

**MINUTES OF THE  
GUILFORD COUNTY  
HISTORIC PRESERVATION COMMISSION  
August 16, 2016**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, August 16, 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: Benjamin Briggs, Chair, Melinda Trevorrow; Jane Payne; Christian Thoma; Abigaile Pittman; Dawn Chaney, Steve Johnson, Jo Leimenstoll and Terry Hammond.

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

Chair Briggs welcomed everyone to the meeting and explained the policies and procedures conducted during the meeting.

**AGENDA AMENDMENTS:**

There were no amendments to the agenda.

**APPROVAL OF MINUTES FROM JULY 19, 2016 REGULAR MEETING:**

Ms. Payne moved approval of the July 19, 2016 regular meeting minutes as written, seconded by Ms. Pittman. The Commission voted 8-0 in favor of the motion. (Ayes: Briggs Trevorrow, Payne, Thoma, Pittman, Hammond, Chaney, Leimenstoll. Nays: None.)

**Mendenhall Home Historic Preservation Grant Update**

Leslie Bell stated that this project began last year. The first bids went out last winter and there were 327 recipients of the Bid Package and there were only 5 that were qualified. There is a small budget of under \$20,000, in fact, just over \$16,000. This makes it more challenging in terms of getting enough people to bid on it. Wilson/Covington-Winston-Salem; Lomax Construction - Greensboro; Centennial Preservation – Columbus, Ohio (who also has a field office in Raleigh; and Heritage Restoration, Wayne Thompson. One of the other things that made it challenging is that the process set up here in Guilford County through the purchasing program calls for registration with Guilford County before a bid package is sent out. For some of the people that do this type of work, in particular for smaller firms, this requirement slows down the process to a certain degree. An informal bid process was used in this instance, Wayne Thompson submit a bid of \$16,800 and the budget for the project is \$16,270. Staff is now waiting for Heritage Restoration to submit their W-9 and a revised bid for the \$16,270. The contract has been submitted to the Legal Department so when the appropriate documents are received from Heritage Restoration, the process can move forward. The project is scheduled to end October 31<sup>st</sup> and Mr. Thompson does not foresee that there will be an issue with that. Staff will continue to inform the Board as this project moves forward.

There were no questions or concerns raised by the Board members.

**PUBLIC HEARING ITEMS:**

- 1. Landmark Designation: Approve, approve with conditions, or deny 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 – FAVORABLE RECOMMENDATION)**

All speakers were sworn or affirmed as to their testimony during the public hearing.

Mr. Eger presented an informational guide related to this request and stated that the description relates to the mill buildings, not the courtyards and common areas. There are other things that have been discussed previously, but the guide presented by staff is specific to this particular matter under review at this time. He stated that Ms. Hainey received a letter from the SHPO Office which has been forwarded to all the Commission members. They strongly recommended that the Commission evaluate the building for landmark status only after the rehabilitation is completed. It is their opinion that it is critical that the Commission have complete and final information about the mill's post-rehab appearance and integrity in-hand when the building is being considered for local designation.

Chair Briggs asked that speakers in favor of the request come forward at this time.

Mr. Johnson arrived at 6:14 p.m. for the remainder of the meeting.

Emma Hainey, 1209 S. Hawthorne Road, Winston-Salem, NC, stated that there have been several discussions and presentations in the past related to this property. She thanked everyone that came out for the tour of the property.

Eddie Belk, Belk Architecture, 5208 Stephens Lane, Durham, NC, stated that they have to go through the process with the National Parks Service and the State Historic Preservation Office and the areas that are currently under construction are fully approved as of Part II, and there will also be a Part III, in which photos will be submitted, which will be a good record of the pre- and post-rehab work done on the project.

Micah Kordsmeier, representing Self Help, the developer, 911 Rome Avenue, Durham, NC, stated that the common areas are substantially complete.

Mr. Belk stated that larger plans, as previously requested by the Commission, are now available for the Commission members' review. He gave a detailed account of the outlay of the project and showed the route that the tour took place.

There was no one speaking in opposition to the request and the public hearing was closed.

**Discussion:**

Ms. Leimenstoll stated that original photos on the interior common spaces have not been included as requested. Les Eger stated that those photos are available and in the packet at the last meeting. Ms. Leimenstoll stated that it might make sense to make it a condition that sequential photos of the spaces be included.

After a short discussion, Ms. Leimenstoll moved recommendation of nomination of the Revolution Mill at 1200 Revolution Mill Drive, to City Council. This designation would specifically include the façade of Mill Buildings A, B, C, D, E, F and G and façade work to other buildings by future COAs and this designation would also include designation of the facade only of the Carpenter Shop, and would include designation of

common areas which are highlighted in the revised site plan submitted on 7/15/16 which clearly illustrates and is color-coded to show which exteriors will be designated and outlines the parcel footprint and identifies

the areas where common areas would be designated. Additional photographs are submitted in addition to the original nomination to help clarify the appearance of the interiors. The common areas are being designated because they retain the industrial architecture of the mill building and reveal the rhythm of the columns of the structure and provide an on-going understanding of the industrial character of the building and continuity and connection to skylights and other shared features of the building. The courtyards are not a part of the designation and there is some additional re-habilitation work still underway and it is recommended that this designation be approved with the condition that once completed, a new set of photographs related to Part III be submitted to the Commission for documentation that is key to the building. It is noted that this is a massive industrial site and very significant to the history of Greensboro and its textile industrial heritage and that this property is very significant, not only for its architecture, but also for its industrial history and its social history. Beyond the site plan, that shows which facades and exteriors will be designated, that in addition to that, the three smoke stacks and water tower, all of which are important character-defining features of this historic property, seconded by Ms. Pittman. The Commission voted 9-0 in favor of the motion. (Ayes: Briggs, Hammond, Thoma, Trevorrow, Pittman, Leimenstoll, Johnson, Chaney, Payne. Nays: None.)

Mr. Johnson suggested that the Commission members have another site visit to assure that all conditions have been fulfilled.

**ADDITIONAL ITEMS:**

The next scheduled meeting is proposed for September 20, 2016 at 6:00 p.m. Les Eger stated that currently there are no cases on the agenda for the September meeting, so that meeting may be cancelled.

Chair Briggs thanked Commissioners for signing up for Preservation North Carolina for training which is integral for Commissioners.

The Commission members introduced themselves and gave some background information.

**ADJOURNMENT:**

There being no further discussions before the Commission, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman  
Guilford County Historic Preservation Commission

BB/sm:jd