

MINUTES
HISTORIC PRESERVATION COMMISSION
April 12, 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
Jeremy Fennema, Chair
John Fitzwater
Brenda Stewart
Brianne Verstat

MEMBERS

ABSENT: Mary Powell DeLille
Alyssa McLaughlin

STAFF

PRESENT: Chris Andrews, Development Administrator
David Fencil, Senior Planner
Genine Solis, Recording Secretary
Clint Brown, Administrative Specialist I
Meghan Maguire, Deputy City Attorney

The meeting began at 6:01 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. March 8, 2023 Regular Meeting of the Historic Preservation Commission

Ms. Davis made a motion to approve the March 8, 2023 minutes for the regular meeting of the Historic Preservation Commission as presented. Ms. Catania seconded the motion. The minutes were approved by a vote of 7-0.

C. Hearing Items

All speakers offering testimony were affirmed.

1. James Michael Few of Strive Solutions, 1003 Johnson St. CA-23-02

A request to add new window openings in second floor gables on the north and south elevations, replace several existing windows on the north and west elevations and add simulated divided lights or muntins to existing windows on the north and east elevations.

Mr. David Fencl, Senior Planner, presented CA-23-02. He entered the staff report and PowerPoint presentation, along with items provided by the applicant, into the record.

Mr. Fencl noted that while changing some of the windows to match would be aesthetically pleasing, the eclectic mix of windows is part of the architectural character and history of the house.

Mr. Fencl provided the following answers to questions from the Board:

- There is no opposition to replacing the vinyl windows in the back of the house with wood, but we need more information on what windows would be used.
- We have no idea when the vinyl windows were installed but they appear to be relatively new.
- Decorative windows are currently only on the left side. The proposal is to add decorative muntins to other windows. Staff does not recommend them on the north or front elevation.
- Staff sees no issues with changing fixed windows to casement windows for egress. That change should not affect appearance.
- Staff would not recommend adding decorative muntins to any windows or replacing them with windows that have muntins since historically this house did not have them. However, if they are added, staff feels it would only be appropriate for the windows on the south side of the house since some windows on that side have them already.
- The proposed size and location of the upper windows is congruent with the current style of the house. The smaller size is appropriate for the house.
- Windows on the south side may have had to be replaced due to heat and deterioration due to location at some point. The gentleman that built the house was affiliated with a hardware store so he possibly used what he could get and that may be an explanation of the differences in windows.

Ms. Jordan Harris, 7802 N. Old Greensboro Road, Greensboro, spoke on behalf of the applicant.

Ms. Harris showed a digital photo of the window they are creating. A printed photo was entered into the record.

Ms. Harris stated that the window openings on the second floor were a priority as well as the jalousie windows. Other than those they are flexible with recommendations.

Ms. Harris provided the following answers to questions from the Board:

- She is one of the homeowners.
- They are not currently living in the house due to mold issues.
- They plan to replace the vinyl windows with wood windows that match the others already on the back of the house.
- Lapboard siding would be kept.
- They may be stripping the paint from the house and repainting using the same color or another traditional color.
- They are looking to replace the vinyl windows in the back with salvaged wood windows.
- They are willing to put decorative windows on the second story on the south side only to keep it consistent.

The Commission began deliberation. Clarification was made on items to be decided on:

- Window openings in second floor
- Second floor windows decoration
- Jalousie window removal and replacement
- Vinyl window replacement
- Fixed window to casement windows is not included since staff can approve

The Commissioners agreed the jalousie windows needed to be replaced, and since they were newer, replacing them would be more congruent with the historic district.

The Commissioners agreed with cutting the window openings and installing windows. There was some discussion about whether to allow the design on the upper windows. Ms. Davis pointed out that the Design Standards state that if something is not original, it should not be made to look original. Mr. Fencil agreed with the false historic standards but said there is some leeway. Mr. Fennema pointed out that all the windows on the south side do not have muntins so leaving them off the upper windows would be appropriate. The Commissioners agreed.

Regarding the vinyl windows on the rear of the house, the Commission decided they did not have enough information. The decision was made to deny and have them apply for them later. Mr. Fencil stated that they have other items to apply for later so they can add the vinyl windows to the application at that time.

Mr. Fennema made a motion to approve the second-floor window openings and the installation of the double hung windows, approve the removal of the existing jalousie windows and replacement with wood windows, deny replacement of the existing vinyl windows, and deny the decorative simulated muntins to be added to any windows on the house. Ms. Davis seconded the motion. The Historic Preservation Commission approved the motion by a vote of 7-0.

D. Announcements


1. Quasi-judicial Training

Mr. Fencl made note of some additional training that will be offered in Mt. Airy in August and Sanford in September.

E. Adjournment

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

The meeting was adjourned at 7:29 p.m.



Jeremy Fennema, Chair

14 Jun 2023

Date