

AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

City of High Point
Municipal Office Building
City Council Chambers
March 8, 2023
6:00 P.M.

1. Call To Order
2. Approval Of Minutes
 - 2.I. January 11, 2023 Historic Preservation Commission Regular Meeting

Documents:

[01.11.2023 HPC MINUTES DRAFT.PDF](#)

3. Old Business
 - 3.I. Review Of State Historic Preservation Office's Comments Regarding Washington Street Local Historic District Designation Report

Documents:

[GF2290_HPO COMMENT LETTER_WASHINGTON STREET LHD.PDF](#)
[WASHINGTON STREET LOCAL HISTORIC DISTRICT DESIGNATION PROCESS \(REV. 2-16-2023\).PDF](#)

4. Announcements
 - 4.I. Minor Works COA Summary

Documents:

[MINOR WORKS SUMMARY \(1.3.2023-3.2.2023\) \(1\).DOCX](#)

5. Adjournment

MINUTES
HISTORIC PRESERVATION COMMISSION
January 11, 2023
City of High Point
Municipal Office Building
City Council Chambers
6:00 p.m.

MEMBERS

PRESENT: David Blackman
Janet Catania
Holly Davis, Vice Chair
Mary Powell DeLille
Jeremy Fennema, Chair
John Fitzwater
Brianna Verstat

MEMBERS

ABSENT: Alyssa McLaughlin
Brenda Stewart

STAFF

PRESENT: Chris Andrews, Development Administrator
David Fencl, Senior Planner
Genine Solis, Recording Secretary
Meghan Maguire, Assistant City Attorney

The meeting began at 6:00 p.m. in the City Council Chambers.

A. Call to Order

Mr. Fennema, Chair, determined that a quorum was present and called the meeting to order.

B. Approval of Minutes

1. September 14, 2022 Regular Meeting of the Historic Preservation Commission

Ms. Davis made a motion to approve the September 14, 2022 minutes for the regular meeting of the Historic Preservation Commission as presented. Mr. Fitzwater seconded the motion. The minutes were approved by a vote of 7-0.

C. New Business

1. Review and Consideration of Washington Street Local Historic District Designation Report

Mr. David Fencl, Senior Planner, presented the Washington Street Local Historic District Designation Report. Staff recommended the Historic Preservation Commission recommend forwarding the report to the State Historic Preservation Office (SHPO) for their review.

Mr. Fencl stated that this is the first local historic district request since 2007. The Washington Street Historic Preservation Society submitted the petition in April 2021.

He stated that local governments are required to send the report to the State Historic Preservation Office for review. Comments come back to the Historic Preservation Commission and then the report can be changed or revised as needed.

Following review of the designation report by the State Historic Preservation Office, the Commission will review their comments and then decide if any changes are necessary before City Council initiates the historic overlay zoning process. There will need to be a community meeting held and notices sent out to property owners as part of the overlay zoning process. The Planning and Zoning Commission would also review the proposed historic overlay district and make a recommendation before City Council makes a final decision.

A consultant would need to be hired to revamp the Design Standards with input from residents and property owners along with the Historic Preservation Commission.

Mr. Fencl responded with the following answers to questions from the Board:

- For an empty lot to be built on, zoning requirements would have to be followed. Changes in design must fit in and not detract from the historic district.
- Local historic district designation does not require existing buildings to be rehabilitated. Any proposed exterior changes or new construction will need to be in keeping with character of the district.
- The proposed Washington Street Local Historic District is primarily commercial/institutional.
- Murals such as the ones already on Washington Street may be written into the Design Standards in the future.

The following people spoke on behalf of the Washington Street Historic Preservation Society:

- Phyllis Bridges

- Rashonda Moses, co-Chair, Washington Street Historic Preservation Society

Ms. Bridges gave a brief overview of the characteristics and boundaries of the proposed Washington Street Historic District. Ms. Moses spoke about her family's history in the area.

The Commission began deliberation.

Ms. DeLille made a motion to forward the Washington Street Local Historic District Designation Report to the State Historic Preservation Office. Ms. Davis seconded the motion. The Historic Preservation Commission approved the motion by a vote of 7-0.

D. Announcements

1. Minor Works COA Summary

This report has been included in the packet for informational purposes.

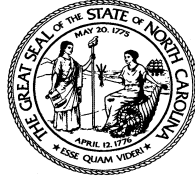
E. Adjournment

Mr. Fitzwater made a motion to adjourn. Ms. Catania seconded the motion. The motion passed by a vote of 7-0.

The meeting was adjourned at 6:46 p.m.

Jeremy Fennema, Chair

Date



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

February 10, 2023

David Fencl
High Point Historic Preservation Commission
P.O. Box 230
High Point, NC 27261

Email: david.fencl@highpointnc.gov

RE: Proposed Designation of the **Washington Street Local Historic District, High Point, Guilford County.**

Dear Mr. Fencl:

Thank you for the report you submitted on the proposed designation of the Washington Street Local Historic District, High Point, Guilford County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-944.

Archaeological remains may be an important component of the significance of the Washington Street Local Historic District. At this time no investigation has been done to discover these remains, but it is likely that they exist, and these potential remains should be considered in any future development within the district.

The report provides a thorough examination of the history, the residents, the businesses, the historic architecture, and the important contextual analyses of the architecture and commerce of this community. We believe it provides the preservation commission and local governing board sufficient information to determine whether the Washington Street Local Historic District possesses the requisite special local significance and integrity for local historic district designation.

Local historic district designation means the community recognizes the district is worthy of preservation because of its special significance to the local community. If designated, any substantial changes in design, materials, and appearance to properties within the district are subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, nonbinding. Once the governing board has received a recommendation from the High Point

Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Washington Street Local Historic District. Please contact me at Kristi.brantley@ncdcr.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure

Washington Street Local Historic District Designation Process

1. The Historic Preservation Commission (HPC) reviews petition from the Washington Street Historic Preservation Society to designate Washington Street a Local Historic District on April 8, 2021 and unanimously recommends proceeding with local designation process.
2. City of High Point Planning & Development Department holds a Community Meeting on December 8, 2021 at the Community and Neighborhood Development Center to discuss proposed Washington Street Local Historic District.
3. City of High Point Planning & Development Department receives draft Washington Street Local Historic District Designation Report from Architectural Historian Heather Fearnbach working on behalf of the Washington Street Historic Preservation Society on December 5, 2022.
4. HPC is scheduled to review draft Washington Street Local Historic District Designation Report at its January 11, 2023 regular meeting. The HPC can recommend changes or decide to forward the local designation report to the NC Department of Cultural Resources (NCDCCR) State Historic Preservation Office (SHPO).
5. Following review by the HPC, the local designation report is forwarded to NCDCCR SHPO for review and comment. The SHPO makes an analysis of, and recommendation concerning the proposed local historic district within 30 days.
6. Following receipt of the of the SHPO's comments concerning the proposed district, the HPC will receive a summary of the SHPO's comments.
7. City Council initiates zoning map amendment process for Washington Street Local Historic Overlay District.
8. Community Meeting is organized to discuss proposed Washington Street Local Historic District prior to initiating zoning map amendment process for proposed local historic district.
9. The HPC makes a formal recommendation on the proposed local historic district following Community Meeting.
10. The Planning and Zoning Commission (P&Z) shall review the application and make a recommendation on the proposed Washington Street Local Historic Overlay District that is forwarded to City Council for their consideration.
11. The City Council shall review and make a decision whether to approve the proposed Washington Street Local Historic District.
12. If the proposed Washington Street Local Historic Overlay District is approved by City Council, revisions to the City's Historic District Design Standards will be required, including a special character essay for the district and additional design standards that address commercial buildings.

Minor Works COAs issued since January 3, 2023

	Address	Record #	Description
1.	1003 Johnson St	CA-23-01	Removal of shrubs around perimeter of foundation to install new French drainage system and replace in-ground roof drainage pipe.