

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
July 19, 2016**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, July 19, 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; Jane Payne; Christian Thoma;
Abigaile Pittman; Benjamin Briggs and Terry Hammond.

Members Absent: Tina Barber, Dawn Chaney, Jo Leimenstoll, Steve Johnson.

Staff Present: Leslie P. Eger, Guilford County Planning Department.

AGENDA AMENDMENTS:

There were no amendments to the agenda.

APPROVAL OF MINUTES FROM JUNE 21, 2016 REGULAR MEETING:

Ms. Pittman moved approval of the June 21, 2016 regular meeting minutes as written, seconded by Mr. Thoma. The Commission voted 6-0 in favor of the motion. (Ayes: Trevorrow, Payne, Thoma, Pittman, Hammond, and Briggs. Nays: None.)

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Ms. Pittman nominated Benjamin Briggs to serve as Chairperson, seconded by Ms. Payne. The Commission members voted unanimously in favor of the motion.

Ms. Pittman nominated Jane Payne to serve as Vice Chairperson, seconded by Ms. Trevorrow. The Commission members voted unanimously in favor of the motion.

PUBLIC HEARING ITEMS:

1. **Major Certificate of Appropriateness (COA):** for the A.W. McALLISTER HOUSE, 700 Country Club Drive, Greensboro, NC. The request involves returning the second story sitting room into a bedroom to match the original floor plan. Owned by David Johnson, 700 Country Club Drive, Greensboro, NC. **(APPROVED)**

Mr. Eger stated that there was a site visit with the owners who explained what they plan to do. Member packages include pertinent information related to the case. Instead of a standard doorway, the owners wish to install a pocket door with 6 over 6 panels, which will resemble pocket doors located on the first floor of the house. The bathroom will include a toilet and tub/shower enclosure. Trim from the first floor will be matched on the second floor.

Members are in receipt of additional information highlighting changes that are proposed for the property.

Abigail Hartman, 1561 New Garden Road, was sworn as to her testimony concerning this matter. She stated that staff has summed up the proposed work very well and she really did not have anything to add. Chair Briggs asked if the original doors being taken down could be stored somewhere on the property in case there is a need for their use in the future. In response to questions concerning the colors to be used, Ms. Hartman stated that it would be bright white on the molding and the walls would also be white.

There was no one speaking in opposition to the request.

Discussion:

Members stated that any concerns they may have had have been addressed.

Ms. Pittman moved approval of the Major Certificate of Appropriateness for the A.W. McALLISTER HOUSE, 700 Country Club Drive, Greensboro, NC. The request involves returning the second story sitting room into a bedroom to match the original floor plan as outlined in the attached application with photographs, and specifically, having walls to either side of the current placement of the columns; the installation of a pocket door; and applied molding according to the photographs, descriptions and drawings; removal of two doors involved in the renovation on the back wall at the bathroom off the sitting room; to remove the door and close the wall of the bedroom; and install a tub/shower in the bathroom; store the doors that are removed in a dry, safe place within the property in case they are needed in the future; the walls will be drywall with the applied molding, painted to match the existing, seconded by Ms. Hammond. The Commission voted 6-0 in favor of the motion. (Ayes: Briggs, Hammond, Thoma, Trevorrow, Pittman, Payne. Nays: None.)

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 (APPROVED)

Mr. Eger thanked the applicant for working with staff last month because there was no quorum. He explained that in January 2016, the original application came in and the Commission asked that a number of items be addressed for the application and it appears that all of the items have been addressed, as suggested by the Commission members. The only thing he has not received is the original application in final form. Some of the pages needed to be rearranged in it. They were to check that the metes and bounds descriptions were sufficient; provide a chain of title; a larger version of the map delineating the boundaries; the correct acreage listed as 24.57 acres; and that aerial views be provided. The deed is recorded in plat book 150, page 30. He feels that the application is now complete.

Emma Haney, 1200 Revolution Mill Drive, stated that she is on the Revolution Mill Development committee and managing this landmark status application process. Mr. Eger has done a good job of summarizing the response to the original January application packet. Materials have been updated and more clarification of the application have been made since May. She presented copies of the new application for the Commission members' review.

Les Eger stated that if the Commission accepts this then a walk-through would be done before the public hearing.

Mr. Thoma asked if the inner courtyard was presently in place or has been added? Eddie Belk, the architect stated that the courtyard seen in the plans was existing in earlier versions of the mill where there were just corridor connections between the north buildings and south buildings. It had been filled in at the second

floor level in more recent decades, so they took that infill out to re-open the courtyard back to the condition it was in during the earlier version.

There were some questions about this property previously being known as Bessemer Steel. Mr. Belk stated that they would make every effort to research to find out if that information is correct and pertinent for this application. Micah Kordsmeier, Project Manager for Revolution Mill, stated that tracing the chain of title requires them to hire an attorney and do a title search and they have spent quite a sum of money and attorney's time to come up with that. He feels that if it is not necessary to complete the packet, he asked that not be included as a condition. There is other historical documentation that can be used.

Ms. Pittman moved to recommend approval of the updated and clarified application and asked that full-scale plans be submitted, seconded by Ms. Payne. Mr. Belk stated that he would provide a ½-scale size to be able to identify certain areas because the original full-scale plan is very large and unwieldy. He also stated that he would provide a full-scale plan to refer to.

Mr. Eger stated that he would like for the applicants to spend some time with him to make sure that the application is done correctly.

Ms. Hammond stated that she had also requested additional photos of interior common spaces that were not included. The proposal for the Commission members to make a site visit is fine but the photographs are really needed for the record. She asked Mr. Eger if the packet can be accepted without those photos, but if the property is designated, there could be a caveat that those photos be supplied.

Ms. Pittman stated that she would revise her motion to state that two (2) copies of the packet be assembled and integrated in accordance with specifications provided by Les Eger for submission to Greensboro City Council as later stages of the process. The Commission voted 6-0 in favor of the motion. (Ayes: Briggs, Hammond, Thoma, Trevorrow, Pittman, Payne. Nays: None.)

The applicants voiced their desire to schedule a site visit next month.

ADDITIONAL ITEMS:

Chair Briggs stated that the next scheduled meeting is **August 16, 2016**.

During additional discussion, Mr. Thoma asked that in the future, the four-number year dates be used for clarification sake. He finds it confusing to use "11" instead of "1911" or "2011" for reference purposes.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman
Guilford County Historic Preservation Commission

BB/sm; jd