

**MINUTES OF THE  
GUILFORD COUNTY JOINT  
HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 19, 2017**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, September 19, 2017, at 6:00 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, Terry Hammond, Abigale Pittman,

Members Absent: Dawn Chaney, and Tina Barber.

Staff Present: Les Eger, Planning Department

Chair Briggs stated that this is a quasi-judicial Commission that dates back to 1980. All Commission members are appointed by elected officials here in Greensboro, representing different jurisdictions ranging from Greensboro, Oak Ridge, High Point, Jamestown and other towns such as Gibsonville. This Commission has oversight over 101 landmark properties here in Guilford County that have been designated voluntarily throughout the years. Each of those designations comes with protections which means that any alterations or changes to those buildings need to be brought to the Commission first. These are individual landmark properties differentiated from an historic district. So Greensboro and High Point and Oak Ridge have historic Preservation Commissions that oversee their individual districts. This Commission oversees individual property landmarks and any other rural districts, of which we have one, in the southeast rural historic district. That is who we are and we are meeting here tonight to cover an agenda that involves consideration of one landmark designation and acceptance of another designation for future consideration.

**AGENDA AMENDMENTS:**

None.

Mr. Eger stated that the April, May, and July 2017 minutes will be addressed at today's meeting.

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

It was pointed out that in the April minutes, "Hillsborough" was misspelled. Ms. Leimenstoll stated that the spacing was a little off, also.

Mr. Johnson moved approval of the minutes, as corrected, seconded by Ms. Payne. The Commission voted 8-0 in favor of the motion. (Ayes: Briggs, Trevorow, Thoma, Payne, Leimenstoll, Johnson, Hammond and Pittman. Nays: None.)

**PUBLIC MEETING ITEM:**

1. Landmark Designation: Request for designation of the Mock Judson Voehringer Company Hosiery Mill, 2610-A Oakland Avenue. Applicant: 2610 Oakland Avenue, LLC, 126 Garrett Street, Charlottesville, Virginia.

Mr. Briggs stated that at the July meeting, the Commission was going to have some site visits to the property. He asked how many of the Commissioners have visited the property? Only two Commissioners have visited the property. Mr. Briggs invited Commissioners to visit the site before it is designated. He

asked who would be interested in a site visit? He suggested that information be obtained during this public hearing, then close that portion of the public hearing and re-open it at the next meeting for discussion by Commission members after they have visited the site.

Mr. Carrison advised that because of all the overgrowth at the site, there are a lot of ticks and he suggested that some kind of repellent should be brought along, as well as flashlights.

Mr. Eger reminded the Commission that they should meet in groups of four so there would be no quorum. The packet was sent to the State and the State commented on the packet and felt very good about the contents of the packet. However, they did make one comment about if there is interior designation, there must be written consent by the owners, and the features must be specifically described and have review authority over them.

Chair Briggs stated that at the last meeting there was a sufficient packet of information that was felt to be adequate for making the relating architectural and historical character of the property to be able to make a decision on whether this was one of the landmark properties of Guilford County. At that time, it was considered to be sufficient information. At this point, the Commission is entertaining opportunities for the public to express being in favor of the project or in opposition to the project.

Kirk Carrison, 378 St. Mary's Road, Hillsborough, North Carolina, was sworn in and stated that the main reason that he thinks that Mock Judson is a good candidate for local historic landmark is because of its history and as a hosiery mill and one of the largest hosiery mills in North Carolina and one of the largest employers in Guilford County during a period of significance, from 1927 until the mid-1950s. These kinds of building are not architectural gems and that's not the reason that he believes it is worthy of designation, it's the historic significance and most especially as an employment center for the County.

Mr. Belk, Durham, NC, was sworn in and stated that this building primarily represents a transition in mill construction and it was going from purely slow burn heavy timber construction in the late 1800s and early 1900s to this period of time when it went to the more modern form of construction of pre-cast concrete. It only has heavy timber in one small portion at the front of the mill. There is a wood frame steel and wood frame roof structure over the mill.

Kirk Carrison stated that they have received approval for the tax credit application. It had previously been received from the State office and now has been received from the National Parks Service office, from Jenny Parker, with conditions that you primarily see on any industrial mill project, that we are sensitive and do the right work to do any masonry repair work matching mortar joints in kind, both in color, texture, and treatment. And that the windows that are there be retained and repaired and re-used. And they are primarily steel windows that are in between two layers of brick right now and from what they have been able to see, the bottom course of window lights will have some rust issues that would be repaired, but they are pretty good windows. Two things that Jenny added that she wanted more thought put into; the thought was there is the atrium space in the center of the mill and she understands the importance of that, but she wants them to take a look at whether they can shift it a little bit so it wasn't a symmetrical opening on both sides of the column head, and the floor could come to the column and then have openings in the floor. There is also a wooden stairway at the west end of the building that is existing in that commercial area and they were using the area of the stairway to put in a new construction of stairs in it for proper exit stairs and she asked that they work to keep that stairway. That can easily be done and Jenny responded that it meets the Secretary's Standards and is approved. The Timmons Group is still the civil engineer and planner on the project with the new developer.

Mr. Eger asked if it would be possible to get a really good 11x17 drawing, in color, of the interior showing the areas that are designated or something that is really clear. Mr. Belk stated that it is the common areas that are being discussed and it is simple to color-code a plan for that.

There being no other speakers the public hearing was closed, to be re-opened at the October meeting for more discussion after the Commission has an opportunity to visit the property.

At this time the Commission members and Mr. Eger scheduled their visits to the above-mentioned property.

### **Non-Public Hearing Items:**

**Landmark Designation:** Initial application review for the landmark application (exterior and interior) of the Proximity Print Works Mill, 170-1 Fairview Street, Greensboro, NC. Owner: Print Works Venture, LLC, 345 W. Washington Street, Charlottesville, Wisconsin

Chair Briggs stated that this is a review of the application that has been submitted to see if the Commission feels comfortable in the application being thorough enough in terms of its history and architectural description and whether or not the Commission wants to submit it for the next public hearing. It is possible that more information may be necessary from the applicant. This building was a National Register nomination several years ago so there has been a fair amount of research done which was the basis for the application.

Mr. Thoma stated that he is confused about a comment on Page 9 of the application, third paragraph, "Approval of Revolution Mill . . . "Chair Briggs stated that this is sort of a set and then this is Proximity, so the two are sort of like fraternal twins and so one mill has been documented as significant and now this is the other. They are comparable properties.

Rebecca Holmquest, representing the Alexander Company, 345 W. Washington Street in Madison, Wisconsin.

Chair Briggs stated that he, Ms. Trevorow and Mr. Eger had done a site visit of this property earlier this year, in June. If they move forward to the next level, they would also need to schedule site visits by the other Commission members.

Ms. Trevorow stated that she has had a difficult time seeing the boundary lines of the property. Ms. Holmquest provided a larger map which she shared with the Commission members. Ms. Pittman stated that it would be really helpful if the Commission members could look at something other than 8 ½ x 11 as it is difficult to read, being that small. She asked if they could get a copy that is full-sized for their review. Chair Briggs pointed out that this property can be viewed on-line and the Commission members could visit that website and take their time reviewing the site.

Mr. Eger stated that getting an 11 x 17 copy would be very helpful for everyone to look at. Ms. Holmquest stated that she would be happy to provide larger maps at the next meetings.

Mr. Thoma stated that he had not seen a Chain of Ownership and that is usually required for all applications. Ms. Holmquest stated that she would be glad to provide that at the October meeting. Upon request, Ms. Holmquest stated that she would print out the requirements so they can be checked off.

Mr. Eger presented new booklets for the application with the correct page numbers included.

Chair Briggs suggested that it might be feasible to appoint an ad hoc committee to review these applications, to follow them through the process and make a report to the Commission members for approval to send it on to City Council for final approval. Possibly get more advice and input from other Commissions and departments on each project.

Mr. Thoma moved that this application be held over and resubmitted at the October meeting as a Non-Public Hearing item for more discussion to allow time for the Commissioners to review it more in depth. It has been requested by the Commission that a Title of Ownership chronology be added to the application; and 11x17 maps be provided with the correct scaling of the property being included on these maps; and one full size map provided to staff, seconded by Ms. Payne. The Commission voted 8-0 in favor of the motion. (Ayes: Briggs, Trevorrow, Thoma, Payne, Leimenstoll, Johnson, Hammond and Pittman. Nays: None.)

**ADDITIONAL INFORMATION:**

Ms. Payne stated that, unfortunately, the person that bid and won the bid for the work on the caps and stacks did not follow through and was fired by the County and the State and the Jamestown Historic Society. The only thing they completed was the plaster repair and cracks in the parlor, which they did a very good job on. It was extremely difficult during the entire time they were on the job, about them needing various things. The State was supposed to send the County some information and they are proceeding with another company to complete the work and it will get done. It is hoped that there will be an arbitration and the County will get back some of what was already paid for.

Chair Briggs stated that in regard to Hillside House in Fisher Park, a local landmark, that project is progressing on to a show house and work is being done there. The Cascade Saloon is moving along nicely and both local landmark properties will be open to the public for a ticketed event, probably wine at Hillside and beer in the Cascade Saloon toward the end of October and early November. The Carter Dalton House in High Point has been acquired by the High Point Preservation Society and since re-sold to another family who are beginning renovations on the property.

Les Eger stated that he apologized for the incorrect information presented to the Commission members.

Ms. Payne stated that Mendenhall Home Place is going to be having a candlelight tour, \$20 ahead of time and \$25 at the door. It is a fundraiser and will be magnificent.

**ADJOURNMENT:**

There being no further discussions before the Commission, the meeting was adjourned at 7:12 p.m.

The next scheduled meeting is October 17, 2017 at 6:00 p.m. The Vice Chair will lead that meeting as Mr. Briggs will not be in attendance.

Respectfully submitted,

Benjamin Briggs, Chairman  
Guilford County Historic Preservation Commission

BB/jd