

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
OCTOBER 17, 2017**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, October 17, 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: Jane Payne, Acting Chair; Melinda Trevorow; Christian Thoma; Steve Johnson; Dawn Chaney; and Jo Leimenstoll.

Members Absent: Benjamin Briggs, Terry Hammond, and Abigaile Pittman.

Staff Present: Leslie P. Eger, Planning Department.

Mr. Leger stated that business cannot be conducted for this quasi-judicial meeting until a quorum of members was present. Members who were present served in the capacity of an ad-hoc committee and discussed the Landmark Designation of the Proximity Print Works Mill, the Non-Public Hearing Item on the agenda, and offered their comments about the project.

Mr. Eger noted that the larger map, as requested at the last meeting, was submitted in the packet and it is much easier to understand. The requested chain of title was also provided in the packet. He commented that areas such as the exterior of the building, common hallways, the courtyard and any other common areas that are still part of the original structure need to be designated on the floorplan. These areas can be highlighted in color for clarification.

David Vos reviewed elevations of the project and responded to comments made by those present.

Referring to the west elevation, Mr. Vos said that the pump room building will house the leasing office and some of the community room spaces and will be adjacent to the pool. To the right of the building is an entry pediment that was historically the entry into the building. The entry pediment is behind a later building addition that will be removed to expose the entry. The fenestration still exists but it is buried behind another building. Only the portion above the addition can be seen. The original mill building had a canopy wrapping around it and the canopy can be seen on the Fairview Street side and also on the north side along the rail spur. The canopies are to be retained. The vast majority of windows have been bricked in and the openings will be reopened and reglazed with historically appropriate windows. Mr. Vos explained that the floor will be taken up between what will be the commercial building and the residential building so that there will be separation between the two. An interior courtyard will be put in that space. The courtyard will create an outdoor eatery space for the restaurant. In addition, recessed private patios for each of the residential units will be created off the courtyard area. There will be a water feature in the courtyard area.

Two-thirds of the length of the building on the south elevation will have historically appropriate reglazed windows. New window openings will be cut in for the living units in other locations and will be more contemporary store front type windows with an awning on the bottom floor and a fixed window above. These windows will not be true divided light so they can easily be differentiated from the historic window openings. The warehouse building did not have many openings but they plan to have apartments there as well and so they are cutting new openings in that building. Referring to the elevation, he described the primary façade that will face Fairview Street.

On the eastern elevation there is a building that only has windows on the north side of the building. The rest of the building is solid brick. As a result of a discussion with the State Preservation Officer about window

opening placement, they plan to pull the windows away from the corners and keep the openings more toward the center of the building. Parking will be on the basement level with residences above.

Referring to the elevation on the north side of the courtyard, Mr. Vos said the four-story building on the right that has no windows will have more contemporary openings cut into the brick. The brick is not historic in the center section and probably dates back to the 1950's. There is no documentation for what was originally on this floor. They plan to discuss this building with the State Historic Preservation Office to determine the best approach. At the other end, he pointed out an area on the elevation that is a historic structure with second floor openings where arches can still be seen. The fenestration matches the opposite side of the building and they know what was historically there. They are putting in windows on the second floor to match what was originally there.

Mr. Thoma joined the meeting at 6:37 p.m.

Acting Chair Payne stated that with the arrival of Mr. Thoma, a quorum of members was now present and the quasi-judicial meeting could proceed.

Acting Chair Payne called the meeting to order at 6:42 p.m.

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES FROM SEPTEMBER 19, 2017 REGULAR MEETING:

Ms. Leimenstoll moved approval of the September 19, 2017 regular meeting minutes as amended, seconded by Mr. Johnson. The Commission voted 6-0 in favor of the motion. (Ayes: Payne, Trevorrow, Thoma, Johnson, Chaney, Leimenstoll. Nays: None.)

OLD BUSINESS:

Public Hearing Continued from September 19, 2017 Landmark Designation Case:

Request for designation of the Mock Judson Voehringer Company Hosiery Mills, 2610 A Oakland Avenue, Greensboro, North Carolina. The request includes the building exterior and designated building interiors. Applicant – 2610 Oakland Avenue, LLC, 126 Garrett Street, Charlottesville, Virginia.
(APPROVED)

Les Eger, Planning Department, and Eddie Belk, architect for the project, were sworn as to their testimony in this matter.

Eddie Belk, 5208 Stephens Lane, Durham, North Carolina, informed the Commission that he will forward color-coded plans later this week, as requested at the last meeting. The color-coded plans will identify all public areas that are non-individual residential units. Members indicated they were amenable to Mr. Belk cross-hatching the public areas with color coding during the meeting so that the presentation could continue.

Mr. Belk read a list of the interior elements that will be retained as follows: (1) Retain full building masonry structure of the original mill, repaired per the Secretary of Interior Standards; (2) Retain full height open volume in all common areas with a new two-story atrium in the building's center per the Historic Tax Credit applications that have been approved by State Historic and National Park Service; (3) Retain the wood staircase and heavy timber structure at the east end of the mill; (4) Retain all existing windows and they will be repaired and reglazed with clear non-Low E insulated glass per the Historic Tax Credit applications; (5) Retain and repair the unique bulb-tee roof deck within the cast-in-place concrete mill structure; and (6) Retain and repair the boiler house and smoke stack exterior shell with future use to be determined. He noted that color-coded common area plans could be submitted separately from the list. These areas include

all public corridors, the new atrium being created in the center of the mill, the large community amenity spaces consisting of a fitness center and community room, and the wooden stair structure at the east end of the mill.

Responding to questions, Mr. Belk stated that the public corridors will have their original height. Within the residential units the only areas that will not have their original height will be the bathrooms and closets. Bedrooms, living rooms and kitchen will all still be full height.

Kirk Carrison, 378 St. Mary's Road, Hillsborough, North Carolina, informed the Commission that a signature from the current owner needs to be added to the application. He plans to secure the signature from the owner and forward the paperwork to Mr. Eger.

Ms. Leimenstoll commented that it would be very helpful to tour the mill and see the interior.

Ms. Chaney asked when construction is expected to begin. Mr. Belk said that they hope to close on the property at the end of the year with construction starting right after that in January, 2017. He expected that completion should occur within a year.

Mr. Eger commented that he felt comfortable working with Mr. Belk to make sure that whatever is read into the motion gets done properly.

Ms. Leimenstoll moved to recommend Landmark Designation for the Mock Judson Voehringer Company Hosiery Mills at 2610 A Oakland Avenue, Greensboro, North Carolina. It is about two and a half miles southwest of downtown and was listed on the National Register back in 2011 fulfilling criteria for industry for its importance in the history of the textile industry in Greensboro and its period of significance stands from its construction in 1927 to circa 1956. The mill was a leading employer in Greensboro during the period of significance and it was Guilford County's largest hosiery mill. The additions to the original structure include the Art Moderne office retail addition fronting on Howard Street designed by Charles C. Hartmann, one of Guilford County and Greensboro's most famous architects. The Commission has been reviewing the rehabilitation plans for the building which is currently vacant and unused and the rehabilitation plans will show the adaptive reuse as upscale multifamily housing once more becoming a vital part of Greensboro's economy. The plans that the Commission has reviewed show the portions of the building and the site which will be part of the designation and that includes the full exterior of the building masonry structure. The plans and elevations illustrate how it will be adapted for the new use retaining its historic features. The proposed plan will retain the full height open volumes in the common areas within the building with a new two-story atrium in the building's center which has been reviewed by the National Park Services State Preservation Office to meet the Secretary Standards. The proposed plan will also retain the wood staircase at the east end of the mill and the heavy timber structure. It will retain the existing windows, many of which have been concealed behind infilled brick. Those windows will be repaired and reglazed with insulated glass, clear non-Low E glass. The proposed plans also show retain or repair the unique bulb-tee roof deck within the cast-in-place mill structure, and retention and repair of the boiler house and the smoke stack exterior shell. It is also noted that in addition to an itemized list of what features will be retained, Mr. Belk has illustrated on the architectural drawings the common areas of the interior that will be included in the Landmark Designation. Therefore, Ms. Leimenstoll moved to recommend approval of the Landmark Designation of the building and the interior spaces that have been identified. The motion was seconded by Mr. Johnson. The Commission voted 6-0 in favor of the motion. (Ayes: Payne, Chaney, Leimenstoll, Johnson, Trevorrow, Thoma. Nays: None.)

Acting Chair Payne closed the public hearing.

NON-PUBLIC HEARING ITEMS:

Landmark Designation: Initial application review for the landmark application (exterior and interior) of the Proximity Print Works Mill, 1701 Fairview Street, Greensboro, North Carolina. Owner: Print Works Venture, LLC, 345 West Washington Street, Madison, Wisconsin.

Acting Chair Payne excused Mr. Thoma from the remainder of the meeting.

David Vos, 345 West Washington Avenue, Madison, Wisconsin, is with Alexander Company. He responded to questions from Commissioners about the Proximity Print Works Mill Landmark Designation application.

Mr. Johnson asked for clarification about the height of the parapets and any requirements for fall protection. Mr. Vos explained that there are not a lot of parapets. Most of the edges are parapet free with the exception of the concrete building. He was unaware of any fall protection requirements.

Responding to a question from Ms. Chaney, Mr. Vos said that besides roof vents, the only things he could see going on the roofline would be hallway fresh air ventilators and possibly condensers. These items will be placed close to the center of roof so they are not visible from a close proximity to the building.

Ms. Trevorrow asked about the railroad tracks that are going to remain. Mr. Vos said there is an elevated section of railroad track that runs along the north side of the building that is built on a trestle that is going to remain. They have not developed fully how they are going to use the tracks but sections of the track can be used as a walkway for people to access the community spaces, swimming pool and leasing office. They may create a walking surface between the rails on the elevated track but they will definitely keep the historic fabric in place.

Mr. Eger asked about plans for the area with the large open holes in the floor where the dye vats were located. Mr. Vos said in that courtyard there is a structure that will be kept as an outdoor grilling area. In this space there are approximately eight holes in the floor above that are about four feet in diameter. This area is where the water feature will be and they plan to put glass in the bottom of the holes in the floor so the water can be seen through the glass.

Mr. Eger asked Mr. Vos to start noting the common areas so that the Commission will have a good grasp on what is to be designated. Mr. Vos plans to do a cross-hatch and a color-coded plan to clarify the common areas.

At the request of Mr. Johnson, Mr. Vos said that he will coordinate the elevations to the site plan. He will also include the commercial building in the elevations as it is absent from the application. That building will be more of a true restoration than an adaptive reuse. He noted that the building has the original steel sash windows that are repairable. The building will initially be used as a storage facility so no alterations will have to be made to the interior other than a code compliant elevator and stairway that will have to be cut in. They are including that in the Landmark application because they are preserving the building almost exactly as it is now. The parking garages in the building will maintain the same historic fabric. The columns, skylight, and concrete structure will remain visible. They will be including the parking areas and the commercial spaces along with the building exteriors.

Mr. Leger plans to set up a walkthrough of the building for interested members before the next meeting. The Commission indicated they would like to have more information in the packet prior to making a decision on the Landmark Designation. They requested the following information: (1) Color-coded or cross-hatched plans to clarify any interior space; (2) Elevation of commercial building to be restored that was missing in the packet; and (3) Keying the elevations to align with the site plan.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Jane Payne, Acting Chairman
Guilford County Historic Preservation Commission
JP/sm:jd