

**GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION**

Meeting Minutes

**Regular Meeting – August 19, 2025, at 6:00 p.m.
Carolyn Q. Coleman Conference Room
First Floor, Old Guilford County Courthouse
301 W. Market St., Greensboro, N.C. 27401**

I. Roll Call

Chair Sean Dowell called the meeting to order at 6:00 p.m.

Troy Moss called the roll:

Present: Sean Dowell, Chair; Terry Hammond, Vice-Chair; David Horth; David Millsaps; Cory Rayborn; Abigaile Pittman; Jerry Nix; Keisha Hadden; Louis Gallien; Haley Moloney

Absent: Christie Lee (unexcused)

The following staff were also present: Jason Hardin, Planning and Development Deputy Director; Avery Tew, Senior Planner; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Sneha Bora, Planner I; and Troy Moss, Planning Technician.

II. Agenda Amendments

Ms. Hammond stated that she would like to address the matter of historic properties losing insurance coverage. Ms. Hammond moved to add this item to the agenda under Other Business. The motion was seconded by Mr. Horth. The Commission voted unanimously in favor of the motion (Ayes: Dowell, Hammond, Horth, Millsaps, Rayborn, Pittman, Nix, Hadden, Gallien and Moloney. Nays: None.).

III. Approval of Minutes: July 15, 2025

Chair Dowell pointed out that the minutes for the G.W. Kestler House landmark designation case should reflect the mention of the stone wall on the property as a noted feature.

Ms. Moloney moved to approve the July 15, 2025, minutes as amended. The motion was seconded by Mr. Rayborn. The Commission voted unanimously in favor of the motion (Ayes: Dowell, Hammond, Horth, Millsaps, Rayborn, Pittman, Nix, Hadden, Gallien and Moloney. Nays: None.).

IV. Rules and Procedures

Since there were no legislative or evidentiary hearings to be heard at this meeting and no one from the public was present, Chair Dowell noted that it was not necessary to go over the Commission's Rules of Procedure.

V. Old Business

Chair Dowell briefly discussed the idea of creating a document summarizing the role of the Historic Preservation Commission. He said he had created a draft and would distribute it to the other Commissioners for review and comment.

Chair Dowell said each jurisdiction that participates in the HPC pays a certain amount. Mr. Gallien asked if the amounts had been updated since the creation of the HPC? Mr. Hardin said he would look into this. He said that while there was not a discretionary budget set aside for the HPC, funds were set aside for board member training, printing meeting materials, office supplies, postage and delivery, and dues/memberships to organizations.

Mr. Gallien asked if there was a mechanism by which the HPC agreed to the budget allocation? Mr. Hardin responded that budget requests were submitted each year and that the budget was ultimately decided on by the Board of Commissioners.

Ms. Moloney said the HPC should review and have a say in the organizations that membership dues were paid to.

Chair Dowell stated that one of the biggest challenges faced by the HPC was the status of landmark properties where the interior had been designated. He said the HPC needs to determine how they want to address this. He had called Charlotte's joint historic preservation commission to see how they were handling interior designations.

Chair Dowell asked staff to look into how many properties had designated the entire interior without specifying particular features.

Mr. Nix stated that he had the very first house that was designated in Guilford County and the entire interior was designated. They did not know at that time that they should identify specific interior features to be designated.

Chair Dowell said there are cities and towns that are increasing in size. He posed the question of whether the HPC wants to invite these jurisdictions to participate in the HPC? He asked whether a property annexed into a non-participant jurisdiction would lose its designation?

In response to a question from Chair Dowell, Mr. Moss stated that there is one property that has been annexed by Burlington.

Chair Dowell stated that the owner of the Gibson House needs to be contacted.

Mr. Moss stated that Stokesdale specifically lists Guilford County HPC as the Board that will handle their historic properties. Whitsett and Sedalia have mentioned an HPC in their Ordinances, but don't designate their own commission and they have not mentioned Guilford County's Commission.

In regard to potential America 250 NC activities, Mr. Hardin asked about potential projects for the next year and if there are any specific activities the members would like to do? He said that Visit Greensboro had been designated by a resolution of the Board of Commissioners as the coordinating organization for Guilford County's America 250 NC Committee.

Ms. Moloney suggested that a task force or subcommittee be created to discuss potential activities.

Mr. Hardin stated that the budget process starts in December, and he would like to know the numbers from the HPC on the amount requested, ideally, in October.

Ms. Moloney moved to form a task force to investigate potential America 250 NC activities. The motion was seconded by Chair Dowell. The Commission voted unanimously in favor of the motion (Ayes: Dowell, Hammond, Horth, Millsaps, Rayborn, Pittman, Nix, Hadden, Gallien and Moloney. Nays: None.).

Mr. Gallien raised the idea of partnering with the City of Greensboro's Historic Preservation Commission.

Chair Dowell appointed Ms. Pittman, Ms. Moloney and Mr. Gallien to the newly created subcommittee.

Mr. Gallien stated that the newly created task force could talk more about educational programs. He referenced statutory authority for historic preservation commissions to conduct an educational program regarding historical properties and districts. He felt that could potentially be done in concert with America 250.

VI. New Business

A. Update to Rules of Procedures

Mr. Hardin introduced a minor proposed update to the Rules of Procedure to reflect that landmark designations follow legislative procedures rather than a quasi-judicial process.

Mr. Rayborn moved to approve the amendment to the Rules of Procedure. The motion was seconded by Mr. Millsaps. The Commission voted unanimously in favor of the motion (Ayes: Dowell, Hammond, Horth, Millsaps, Rayborn, Pittman, Nix, Hadden, Gallien and Moloney. Nays: None.).

VII. Other Business

Chair Dowell asked members to look at the properties in each member's area and become familiar with them and to know their assets.

Ms. Hammond stated that the insurance company she has had for 40 years notified her that they would not renew the insurance on her historic home because the underwriting guidelines have changed. Apparently, this is happening nationwide. She has been trying to find another insurance carrier and cannot find anyone. They have been turned down by many because of their Landmark status, which places restrictions on how repairs are made, along with the age of the roof of their home. She has reached out to the National Trust Insurance Services (a subsidiary of the National Trust for Historic Preservation and she is still waiting to hear back from them. She called other historic property owners that she knows and they, too, are having the same problem. She said some local historic landmark property owners may be interested in having their designation removed because they cannot get insurance.

Chair Dowell briefly discussed an upcoming grant opportunity through the National Trust for Historic Preservation for Historically Black Churches.

Mr. Nix asked about the status of the Sidney Bumpass House. He said it may have been torn down. He wants to know what happened to this property. Mr. Moss stated that they have not received a demolition permit on that property and to his knowledge the building is still standing.

VIII. Adjournment

There being no further business before the Commission, the meeting was adjourned at 7:47 p.m.

The next regular meeting of the Guilford County Historic Preservation Commission is scheduled for September 16, 2025, at 6:00 p.m.