being provided by the appropriate entities. All utilities will be below ground and not visible.
- 6.) Once utilities are established finish grade on building pad and forming for concrete slab on grade of 4"-6" will be constructed by Apollo Mercury Property Management LLC. Or a local subcontractor Cruz brothers or other.
- 7.) A maintenance building will be erected on the finished concrete slab on grade the size of 35' deep by 55' wide consisting of square metal tubing having no more than 15' tall sides to A frame roof with 2' overhangs constructed of square metal tubing rafters,joists,and trusses. The roof will be vertical metal sheeting consistent with other metal roofs. The outside walls will be horizontal lapped metal sheeting to simulate the current lap board siding on the house. 1 access door as well as 2 roll up doors will be constructed at the North face of the structure. All color schemes on the current approved list will match the house. Black roof, as well as white Trim and accents and the main color consisting of "Dress Blues" color.



8.) The purpose for this Maintenance Building is to provide stock, storage, as well as working real estate area on the property. There is currently nowhere to build or work on anything on the premises. All of the current storage in the Well house and Smoke houses on the property is over run and in no shape for such large scale projects. Currently all Aluminum framed storm windows need to be removed, 1 by 1. Inner wood windows need to be completely cleaned, scraped, reglazed, 3 coats of paint and brand new vinyl storm windows need to be installed. This requires somewhere to keep stock and have storage on-site. The entire foundation of this house currently needs to be re pointed and tuckered with lime mortar. The list of NEEDS is very extensive consisting of time and money.

It is not my plan to construct a maintenance building that adds more maintenance to the property, The house requires full time attention as it is due to its size and scale alone. That is why I am requesting a metal maintenance building that will require basically 0 maintenance for the next 100 years plus.

9.) Previously removed and stockpiled topsoil will be utilized to landscape around the maintenance building tying in existing grades with new grades to allow for lines to be uniform and smooth.

10.) Driveway will continue from its current location and be extended 35' to provide access to maintenance building for delivery of supplies by vendors. Clean stone consisting of #78 and or #57 stones will be placed in these areas to blend in with what is currently in place.

Also there is currently a monument erected by Jerry Nix that was salvaged from the Ocean forest hotel in S.C. upon its destruction. A small circle drive will be graded around that area that will also tie into the maintenance building front stoned area, but this will not effect the monument in any way and small planting areas around the monument will be retained as a central focal point of the small stone circle pull around in that area.

I have tried to be as detail minded and oriented as I can be in providing the full scope of work to be performed. If there is something I'm missing or if there is need for more details in the matter, I'm happy to meet in person or provide anything I can to facilitate this process in moving forward.

I am the primary caregiver of this amazing piece of historical magnificence, it is truly an honor and a task that I take very seriously in preserving it's history as well as improving it and making it possible for it to be admired and enjoyed in the community for many years to come.

That being said, Without a maintenance building that requires basically 0 maintenance itself. I do fear that the property will continue to degrade and decline as it has in part since after Jerry Nix proposed it to be placed on the Registry in 1982. Thank you for your time and consideration in the matter and I am available to answer questions in person as well as by phone (336) 558-1475.

And anyone within the GCHS that would like an on-site visit to obtain a direct perspective of the situation is welcomed anytime. Thanks again sincerely, Stephen McClain



NOTE: The 56 ft. x 36 ft. footprint shown on this plot plan identifies the location of the concrete pad that the proposed 55 ft. x 35 ft. building will sit on, per an email from the applicant dated November 4, 2025 (included in packet).

## Avery Tew

---

**From:** stephen mcclain <mcclain\_stephen@yahoo.com>  
**Sent:** Tuesday, November 4, 2025 9:31 AM  
**To:** Avery Tew  
**Subject:** RE: COA F.M. SMITH HOME FILE

**Categories:** Historic Preservation

**\*WARNING\*** *This email originated outside Guilford County's email system.*

**\*WARNING\***

**Do not** click or open unrecognized links and attachments. **When in doubt**, click on the **Phish Alert Report**

Good morning Avery, It was nice speaking with you this past Friday 10/31/25. I appreciate you taking time to clear up simple discrepancies over the phone. I can assure you as we talked about the Maintenance Building measurements will be 35' x55'. Some other measurements in details may be listed as 36'x56' as in the Zoning Ordinance letter that may be referring to the building concrete pad size itself. When referencing the building dimensions themselves in the elevation of building plans and materials, it clearly states a 35'Lx55'Wx12'H structure. Also in the Hand scaled drawing on Grid paper the dimensions are 35'x55' as well. I hope this message finds you well and if you have any further questions, please feel free to email originated call me anytime. Thank you sincerely,

Stephen M. McClain

[Sent from Yahoo Mail on Android](#)

On Thu, Oct 30, 2025 at 15:14, Avery Tew  
<ctew@guilfordcountync.gov> wrote:

Good afternoon,

Following up on my previous email. After deliberating with my supervisors, we still need a couple items:

1. Please make sure the site plan shows all elements that are being proposed as part of Certificate of Appropriateness application.
2. The drawings are not consistent about the dimensions of the proposed building. Please review all items you have submitted and make sure they all agree on dimensions.

Please do not hesitate to reach out if you have any questions.



Proposed Building Location

Circle Drive!  
Driveway Extension

12'

40'

63'

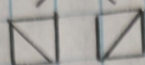
Gravel #57  
Stone





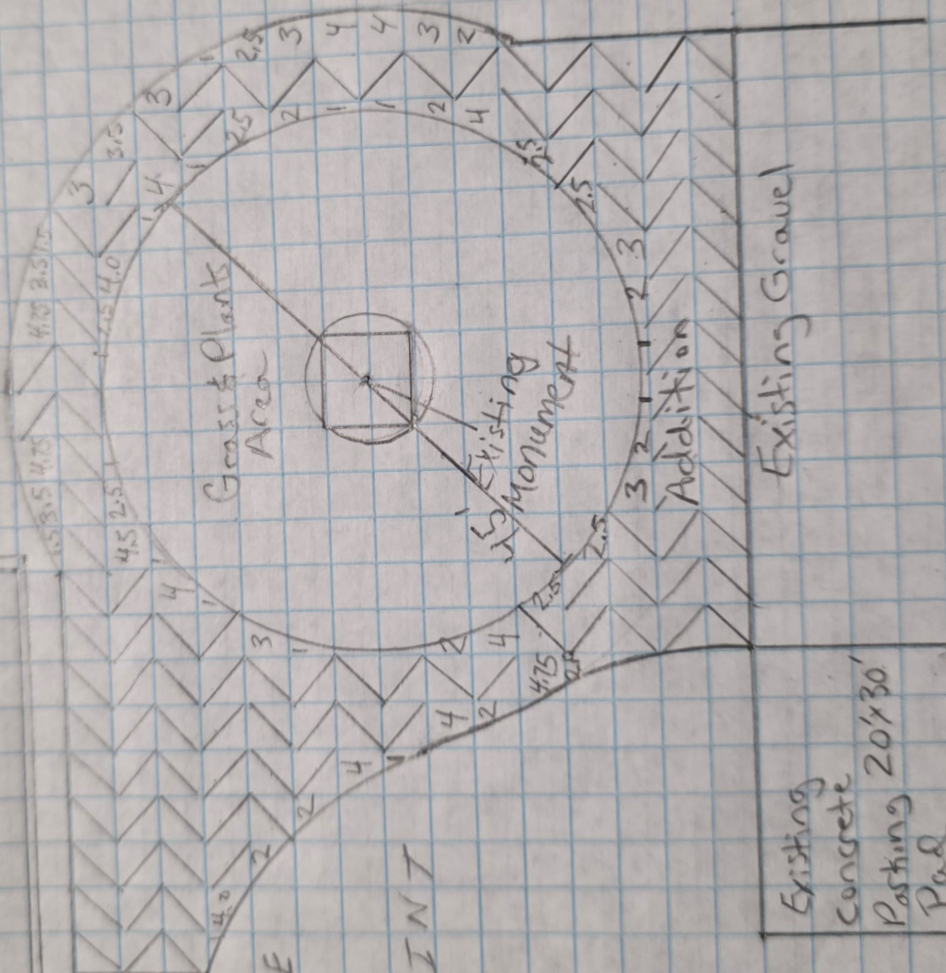
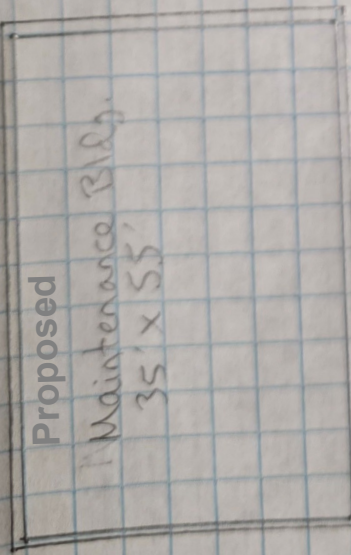
F.M. SMITH HOME  
TAX # 102338  
CIRCLE DRIVE  
EXPANSION

OCTOBER  
20<sup>th</sup>  
2025

KEY  = 5'

TOTAL  
SQUARE  
FEET  
686.25

DESIGNED  
BY  
STEPHEN M.  
MECLAIN



CONCRETE  
PAD  
36' x 56'  
FOOTPRINT



102337

BLACK = BORDER

RED = MEASUREMENT  
IN FEET

GREY = STONE

Clean #78

#571

102338



**Lion Buildings**

📍 101 S. Elm St Suite 64  
Greensboro, North Carolina 27401

✉ [support@lionbuildings.com](mailto:support@lionbuildings.com)

☎ (888) 237-2991

**SALES - Andres Loretto**

📍 101 S. Elm St Suite 64  
Greensboro, North Carolina 27401

✉ [lion24@lionbuildings.com](mailto:lion24@lionbuildings.com)

**Quote: QTE-189046****Total: \$0.00****CUSTOMER - Stephen Mc Clain**

## Billing Address

📍 Gibsonville, North Carolina 27249

## Shipping Address

📍 Gibsonville, North Carolina 27249

✉ [mcclain\\_stephen@yahoo.com](mailto:mcclain_stephen@yahoo.com)

☎ (336) 558-1475

**Early spring sale !!! - 55 x 35 x 12**

- Roof Color: **Black**
- Trim Color: **White**
- Sides/Ends Color: **Royal Blue**
- Door Color: **High Gloss White**
- Wainscot Color: **NA**

SPECIFICATION	QTY
55X35' (Roof 36') Vertical Roof	1
12' Height (Double Legs)	1
140 MPH + 50 PSF Certified	1
3/12' Roof Pitch	1
10x10 ft Garage Door (Roll-Up) on Front Wall (High Gloss White)	1
10x10 ft Garage Door (Roll-Up) on Front Wall (High Gloss White)	1
36x80 inch Walk-in Door (Standard 9 lite white LH out swing) on Front Wall	1
Permit Required : Customer To Verify	

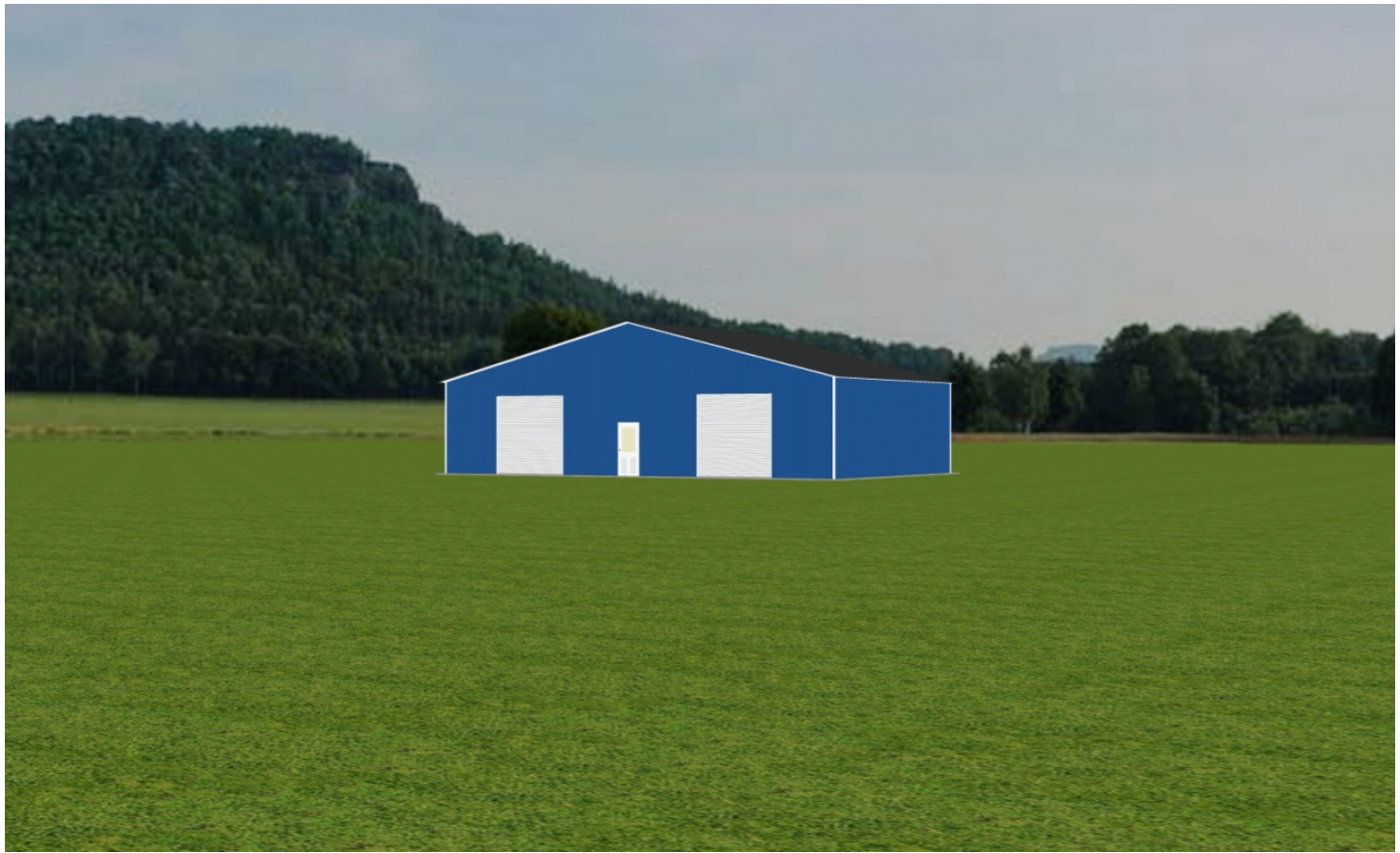
**NOTE**

On all Galvanized Buildings we need 20% to process the order, 30% before the building leaves the manufacturing plant, and the remaining 50% balance MUST BE PAID upon installation. Our lead time is 3/6 weeks (Weather permitting). Color of your choice. This Promo price only valid until APR 15, 2025; it is not valid with any other promotion or discount. The customer must provide a Telescopic Lull Lift 6/7K and a scissor lift for installation Early Spring sale !!!

PRICE DETAILS	
<b>SUB TOTAL</b>	<b>\$0.00</b>
Sales Tax (7%)	\$0.00
Additional Charges	\$0.00
<b>GRAND TOTAL</b>	<b>\$0.00</b>
<b>PAY NOW</b>	<b>\$0.00</b>
Downpayment	
<b>BALANCE DUE</b>	<b>\$0.00</b>

BUILDING SPECIFICATION
<input type="checkbox"/> Ready for Installation? <input type="checkbox"/> Jobsite Level? <input type="checkbox"/> Permit Required? <input type="checkbox"/> Inside City Limit? <input type="checkbox"/> Electricity Available? Installation Surface? <u>Concrete</u>
Building Dimension: <b>55'W x 35'L x 12'H</b>
Roof Style: <b>Vertical</b>
Gauge: <b>14 Gauge</b>
Wind/Snow Rating: <b>140 MPH + 50 PSF Certified</b>
Distance on Center: <b>5 Feet</b>

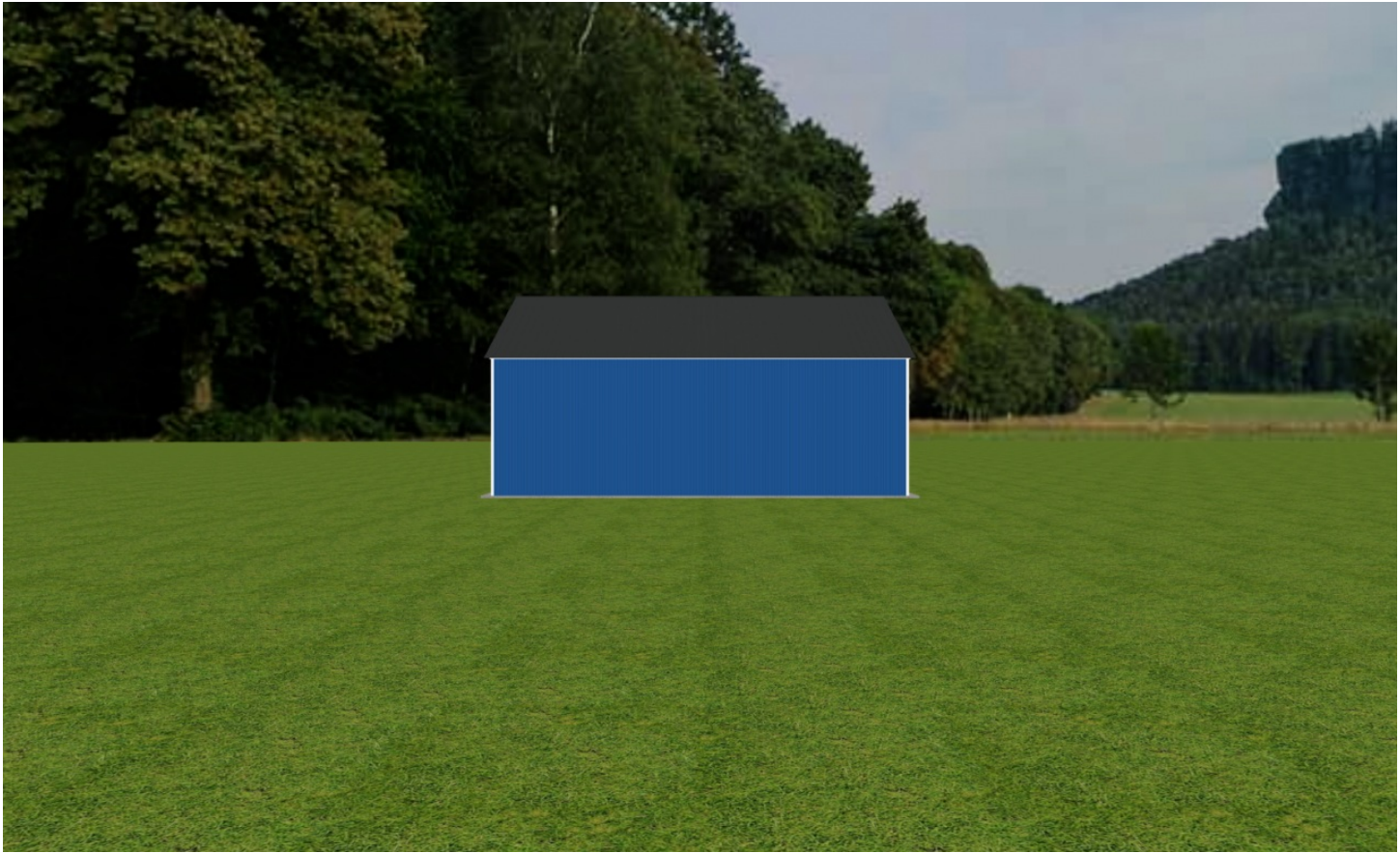
BUILDING VIEW



FRONT

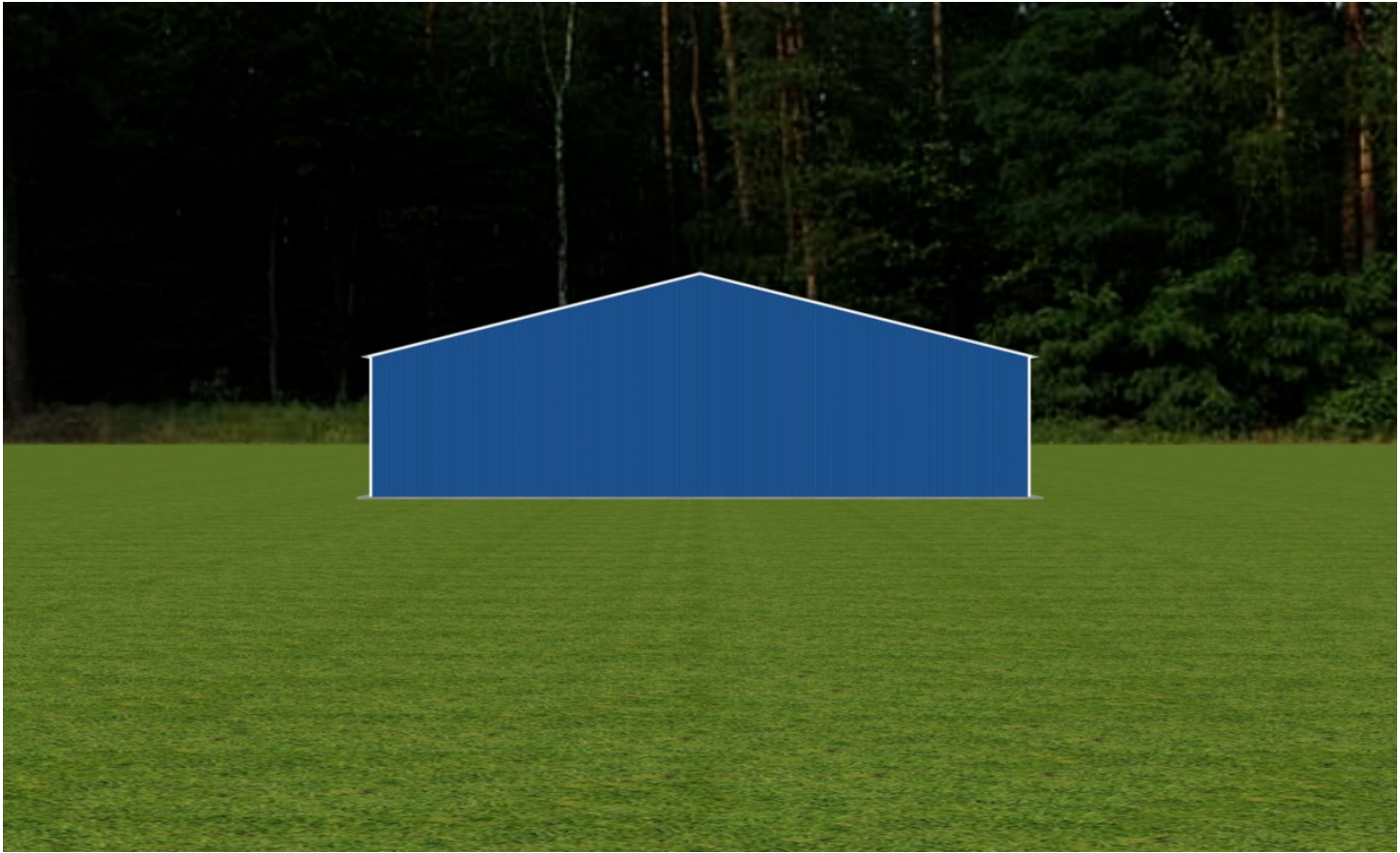


BUILDING VIEW



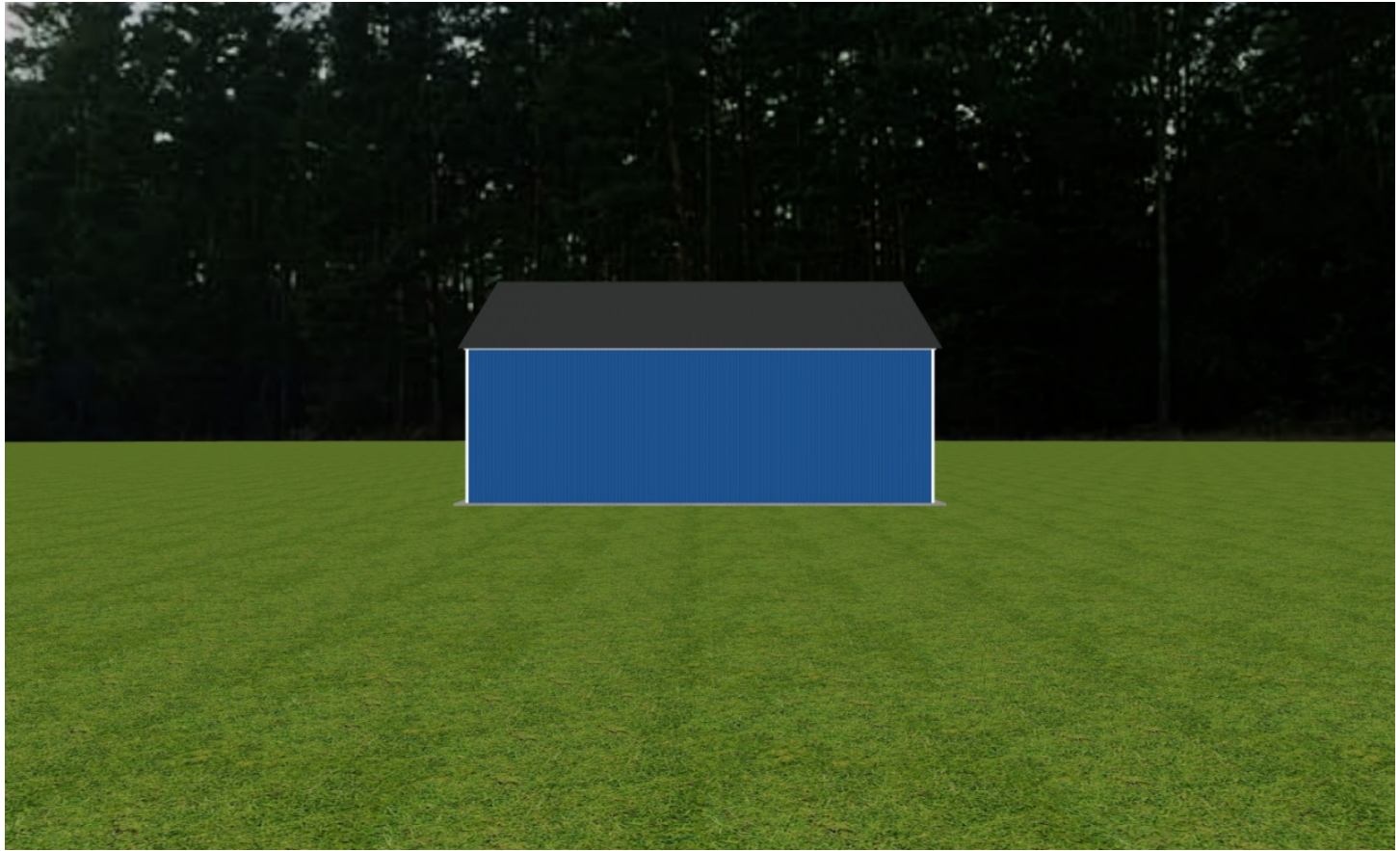
RIGHT

BUILDING VIEW



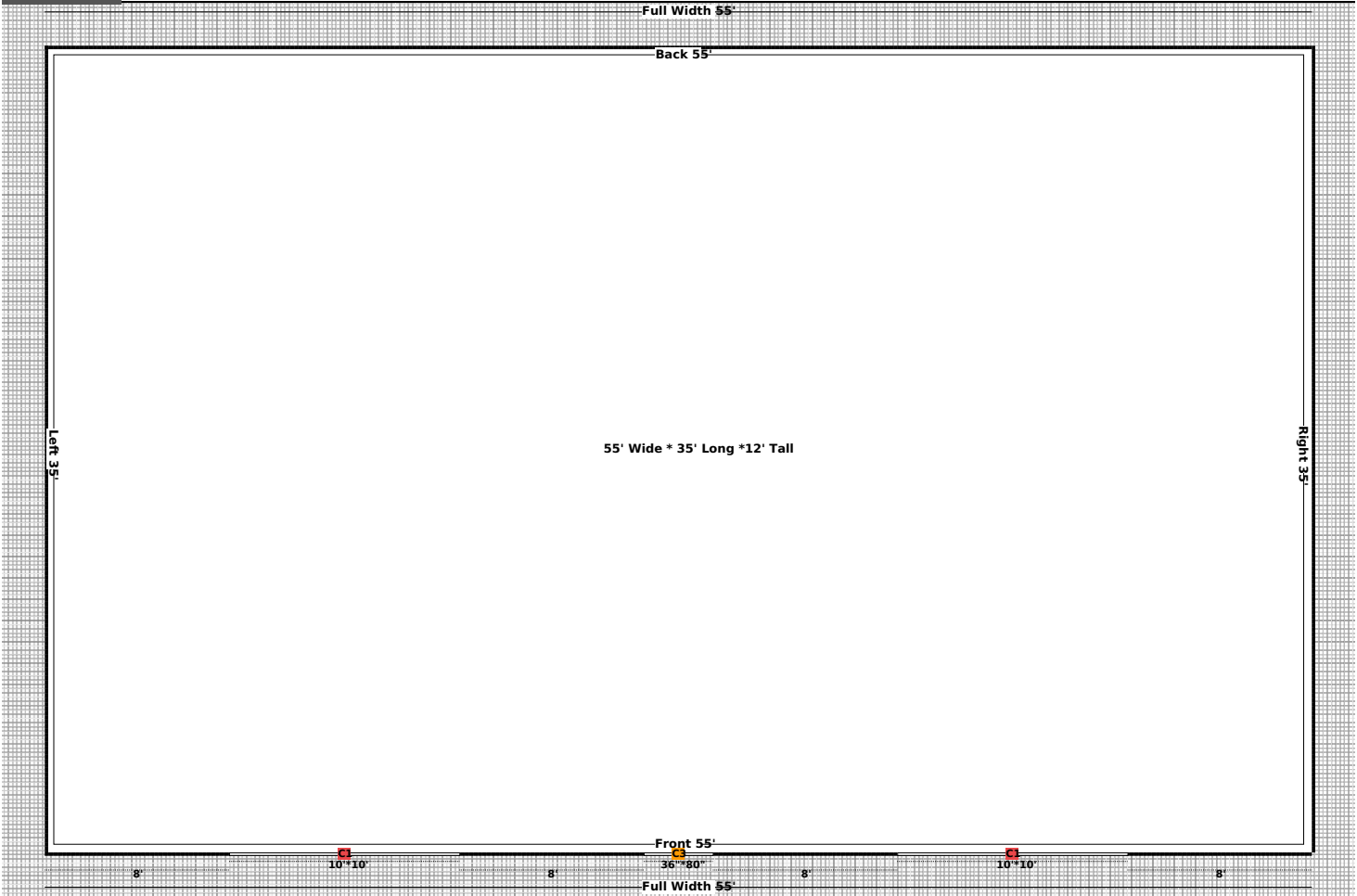
BACK

BUILDING VIEW



LEFT

2D DRAWING-1



LEGENDS

- |                       |                                |                                     |                                 |                   |                            |                     |
|-----------------------|--------------------------------|-------------------------------------|---------------------------------|-------------------|----------------------------|---------------------|
| <b>C1</b> Garage Door | <b>C2</b> Garage Door Frameout | <b>C3</b> Walk in Door              | <b>C4</b> Walk in Door Frameout | <b>C5</b> Windows | <b>C6</b> Windows Frameout | <b>C7</b> Open Wall |
| <b>C8</b> Close Wall  | <b>C9</b> Distance             | <b>C10</b> Storage Length (Utility) | <b>C</b> Cupola                 |                   |                            |                     |

*(Intentionally Left Blank)*





## **GUILFORD COUNTY PLANNING AND DEVELOPMENT**

## **Historic Preservation Commission Staff Report for Certificate of Appropriateness**

### **Property Information**

**Name of Landmark:** One Plaza Center (Showplace West)

**Property Address:** 101 S Main St, High Point, NC 27260

**Tax Parcel:** 171404

**Owner(s):** FHP HIGH STREET LLC

### **Project Summary**

#### **Exterior Changes Proposed:**

- Sunken Plaza and Site: Repair concrete stairs, metal handrails, and existing pavers; remove non-historic site elements to accommodate use of plaza for tenant amenities and outdoor activities; remove and replace plaza pavers as necessary; remove non-historic planters (no historic concrete planters remain on site); install new skylights along perimeter of sunken plaza to allow natural light in basement units; install new 60-inch tall glass railing fences at access points to sunken plaza; install new equipment in existing mechanical enclosure at east end of site.
- Building Exterior and Roof: Repair exterior walls using guidance contained in Preservation Brief No. 15: Preservation of Historic Concrete; remove existing roof membrane down to deck, along with conduits, flashing, and drains, and replace with new roof; repair rooftop penthouse and replace exterior cladding with materials to match existing; install skylights on connection to adjacent non-historic garage building to provide natural light to first floor units.
- Windows and Exterior Doors: Replace windows on upper floors with new windows to match existing, retaining the solid bottom panels; install clear glass on rear windows; insert new window openings, e.g., within rooftop penthouse and behind louvers at sunken plaza, installing aluminum casement windows and fixed storefront; repair all first floor storefront as needed; replace storefront assemblies at sunken plaza; replace overhead door on east elevation (Wrenn Street) with a shortened door to accommodate proposed mezzanine floor (see "Interior Plan" section below); install new doors at penthouse level to provide roof access.

#### **Interior Changes Proposed:**

- Interior Plan: Install residential units at rear of first floor, basement, and upper floors, including rooftop penthouse; install new mezzanine level between first and second floors within first floor residential units (finishes to be differentiated from historic elements); install tenant amenity spaces in basement.



## **GUILFORD COUNTY PLANNING AND DEVELOPMENT**

## **Historic Preservation Commission Staff Report for Certificate of Appropriateness**

- **Interior Walls and Ceilings:** Remove all non-historic ceiling and wall finishes throughout building; remove integrated water fountains and accompanying plumbing; retain mailboxes on each floor, but they may be sealed and the void reused for new building systems as needed; repair existing historic finishes as feasible, including limited remaining wood paneling on eighth floor; gently clean historic travertine walls; install new smooth drywall walls to achieve proposed floor plan; install dropped ceilings where necessary to conceal systems/services.
- **Floor Finishes, Interior Doors, and Woodwork:** Remove non-historic floor finishes throughout building; retain and restore historic finishes discovered during demolition; install new floor finishes, including luxury vinyl tile, carpet, and tile; clean and seal areas of historic concrete floors to be left exposed; remove existing interior doors and woodwork; retain and restore remaining historic doors and woodwork; any historic doors and woodwork that has been damaged or deteriorated beyond repair will be replaced with new elements to match existing; install new interior doors and woodwork (to be differentiated from historic elements).
- **Systems:** Remove all existing systems within building and install new systems to meet new use of property; decommission two elevators to allow reuse of shafts for vertical systems distribution; retain elevator doors and remove non-historic vinyl wraps; remove freight elevator and shaft; remaining two elevators will be upgraded, replacing cabs and retaining existing shafts and doors.

### **Background Information**

1. One Plaza Center (Showplace West) was constructed between 1970 and 1974.
2. The landmark report for this property indicates that it is significant because (a) it was pivotal to urban renewal efforts in the City of High Point and (b) it is an excellent example of Brutalist architecture by architect James Norman Pease.
3. The property was listed on the National Register of Historic Places in April 2024 (Site No. GF0551).
4. The property was designated as a local historic landmark in December 2024.
5. The property's landmark designation includes the following:
  - a. **Site Features:** Concrete and brick paving and stairs; multi-level and sunken concrete plaza; concrete planters; simple metal handrails; concrete planters and original monument sign (base only); storefront openings on ground level.
  - b. **Exterior Building Elements:** Concrete load-bearing walls and steel structure; precast concrete panels; aluminum curtain wall fenestration on first floor and recessed windows on upper floors of front elevation; ground level concrete



## GUILFORD COUNTY PLANNING AND DEVELOPMENT

## Historic Preservation Commission Staff Report for Certificate of Appropriateness

trapezoid-shaped columns and inset first floor; recessed steel frame eight-lite wire glass windows along rear elevation; windowless side elevations; high parapet and recessed penthouse.

- c. Interior Building Elements: Mosler bank vault and door; concrete load-bearing columns; wood paneling on eighth floor; tile floor finish in first floor and basement lobbies; travertine wall panels in first floor and basement elevator lobbies; water fountains and U.S. Mail slots on each floor; stairwells with exposed painted concrete block walls, concrete floors, and metal stairs; elevator shafts and cabs, including the doors and hardware within.
- d. The entire 0.56-acre lot identified as Parcel #171404.

### Review Standards

The **Secretary of the Interior's Standards for Rehabilitation** (codified in Title 36 of the Code of Federal Regulations, Part 67) have been adopted by the Guilford County Historic Preservation Commission to guide the Commission in determining congruity with the special character of local historic landmarks for new construction, alterations, additions, moving, and demolition.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.





## **GUILFORD COUNTY PLANNING AND DEVELOPMENT**

## **Historic Preservation Commission Staff Report for Certificate of Appropriateness**

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



A. Stephen M. & Brooke T. McClain  
 B. Barbara L. Hatmaker  
 C. Matthew T. Perkins  
 D. Wesley S. Rivers & Tina Harris

E. Blue & Sarah Waters  
 F. Joshua Andrews & Breanna K. Lewis  
 G. Peter L. Contarino & Teresa L. Tullo  
 H. Peter L. Contarino & Teresa L. Tullo

I. Burke Street LLC  
 J. Fidelity Bank  
 K. Town of Gibsonville



Planning & Development  
 Department

**Jurisdiction:**

GIBSONVILLE

**Case Number:**

25-10-HPC-00010

**Case Area:**

Parcel(s) - 102338  
 204 Railroad Ave



Scale: 1" = 150'





Planning & Development  
Department

Jurisdiction:

GIBSONVILLE

Case Number:

25-10-HPC-00010

Case Area:

Parcel(s) - 102338

204 Railroad Ave



Scale: 1" = 125 '





PLANNING DEPARTMENT

# TOWN OF GIBSONVILLE

129 WEST MAIN STREET

GIBSONVILLE, N. C. 27249

## Zoning Compliance

DATE: April 2, 2025

Stephen McClain  
204 E. Railroad Ave  
Gibsonville, NC 27249

Dear Mr. McClain,

This letter is to confirm the zoning compliance for the proposed accessory structure to be located in the rear yard of 204 E. Railroad Avenue. Based on the submitted site plan, the proposed construction of the 36'x56' accessory structure will comply the required setbacks for the zoning district per Gibsonville ordinance. If you have any questions or if I can be of any further assistance, please do not hesitate to contact my office at (336) 449-4144 ext. 2.

Sincerely,

Brandon Parker  
Planner / Code Enforcement Officer  
Town of Gibsonville

## **HPC Motion Template – Certificate of Appropriateness**

rev. 5/23/25

I move that, based upon the staff report, testimony and evidence presented at this hearing, the Guilford County Historic Preservation Commission make the following findings of fact **[list relevant findings of facts]**:

1.

2.

3.

. . .

Based upon the foregoing findings of fact, I further move that the Guilford County Historic Preservation Commission **[approve/deny]** Certificate of Appropriateness Case #**25-10-HPC-00010**, a request for a Certificate of Appropriateness to **Construct new 35 ft. x 55 ft. sheet metal building with 12 ft. eave height and approx. 19 ft. ridge height in southwest corner of property; building will have two 10 ft. x 10 ft. roll-up doors and one 36 in. x 80 in. 9-lite walk-in door on front (north) elevation. And to construct new approx. 687 sq. ft. driveway addition connecting to existing driveway southwest of home; new driveway addition will consist of gravel to match existing driveway on the subject property, identified as Francis Marion Smith House, located at 204 RAILROAD AVE GIBSONVILLE, NC 27249, being Guilford County Tax Parcel #102338.**

## **Affidavit of Notice**

I, Avery Tew, do hereby certify that notice has been sent by first-class mail to the following recipients regarding Case #25-10-HPC-00010.

Stephen M. & Brooke T. McCain  
204 Railroad Ave  
Gibsonville, NC 27249

Barbara L. Hatmaker  
200 Railroad Ave  
Gibsonville, NC 27249

Matthew Todd Perkins  
205 Minneola St  
Gibsonville, NC 27249

Wesley Scott Rivers & Tina Harris  
207 Minneola St  
Gibsonville, NC 27249

Blue & Sarah Waters  
211 Minneola St  
Gibsonville, NC 27249

Joshua Andrews & Breanna K. Lewis  
308 Springwood Ave  
Gibsonville, NC 27249

Peter L. Contarino & Teresa L. Tullo  
220 Railroad Ave  
Gibsonville, NC 27249

Peter L. Contarino & Teresa L. Tullo  
210 Railroad Ave  
Gibsonville, NC 27249

Burke Street LLC  
PO BOX 96  
Elon, NC 27244

Fidelity Bank  
PO BOX 8  
Fuquay Varina, NC 27526

Town of Gibsonville  
129 W Main St  
Gibsonville, NC 27249

This 8<sup>th</sup> day of January, 2026.



**Avery Tew**, AICP, CZO, Senior Planner  
Guilford County Planning and Development Department  
336-641-5678  
ctew@guilfordcountync.gov



