



Legislation Text

File #: ID 16-0822, **Version:** 1

Ordinance Establishing Revolution Mills, 1200 Revolution Mill Drive as a Guilford County Historic Landmark

Department: Planning
Council District: 2

Public Hearing: Yes
Advertising Date/By: October 6 and 13, by Planning

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PURPOSE:

Conduct a public hearing to consider historic landmark designation interior common areas and exterior facades of mill buildings A, B, C, D, E, F and G; the Carpenter Shop façade, the three smokestacks and the water tower of Revolution Mills, located at 1200 Revolution Mill Drive.

BACKGROUND:

At their August 16, 2016 meeting, the Guilford County Historic Preservation Commission unanimously recommended historic landmark designation for the following components of Revolution Mill, located at 1200 Revolution Mill Drive: interior common areas and exterior facades of mill buildings A, B, C, D, E, F and G; the Carpenter Shop façade, the three smokestacks and the water tower.

Revolution Cotton Mill was constructed in 1899 as a joint venture of the Cone and Sternberger families. It is a significant example of the diversification of the southern textile industry and is believed to be the first flannel mill in the South. By 1930 it was the largest flannel producer in the world.

The mill buildings are currently being renovated for 140 apartments along with offices and creative spaces, artist studios, restaurants, event venues and community gathering places. The work is being done in accordance with the Secretary of the Interior's Standards for Rehabilitation to preserve the industrial character of the mill buildings. The estimated investment in the project is \$100 million.

Landmark designation makes the property owner eligible for a deferral of up to 50% of City and County property taxes. Before a Landmark property can be materially altered or demolished, the owner must obtain a Certificate of Appropriateness from the Guilford County Historic Preservation Commission. Demolition cannot be prevented but it can be delayed for up to 365 days.

BUDGET IMPACT:

The total appraised value of the property is \$10,980,400. If approved, the tax deferral will be calculated by the Guilford County Tax Department based on the percentage of the structure and property included in the designation.

RECOMMENDATION / ACTION REQUESTED:

Following the public hearing, Council is requested to adopt the ordinance establishing Historic Landmark Designation as described above for Revolution Mills, 1200 Revolution Mill Drive.