

**MINUTES OF THE  
GUILFORD COUNTY  
HISTORIC PRESERVATION COMMISSION  
JUNE 21, 2016**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, June 21, 2016 at 6:00 p.m. in the Blue Room of the Old Guilford County Courthouse, 301 West Market Street, Greensboro, North Carolina.

Members Present: Melinda Trevorrow, Christian Thoma, Terry Hammond, Dawn Chaney, Steve Johnson, and Benjamin Briggs.

Members Absent: Jo Leimenstoll and Jane Payne.

Staff Present: Leslie P. Eger, Planning Department; and Leslie Bell, Director, Guilford County Planning Department.

Mr. Eger explained that as the Commission is currently without a Chair or Vice-Chair, the County Attorney asked him to sit in as Chairman for this meeting. Mr. Eger indicated that he will function as the Chair for purposes of opening up the meeting, calling the role, and facilitating discussions.

**APPROVAL OF MINUTES FROM MAY 17, 2016 REGULAR MEETING:**

Mr. Thoma moved approval of the May 17, 2016 regular meeting minutes as amended, seconded by Ms. Hammond. The Commission voted unanimously in favor of the motion.

**NON-PUBLIC HEARING ITEMS:**

- 1. Landmark Designation: Accept, deny or return the landmark application (exterior and interior), Revolution Cotton Mill, 1200 Revolution Mill Drive, Greensboro, NC. Owner: Historic Revolution, LLC, 301 W. Main Street, Durham, NC 27701 (CONTINUED UNTIL JULY 19, 2016 MEETING)**

The applicant has requested that the application be continued until the July 19, 2016 meeting. A number of Commissioners have reviewed the packet and asked for some corrections. In fairness to all parties, the applicant felt it would be best having a chance to review the packet in front of the entire Commission and give new members time to consider the application.

Ms. Hammond moved to continue the Landmark Designation application for the Revolution Cotton Mill until the July 19, 2016 meeting seconded by Ms. Trevorrow. The Commission voted 6-0 in favor of the motion. (Ayes: Trevorrow, Hammond, Thoma, Johnson, Briggs, Chaney. Nays: None.)

- 2. Discussion on election of Chairperson and Vice-Chairperson. (CONTINUED UNTIL JULY 19, 2016 MEETING)**

Due to the small number of sitting members who have been on the Commission and are present, it was suggested that the appointment of Chairperson and Vice-Chairperson be postponed and considered at the July 19, 2016 meeting.

Ms. Trevorrow moved to consider the appointment of Chairperson and Vice-Chairperson at the July 19, 2016 meeting, seconded by Ms. Hammond. The Commission voted 6-0 in favor of the motion. (Ayes: Trevorrow, Hammond, Thoma, Johnson, Briggs, Chaney. Nays: None.)

### **ADDITIONAL BUSINESS:**

To bring new members up to speed on the Revolution Cotton Mill application, there was a brief review of the distributed information packet and a discussion regarding decisions that were made to request corrections to the application. Mr. Eger said that the original request for Landmark Designation was reviewed at the November, 2015 Commission meeting when Commissioners determined there were items in the application that needed to be corrected. The Commission asked the applicant to correct the acreage throughout the packet, provide a chain of title, and submit pages that are not upside-down. The Commission was not comfortable with the entire interior being designated because the structure is a mill with large open areas that served as the location for the looms. Commissioners felt that new space that would be created would not be historic space.

Ms. Trevorrow explained that she is opposed to designating the hallways because the original space is not shown at this point in time. The original space is gone because construction has been started inside the building.

Mr. Thoma had an issue with a house located on the property that is not part of the application. He felt the building should be designated. He was concerned that the building could become something that was not conducive to the property in terms of maintaining its character. Mr. Briggs commented that the building has issues because a stream runs under it and he was concerned about the possibility of structural changes in the future. The building will require major work and rethinking because the inside was originally warehouse space. He felt the applicant should provide justification as to their plans for the building. Mr. Thoma said that he would be supportive of designating the exterior of the building. He felt the building should be addressed in some way in the application packet because the building was an important structure. Mr. Eger commented that this issue is not new and was brought up with the applicant at the November meeting. Referring to the information packet, Mr. Briggs clarified that the building being discussed is the Revolution Mill house of 1915. Mr. Briggs pointed out that the 1954 National Register boundary justification indicates the yard and parking lot are included in the property. This serves as a way to have some sort of design control in the future. He felt there could be some logic in using the National Register boundary for the local nomination boundary. Ms. Hammond asked if there was a plat map with the National Register boundary justification. Mr. Briggs said that there is access online to all the National Register nominations through the State GIS site. Ms. Hammond felt that this information should be part of the packet. Mr. Eger commented that this is an item that needs to be discussed with the applicant.

Mr. Johnson asked about including the Revolution Mill house in the Revolution Cotton Mill parcel. Mr. Eger said that in fairness to the applicant, this matter should also be discussed at the next meeting when they are present.

Mr. Eger plans to send out an updated contact list to Commission members. In addition, staff will arrange for an educational session to be held on the quasi-judicial process for the benefit of new members.

New members, sitting members, and staff introduced themselves and described their interest in historic preservation.

It was noted that the Preservation North Carolina Conference will be held on September 29-31, 2016. The opening session will take place at Temple Emanuel in Fisher Park. The conference will focus on the South Elm Street area. In addition, there will be a mini-tour of homes in the Aycock Historic District and there are plans to visit Revolution Mill. Downtown walking tours will be offered by Preservation Greensboro. The

Conference will also address architectural identification issues and adaptive reuse challenges with the Cascade Saloon.

Mr. Thoma updated new members on the Little Red School House. Last fall the Commission approved moving the house to a new site on property owned by the High Point Museum. However, construction was started on Lexington Avenue and the structure had to be moved to the lower parking lot of the museum. There is a chain link fence surrounding the structure. They have not done anything to the new site except to cut down several trees. He will continue monthly updates on the project as details become available.

### **ADJOURNMENT**

There being no further discussions before the Commission, the meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Leslie P. Eger, Acting Chair  
Guilford County Historic Preservation Commission

LPE/sm: jd