

ORDINANCE EXPANDING THE GUILFORD COUNTY
HISTORIC LANDMARK DESIGNATION OF POPLAR HALL

WHEREAS, Poplar Hall, 409 Sunset Drive, was designated as a Guilford County Local Landmark in 2022;

WHEREAS, At the time of designation, the current property owners only owned a portion of the original parcel, which they have since acquired in 2024 and the lots were recombined to the original historic lot size;

WHEREAS, the owners are now applying for a local landmark lot expansion to include the entire recombined lot;

WHEREAS, Poplar Hall is locally significant to Guilford County as an excellent representative example of the early development of Irving Park as a thriving community in northwest Greensboro;

WHEREAS, the period of significance for the home and surrounding lot is the building's ca. 1914 construction date;

WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed by Chapter 160D of the North Carolina General Statutes, have been met;

WHEREAS, the local landmark designation report prepared by Gate City Preservation LLC specifies the architectural details to be preserved and is hereby incorporated by reference;

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and recommended in a public hearing that the Historic Landmark designation be expanded;

WHEREAS, appropriate notice has been given of the public hearing as required by law;

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the City and County and to promote the use and conservation for the education, pleasure and enrichment of the residents of the City and County; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. The City Council of the City of Greensboro accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for the preservation of the expanded designation of the subject property by the authority set forth in Chapter 160D of the North Carolina General Statutes and local ordinance adopted pursuant thereto.

2. Poplar Hall was built in 1914 for the family of Aubrey Lee Brooks, lawyer, politician, author, and general counsel for the Jefferson Standard Life Insurance Company. It is an exceptional example of Neoclassical Revival architecture in Guilford County. Interior updates in the 1970s by Otto Zenke add another layer to the home's historical significance. The workmanship of the original builders has been carefully maintained over the years and architectural features have been painstakingly restored by three generations of the Brooks family, making this one of the best preserved historic homes in Guilford County.
3. As described in the Landmark Report created by Gate City Preservation, LLC, the designation includes the entire exterior and interior of the house, and both lots as listed above in order to protect the historic setting.
4. The procedures provided by law, including waiting period, shall be observed prior to demolition, alteration, remodeling or removal of the designated property. This includes the process of obtaining a Certificate of Appropriateness before making any changes to the property.
6. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Guilford County Tax Department and City of Greensboro Engineering and Inspections Department in accordance with provisions of Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.
7. This ordinance shall be effective from and after its adoption.