



## Legislation Details (With Text)

**File #:** ID 20-0235    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 2/24/2020    **In control:** City Council  
**On agenda:** 4/21/2020    **Final action:** 4/21/2020

**Title:** Public Hearing for an Ordinance Designating Weaver-Sherwin Building, 603 S. Elm Street, Owned by Eric Robert, QUB Studios LLC, a Guilford County Historic Landmark

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Weaver-Sherwin Building - Recomm. Letter.pdf, 2. SoS\_ QUB Studios, LLC.pdf, 3. 20-0235 ORD Weaver-Sherwin Building.pdf

Date	Ver.	Action By	Action	Result
4/21/2020	1	City Council	adopt	Pass

Public Hearing for an Ordinance Designating Weaver-Sherwin Building, 603 S. Elm Street, Owned by Eric Robert, QUB Studios LLC, a Guilford County Historic Landmark

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation, Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: 2

Public Hearing: Yes

Advertising Date/By: March 5 and March 12/Planning Department

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Russ Clegg, Ext 2211

### PURPOSE:

A public hearing is required in order to consider the Landmark application for Weaver-Sherwin Building.

### BACKGROUND:

The City has received a recommendation from the Guilford County Historic Preservation Commission for designation of the Weaver-Sherwin Building as a Historic Landmark. The designation includes the entire exterior of the building and the following interior components: all original wood flooring upstairs and downstairs, skylights, and the front, central stairwell, not including handrails.

The Weaver-Sherwin Building is a contributing structure in the Downtown Greensboro National Register Historic District. It is historically significant because it housed some of the earliest commercial businesses in downtown Greensboro. Constructed in 1903, the building represents the urbanization and early development of South Elm Street. It features well-preserved Italianate architectural details and the original storefront which is rare to possess.

Landmark designation provides protection for the historic property through the Certificate of Appropriateness process. In return, the owner is eligible for up to a 50% deferral of City and County property taxes. The property tax savings is seen as a way to offset the high cost of restoring and maintaining historic buildings. Landmark designation helps preserve Greensboro's irreplaceable historic resources while helping to maintain the city's unique identity.

A link to the Landmark Program can be found on the webpage at [www.greensboro-nc.gov/landmarks](http://www.greensboro-nc.gov/landmarks) <<http://www.greensboro-nc.gov/landmarks>>, as well as the link to the [application](https://www.greensboro-nc.gov/Home/ShowDocument?id=45078) <<https://www.greensboro-nc.gov/Home/ShowDocument?id=45078>>.

**BUDGET IMPACT:**

The tax deferral would be calculated based on the percentage of the building that is designated. The tax value of the property is \$644,300.

**RECOMMENDATION / ACTION REQUESTED:**

The Planning Department recommends and requests approval of the ordinance designating the Weaver-Sherwin as a Historic Landmark.