

**MINUTES OF THE
GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
NOVEMBER 21, 2017**

The Guilford County Historic Preservation Commission met in regular session on Tuesday, November 21, 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; Jane Payne; Melinda Trevorow; Steve Johnson; Dawn Chaney; Terry Hammond, and Abigaile Pittman.

Members Absent: Jo Leimenstoll and Christian Thoma.

Staff Present: Leslie P. Eger, Planning Department.

AGENDA AMENDMENTS:

None.

APPROVAL OF MINUTES FROM OCTOBER 17, 2017 REGULAR MEETING:

Ms. Pittman moved approval of the October 17, 2017 regular meeting minutes as written, seconded by Ms. Payne. The Commission voted 7-0 in favor of the motion. (Ayes: Briggs, Payne, Trevorow, Johnson, Chaney, Hammond, Pittman. Nays: None.)

PUBLIC HEARING ITEM:

Landmark Designation: Request for designation of the Proximity Print Works Mill, 1701 Fairview Street, Greensboro, North Carolina. The request includes the building exterior and designated building interiors. Owner: Print Works Venture, LLC, 345 West Washington Street, Madison, Wisconsin. **(APPROVED)**

Chair Briggs explained that if the Commission is comfortable with landmark designation for this property, the application will be submitted to the Greensboro City Council with the advice that they should approve the request for landmark designation based on recommendations of this Commission.

Les Eger, Guilford County Planning Department, and David Kaul, Alexander Company, Madison, Wisconsin, were sworn as to their testimony in this matter.

David Kaul, 345 West Washington Street, Madison, Wisconsin, was representing the owner of Print Works Venture. Additional information has been provided at tonight's meeting clarifying what was previously presented at the October meeting and how each floor is to be dealt with. He reviewed what is being designated on the site plan and the elevation and explained that areas to be designated are indicated by shading. On Sheet A-1.0, the parking area is shaded and remains unchanged with the exception of stair towers and elevators which have not been shaded. The two smaller existing buildings to the north will remain unchanged. The building on the left will be the leasing office and a community center. They plan to use this building the way it currently exists. The building on the right is for storage. On Sheet A-1.1, the smaller shaded areas within the large building are storage. The building to the left is all storage except for 6,000 square feet designated for retail use. On A-1.2, the large narrow space is parking and is unchanged. The space to the left is storage. Upper floors of the storage area are noted in A-1.3 while A-1.4 shows that

the third floor of the building has a footprint that is half as big as the floors below. The fourth, fifth, sixth and seventh floors of the building are all for storage.

Responding to questions, Mr. Kaul confirmed for Chair Briggs that the strategy here is to capture larger spaces that are more static. In addition, he clarified that the large storage area to the left will be used for a more commercial type storage use. The smaller grayed-out areas within the larger building will be used as storage for the residents. Chair Briggs noted that this tower has low ceiling heights and the windows are difficult to deal with in terms of a residential usage and therefore, this was a creative way to get around those issues.

Mr. Kaul clarified that the common area is part of the designation and is noted in the packet as Courtyard E. The self-storage building, commercial space and parking areas are all considered common area and are also being designated. All of the facades are designated as well and must be in compliance with the Historic Certification Application Amendment Sheet. Any changes must come back to the Commission for a Certificate of Appropriateness (COA).

Rather than piecing the information together, Mr. Eger said that he plans to have a whole new packet put together for review by City Council if this designation request is recommended by the Commission,

There was no one speaking in opposition to the request.

Ms. Trevorrow has been inside the building and commented that the interior spaces are all very open and there is a lot of space to build into on the interior. She felt that the apartments should not be part of the common area and should not be designated. She was supportive of the preservation of the rail line.

Mr. Eger said he was looking forward to seeing the courtyard and the glass that will go into the space where the dye vats were located. The common area with the dome-shaped roof and the area by the rail line that will be converted into a walking area are all unique features. These features tell a story and will help maintain the industrial feel of the building. He felt it was important to preserve the setting that existed around the mill.

Chair Briggs has toured the property over the years and commented that it is much different than Revolution Mill. He was pleased that the developer is endeavoring to keep the unique steam pump building stable. The entire project will be different in terms of industrial history but he likes that the scope of industrial history is being broadened away from slow-burn construction and more into these wonderful concrete buildings with mushroom columns.

Ms. Pittman moved approval of the Landmark Designation for the Proximity Print Works Mill at 1701 Fairview Street, Greensboro, North Carolina. The request includes the building exterior and designated building interiors. The owner is Print Works Venture, LLC, from Madison, Wisconsin. The items being designated are detailed in the document submitted by the petitioners called *Print Works Mills Designation Items of Consideration*. They include (1) the facade of the mill north, east, south and west designation; (2) façade designation both of the turbine room (a) and the pipe stage building (b); (3) common area designations including the community center (a), self-storage (c), commercial spaces (d); and (4) parking areas. Any work will require a COA (Certificate of Appropriateness). Courtyards (e) are part of the request. (5) All work will be done in compliance as referenced in the Historic Preservation Certification Application Amendment Sheet Project #18077. Any changes will require a COA. There are a number of sheets included in this packet to represent those areas being designated. Those sheets are included in the original packet plus these additional sheets. Also, the site plan and the supporting sheets that were submitted tonight with A-1.0 through A-1.4 are in the site plan and are to stand in place of the one in the original packet.

Mr. Briggs offered a friendly amendment as follows: The Commission recommends designation of the property because the property qualifies based on its intrinsic industrial qualities related to early Guilford County industrial history, mid-20th century industrial history, and has unique and valuable use of materials

including concrete construction. It illustrates an important chapter in terms of textile development and adjacency to transportation lines.

Ms. Pittman accepted the friendly amendment. The motion was seconded by Mr. Johnson. The Commission voted 7-0 in favor of the motion. (Ayes: Briggs, Payne, Trevorrow, Johnson, Chaney, Hammond, Pittman. Nays: None.)

NON-PUBLIC HEARING ITEMS:

Approval of 2018 Meeting Schedule

Mr. Eger presented the proposed Guilford County Historic Preservation Commission meeting schedule for 2018. The Commission will continue to meet on the third Tuesday of the month.

Ms. Trevorrow moved approval of the proposed meeting schedule for 2018 as presented, seconded by Ms. Payne. The Commission voted unanimously in favor of the motion.

NEXT SCHEDULED MEETING:

The next scheduled meeting of the Guilford County Historic Preservation Commission is December 19, 2017.

ADDITIONAL ITEMS:

Mr. Eger stated that he recently received a phone call from the owner of the Hillsdale Store in Summerfield, North Carolina, who indicated he would like to be included on the November, 2017 agenda. The owner would like to do some interior renovations. Mr. Eger informed him that requirements for notification would prevent being placed on the November agenda. Mr. Eger noted that there are numerous zoning violations on the Hillsdale Store property that must be taken care of through the City of Summerfield. Ms. Pittman commented that she would like to see a letter of compliance from the City of Summerfield that the site plan is compliant before the Commission considers any application from the Hillsdale Store. Responding to questions, Mr. Eger said that the owner has done nothing at all to try to comply with the zoning violations.

Mr. Eger informed members that the owner is scheduled to appear before the Summerfield City Council the night before the next Guilford County Historic Preservation Commission meeting to request approval of the site plan. He did not feel comfortable advertising a public hearing for a matter that may or may not be approved the night before.

Following a brief discussion, Mr. Eger stated that the Hillsdale Store request will be placed on the January, 2018 agenda once the letter of compliance has been received from the City of Summerfield.

Mr. Eger introduced Sean Dowell who will be filling Tina Barber's seat as the representative from Gibsonville. Mr. Dowell described his interest in historic property and indicated that he has experience dealing with mills. Members welcomed Mr. Dowell to the Commission.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Benjamin Briggs, Chairman
Guilford County Historic Preservation Commission
BB/sm:jd