

AGENDA
HISTORIC PRESERVATION COMMISSION

City of High Point
Municipal Office Building
City Council Chambers
December 14, 2016
6:00 P.M.

1. Call To Order And Determination Of Quorum
2. Approval Of November 9, 2016 Minutes
3. Public Hearing Items
 - 3.I. D. Gray Angell, Jr., Trustee Of The Amended And Restated Don G. Angell Revocable Trust 1013 Johnson St
A request to demolish the Carter Dalton house, fence an storage shed.

Documents:

[CA-16-09 STAFF REPORT.PDF](#)
4. Old Business
 - 4.I. 2016 CLG Grant Update - Design Guidelines
 - 4.II. Discussion Of Quasi-Judicial Hearings
5. New Business
 - 5.I. Approval Of 2017 Meeting Schedule
6. Adjournment

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
CERTIFICATE OF APPROPRIATENESS CA-16-09
December 14, 2016**

Request	
Applicant: D. Gray Angell, Jr. Trustee, Amended & Restated Don G. Angell Revocable Trust represented by Peter Freeman, AIA 1013 Johnson Street	Owner(s): Don G. Angell Trust
Proposal: A request to demolish the two-story Carter Dalton house, fencing and storage shed and establish a lawn on the property.	

Description of Property
The house at 1013 Johnson Street was for many years the home of lawyer, furniture executive and North Carolina legislator Carter Dalton. It is a two-story structure with two main wings in the form of an 'L' and a small one story rear wing, influenced by both Bungalow and Craftsman styles. There are three stone chimneys. The gable roof features wide eaves that are carried on heavy square hewn brackets. Upper walls are wood shingled, with weatherboarding on the first story. The double-hung windows have small square upper panes and wide plain surrounds. There is a gabled front porch with square shingled columns resting on stone piers.

Details of Proposal

The applicant is requesting a certificate of appropriateness to demolish the Carter Dalton house, storage shed and wood fencing, preserve as many trees as feasible and establish a lawn on the site. The house caught on fire in mid-January 2013 and suffered extensive damage. The owner of the house at the time of the fire, Don G. Angell, Sr. passed away on January 31, 2013. Upon his death, ownership of the property transferred to the Amended and Restated Don G. Angell Revocable Trust. The Trust did not have the wherewithal to attempt to reconstruct the house. Efforts to sell the house and land have been made by the Trust. One potential buyer of the property went all the way through the process of obtaining a Certificate of Appropriateness in September 2014 to repair and restore the exterior, demolish a portion of the house and build a new addition. The buyer was unable to obtain financing. According to the applicant, following the potential buyer's withdrawal, there have been no other serious offers.

Staff Analysis and Comment

The Development Ordinance states that an application for a Certificate of Appropriateness authorizing the relocation, demolition or destruction of a designated landmark or a building, structure, or site within the district may not be denied except as provided in Section 9-4-4 (b)(7) which states that the effective date of a Certificate of Appropriateness may be delayed for up to 365 days from the date of approval. The maximum period of delay authorized shall be reduced

by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Commission shall negotiate with the owner and with any other parties in an effort to find a means of preserving the building or site. If the Commission finds that a building or site within a district has no special significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.

The Design Review Guidelines states that demolition, or total destruction, of historic properties is not encouraged. The Guidelines state that the purpose of the 365 day waiting period from the time a written request is presented to the Commission until the time the demolition may occur is to give the Commission adequate time to explore every alternative to destruction of the building. The guidelines state that in the following instances demolition in Historic Districts is not allowed:

1. The demolition of any building, or object within a historic district prior to applying to the High Point Historic Preservation Commission for a Certificate of Appropriateness. Site restoration will be required.
2. The demolition of any building or wing of a building without Commission approval of a building or landscaping plan that treats the void created by the proposed demolition. Site restoration will be required.

The applicant's property is currently zoned Residential Single Family – 7 (RS-7) and will transition to Residential Single Family -5 (R-5) when the new Development Ordinance becomes effective on January 1, 2017. Only uses that are permitted in these single-family districts will be permitted. If the applicant's demolition request is approved and the structures are removed the applicant's property is still located in the Johnson Street Historic District and any changes or improvements to the site will require an approved Certificate of Appropriateness. The Historic Preservation Commission should also be aware that the Historic Preservation Foundation of North Carolina (Preservation North Carolina) holds a preservation agreement on the applicant's property that requires written approval of its President or Executive Director prior to any removal or demolition of the Carter Dalton House.

Recommendation

Due to the extensive damage to the applicant's property and the length of time the structure has been unprotected from the elements, staff recommends approval of the requested Certificate of Appropriateness with no delay provided the applicant receives written approval from the Historic Preservation Foundation of North Carolina, protects existing trees on the site to the maximum extent practicable and establishes grass on all disturbed areas of the site following removal of the structures.

Report Preparation

This report was prepared by Planning and Development Department staff member David J. Fencl, AICP and reviewed by Robert L. Robbins, AICP and G. Lee Burnette, AICP.