

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
MARCH 21, 2017**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, March 21, 2017, at 6:02 p.m. in the Blue Room of the Old Guilford County Courthouse, 301 West Market Street, Greensboro, North Carolina.

Members Present: Benjamin Briggs, Chair; Melinda Trevorow; Christian Thoma; Jane Payne; Terry Hammond; Steve Johnson, Jo Leimenstoll and Dawn Chaney.

Members Absent: Abigaile Pittman and Tina Barber.

Staff Present: Leslie P. Eger, Planning Department.

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES FROM DECEMBER 20, 2016 REGULAR MEETING:

Ms. Hammond moved approval of the December 20, 2016 regular meeting minutes as amended, seconded by Ms. Payne. The Commission voted 7-0 in favor of the motion. (Ayes: Briggs, Trevorow, Thoma, Payne, Hammond, Chaney, Johnson. Nays: None.)

ELECTION OF CHAIR AND VICE-CHAIR:

Ms. Payne moved to nominate Mr. Briggs as Chair of the Guilford County Historic Preservation Commission, seconded by Mr. Johnson. The Commission voted 7-0 in favor of the motion. (Ayes: Briggs, Trevorow, Thoma, Payne, Hammond, Chaney, Johnson. Nays: None.)

Ms. Leimenstoll joined the meeting at 6:06 p.m.

Mr. Thoma moved to nominate Ms. Payne as Vice-Chair of the Guilford County Historic Preservation Commission, seconded by Ms. Leimenstoll. The Commission voted 8-0 in favor of the motion. (Ayes: Briggs, Trevorow, Thoma, Payne, Hammond, Chaney, Johnson, Leimenstoll. Nays: None.)

PUBLIC HEARING ITEM:

Speakers were sworn as to their testimony in this matter.

- 1. Major Certificate of Appropriateness (COA), for the Fraser-Wilson House** 407 West High Avenue, High Point, NC. The request involves the construction of a new drive, walkways and three buildings to the rear of the designated Fraser-Wilson House property to establish a meeting and event center. Owned by Eastern Accents, 4201 West Belmont Avenue, Chicago, IL 60641.
(APPROVED)

Mr. Eger stated that this structure was designated as a historic landmark in January of 1998. The interior, exterior and entire properties were included in the designation. He provided additional pictures of the property and reviewed packets of information distributed to members. Mr. Eger said that a Certificate of Appropriateness was issued on March 17, 2017 by the City of High Point. In addition, a letter was received

from a member of the High Point Historic Preservation Commission indicating her support of this project. In regards to additional parking for the proposed project, the owner owns several adjacent properties and he plans to allow parking in those areas. The proposed three buildings will be located in the rear of the property and will not be visible from the street.

Taylor Lanier, 4131 Dogwood Drive, presented larger illustrative renderings of the project. The proposed main building will be used for weddings and other events. One of the two side buildings will function as a kitchen and prep area while the other building will have bathrooms and a storage area. The columns on the buildings will all mimic what is currently on the primary house. The siding will be the same. The only difference will be the actual glass that will be put in the doors. The doors will be breakaway doors that fold up to allow for an open area or an enclosed area. Responding to questions, Mr. Lanier indicated that there will be skylights in the buildings.

Wayne Smith, 1710 Madison Avenue, is the architect for the project. He explained that there is a handicapped ramp attached to the house that was approved last year and there is handicapped parking available along the ramp. The parking project being done now is accessible requiring no ramps. He confirmed that the accessibility requirements have been met. Construction drawings and site plans will have to go to the City of High Point. All code concerns will be addressed at that point. He described the design scheme and said that details of the proposed project will match that of the primary house to blend in. The finished project will be a destination point in High Point.

There being no other speakers, Chair Briggs closed the public portion of the hearing.

Mr. Thoma pointed out that the additions will not be visible from the street.

Members commented on the architecture of the additions as compared to the architecture of the house. Because the additions are located behind the much larger primary house, Ms. Leimenstoll felt the additions will be like large accessory buildings in a way. The choice of detailing can relate to the primary house or it can be a simplified version of that. The house is the dominant feature on the site.

Chair Briggs pointed out that when additions are made, they should relate historically to the original building but also to be branded in such a way that it is obviously not an original building. He felt it was clear that the additions are not an original element.

Mr. Johnson stated his opinion that the two proposed side buildings look a little modern in contrast to the more classical element of the middle building. Chair Briggs pointed out that the side buildings are mimicking the brick piers with the inset and cornice on each one. Ms. Leimenstoll commented that the side buildings look much more utilitarian because of their proportion and therefore, she felt they seemed more like accessory or secondary buildings.

It was noted that the applicant will return at a later date with a landscaping plan. The landscaping shown in the packet is for illustrative purposes only.

Ms. Leimenstoll moved approval of a Certificate of Appropriateness application for Pandora's Manor at 407 West High Avenue in High Point, North Carolina. She noted that there was a substantial submittal of photographs and renderings to illustrate what the new construction will look like as well as the site development including automobile and pedestrian circulation. The three new buildings and the site improvements are being made to the rear of the property and are linked only by the previous rear addition in terms of connection between the existing building and the new property. It is not physically linked in terms of access and extension of the existing house that has already been done. She noted that details of the venue

space of the center building are echoing the detailing of the landmark property in front. Although the building is only one story, it aligns in terms of height with the rear addition to the landmark property. Two flanking structures are also to be constructed that are more utilitarian in nature and smaller in footprint. The landscaping, as illustrated in the rendering, is to suggest where plantings will be but there will be a landscaping plan brought back to the Commission when that is finalized. Ms. Leimenstoll noted that this property is currently a large asphalt parking area so there is no demolition of existing structures or plantings and because of the height of the structure and the distance from the street, the new construction will not be visible from High Street. The new construction is held back away from the historic landmark and the walkways and round-about are designed at a scale that accommodates access to the building but does not overpower the site. For these reasons, she recommended that the COA be granted. The motion was seconded by Ms. Payne. The Commission voted 8-0 in favor of the motion. (Ayes: Briggs, Trevorrow, Thoma, Payne, Hammond, Chaney, Johnson, Leimenstoll. Nays: None.)

- 2. Major Certificate of Appropriateness (COA), for the Mendenhall Home Place, 603 West Main Street, Jamestown, NC.** The request involves repair to the northeast corner main house porch support timber and replacement of the roof shingles with CertainTeed Independence Weather Wood colored shingles. Owned by Historic Jamestown Society.
(APPROVED)

Ms. Payne informed members of her need to abstain from the Mendenhall Home Place application.

Mr. Eger stated that the Mendenhall Home Place was designated in December of 1982. The applicant is the Historic Jamestown Society, Inc. and the request is to repair the northeast corner of the porch support timbers and replacement of roof shingles with CertainTeed Independence Weather Wood colored shingles.

Sean Rogers, 614 Candlewood Drive, is the Director of Mendenhall Home Place. He consulted with several restoration experts and received recommendations on the repair to the house porch support timber. He described the repair that involves moving the decking plate up to where it should be. If the entire post is removed, the historic railing, shake siding on the side gable of the porch itself and most of the flooring would have to be removed. Therefore, instead of removing the entire post from the roof plate all the way down to the base, he plans to consolidate and stabilize the failed components of the post itself. He proposed shoring these members up the way they are supposed to be and using a stainless steel L-channel behind the post that would be concealed by the boxing of the attic space of the side porch. This would actually add structural strength for the post itself and also would act as a way of allowing other structural components to tie into that beam. The plates would be made part of the wood using the WoodEpoxy product.

Mr. Rogers stated that the roof has been on the structure for 25 years and is failing. He looked at various roofing options and chose CertainTeed Independence shingles. He explained that this shingle provides for a more dimensional look. A sample of the shingle in the Weather Wood color was provided for Commissioners. It was noted that this shingle will be applied to the main house, the spring house, and the museum building. In addition, the damaged ridge crest will be recreated along the roofline and the finials that abut the chimney stacks will be reused.

There being no other speakers, Chair Briggs closed the public portion of the hearing.

Ms. Hammond moved approval of a Major COA request for the Mendenhall Home Place to repair the northeast corner of the main house porch support timber and replace the roof shingles with CertainTeed Independence Weather Wood colored shingles on the main house, the museum building and the spring house. The wood post support timber replacement will follow the scope of work submitted by Gail Marcus attached to the COA request which includes removing a portion of the rotted post support timber and using Abatron WoodEpoxy to repair the post and to use a stainless steel bar to join the existing non-rotted post, the lower section, to the new wood block and stainless steel L-brackets to join the post with the adjoining wood timbers. The motion was seconded by Mr. Johnson. The Commission voted 7-0-1 in favor of the motion. (Ayes: Briggs, Leimenstoll, Trevorrow, Thoma, Hammond, Chaney, Johnson. Nays: None. Abstain: Payne.)

NON-PUBLIC HEARING ITEMS:

- 1. Request Commission permission to apply for 2017 Historic Preservation Fund Pass Through Grant on behalf of the Historic Jamestown Society. If awarded, the grant will be used to off-set cost associated with the Mendenhall porch repair and roof replacement.**

Ms. Payne informed members of her need to abstain from this matter.

Chair Briggs stated that Pass Through Grants are awarded through the State of North Carolina through a certified local government. The Commission is being requested to allow staff to apply for a 2017 Historic Preservation Fund Pass Through Grant on behalf of the Historic Jamestown Society for this cycle of applications.

Sean Rogers, Director of Mendenhall Home Place, explained that the amount of the proposed project is \$21,000 and the amount of the grant is \$12,600. The grant money would go toward funding the porch repair and roof replacement.

Mr. Rogers explained issues and extenuating circumstances associated with the most recent Pass Through Grant that was awarded earlier for masonry work at the Mendenhall Home Place. He updated the Commission and said that bids have gone out once again for the masonry work and selection of a contractor has been approved. Masonry work at Mendenhall Home Place could begin as early as next month with a deadline for completion at the end of June, 2017.

Mr. Thomas moved approval to endorse the application for the Historic Jamestown Society for the 2017 Historic Preservation Fund Pass Through Grant.

At the request of Ms. Chaney, Mr. Thoma amended his motion and moved to approve endorsement of the application for the 2017 Historic Preservation Fund Pass Through Grant on behalf of the Historic Jamestown Society in the amount of \$12,600. Ms. Chaney seconded the motion. The Commission voted 7-0-1 in favor of the motion. (Ayes: Briggs, Leimenstoll, Trevorrow, Thoma, Hammond, Chaney, Johnson. Nays: None. Abstain: Payne.)

- 2. Discussion on Buffalo Rock Inc. Bottling Plant and Adjacent Housing located at 802 West Gate City Boulevard, Greensboro, North Carolina.**

Mr. Eger described the location of Buffalo Rock, Inc. Bottling Plant and said the building also functioned as Pugh Metal for many years. The homes surrounding the building were for employees of the bottling plant and they create a setting along that portion of the road. Once the plant has gone, the idea of what was there will be erased. The setting is unique and the plant and adjacent residential housing is all on one tax parcel. He explained that the initial thought was to designate the old bottling plant along with the plant's associated buildings. Although the surrounding residential houses would not necessarily be designated, they would be part of the overall setting.

Heather Swain, 801 Woodcroft Parkway, Durham, North Carolina, distributed a packet of information to Commission members. She was contacted by the owners of the plant who were looking at various historic resources and designations. They discussed landmark designation and decided to do research to determine how the housing was potentially tied the manufacturing building and if there were other bottling plants in the area. Members are in receipt of Ms. Swain's research into the history of the building and overall history of small bottling productions that were fairly common from the 1920's through 1950's. The Buffalo Rock, Inc. Bottling Plant was closed in 1963 and was used for other industrial purposes. The housing is all very typical early twentieth century housing that would have been low-income rentals. The only house that is potentially interesting is located at 726 West Gate City Boulevard and it contains some unique porch posts and

unusual interior paneling in the front hallway. In addition, Ms. Swain gave a brief overview of other former bottling plants in the area.

Ms. Swain was unaware of any jurisdiction that had ever designated a streetscape. Therefore, she asked Commissioners for their thoughts about designating the bottling plant building and the other houses as secondary buildings. She requested feedback from the Commission prior to further research or the development of a formal application.

Chair Briggs asked the Commission for their thoughts as to whether or not this building is landmark worthy and if the Commission is interested in having a role in this if the process moves forward. He noted that the property is located in the southwest part of the City that has not had many landmark designations.

Responding to questions, Ms. Swain said that the owners of the building are currently working with an architect. There are plans to turn the former bottling plant into a brewery and bring vibrancy back to the property. The owner is interested in keeping the houses and the bottling plant.

Although the property has an intriguing story, Ms. Leimenstoll expressed concern about the vulnerability of the property given development on Gate City Boulevard. She felt that the number of bottling plants that were in the City, the fact there is a relationship at least with the one house, and the live/work nature of the housing that this represents all make for an interesting story to recognize.

Members felt this was an interesting concept worth exploring further. They asked Mr. Eger to arrange small non-quorum groups of members to tour the property. Members plan to email Mr. Eger with additional thoughts on this matter.

ADDITIONAL BUSINESS:

Mr. Eger informed members that an application has been made to the Covington Foundation for funding to help with the cost of republication and upgrading of the book, *Landmark Properties of Guilford County, North Carolina*.

Mr. Thoma updated the Commission on the Little Red Schoolhouse. The structure is now on a brick and concrete crawlspace foundation. Some of the boards adjacent to the foundation have been replaced but there is still a lot of exterior renovation to be done.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman
Guilford County Historic Preservation Commission

BB/sm:jd