

**MINUTES OF THE  
GUILFORD COUNTY  
HISTORIC PRESERVATION COMMISSION  
JULY 18, 2017**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, July 18, 2017, at 6:06 p.m. in the Blue Room of the Old Guilford County Courthouse, 301 West Market Street, Greensboro, North Carolina.

Members Present: Benjamin Briggs, Chair; Melinda Trevorow; Christian Thoma; Jane Payne; Jo Leimenstoll, Steve Johnson.

Members Absent: Terry Hammond, Abigaile Pittman, Dawn Chaney.

Staff Present: Leslie P. Eger, Planning Department.

**AGENDA AMENDMENTS:**

Mr. Eger stated that the April and May, 2017 minutes will not be approved at today's meeting.

**APPROVAL OF MINUTES FROM APRIL 18, 2017 AND MAY 16, 2017 REGULAR MEETINGS:**

No action was taken on the April and May, 2017 minutes. The meeting minutes will be corrected and re-submitted for review at the August, 2017 meeting.

**PUBLIC MEETING ITEM:**

1. **Landmark Designation:** Initial application review for the landmark application (exterior and interior), of the Mock Judson Voehringer Company Hosiery Mill, 2610-A Oakland Avenue, Greensboro, North Carolina. Owner: 2610 Oakland Avenue, LLC, 126 Garrett Street, Charlottesville, Virginia.

Mr. Briggs stated that this is the initial review of the Landmark Application for the Mock Judson Voehringer Company Hosiery Mill in Greensboro, North Carolina. Following a review of the application, the Commission will determine if the application will be accepted, returned for more information, or denied.

Mr. Eger stated that this matter was reviewed about 6 years ago and it was tabled for numerous reasons. He did not bring the old application as this is a new application and should be addressed as such. There have been some changes to the property since it was previously heard. Part of the property has been subdivided off to the rear and that area may have been a ball field for the employees. Today's application includes the building, the common areas within the building, the exterior of the building, the grounds outside the building and the parking area. It still involves the boiler house, some other additions and interior hallways and steps. Kirk Garrison, developer, turned in the application with the property owners. Eddie Belk, architect, is present tonight to speak on this matter.

Kirk Garrison, 378 St. Mary's Road, Hillsborough, North Carolina, stated that the owners of this property, who are in Virginia, first started out to develop it themselves. They were unsuccessful at doing that for various reasons and the property was listed for sale for some time. The potential new owners looked at the

property and asked Mr. Garrison to work with them in getting the property designated. Mr. Garrison is representing Sari and Company, the group that has the property under contract.

Mr. Garrison looked at the application that was previously presented and got permission from the owner to use the application to work from moving forward to pursue designation of this property. A number of changes were made and he stated his opinion that the application before the Commission gives a good history of the property and why it is important. He noted that there are not many mills left in Greensboro. A number of mills have been rehabbed and the ones that are left probably won't be developed. Hopefully, this property will be developed. He explained that Eddie Belk, Belk Architecture, is working on Part 2 of the application. Amendments for several changes in Part 2 of the application have been submitted and a response is expected soon. The biggest change in Part 2 is that the unit count of the development has increased.

Eddie Belk, Belk Architecture, said that his company is known for doing this type of work on large industrial complexes. They did the work for the previous developer and had the plans finished with full HUD approval ready to submit for a building permit. He explained circumstances that prevented the previous owner from moving forward with this project. The group currently applying for this project is also doing Bellevue Mill in Hillsboro, North Carolina, which was partially damaged by a fire. He spoke positively to the perseverance of the group planning to do this project.

Mr. Belk explained that there were originally 150 apartment units planned for the development in the final layout. Now there are 173 units consisting of 106 one-bedroom units, 62 two-bedroom units, 2 three-bedroom units and 3 studio units. The change in the number of units was prompted by market demand for one-bedroom units resulting in an overall larger number of units in the building. In the drawings, the windows fill the structural bays. As in the case with a lot of mills built with steel frame windows, the windows were not removed but a width of brick was laid on the outside and inside. During their evaluation, it was confirmed that the windows are still present in the structure. The windows will be reopened and reglazed with 5/8" insulated glass to become energy efficient. Operable hoppers will be installed to allow fresh air into the unit when desired. There will also be apartments where the whole exterior wall will be windows. He explained that common areas were created to have extra wide corridors so that the expanse of the space can be felt. The floorplan shows that the center of the building has a full column bay-wide atrium where space has been opened up between the two floors to experience the full double height of the building. There will be community rooms and fitness centers in the one-story commercial area and in part of the two-story mill. They have plans for very unique three-level townhouse apartments in the boiler room area. These apartments will be treated as a second phase with the units in the mill being done first.

At the request of Chair Briggs, Mr. Belk discussed what is being proposed for designation. He said that the exterior and all of the common areas have been included. Mr. Eger asked if parking areas were included and Mr. Belk said that he included the entire 6.42 acres. He clarified that the site plan preserves a full green space yard at the intersection of Howard Street and Hiatt Street and per the City Planning ordinance; there is not a drive off of Howard Street on the Sherwin Williams side. The drives come in off of Hiatt Street and Lindale Street.

Mr. Belk noted that Timmons Group is still the civil engineer and planner on the project with the new developer.

Chair Briggs summarized the application before the Commission. He said that a lot of the information on the landmark application has been drawn from the National Register designation which was approved in 2011. Some of this information was extracted to create the in-house local landmark application which documents the history of the site, the summary that includes information about the architect, Charles Hartman, who did the additions and the office/retail area; information on the previous owners; information on the original mill architect; and the impact of the mill on the community and social aspects of the property. Included in the application are archival pictures showing the interior and exterior of the property and various historical

documents relating to the material made at the mill. In addition, Mr. Belk has provided plans that show how the property will be redeveloped including reopening the windows and creating open space like he did at Revolution Mill. Also included in the package is the National Register designation approved in 2011.

Mr. Belk responded to a question from Mr. Eger about the streetscape and said that the existing two trees on the property are to remain. The remainder of the landscaping is intended to be a fairly urban approach to perimeter landscaping with the views open to the mill from the pedestrian level. Shade will be created along sidewalks and around the perimeter of parking. The site and parking lighting is short-pole contemporary light fixtures. They are looking at LED fixtures and ones that cast light onto the parking area with almost no spillage toward the perimeter off the site. He said the site would not have been lushly landscaped in the past.

Mr. Thoma said that he felt the application was good although he expressed concern that the application will be approved before the plan is actually initiated. Generally, the Commission likes to have all the details of the plan available. He stated that this plan is not as present in the application as they normally see. Mr. Belk explained that those details do exist but the construction set of plans is very extensive and he did not think the Commission would want that.

Chair Briggs commented that the Commission can make a recommendation to the elected body, which is Greensboro City Council, on whether or not this is an appropriate property for landmark designation and then at that point, they would also need to work hand-in-hand with the Park Service to make sure that the COA is approved.

Mr. Belk commented that full landscaping plans have been done.

Ms. Leimenstoll expressed her understanding that they are not designating things that haven't been done yet; rather, they are designating the existing building. Chair Briggs commented that they would be saying that the site is credible as a locally designated landmark building. He commented on the process that is in place and noted that this is a tax credit project. If the applicant does not abide by decisions made by the Park Service, the financial structure of their project will change. There is incentive to follow the direction of the Park Service for purposes of tax credits.

Mr. Johnson moved to accept the application for the Mock Judson Voehringer Company Hosiery Mill, 2610-A Oakland Avenue, Greensboro, North Carolina, Parcel Number 0219794, as presented. The packet is more than adequate and the Commission looks forward to seeing more work. The motion was seconded by Ms. Payne. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Briggs, Leimenstoll, Johnson, Trevorrow, Payne, Thoma. Nays: None.)

Mr. Eger plans to contact the applicant to schedule at least two site visits with a group of three members at a time to view the property. If the landmark application is approved at a subsequent meeting, then it will be recommended to Greensboro City Council for their approval.

Dave Boss of the Alexander Company was present in the audience throughout the meeting. He introduced himself and explained that he will be presenting the Printwork Mill project to the Commission at next month's meeting.

#### **ADJOURNMENT:**

There being no further discussions before the Commission, the meeting was adjourned at 6:55 p.m. The next scheduled meeting is August 15, 2017 at 6:00 p.m.

Respectfully submitted,  
Benjamin Briggs, Chairman, Guilford County Historic Preservation Commission

BB/sm;jd