



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Legislation Text

File #: ID 20-0624, **Version:** 1

Public Hearing for an Ordinance Designating the Spencer and Lucy Haithcock House, 815 Pearson Street, Owned by George E. Marple and Kelly J. Sigle, a Guilford County Historic Landmark

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

Department: Planning
Council District: 2

Public Hearing: Yes
Advertising Date/By: September 3, 10, 2020/City Clerk

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 the Haithcock House.

BACKGROUND:

The City has received a recommendation from the Guilford County Historic Preservation Commission for designation of the Spencer and Lucy Haithcock House as a Historic Landmark. The designation will include the entire exterior of the house and the entire interior based on features noted in the application.

Constructed in 1889, the Spencer and Lucy Haithcock House is a rare example in Greensboro of a weather-boarded L-Plan house type that was favored by developers during the 1880s and 1890s. Embellished with Italianate features it is one of the two best examples of its type in the South Greensboro National Register Historic District. The current owners rescued the house from demolition and are restoring it following the Secretary of the Interior's Standards for Rehabilitation to preserve its architectural integrity.

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 adding to the city's reputation as a heritage tourism destination.

BUDGET IMPACT:

The tax deferral would be calculated based on the percentage of the building that is designated. The tax value of the house is \$40,600.

RECOMMENDATION / ACTION REQUESTED:

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