



Legislation Details (With Text)

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**Type:** Ordinance    **Status:** Passed

**File created:** 11/25/2019    **In control:** City Council

**On agenda:** 12/17/2019    **Final action:** 12/17/2019

**Title:** Ordinance Designating Thornton Brooks House, 415 Sunset Drive, Owned by Sam and Ashley Simpson, a Guilford County Historic Landmark

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Letter to Greensboro 11.19.19.pdf, 2. Guilford County\_Greensboro\_Thornton Brooks House HPO Response 11.13.19.pdf, 3. 19-0798 ORD Thornton Brooks House.pdf

Date	Ver.	Action By	Action	Result
12/17/2019	1	City Council	adopt	Pass

Ordinance Designating Thornton Brooks House, 415 Sunset Drive, Owned by Sam and Ashley Simpson, a Guilford County Historic Landmark

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation, Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning  
Council District: 3

Public Hearing: Yes  
Advertising Date/By: December 5, 12, 2019/Planning Department

Contact 1 and Phone: Sue Schwartz, Ext 2149  
Contact 2 and Phone: Russ Clegg, Ext 2211

**PURPOSE:**  
A public hearing is required in order to consider the Landmark application for Thornton Brooks House.

**BACKGROUND:**  
The City has received a recommendation from the Guilford County Historic Preservation Commission for designation of the Thornton Brooks House as a Historic Landmark. The designation will include the exterior façades of the house and garage and interior features such as the entrance hall, library, grand staircase, and fireplace surrounds.

The Thornton Brooks House occupies a pivotal site in the Irving Park National Register Historic District. It is significant as a rare example in Greensboro of French Eclectic residential architecture. The house retains its original details and interior spaces and its unique landscape features including a cut-stone creek designed to resemble a moat. The house had fallen into serious disrepair and was at risk of demolition when it was purchased by the current owners and carefully restored to the Secretary of the Interior’s Standards.

Landmark designation provides protection for the historic property through the Certificate of Appropriateness process. In return, the owner is eligible for up to a 50% deferral of City and County property taxes. The property tax savings is seen as a way to offset the high cost of restoring and maintaining historic buildings. Landmark designation helps preserve Greensboro's irreplaceable historic resources while helping to maintain the city's unique identity.

A link to the application can be found on the webpage at [www.greensboro-nc.gov/landmarks](http://www.greensboro-nc.gov/landmarks) <<http://www.greensboro-nc.gov/landmarks>>.

**BUDGET IMPACT:**

The tax deferral would be calculated based on the percentage of the building that is designated. The tax value of the property is \$1,941,400.

**RECOMMENDATION / ACTION REQUESTED:**

The Planning Department recommends and requests approval of the ordinance designating the Thornton Brooks House as a Historic Landmark.