



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

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary Susi H. Hamilton

Office of Archives and History  
Deputy Secretary Kevin Cherry

November 13, 2019

Matt Talbot  
Senior Planner  
Guilford County  
P.O. Box 3427  
Greensboro, NC 27402

**RE: Proposed Designation of the Thornton Brooks House, 415 Sunset Drive, Greensboro, Guilford County**

Dear Mr. Talbot:

Thank you for the report we received on the proposed designation of the Thornton Brooks House located at 415 Sunset Drive in Greensboro. We have reviewed the report and offer the following comments.

The Thornton Brooks House, built in 1936, expanded in 1961 and 1984, possesses special local significance as an excellent example of French Eclectic residential architecture in Guilford County. As described in the report, the house, originally designed by William C. Holleyman (1936) and updated during the historic period by Otto Zenke (1961), retains its well-preserved French Eclectic details, original interior spaces, and unique landscape features. Holleyman's designed cut-stone moat in front of the house is exemplary in the neighborhood.

We commend the commission for submitting an investigative report that satisfies all of the requirements outlined in the HPO's Guidelines and believe the data contained therein provides the local governing board with sufficient information to determine whether the Thornton Brooks House possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property is subject to the design review procedures of the preservation commission.

If the local governing board wishes to extend the Commission's design review authority to significant features of the interior, the owner must give written consent. The designation ordinance must specify the features and describe the nature of the Commission's design review authority over them.

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 Guilford County 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 Thornton Brooks House. Please contact me at 919-814-6575 should you have any questions about our comments.

Sincerely,

A handwritten signature in blue ink that reads "Amber E. Stimpson". The signature is fluid and cursive, with a large loop at the end of the last name.

Amber E. Stimpson  
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure