



GUILFORD COUNTY PLANNING AND DEVELOPMENT HISTORIC PRESERVATION COMMISSION

REGULAR MEETING AGENDA

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

August 18, 2026
6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes: July 21, 2026**
- IV. Rules and Procedures**
- V. Old Business**

**A. CERTIFICATE OF APPROPRIATENESS CASE #26-06-HPC-00005: 2003
YANCEYVILLE STREET, GREENSBORO, NC 27405 (REVOLUTION MILL)**

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) Granting a Certificate of Appropriateness with respect to the application submitted by John Luther to replace the existing unlit dimensional sign lettering near the bottom of the building façade with white acrylic backlit sign letters and installing a white custom cut metal cow shaped logo above the lettering on the subject property located at 2003 Yanceyville Street (Revolution Mill).

VI. New Business

Evidentiary Hearing Item(s)

**B. CERTIFICATE OF APPROPRIATENESS CASE #26-07-HPC-00006: 2058
BRENTWOOD ST, HIGH POINT, NC 27263 (MODEL FARM HOUSE)**

The subject property is located at 2058 Brentwood Street, High Point, NC 27263 (Guilford County Tax Parcel #192771), approximately 1,450 feet south of the intersection of Business Loop 85 South and Brentwood Street and comprises approximately 1.99 acres.

Proposed work includes the construction of a 30-foot-by-60-foot accessory building on the landmark property known as the Model Farm House.

Information for **CERTIFICATE OF APPROPRIATENESS CASE #26-07-HPC-00006** can be viewed by scrolling to the August 18, 2026, 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

None.

VIII. Staff Updates

A. Guilford County Interactive Online Landmark Map Project Presentation & Review

B. Minor Work Certificates of Appropriateness Report

- The City of Greensboro issued a Certificate of Appropriateness on July 17, 2026, for the C.P. Carmichael House, 314 Isabell Street, Greensboro, NC 27401 (Guilford County Tax Parcel # 244857), to install a new line of wooden picket fencing 42-46" high along the rear property line and replace the existing lattice fence on the Church Street property line with a wooden picket fence 42-46" high.
- Staff issued a Minor Work Certificate of Appropriateness on July 31, 2026, for the Vernon Building, 100 W. Washington Street, Greensboro, NC 27401 (Guilford County Tax Parcel #25) to replace the existing awning.
- The City of Greensboro issued a Certificate of Appropriateness on August 4, 2026, for the Broadhurst-Meyers-Curran House, 200 Fisher Park Circle, Greensboro, NC 27401 (Guilford County Tax Parcel # 4407), to remove two trees that have been determined to be leaning and hazardous by a certified arborist.

IX. Commissioner Updates

X. Adjournment

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**GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

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

**July 21, 2026
6:00 PM**

Call to Order

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

I. Roll Call

The following members were in attendance in person for this meeting:

Sean Dowell, Chair; Abigaile Pittman, Vice Chair; Jerry Nix; Keisha Hadden; Louis Gallien; Cory Rayborn; Christie Lee; Milt Rhodes

The following members were absent from this meeting:

Haley Moloney; Terry Hammond

The following Guilford County staff members were also present:

Jason Hardin, Planning and Development Deputy Director; Troy Moss, Planner I; Amira Yassin-Fort, Planning Technician.

II. Agenda Amendments

None.

III. Approval of Minutes: April 21, 2026

Mr. Gallien moved to approve the April 21, 2026, minutes as written, seconded by Ms. Pittman. The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Dowell, Gallien, Hadden, Lee, Nix, Rayborn, Pittman, Rhodes. Nays: None.)

IV. Rules and Procedure

Chair Dowell provided information to everyone present regarding the Rules and Procedures followed by the Guilford County Historic Preservation Commission.

V. Old Business

None.

VI. New Business

LEGISLATIVE HEARING ITEM(S)

A. LANDMARK DESIGNATION CASE #26-05-HPC-00004: 816 SOUTH ELM STREET, GREENSBORO, NC 27406 (NORTH STATE MILLING COMPANY)

Mr. Moss presented the staff report. The subject property is located at 816 South Elm Street (Guilford County Tax Parcel #1390), approximately 580 feet south of the intersection of East Gate City Boulevard and South Elm Street. The property comprises approximately 1.6 acres and is owned by QUB Studios, LLC. An aerial of the property was presented. The proposed designation included the entire approximate 1.6-acre lot and the exterior of the building. The specific interior features included: (1) Historic floors, (2) Walls, (3) Stairs, (4) Ceilings, (5) Silos, (6) Columns, and (7) Beams.

Samantha Stewart, 211 Tate Street, from Gate City Preservation, reported that she helped prepare the application with the property owner. She noted that it was all one building that involved multiple phases of development. The property owner was prepared to designate everything as a blanket statement. Some of the mill technology was still present, and it was proposed to include that equipment. The applicant was willing to protect the entire property since he wanted to see the property saved. The area was at risk for redevelopment.

Ms. Stewart went on to explain that the 1912 North State Milling Company building, despite alterations and modifications over time, continued to embody the structure and vernacular of buildings from the early 20th century. The building held special significance for residents who grew up going to the mill to purchase grain. Grain was initially brought in by truck, and later by rail. In 2007, the building was part of an adaptive reuse project, but it still had architectural features, such as grain silos, parapets, and beams. The reason for proposing to include the entire building was to include the grain silos and the railway. The mill's main significance was its historical and industrial significance to Greensboro.

The Commission asked if it was a nationally registered property. Ms. Stewart stated that they had explored nationally registering the property, and they were currently looking into it. The main concern was protecting the building and location from redevelopment. There was photographic evidence of how the windows changed over time, and the biggest hangup was that the windows were changed. However, the windows had already been changed before, so it should not prevent nationally registering the property. The grain silos were preserved, and pictures from the interior were presented.

The Commission asked if more information could be provided on the designation of roller mills. Ms. Stewart discussed the other roller mills in Greensboro, such as Wafco Mill, noting that the North State Milling Company was a bigger roller mill. The properties included in the application were the most comparable mills and helped to describe the function-based architecture of the mill.

Chair Dowell noted that textile mills were typically larger in scale, and grain mills were generally smaller and in neighborhoods. Ms. Stewart clarified that all of the mills followed similar architecture.

The Commission inquired on the timeline of the mill development. Ms. Stewart responded that the mill had a couple of different phases of development, and a concrete block section was built in the 1950s. All of the buildings were connected on site, and the oldest section was referred to in a drawing.

Eric Robert, 816 S Elm Street, the owner, provided additional information. He reported that two of the buildings were constructed before World War II. He provided additional details on how the mill was initially constructed. Many people had memories or anecdotes related to the building, and it was significant in many people's lives.

Ms. Hadden asked how much of the building was occupied. Mr. Robert reported that there was currently only one unoccupied space.

More information on the remaining machinery was requested by the Commission. Mr. Robert explained that there was equipment that was too difficult to move and was left, such as a grain bin and various other bins.

Jo Ramsay Leimenstoll, 629 S Elm Street, a preservation architect, provided public comment. She reported that she and her husband owned a property from which they could see the mill. The mill was fascinating both from the inside and outside, and it was great that so much of it was intact. She raised concerns about how pivotal it was to connect to South Elm Street and keep the industrial feeling in that area. She stated that she wanted to ensure that the building and its character were preserved since it was such a distinctive building and added character to the area. She stated that she was pleased to see that the owner was looking at preserving the interior and exterior features. She stated that having the building designated as a local landmark was a critical step for the area.

Mike Cowhig, 606 Magnolia Street, formerly with the City of Greensboro's Planning Department, reported that one of his responsibilities was maintaining information on the city's historic landmarks. The North State Milling Company was included in Greensboro's first historical inventory in 1975. There were approximately 180 structures in the survey for Greensboro, and it had been updated several times and now included several thousand structures. The survey documented other mills, many of which were gone. Greensboro's industrial history was vanishing, and there were adaptive uses of them, but a lot of the industrial history was lost. He commented that he was happy to support the designation of the North State Milling Company.

Chair Dowell closed the public hearing by acclamation.

Chair Dowell highlighted that the HPC had to designate cases as significant and give a reason why. It needed to be clear why a property was being designated as a landmark and the reason for it.

The Commission noted that the North State Milling Company was a roller mill, the HPC had the oldest roller mill already designated, and similar types of mills were designated previously. There was a similar industrial building designated. Since it was not on the National Register, it would be designated by Guilford County. The property was built in 1912, 1948, and 1963. It was significant as a roller mill since there were only two in Greensboro. None of the areas had a historic designation and were in the path of progress.

Ms. Hadden noted that there was a coffee shop, a jazz club, two yoga studios, and an art gallery currently occupying the site.

Chair Dowell asked if there was a list that described everything within the building. Mr. Hardin noted that the list of interior features requested to be designated was in the staff report and in the application.

Vice-Chair Pittman noted that the rail line was not on the list. Mr. Hardin clarified that the rail line was not their property, but the property backs up to the railroad right-of-way. The rail spur on the subject property would be included in the designation.

Mr. Nix pointed out that the windows were changed over time, but it was still within the criteria for what could be considered.

Chair Dowell asked if there was a way to add the equipment to the list. Mr. Hardin responded that the owner would need to request to amend their application in order to include other interior features in the designation.

Mr. Gallien departed the meeting at 6:58 p.m.

Mr. Nix noted that there was another historic building with preserved windows, and that changing them was leading to hesitation. For historic properties, windows were a challenge, and it needed to be important not to set a precedent for future properties.

Chair Dowell asked if it was fair or possible to ask the applicant not to designate the walls or to say that if the windows were changed, they would be put back to historic standards.

Mr. Hardin advised the Commission against making a conditional recommendation. He added that the applicant could be asked to amend the application to not include the walls and windows, but the designation of the property should not be recommended on a contingency.

Mr. Moss reported that in the past, when additional information was needed, it was a much shorter timeframe to revise the application in the meeting than to provide approval and then have to go through the process again.

Chair Dowell moved to reopen the public hearing on Case #26-05-HPC-00004, seconded by Mr. Nix. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Hadden, Lee, Nix, Rayborn, Pittman, Rhodes. Nays: None.)

Ms. Stewart spoke again and commented that there was an opportunity to have the purview over changes over time, and if the windows were a concern, the HPC would have the opportunity to provide input. Since there was a surface that was previously painted, it would not be worth changing what was included in the designation. The main difference in what was desired was to add historic equipment. It was asked whether an amendment was required or if it could be done at the current meeting.

Mr. Hardin stated that the owner could request to amend the application to include more interior features. He noted the Commission would need to vote to accept the amended application.

Ms. Stewart noted they requested to include one large sifter and three rope-and-pulley systems as additional interior features to be designated and amend the application; Mr. Robert, the owner, verbally agreed.

Mr. Hardin noted that the Commission would need to vote to accept the amended application, and the applicant would have to provide staff with a revised application with the listed features.

Chair Dowell asked that pictures be provided so that future staff and Commissioners knew what was being referred to with the additional designated interior features.

Mr. Robert stated that he had put the windows in, and someone had previously busted all of the windows and frames. The façade with the window had extra wood due to the need to fix it. He said that he hoped that he would be able to replace the windows with the original ones if he had the financial means to do so and that they would not keep getting broken into. He noted that some of the openings were made larger, such as the balconies, to improve the use. He stated that he would be happy to return to the original openings when replacing the windows and once they were able to do so. No alterations were planned, but the windows would need to be addressed at some point.

Mr. Robert, as the owner, requested to amend the landmark designation application. Under the boundary description, the interior features would include mechanical equipment tied to the mill's industrial historical use, including a large sifter and three pulleys inside the building. He agreed that a location map and photographs of the pulleys will be provided to staff.

Ms. Pittman moved to accept the amended application for Case #26-05-HPC-00004, seconded by Mr. Rhodes. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Hadden, Lee, Nix, Rayborn, Pittman, Rhodes. Nays: None.)

Chair Dowell closed the public hearing by acclamation.

The repeated painting of the building was further discussed. Mr. Nix commented that if the walls were not designated, they could be removed. He stated that the entire interior should be designated, including the floors, walls, ceilings, beams, and equipment.

Chair Dowell moved that the Guilford County Historic Preservation Commission recommend APPROVAL of Landmark Designation Case #26-05-HPC-00004, an application for landmark designation of the subject property, identified as the North State Milling Company, located at 816 South Elm Street, Greensboro, NC 27406, being Guilford County Tax Parcel #1390, comprising 1.6 acres, and owned by QUB Studios LLC. This recommendation is based on the following:

1. The subject property does possess special significance in terms of its historical importance, especially as a roller miller with existing elements that were still in existence are rare and this is one of the few remaining examples of roller mills in Guilford County. The property preserved the industrial history and heritage south of Lee Street and downtown Greensboro.
2. The subject property does possess integrity through maintaining its original location and through design sufficient to convey its significance. The building retained its function-based and stylistic character.

Chair Dowell further moved that the designation should include the following elements of the property that are integral to its historical value: The entire lot, the entire exterior of the building, and specific interior features including historic floors, walls, stairs, ceilings, silos, columns, and beams. The equipment related to historical use will be included, that being the one large sifter and three rope-and-pulley systems. If designated as a local historic landmark by the governing board, any proposed alterations to the property or features designated will be subject to review and issuance of a Certificate of Appropriateness by the Historic Preservation Commission or its staff designee(s). Pursuant to North Carolina General Statutes § 160D-947(b), the consent of the property owner for review of any interior features designated is established by the signed statement contained in the application and will bind future owners if recorded in the Guilford County Register of Deeds and indexed according to the name of the owner of the property. The motion was seconded by Mr. Rayborn. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Hadden, Lee, Nix, Rayborn, Pittman, Rhodes. Nays: None.)

Evidentiary Hearing Item(s)

A. CERTIFICATE OF APPROPRIATENESS CASE #26-06-HPC-00005: 2003 YANCEYVILLE ST GREENSBORO, NC 27405 (REVOLUTION MILL)

Mr. Moss presented the staff report. The subject property is located at 2003 Yanceyville Street (Guilford County Tax Parcel #26774), approximately 580 feet south of the intersection of East Cornwallis Drive and Yanceyville Street and comprises approximately 25.47 acres. Alterations proposed include replacing the existing unlit dimensional sign lettering near the bottom of the building façade with white acrylic backlit sign letters and installing a white custom-cut metal cow-shaped logo above the lettering. The new lettering will appear white during the day and be illuminated with white lighting at night. The notices were provided. There were signs posted on Yanceyville, Maple, Cypress, and Hubbard Street, and every abutting property owner received a mail notice. The Revolution Mill was built in 1899 and was associated with the earliest 20th-century development of Greensboro and the early textile industry.

Mr. Moss noted that Revolution Cotton Mills embodied the distinctive characteristics of standard textile mill construction of the late nineteenth century and early twentieth century, incorporating the "slow burning construction" and good lighting and ventilation prescribed by factory insurance companies of the period. It is the most intact of the early twentieth-century textile mills in Greensboro. It could likely yield information important to prehistory or history. The property was listed on the National Register of Historic Places in 1984 (Site No. GF0172). The property was designated as a local historic landmark in 2016. The smoke towers and water towers were desired to be included. Although technically a separate property, the Mill House at Revolution Mill was recommended for designation in 2025, and it was designated in 2025. An affidavit of notice was included, along with the memo to the 2026 City of Greensboro and pictures from the designation report. Pictures taken on the property were included.

Christy Joyce, 1305 Heatherbrook Drive, the Chief Marketing Officer for Pepper Moon, provided additional information. In 2025, the property was sold, and the owners appreciated the space and committed to retaining its uniqueness. They ensured that they remained with the same aesthetic of existing signage. They also ensured they did not go past the roofline or damage the membrane present to protect the building. They had worked to find the best way to attach a sign with the least impact to the building. Approximately one out of four customers had a difficult time finding the business due to the poor sightline. Permission to update the sign was requested.

Dan Levine, 301 W Main Street, the Director of Real Estate and Vice President for Self-Help Credit Union, stated that he was fully in support of the sign change. He confirmed that some of his colleagues did do the historic designation work. The intent was to add the sign in such a way that it could be reverted to the original condition if needed.

John Luther, 7515 Strawberry Rd, the sign contractor from Bravo Signs, reported that the applicant was looking simply to draw more attention since the current signage was at or below eye level and was unlit. He noted that he had heard from many individuals that the existing sign made it difficult to find the business. Each of the three letters in the proposal was lightweight and had LED lights in them. They would be attached to the face of the building in grout lines, and nothing would protrude entirely through the building.

Ms. Hadden asked if there was interior lighting or lighting behind the sign. Mr. Luther clarified that the lights were inside the letters. Nothing would be within or behind the wall.

Vice-Chair Pittman asked if the regulations for signs were checked. Mr. Luther confirmed that they had.

Vice-Chair Pittman asked if City permits were the next step. Mr. Luther confirmed that it was the next step. He said the City permits were applied for, and the applicant was informed that they first needed to go to the Historic Preservation Commission.

Chair Dowell asked how the cow sign would be attached to the building. Mr. Luther reported that it would be on the roof, but it would not penetrate the membrane. A rubber membrane was on the roof. A bracketing system would be placed on the brick and would go out to the face of the roof to provide a place for the cow.

Chair Dowell closed the public hearing by acclamation.

Chair Dowell noted that the Secretary of the Interior's Standards for Rehabilitation were reviewed. 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 will be avoided. He asked if there were any concerns about that standard being met. There were none.

Chair Dowell said the third standard was that 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. He asked if there were any concerns about that standard being met. There were none.

Chair Dowell noted fifth standard was that distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. It was noted that no element of history was being removed in the current instance. He asked if there were any concerns about that standard being met. There were none.

Chair Dowell noted the ninth standard was that 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, proportions, and massing. New signs are treated under the provision to avoid destroying historical materials. The standard practice was not to damage the brick, but to instead go through the grout.

Chair Dowell asked if a condition could be included to require the sign attachment not be made through the brick and only in the grout. Mr. Hardin responded that reasonable conditions are allowed on Certificates of Appropriateness. He recommended the Commission confirm with the owner that it is doable and confirm their consent.

Chair Dowell asked the applicants if there were any concerns about that standard being met. Mr. Luther said he would be able to affix the sign by only using the grout. Mr. Levine, as the owner, verbally agreed to the condition.

Chair Dowell noted the tenth standard was that 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. The interior lighting, rather than backlighting, was the easiest way to avoid any issues. He asked if there were any concerns about that standard being met. There were none. It was noted that it was a large building and a small sign, and there were no concerns about any of the criteria being met.

Mr. Rayborn moved 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:

- 1) The Secretary of the Interior's Standards for Rehabilitation are met by the proposed work.

- 2) The signage meets the standards for retaining and preservation of the historic character of the property.
- 3) The signage meets the standards such that it does not create a false sense of history.
- 4) The distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 5) The new sign additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.
- 6) The new additions and adjacent or related new construction shall be undertaken in such a way that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. With the additional condition that any bolt used to affix the sign to the façade would be placed through the grout and not through the existing brick.

Based upon the foregoing findings of fact, I further move that the Guilford County Historic Preservation Commission Approve Certificate of Appropriateness Case #26-06-HPC-00005, a request for a Certificate of Appropriateness for alterations including replacement of the existing unlit dimensional sign lettering near the bottom of the building façade with white acrylic backlit sign letters and installation of a white custom cut metal cow shaped logo above the new sign lettering on the subject property, identified as Revolution Mill, located at 2003 Yanceyville St Greensboro, NC 27405, being Guilford County Tax Parcel #26774. This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Commission's decision and supported by the evidence and the law, for the Commission's consideration at its next meeting.

The motion was seconded by Ms. Hadden. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Hadden, Lee, Nix, Rayborn, Pittman, Rhodes. Nays: None.)

VII. Other Business

None

VIII. Staff Updates

A. Landmark Index Project Update

Mr. Hardin reported that, with recent change in staff, there were no updates on the project at this time. He noted that staff will continue working to complete the index as quickly as possible.

Mr. Hardin introduced Amira Yassin-Fort as the department's new planning technician.

B. Minor Work Certificates of Appropriateness Report

Mr. Moss reported that staff issued a Minor Work Certificate of Appropriateness on April 24, 2026, for installation of two signs at the Country Club Apartments, 1700 N Elm St, Greensboro, NC 27408 (Guilford County Tax Parcel #9975).

He said the City of Greensboro issued a Certificate of Appropriateness on July 6, 2026, for the removal of a dying and hazardous red oak tree in the front yard at the Julian Price House, 301 Fisher Park Circle, Greensboro, NC 27401 (Guilford County Tax Parcel #4391).

Mr. Hardin noted that on July 23, 2026, the confirmation of the new prospective member, John Van Eerden, would be considered for appointment by the Board of County Commissioners.

IX. Commissioner Updates

Mr. Nix reported on a former County HPC member who won a preservation award from North Carolina. He provided an update on house repairs regarding possible violations in the William Fields House. The frame of an old sign was completely removed, and the renter was using chalk to create a sign. The chalk was removed. The porch banisters still needed to be repaired. Since there were no staff looking at all of the properties, it was important to have someone else look at them. Mr. Hardin responded that the County's Zoning Compliance Officer was working on addressing the noted possible violations and assured him that the officer followed up with Mr. Nix.

Ms. Pittman reported that she spoke with Benjamin Briggs about the First Baptist Church that the city purchased. He was working with Bob Sager with Partners for Sacred Places to bring forward an event in October 2026. The City would meet with the High Point Historic Preservation individuals to show different ways the building could be used instead of having it torn down. Bob Sager was invited to the event. One of the completed projects from the High Point Preservation Society was the Oakwood Cemetery Gatehouse, and an open house will be held on July 31, 2026, from 3:30 p.m. to 5:00 p.m.

Chair Dowell reported that on November 1, 2026, a 300-to-500-person tour of historic homes would be held in Gibsonville, NC by Preservation Alamance.

X. Adjourn

There being no further business before the Board, Chair Dowell adjourned the meeting by acclamation at 8:24 p.m.

The next regular meeting of the Guilford County Historic Preservation Commission is scheduled for August 18, 2026, at 6:00 p.m. in the Carolyn Q. Coleman Conference Room, located on the first floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.

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

ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Guilford County Historic Preservation Commission ("the HPC"), held a duly-noticed hearing on **Tuesday, July 21, 2026**, to consider **Case #26-06-HPC-00005**, a Certificate of Appropriateness Application submitted by **Historic Revolution, LLC** ("the Applicant"), seeking approval for the following proposed work on the local historic landmark known as the **Revolution Mill**, located at **2003 Yanceyville Street, Greensboro, NC 27405**, being Tax Parcel **#26779** ("the Property"):

Alterations proposed include replacing the existing unlit dimensional sign lettering near the bottom of the building façade with white acrylic backlit sign letters and installing a white custom cut metal cow shaped logo above the new sign lettering. The new lettering will appear white during the day and be illuminated with white lighting at night; with the condition that any bolt used to affix the sign to the façade would be placed through the grout and not through the existing brick.

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, seven (7) to zero (0), makes the following FINDINGS OF FACT¹:

- 1) The Secretary of the Interior's Standards for Rehabilitation are met by the proposed work.
- 2) The signage meets the standards for retaining, and preserving of, the historic character of the property.
- 3) The signage meets the standards such that it does not create a false sense of history.
- 4) The distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 5) The new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.
- 6) The new additions shall be undertaken in such a way that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. With the additional condition that any bolt used to affix the sign to the façade would be placed through the grout and not through the existing brick.

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, Revolution Mills.

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.

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¹ The HPC has made all factual findings herein by the greater weight of the evidence, placing the burden of proof on the Applicant.

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

Sean Dowell, Chair	☐ Approved ☐ Not Approved	_____
		Signature
Abigaile Pittman, Vice-Chair	☐ Approved ☐ Not Approved	_____
		Signature
Cory Rayborn, Member	☐ Approved ☐ Not Approved	_____
		Signature
Theresa Hammond, Member	☐ Approved ☐ Not Approved	_____
		Signature
Jerry Nix, Member	☐ Approved ☐ Not Approved	_____
		Signature
Keisha Hadden, Member	☐ Approved ☐ Not Approved	_____
		Signature
Louis Gallien, Member	☐ Approved ☐ Not Approved	_____
		Signature
Christie Lee, Member	☐ Approved ☐ Not Approved	_____
		Signature
Haley Moloney, Member	☐ Approved ☐ Not Approved	_____
		Signature
Milt Rhodes, Member	☐ Approved ☐ Not Approved	_____
		Signature

SO ORDERED, this the ____ day of August, 2026.

Sean Dowell, Chair
Guilford County Historic Preservation Commission

Witness

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that Troy Moss 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 Troy Moss witnessed/recognizes the signatures of Sean Dowell, Abigaile Pittman, Theresa Hammond, Jerry Nix, Keisha Hadden, Haley Moloney, and Milt Rhodes, 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: 06/18/2026

No Fee Required

Case Number 26-07-HPC-00006

Date Approved/Denied: _____ Initials: _____

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

The historic model Farm (The Model Farm)

Property Location

2058 Brentwood St High Point NC 27263

Tax Parcel #

192771

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.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

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

- 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 aerals
- D) Detailed materials list, colors and/or samples.
- 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.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation
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Appropriateness (COA) Application**

- ☐ **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

Rizwana Khan
Name

Name

2058 Brentwood St
Mailing Address

Mailing Address

HIGH Point, NC 27263
City, State and Zip Code

City, State and Zip Code

336-687-5380 thehistoricmodelfarm@gmail.com
Phone Number Email

Phone Number Email

Rizwana Khan
Signature

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
Commission
Conditions of Approval:

☐ Referred to Historic Preservation

MAJOR COA

☒ Approved by Historic Preservation Commission
Commission
Conditions of Approval:

☐ Denied by Historic Preservation



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

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

Return completed applications by e-mail to:

Contact Planning@guilfordcountync.gov

400 W Market Street – Post Office Box 3427

Greensboro, North Carolina 27402

(336) 641-3334

Attached

Certificate of Appropriateness (COA) Statement of Request
Proposed Accessory Building –
2058 Brentwood Street, High Point, NC

Dear Members of the Historic Preservation Commission,

I respectfully submit this request for a Certificate of Appropriateness for the construction of a 30-foot 60-foot accessory building on my property located at 2058 Brentwood Street, High Point, North Carolina, known as the Historic Model Farm.

The proposed structure is intended to complement and preserve the historic character of the property while restoring an important feature that was once part of the farm.

Historical information indicates that the original 1800-year-old barn serving this property was destroyed by fire in the 1950s. As a result, the farm has been without one of its defining agricultural structures for many decades.

The purpose of this new accessory building is to re-establish that historic relationship by constructing a barn-inspired building that is respectful of the property's agricultural heritage. The design will be compatible with the historic setting in terms of its scale, materials, roofline, and placement on the site. It will be positioned toward the rear of the property to maintain the prominence of the historic residence while preserving the overall appearance and integrity of the site.

This building is not intended to compete with the historic home but rather to reinforce the property's original function as a working farm. Reintroducing a barn to the property will help tell the complete story of the Historic Model Farm and contribute to the preservation of its cultural and historical significance for future generations.

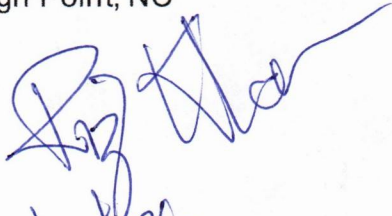
Over the past several years, I have dedicated myself to restoring and preserving this historic property with great care and respect for its history. My vision is to ensure that every improvement honors the farm's legacy while allowing it to continue serving the community as an important historic landmark.

I respectfully request your approval of this Certificate of Appropriateness and appreciate your consideration of this proposal. I welcome the opportunity to meet with the Commission, answer any questions, and provide additional drawings or documentation as needed.

Thank you for your time, consideration, and continued commitment to preserving the historic resources of our community.
Respectfully submitted,

Attached

Rizwana Khan (Riz)
Owner, The Historic Model Farm
2058 Brentwood Street
High Point, NC


7/15/24

Attached



The Model Farm
A Quaker Agricultural Project
in the 1800's

Attached

Proposed Barn Site Plan

2058 Brentwood Street, High Point, NC 27263
Guilford County



30'
Approx

PARCEL INFORMATION

Tax Parcel Number:
192771

Total Lot Area:
1.99 Acres
(86,684 Sq Ft)

Address:
2058 Brentwood Street
High Point, NC 27263

Zoning:
RS-9 (Residential)

Use:
Single-Family Residential

SITE SUMMARY

Existing Structure:
Landmark Residence
Proposed Barn Size:
30' x 60' (1,800 Sq Ft)
Setback from Residence:
60 Ft (Min.)

Distance from Front Property Line:
60 Ft
120 Ft

LEGEND

- Property Boundary
- Existing Structure (Landmark Residence)
- Proposed Barn (30' x 60')
- Dimension / Setback



Cornerstone Steel Buildings LLC

📍 6166 Pinebrook Drive
Archdale, Randolph, North Carolina 27263

✉ sales@cornerstonesteelllc.com

☎ (336) 905-9655

Sales: Adrian Spell

📍 6166 Pinebrook Dr
Archdale, Nc, North Carolina 27263

✉ sales@cornerstonesteelllc.com

☎ (336) 905-9655

Building Quote
QTE-000048

Date
06/24/2026

Total
\$39,539.30

CUSTOMER DETAILS

Attached

Riz Khan

Billing Address
📍 North Carolina

Shipping Address
📍 North Carolina

✉

☎

Triple Wide Garages - 30 x 30 x 14

■ Roof Color: Black (26ga?)

■ Trim Color: Black (26ga?)

☐ Sides/Ends Color: Bright White (26ga?)

☐ Wainscot Color: NA



Ready for Installation? ☐ Jobsite Level? ☐ Permit Required? ☒ Inside City Limit? ☐ Electricity Available? ☐ Installation Surface? Concrete

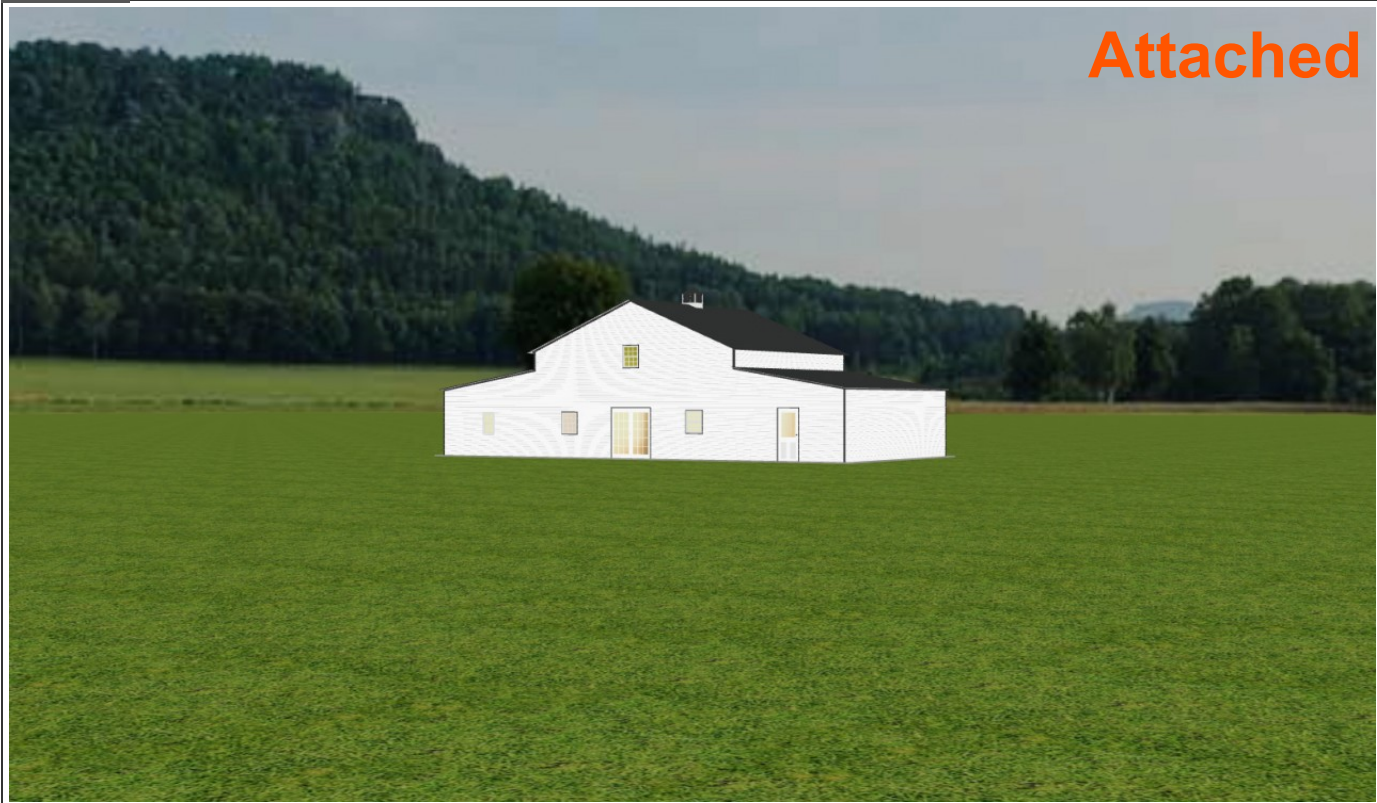
Building Dimension 30'W x 30'L x 14'H	Roof Style Vertical Style	Gauge 14 Gauge	Wind/Snow Rating 145 MPH + 35 PSF Certified	Distance on Center 5 Feet
---	-------------------------------------	--------------------------	---	-------------------------------------

30X30' Vertical Style Roof (Roof 31' Ga : 14)	1	\$6,155.00
14' Height	1	\$1,115.00
5/12' Roof Pitch	1	\$1,500.00
145 MPH + 35 PSF Certified (Incl. Lean-tos)	1	\$0.00
Ends - Closed Horizontal	2	\$4,970.00
Sides - Closed Horizontal	2	\$1,835.00
Center - White - 2" Fiberglass (Climate Control) - R9 (Full Roof, Front, Back)	1	\$5,040.00
Left Lean - 15x30' (2/12' Roof Pitch)	1	\$5,870.00
Left Lean - 9' Height	1	\$177.50
Left Lean - Ends - Closed Horizontal	2	\$1,880.00
Left Lean - Side - Closed Horizontal	1	\$560.00
Left Lean - White - 2" Fiberglass (Climate Control) - R9 (Side, Front, Back, Full Roof)	1	\$2,592.00
Right Lean - 15x30' (2/12' Roof Pitch)	1	\$5,870.00
Right Lean - 9' Height	1	\$177.50
Right Lean - Ends - Closed Horizontal	2	\$1,880.00
Right Lean - Side - Closed Horizontal	1	\$560.00
Right Lean - White - 2" Fiberglass (Climate Control) - R9 (Side, Front, Back, Full Roof)	1	\$2,592.00
Front - 72x80" Walk-in Door (15 lite double door)	1	\$3,500.00
Front - 30x36" Window (6 Grid Vinyl (White))	3	\$720.00
Left - 13x9' Garage Door Frameout (Roll-Up) 45 Trim Kit	2	\$1,350.00
Back - 36x80" Walk-in Door (9 Lite (White))	1	\$600.00

Back - 24x36" Window (4 Grid (White))	2	\$400.00
Right - 13x9' Garage Door Frameout (Roll-Up) 45 Trim Kit	2	\$1,350.00
Left Lean Front - 24x36" Window (4 Grid (White))	1	\$200.00
Left Lean Side - 36x80" Walk-in Door (9 Lite (White))	1	\$600.00
Left Lean Side - 24x36" Window (4 Grid (White))	2	\$400.00
Left Lean Back - 24x36" Window (4 Grid (White))	1	\$200.00
Right Lean Front - 36x80" Walk-in Door (9 Lite (White))	1	\$600.00
Right Lean Back - 24x36" Window (4 Grid (White))	1	\$200.00
Colored Screws	1	\$0.00
Side Connection Fees	1	\$420.00
Manufacturer Discount (Summer Sale Frenzy)	1	(\$18,891.76)
Cupola - Without Windows - 2x2	1	\$2,250.00
Risk 1 Generic Fee : \$300.00		
NOTES	Building Amount	\$55,564.00
	Manufacturer Discount (Summer Sale Frenzy)	(\$18,891.76)
	Sub Total	\$36,672.24
	County Tax (2.25%)	\$825.13
	State Tax (4.75%)	\$1,741.93
	Additional Charges	\$300.00
	Grand Total	\$39,539.30
	Pay Now	
	Downpayment	\$5,867.56
	Balance Due	\$33,671.74

Attached

Attached



FRONT



RIGHT



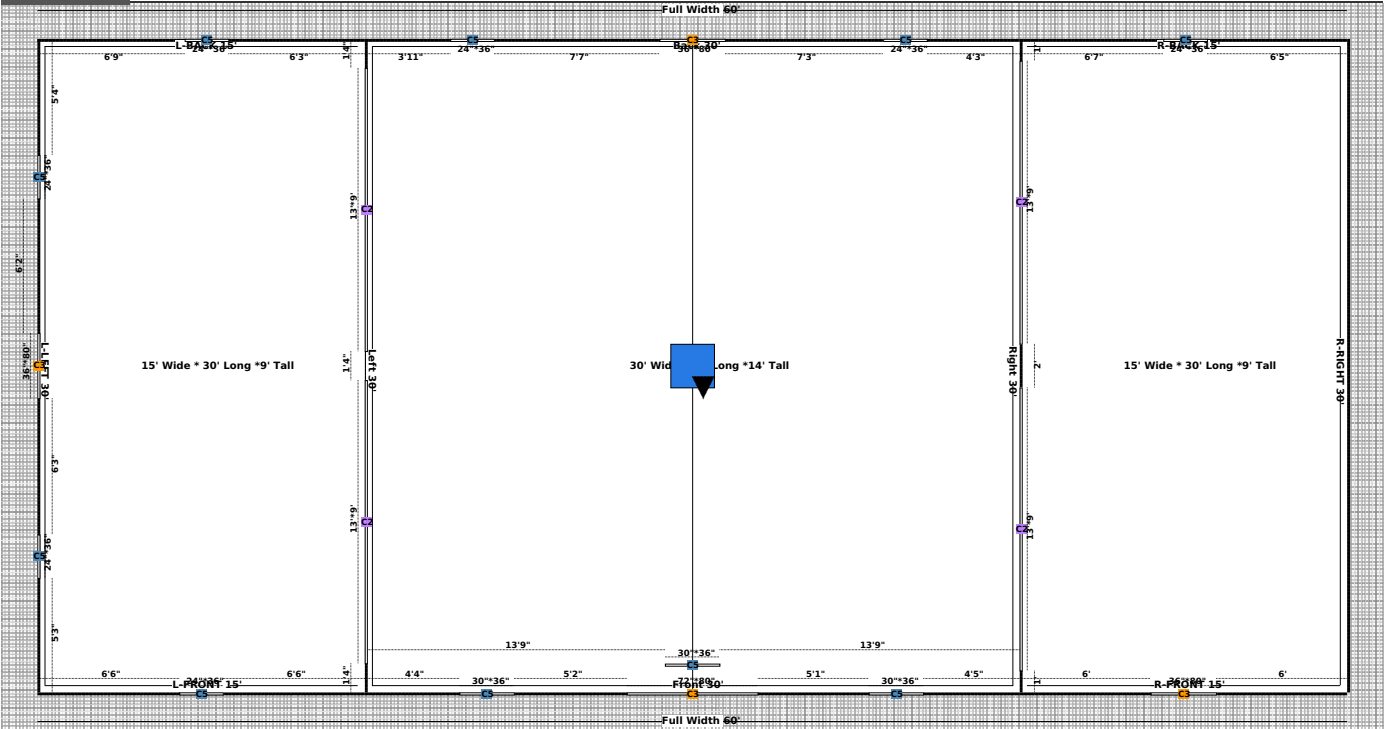
BACK

Attached



LEFT

2D DRAWING-1



LEGENDS							
C1	Garage Door	C2	Garage Door Frameout	C3	Walk in Door	C4	Walk in Door Frameout
C5	Windows	C6	Windows Frameout	C7	Open Wall		
C8	Close Wall	C9	Distance	C10	Storage Length (Utility)	C	Cupola

Attached



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission Staff Report for Certificate of Appropriateness

Property Information

Name of Landmark: Model Farm House

Property Address: 2058 Brentwood Street

Tax Parcel: 192771

Owner(s): Rizwana Khan

Project Summary

Proposed work includes the construction of a 30-foot-by-60-foot accessory building on the landmark property known as the Model Farm House.

Background Information

1. The Model Farm House was built by Quakers in 1866 as an educational farm.
2. The attached designation report discusses further the property's identified historical significance (see attached).
3. The property was listed on the National Register of Historic Places in 2011 (Site No. GF1550).
4. The property was designated as a local historic landmark in 2001.
5. The property's original landmark designation includes the following:
 - a. The interior and exterior of the Model Farm House and surrounding acres are described as High Point City tax map 18-00-247-1-8; Deed book 2247, page 90; plat book 65-97.

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.
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.

Example Motion (Approval)

Here is an example motion for **approval**:

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 fact]:

*Based upon the foregoing findings of fact, I further move that the Guilford County Historic Preservation Commission **APPROVE** Certificate of Appropriateness Case #26-07-HPC-00006, a request for a Certificate of Appropriateness for **construction of a 30-foot by 60-foot accessory building on the property located at 2058 Brentwood Street, High Point, North Carolina** on the subject landmark property, identified as **The Model Farm House**, located at **2058 Brentwood Street High Point, NC 27263**, being Guilford County Tax Parcel #192771.*

This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Commission's decision and supported by the evidence and the law, for the Commission's consideration at its next meeting.

Example Motion (Denial)

Here is an example motion for **denial**:

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 fact]:

*Based upon the foregoing findings of fact, I further move that the Guilford County Historic Preservation Commission **DENY** Certificate of Appropriateness Case #26-07-HPC-00006, a request for a Certificate of Appropriateness for **construction of a 30-foot by 60-foot accessory building on the property located at 2058 Brentwood Street, High Point, North Carolina** on the subject landmark property, identified as **The Model Farm House**, located at **2058 Brentwood Street High Point, NC 27263**, being Guilford County Tax Parcel #192771*

This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Commission's decision and supported by the evidence and the law, for the Commission's consideration at its next meeting.



Application Timeline

Date of application:
June 18, 2026

Date adjacent property owner(s) notified:
August 5, 2026

Date sign posted on subject property:
August 6, 2026

Date legal notice posted on County website:
August 7, 2026

Date of hearing:
August 18, 2026



GUILFORD COUNTY PLANNING AND DEVELOPMENT

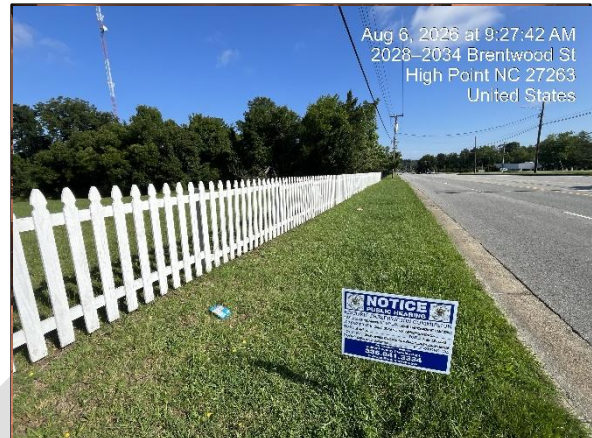
Historic Preservation Commission
Staff Report for COA
Case #26-07-HPC-00006

Sign Posting Photos Yanceyville Street

Facing Subject Property



Facing North



Facing Across Subject Property



Facing South



Affidavit of Notice

I, Troy Moss, do hereby certify that notice has been sent by first-class mail to the following recipients regarding Case #26-07-HPC-00006.

PG III LLC
Po Box 1475
Kinston, NC 28506

Rizwana K. Khan
2058 Brentwood St
High Point, NC 27263

NC-High Poing-2005
Francis Street LLC
Po Box 2629
Addison, Tx 75001

Brentwood Business Partners
112 Stage Coach Trl
Greensboro, NC 27409

R.L. Deal Jr Estate
Po Box 2278
High Point, NC 27261

Thomas M. Lowe Jr C/o
The Wilbur T. Lowe Trust
3506 Round Hill Rd
Greensboro, NC 27408

This 6th day of August, 2026.



Troy Moss, MPA, Planner I
Guilford County Planning and Development Department
336-641-4222
tmoss2@guilfordcountync.gov

Landmark Designation Report Summary - Supplementary Information

Significance of the Model Farm in High Point, NC.

by Nora Miller

Alarmed by the large numbers of southern Friends traveling thru Baltimore on their way west, a group of Quakers formed "The Baltimore Association of Friends to Advise and Assist Friends in the Southern States" in 1864. The purpose of the group was to relieve the immediate suffering caused by the Civil War, provide aid that would make southerners self-sustaining, educate them and improve their lands. Toward this end the association began plans for building more than 30 primary schools, a teachers college which would become Guilford College and a model farm that would demonstrate the latest in technology and agricultural processes.

Early in 1866 Guilford County, NC was chosen as a desirable location for the model farm. Because of the six large Quaker Meetings within supporting distance, close to the Yearly Meeting in New Garden (near Greensboro), proximity to the railroad depot in High Point, a 240 acre track of land adjoining the Springfield Monthly Meeting was purchased. \$700.00 was raised from local Friends Meeting and added to donations of money as well as livestock from other Friends Meetings as far away as Ireland.

William A. Sampson, an experienced and educated farmer from Maine was recommended and accepted the position of farm manager. Accomplishments that the farm can boast include a state of the arts farm house and barn with water running to them, one of the first in the state. The house, being a two story, center hall, Triple-A I-house, gave way to wide popularity of this design for other houses due to the great numbers of visitors to the farm. Other firsts to be initiated at the model farm and then carried back home were rat-proofed corn cribs, bone fertilizer grist mill, reapers and mowers, wagons on iron axles, thoroughbred cattle, registered hogs and sheep.

The farm demonstrated the use of cover crops (clover and cow peas) that could be tilled back into the ground and return nitrogen to the depleted soils. Promoting Governor Jonathan Worth to comment that the farm was the only green spot he had seen in the state for four year. By 1869 enough seed had been sold at cost to plant over 10,000 acres across the state. Also introduced was the idea of providing grass pastures for animals to graze in, not rely on the left over corn stocks for food.

On February 12, 1891, The Baltimore Association of Friends to Advise and Assist Friends in the Southern States decided the task was accomplished and sold the farm. Thousands of people had visited the farm and taken away with them new ways of looking after their farms, lands, animals and buildings. Ways that would undo the years of slave labor that had kept improved machinery and new methods of agriculture out.

Landmark Designation Report Summary - Supplementary Information

Physical Description of Model Farm

Gary Barkhau

October 16, 2001

The Model Farm house, built by Quakers in 1866 as part of an educational farm, faces south along Brentwood Street in southern High Point North Carolina, formally Springfield, North Carolina. It is currently surrounded by an industrial park that was originally part of the Model Farm. Over the years, the 200 plus acre farm has been sold off leaving only the 1.9 acres on which the house sits. In 1867, a new barn was built along with a grain house, hog pen, stockyard and gristmill of which none survive today¹. The barn stood to the northwest of the house and burned in the 1920's. Other outbuildings were built during the '20s and '30s. Though they had no part of the original farm, these and the original outbuildings no longer survive². Remnants of the springhouse, which carried water to the house and barn via lead pipes, is all that remain today³. Currently empty, the house is used occasionally by owner, Sidney Gayle, as background settings for interior photography of furniture, wallpaper, and other home furnishing products. The Model Farm house is currently on the National Register Study List by the North Carolina Department of Cultural Resources⁴.

EXTERIOR

The three-story, five-bay, triple-A I-house with rear ell is of wood construction from lumber cut from the Model Farm property⁵. It has weatherboard siding and sits upon a 6 to 1 running bond brick foundation that was later dug out to create a basement⁶. The house has a one-story full length hipped roofed front porch with brick piers supporting plain tapered wooden columns. These Craftsman style columns replaced the original simple, perhaps chamfered posts, possibly in the 1930s, as this was a typical design element popular at this time⁷. A chamfered header is still intact above these replacement columns. At an undetermined time, through oral history with no photographic documentation to date, the original solid wood front door and entry were replaced new casing and decoration were added⁸. The current half glass and wood, paneled front door is flanked to either side by matching sidelights.

The front facade is emphasized by a third story arched two-over-two double-hung sash window and centered front facing gabled roof. These two elements give the house height and frontal symmetry. Two modestly detailed brick interior center chimneys rise above the third story to give this house an impressive presence at a time when rural areas such as Springfield were still deep in financial trouble following the Civil War. The corbelled chimneys divide the house into thirds giving the house a sense of symmetry and balance to the viewer observing it from its original entrance, today named Model Farm Road.

The symmetry of the house is further emphasized by the fenestration both on the first and second story facade. Paired full-length four-over-four double-hung sash windows are on either side of the front door giving the living room, to the west, and the parlor, to the east, southern afternoon sun. The second story has five equally spaced six-over-six double-hung sash windows. Each exterior window and door are set in simple post and lintel frames top ledge piece, and molding profiles. The windows also have simple block sills.

Landmark Designation Report Summary - Supplementary Information

On the east elevation the first story parlor and dining room each have six-over-six double-hung sash windows, and the bathroom has a vertical two-over-two double-hung vertical sash window. The second story bedrooms have six-over-six double-hung sash windows directly over the first story windows, and the loft into the rear ell has a vertical two-over-two double-hung sash window directly above the one on the first story. The third story has an arched six-over-six double-hung sash gable window centered directly between the first and second story windows. The eastside of the kitchen ell has both a six-over-six and a vertical two-over-two double-hung sash window. An east-facing porch with a hipped roof is accessed directly off the kitchen through a six-panel (cross and bible) door and retains its original ten-inch plank ceiling⁹.

The rear kitchen ell, north elevation, has both a six-over-six double-hung sash window and vertical two-over-two double-hung sash window. The second story kitchen loft has paired two-over-two double-hung sash windows. A chimney for the kitchen stove is centered at the end of the ell.

The north elevation also consists of a first story hipped roof bay window for the living room with a six-over-six double-hung sash window flanked by four-over-four double-hung sash windows. The second story rear bedroom above the living room has a north facing six-over-six double-hung sash window, and a six-over-six double-hung sash window at the end of the hall. A rear dining room and porch were added in the 1930s, only to be removed later and reestablishing the original footprint¹⁰.

The west elevation consists of the living room on the first story, two bedrooms on the second story and a bedroom on the third story. The living room has a second hipped roof bay window with a six-over-six double-hung sash window centered window flanked by four-over-four double-hung sash windows. Both front and rear bedrooms directly over the living room have four-over-four double-hung sash windows which from the outside are paired together directly over the first story bay window. The bedroom on the third story has an arched six-over-six double-hung sash gable window directly centered over the first and second story windows in a linear fashion that adds to the overall height of the house. The west elevation of the rear ell has a six-over-six double-hung sash window in the kitchen and a vertical two-over-two double-hung sash window in the pass through pantry, which links the kitchen and dining room.

SITE

Three round brick planters are still intact and surrounded at one time three trees on the west side of the house. An old brick walkway leads to the front porch from the gravel parking lot of the industrial building, and another walkway continues around the west side of the house ending where the 1930s porch was added. Front and side foundation shrubs, a couple of maple trees in poor condition and cedar trees are all the plant material left of any significance on this property. The open field to the east of the house stretches to Brentwood Street, to the west and north the property is buffered by trees and

Landmark Designation Report Summary - Supplementary Information

underbrush, and to the south of the property is bordered by a gravel driveway and parking lot of an industrial building.

INTERIOR

The twelve-room center hall plan house, with a staircase on the right side of the hall, has a parlor and dining room flanking the hall on the East Side, and a living room on the West Side. The interior, with some minor finish detail alterations due to the recent photo shoots, was originally detailed rather simply due to the fact that this was a place for learning and not necessarily for architectural show. These simple details are seen in the nondescript post and lintel door and window frames, basic Greek Revival fireplace mantels and the lack of ornamentation, for example, to the stair balusters and outer string.

A first story kitchen, rear tight winder stairs, pass through pantry and a bathroom, added at a later date from a converted pantry, are located in the north side rear ell. The second story main block has two bedrooms on either side of the center hall and a rear ell, which contains a pantry/loft for the kitchen below, and accessed by the tight winder stairs¹¹. The third story has two bedrooms on either side of the center hall and one storage room.

The house has seven fireplaces. Greek Revival post and lintel mantels are in the first story living room and parlor and on the second story front East Side bedroom. Both West Side bedrooms have corner Greek Revival mantels that are smaller, yet identical in design as the other mantels. The third story has two fireplaces that are currently bricked up. These fireplaces have no mantels currently and probably had very only simple mantels originally since this area was used as sleeping quarters for the hired help.

The original floor plan of the house is intact. A back porch and new dining room that were added in the 1930s by a previous owner have since been removed restoring the original back porch and recreating the original footprint of the house¹². Two bathrooms were added perhaps at the same time as the rear porch and additional dining room. Today only the one bathroom that connects the kitchen and original dining room created from a pantry exists. The second story bathroom has been removed to reconstruct the roof to the rear porch¹³.

The flooring on the first and second stories, except for the kitchen loft on the second story, which retains the original five inch pine floor, have been replaced once with a two-inch oak flooring on top of the original flooring. The new flooring that was applied was cut from timber standing on the property and was air-dried for two years before being laid by a previous owner¹⁴. The kitchen has had a third flooring applied¹⁵.

Door and window frames throughout the house are simple post and lintel style. The doors are either six-panel (cross and bible) four-panel, or two-panel which leads to some speculation as to why there are these various styles. However, these three styles are indeed appropriate for this time period. The rear six-paneled door leading to the rear porch has a three-light (paned) transom above it and appears to be original. This door may match the original front door that no longer exists.

Landmark Designation Report Summary - Supplementary Information

Ceilings on the first and second story are approximately 10 feet and along with the walls are plaster. It would be characteristic to have plaster walls and ceilings on the first and second stories and not on the third story at the time of construction as these are the more public areas. However this feature can not be documented as fact at this time.

The center hall open staircase leading to the second floor has a slightly tapered turned newel post, curved handrail and simple rectangular balusters.

An open staircase leads to the third story and has an identical but smaller turned newel post, as on the first story, curved railing and rectangular balustrades. The original flooring is still intact throughout the third story as well as ten-inch plank sheathed walls, pitched ceilings, and doors¹⁶. Because of the similar staircase, newel post railing and balusters, the third floor appears to have been built as a walk-up attic originally and was finished off as three additional rooms for the hired help in 1867.

Today, the Model Farm stands as a lasting reminder of the self-sustaining will and education the Quakers helped to bring to rural North Carolina following the Civil War. Though the vast majority of the land and all of the out buildings no longer remain for visual inspection, the legacy of what once was can still remain for future generations through the protection of this house. The house has had some minor detail feature modifications over time, but it appears to me to have enough of the original fabric to educate through architectural insights.

Footnotes

¹ Sidney Gayle, Brief History of the Model Farm.

² Sidney Gayle, letter to the author, 20 June. 2001.

³ Ibid.

⁴ Sidney Gayle, File Memorandum, 29 Aug. 1979

⁵ Letter to author

⁶ File Memorandum

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² Brief History of Model Farm.

¹³ File Memorandum.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.

Designation Ordinance - Supplementary Information

AN ORDINANCE ADOPTED BY THE MAYOR AND THE HIGH POINT CITY COUNCIL DESIGNATING THE MODEL FARM HOUSE AND ACREAGE AS A GUILFORD COUNTY HISTORIC LANDMARK

WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed by chapter 160A, Article 19, Part 3C of the North Carolina General Statutes, have been met; and

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and has recommended in a public hearing that the property described below be designated as an historic landmark; and

WHEREAS, appropriate notice has been given of the public hearing as required by law; and

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the County and to promote the use and conservation for the education, pleasure, and enrichment of the residents of the Guilford County;

NOW, THEREFORE, BE IT ORDAINED BY THE HIGH POINT MAYOR AND CITY COUNCIL:

Section 1. The High Point City Council accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for the preservation of the subject property by the authority set forth in Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and local ordinance adopted pursuant thereto.

Section 2. The designation includes the interior and exterior of the Model Farm House and surrounding acres described as follows from this date October 16, 2001: High Point City tax map 18-00-247-1-8; Deed book 2247, page 90; plat book 65-97; Guilford County Register of Deeds. Owned by Sidney A. Gayle, Jr.

Section 3. A Guilford County Historic Landmark sign shall be purchased and erected on the property by the owner or within a nearby right-of-way, and such sign shall indicate that such property has been designated as an Historic Landmark.

Section 4. The procedures provided by law, including waiting period, shall be observed prior to demolition, alteration remodeling or removal of the designated property.

Section 5. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Tax Department, and Inspections Department in accordance with provisions of Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.

Section 6. This ordinance shall be effective from and after its adoption.

Arnold J. Koonce
Mayor of High Point

Lisa Vierling
City Clerk

**Certificate of
Appropriateness**

Adjacent Property



A. Rizwana K. Khan
B. Brentwood Business Partners
C. Brentwood Business Partners

D. PG II LLC
E. The Wilbur T. Lowe Trust
F. NC-High Point-2005 Francis Street LLC
G. R.L. Deal Jr Estate



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

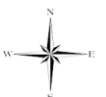
Case Number:

26-07-HPC-00006

Case Area:

Parcel(s) - 192771

2058 Brentwood St



Scale: 1" = 200'

Certificate of Appropriateness

Aerial



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-07-HPC-00006

Case Area:
Parcel(s) - 192771
2058 Brentwood St



Scale: 1" = 200'