

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
Brienne 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