



GUILFORD COUNTY PLANNING AND DEVELOPMENT

HISTORIC PRESERVATION COMMISSION REGULAR MEETING AGENDA

Carolyn Q. Coleman Conference Room
First Floor, Old Guilford County Courthouse
301 W Market St, Greensboro, NC 27401
July 21, 2026

Regular Meeting

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes: April 21, 2026**
- IV. Rules and Procedures**
- V. Old Business**

None
- VI. New Business**

Legislative Hearing Item(s)

A. LANDMARK DESIGNATION CASE #26-05-HPC-00004: 816 SOUTH ELM STREET, GREENSBORO, NC 27406 (NORTH STATE MILLING COMPANY)

The subject property is located at 816 South Elm Street (Guilford County Tax Parcel #1390), approximately 580 feet south of the intersection of East Gate City Boulevard and South Elm Street and comprises approximately 1.6 acres.

The proposed designation includes the entire approximate 1.6-acre lot, the exterior of the building, and the following specific interior features: (1) Historic floors, (2) Walls, (3) Stairs, (4) Ceilings, (5) Silos, (6) Columns, and (7) Beams.

Information for **LANDMARK DESIGNATION CASE #26-05-HPC-00004** can be viewed by scrolling to the July 21, 2026, regular meeting agenda and packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/historic-preservation-commission>



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Evidentiary Hearing Item(s)

B. CERTIFICATE OF APPROPRIATENESS CASE #26-06-HPC-00005: 2003 YANCEYVILLE ST GREENSBORO, NC 27405 (REVOLUTION MILL)

The subject property is located at 2003 Yanceyville Street (Guilford County Tax Parcel #26774), approximately 580 feet south of the intersection of East Cornwallis Drive and Yanceyville Street and comprises approximately 25.47 acres.

Alterations proposed include replacing the existing unlit dimensional sign lettering near the bottom of the building façade with white acrylic backlit sign letters and installing a white custom cut metal cow shaped logo above the lettering. The new lettering will appear white during the day and be illuminated with white lighting at night.

Information for **CERTIFICATE OF APPROPRIATENESS CASE #26-06-HPC-00005** can be viewed by scrolling to the July 21, 2026, regular meeting agenda and packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/historic-preservation-commission>

VII. Other Business

None

VIII. Staff Updates

A. Landmark Index Project Update

B. Minor Work Certificates of Appropriateness Report

- Staff issued a Minor Work Certificate of Appropriateness on April 24, 2026 for installation of two signs at the Country Club Apartments, 1700 N Elm St, Greensboro, NC 27408 (Guilford County Tax Parcel #9975).
- The City of Greensboro issued a Certificate of Appropriateness on July 6, 2026 for the removal of a dying and hazardous red oak tree in the front yard at the Julian Price House, 301 Fisher Park Circle, Greensboro, NC 27401 (Guilford County Tax Parcel #4391).

IX. Commissioner Updates

X. Adjournment

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**GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

Carolyn Q. Coleman Conference Room
First Floor, Old Guilford County Courthouse
301 W Market St, Greensboro, NC 27401

April 21, 2026

Regular Meeting**6:00 p.m.****I. Roll Call**

Vice Chair Pittman called the meeting to order at 6:03 p.m.

Mr. Moss called the roll of members in attendance:

Present: Abigaile Pittman, Vice Chair; Cory Rayborn; Terry Hammond; Jerry Nix; Louis Gallien; Haley Moloney

Absent: Sean Dowell, Chair (excused); Keisha Hadden (excused); Christie Lee (excused)

The following Guilford County staff members were also present: Jason Hardin, Planning and Development Deputy Director; Avery Tew, Senior Planner; Troy Moss, Planner I.

II. Agenda Amendments

None

III. Approval of Minutes: March 17, 2026

Mr. Gallien pointed out that he had abstained from voting on the motion to continue the Voehringer House landmark designation case, but the minutes show that he voted in favor. Mr. Hardin explained that the Commission's Rules of Procedure dictate that an abstention from voting counts as an affirmative vote. A footnote was included in the minutes to clarify this point.

Ms. Hammond moved to approve the minutes, as submitted. The motion was seconded by Ms. Moloney. The Commission voted unanimously, 6-0, in favor of the motion. (Ayes: Pittman, Rayborn, Hammond, Nix, Gallien, Moloney. Nays: None.)

IV. Rules and Procedures

Vice Chair Pittman read and explained the Rules and Procedures followed by the Historic Preservation Commission.

V. Old Business

None.

Legislative Hearing Item(s)**A. LANDMARK DESIGNATION CASE #26-01-HPC-00001: 803 HOOD PL, GREENSBORO, NC 27408 (ALICE FAIRCHILD & JOHN K. VOEHRINGER, JR. HOUSE) (RECOMMENDED)**

Ms. Moloney requested to be recused from the following case as she worked on the landmark report for the property, and she planned to present on behalf of the property owners.

Mr. Gallien asked if there would still be a quorum if Ms. Moloney was recused?
Mr. Hardin confirmed that there would still be a quorum.

Vice Chair Pittman asked if the Commission members believe they can make an impartial decision on the application if Ms. Moloney were to present the request? No Commission members expressed any concerns.

Ms. Hammond moved to recuse Ms. Moloney, as requested. The motion was seconded by Mr. Rayborn. The Commission voted unanimously, 5-0, in favor of the motion. (Ayes: Pittman, Rayborn, Hammond, Nix, Gallien. Nays: None. Recused: Moloney.)

Haley Moloney, 6260 Ledbetter Road, Climax, NC, stated that she had revised the landmark report for the property to address the requests made by the Commission at the previous meeting. The report now includes a complete chain of title and more historic photographs, as well as information about the original owners of the house and their role in Greensboro's industrial, civic, and social history. There is also an expanded architectural analysis that highlights the home's place within the body of work of William C. Holleyman, Jr. Discussion is also made of the landscape design and its relationship to the planning of Irving Park by John Nolen and Robert B. Cridland. A clear connection is made between John K. Voehringer, Jr., and the Mock-Judson-Voehringer Company, and identifies the Voehringer House as a domestic expression of Greensboro's textile leadership. Finally, the report now firmly situates the house's construction in 1936, during the height of the Great Depression, which underscores the residence's rarity and significance within the city's architectural and industrial history.

Mr. Gallien asked what new documents were included in the revised report? Ms. Moloney responded that there were city directory listings, newspaper clippings, historic photographs, and new captions.

Mr. Gallien asked whether there were any new photographs of the interior? Ms. Moloney responded that there were no new interior photographs because the property owners did not wish to designate additional interior features at this time.

Sanders Cockman, 803 Hood Place, the co-owner of the subject property, stated that he did not have anything to add, but that he was available for questions from the Commission members. He stated that his wife was also present and available for any questions.

Mr. Gallien asked whether the property owners would return at a later date with a request to designate additional interior elements? Mr. Cockman responded that they are holding off on designating more of the interior.

Additional interior designations would hamper them in any renovations they might pursue. He added that the features they thought were most important were already included in the request.

Vice Chair Pittman asked whether the interior was no longer included in the request? Mr. Cockman responded that the same interior elements were proposed for designation, as were discussed at the previous meeting. Specifically, they are proposing designation of the entire lot, the exterior of the home, and interior elements including exterior doors and entryways, the Grand Staircase, and French doors.

Mr. Nix asked whether there were any changes to the features requested for designation from the original application? Mr. Cockman responded that there were no changes to what was being proposed for designation. The only changes were to the landmark report.

There being no other speakers, Vice Chair Pittman closed the public hearing by acclamation.

Mr. Gallien stated that he feels the application now has a good deal of information and history on the property.

Mr. Rayborn moved that the Guilford County Historic Preservation Commission recommend approval of Landmark Designation Case #26-01-HPC-00001, an application for landmark designation of the subject property, identified as the Alice Fairchild & John K. Voehringer, Jr. House, located at 803 Hood Place, Greensboro, NC 27408, being Guilford County Tax Parcel #9831, comprising 0.89 acres, and owned by Andrew Sanders Cockman and Tonya Martin Cockman, based on the following: (1) The subject property does possess special significance in terms of its historical, architectural, and cultural importance, in that it is an interwar residence that unites Tudor Revival massing with French Provincial elegance and features a formally composed garden that extends its architectural vocabulary into the landscape; (2) The subject property does possess integrity of design, setting, workmanship, and association sufficient to convey its significance, in that it has significant ties to Greensboro's history through its connection to Voehringer and his link to the Mock-Hudson-Voehringer Hosiery Mill, and is tied to the Irving Park Historic District and contributes to that area's cultural vitality. He further moved that the designation should include the following elements of the property that are integral to its historical, architectural, and cultural value: The entire lot, the entire exterior of the home, and specific interior features including exterior doors, entryways, Grand Staircase, and French doors. He stated that, if designated as a local historic landmark by the governing board, any proposed alterations to the property or features designated will be subject to review and issuance of a Certificate of Appropriateness by the Historic Preservation Commission or its staff designee(s). He added that, pursuant to North Carolina General Statutes Section 160D-947(b), the consent of the property owner(s) for review of any interior features designated is established by the signed statement contained in the application and will bind future owners if recorded in the Guilford County Register of Deeds and indexed according to the name of the owner(s) of the property. The motion was seconded by Ms. Hammond. The Commission voted unanimously, 5-0, in favor of the motion. (Ayes: Pittman, Rayborn, Hammond, Nix, Gallien. Nays: None. Recused: Moloney.)

Vice Chair Pittman stated that the application will be sent with the Commission's recommendation to the Greensboro City Council for a final decision.

At this time, Ms. Moloney returned to her seat and resumed her role as a Commission member.

Mr. Nix thanked Ms. Moloney for updating the report. He said it made for a more complete application, and hoped that other applications in the future would be as complete as this one.

Ms. Hammond stated that she had found some mistakes in the report and she wanted the record to reflect the correct information. The dates for John K. Voeringer, Jr., were incorrect, as was his middle name. The report also indicated that the period of significance for the house ran through Alice Fairchild Voehringer's death in 1953, but the Voehringers sold the house in 1944 after their son had died the previous year in World War II. As a result, she thought the primary period of significance would have ended in 1944. If a later date was specified in the report, she would have wanted to see more information about the subsequent owner, C. E. Anderson, and his family. Alice's parents are listed incorrectly. Ms. Moloney noted that it was very difficult to find information on her. Ms. Hammond stated that her father worked at the Friends Hospital in Philadelphia, and John's older sister had married Alice's brother, so there were more family connections there. She offered to submit this information so it could be included in the case file. She added that the revised report was much better organized, but she found some errors once she started digging into it.

Ms. Moloney pointed out that the requested revisions had substantially increased the time it took to complete the report, which would lead to a much higher cost for the applicant and might represent a barrier to entry for property owners who need to hire a consultant to prepare a landmark report. Mr. Nix said he thought it was imperative that landmark reports be comprehensive and accurate because they may be used for historical research in the future.

Ms. Hammond stated that there was one additional deed that she would have included in the report, specifically the deed transferring the property from Irving Park Corporation to Margaret Banks.

VI. New Business

None

VII. Other Business

None

VIII. Staff Updates

A. Landmark Index Project Update

Mr. Moss stated that he was able to get two additional landmarks added to the index. He had also added four more landmarks that were not reflected on the tracker.

Mr. Hardin stated that he has been working on a position description for an intern to help with this project.

Vice Chair Pittman asked how long the internship would last for? Mr. Hardin responded that it would likely be a summer internship, which usually lasts until August or September. Vice Chair Pittman asked how many hours the intern would work? Mr. Hardin responded that it depends, but the internship would be part-time. They would probably work between 20 and 30 hours per week.

Ms. Moloney stated that she could distribute the internship posting to interested history students at High Point University and to her contact at the University of North Carolina at Greensboro. Mr. Hardin stated that the posting would be sent out to all local colleges and universities.

B. Minor Work Certificates of Appropriateness Report

Mr. Tew stated that a Minor Work Certificate of Appropriateness was issued by staff for the removal of three trees at the Kestler House. The applicant had submitted an arborist report indicating that the trees were diseased and represented a safety issue.

Mr. Hardin added that he had one more update that had not been included on the agenda. He had heard back from Jamie Lawson, the Executive Director of Planning and Development Services with the City of Burlington. She is reaching out to the State Historic Preservation Office to seek guidance on how to handle the annexed landmark property, the Gibson House.

IX. Commissioner Updates

Mr. Nix asked about enforcement for landmark properties, specifically the William Fields House? Mr. Hardin responded that he would speak with the Zoning Compliance Officer and provide an update at the next meeting.

Mr. Rayborn stated that he had procured a letter from the Town of Jamestown for the America 250th time capsule. Ms. Moloney said that the time capsule would not close until July 4, so there was still time left for people to submit items.

Mr. Nix mentioned that the Gibsonville Museum has opened. It is open on Saturdays from 10:00 a.m. until 2:00 p.m. in a small building located at 200 Steele Street. They have a wonderful collection of things that are still in storage. He said it had been a long road to this point, and he was hopeful that they could expand in the future. He also noted that the Town of Whitsett has been trying to develop their museum. They are renovating the Town Hall, which is where the museum will be.

Ms. Moloney noted that the Mendenhall Homeplace is reopening with regular hours. They never closed but they had previously only been open for scheduled tours.

Vice Chair Pittman stated that One Plaza Center/Showplace West, 101 South Main Street in High Point, had been recently purchased by Elwood on Main LLC. It is to be developed as 143 market-rate apartments and two commercial spaces.

Vice Chair Pittman said the City of High Point has purchased the historic First Baptist Church in downtown High Point. It appears that the City is planning to tear down the church and build a government building on the property. There were ongoing discussions about whether the church could be preserved. Ms. Moloney asked if the church property had any historic protection. Vice Chair Pittman responded that she did not think so. Because the building is now owned by the City of High Point, Ms. Moloney said they need to appeal to the City. Mr. Nix asked whether there was a High Point Preservation Society that was looking into the issue? Vice Chair Pittman responded that there was. Ms. Hammond stated that the City had purchased the property in 2023. The church congregation had a two-year lease that was just extended for another year because the congregation had not been able to find a new location. The church was originally founded in Jamestown in 1816. They moved in 1859 and the current church was started in 1904. It was replaced by the current church building in 1941.

Ms. Hammond stated that there was a Special Use Permit application for the Honeycutt House at 2525 Oak Ridge Road in Oak Ridge, which is a historic property. It is not designated in any way, but at one meeting it was said to be eligible for the National Register. However, she did not think it was eligible because of the changes that had been made to it. The current owners wish to turn the house into an event center, but the nearby residents have concerns about increased traffic, parking, and noise. The Town of Oak Ridge held an evidentiary hearing to consider the Special Use Permit application in February, which was subsequently continued to the April 9 Town Council meeting. At this second meeting, the Town Council denied the request. She is not sure if the owners will appeal. Ms. Moloney asked if the owners planned to modernize the building? Ms. Hammond responded that she thought the exterior would be preserved. Ms. Moloney said that made sense because event centers usually seek historic properties for their charm. She added that they could be a candidate to receive a brochure about landmark designation. Mr. Hardin responded that the draft brochure was forthcoming.

Mr. Gallien asked about the two vacant seats on the Commission. Mr. Hardin stated that there are two applications to fill the vacancies. The application for the County seat needs to be approved by Board of County Commissioners. Mr. Tew said he had also been in touch with the City of Greensboro Clerk's Office about the application for the Greensboro seat. They had indicated that City Council was aware of the application.

Ms. Moloney asked about the rules for attendance and absences for Commission members. Mr. Tew responded that the Rules of Procedure state that if a member has three consecutive unexcused absences or has unexcused absences for 33% or more of the regular meetings held in a fiscal year, they lose status as a voting member on the Commission. An absence is excused if it is necessary to accommodate an unexpected/unplanned work obligation or an emergency, and if the member either notifies staff in advance or is unable to notify staff due to extenuating circumstances. An unexcused absence is one for which the member has not notified staff in advance. Ms. Moloney said they should consider a limit on excused absences, as well. Mr. Hardin stated that staff was keeping track of unexcused absences and would review the record to determine whether any Commission members had exceeded the limit established in the Rules of Procedure.

X. Adjournment

There being no further business before the Commission, Vice Chair Pittman adjourned the meeting by acclamation at 7:12 p.m.

The next regular meeting of the Guilford County Historic Preservation Commission is scheduled for May 19, 2026, at 6:00 p.m. in the Carolyn Q. Coleman Conference Room, located on the first floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation Commission
Application for Historic
Landmark Designation**

Name of Designated Landmark (Historic and/or Common): North State Milling Company
Property Address/Location: 816 South Elm Street, Greensboro, NC 27406
Tax Parcel Number: 1390
Deed Book and Page Number: Book 6868 Page 2597
Plat Book and Page Number: N/A
Features to be designated (lot, interior, exterior, etc.): lot, exterior, historic floors, walls, stairs, ceilings, silos, columns, and beams.

☐ Applicant ☒ Owner
Eric Robert, QUB Studios LLC

 Name (please print legibly)
816 S Elm St 3A

 Mailing Address
Greensboro, NC 27406

 City, State and Zip Code
(336) 575-8525

 Phone Number

eric@qubstudios.com

E-mail Address
DocuSigned by:

ERIC ROBERT

 2CCE22F705194C7...
 Signature

Date

☒ Applicant ☐ Owner
Samantha Stewart

 Name (please print legibly)
211 Tate Street

 Mailing Address
Greensboro, NC 27403

 City, State and Zip Code
(919) 389-0564

 Phone Number

samantha@gatecitypreservation.com

E-mail Address

Samantha Stewart

 Signature

March 22, 2026

Date

The application is due no later than noon (12:00 P.M.) on the third (3rd) Tuesday of the month. The regularly scheduled meeting is typically held every third (3rd) Tuesday of the month.

Return completed applications by e-mail to:

[Contact Planning@guilfordcountync.gov](mailto:Planning@guilfordcountync.gov)

**400 W Market Street - Post Office Box 3427
 Greensboro, North Carolina 27402
 (336) 641-3334**

<https://www.guilfordcountync.gov/our-county/planning-development/historic-preservation-program>

Guilford County Historic Landmark Application

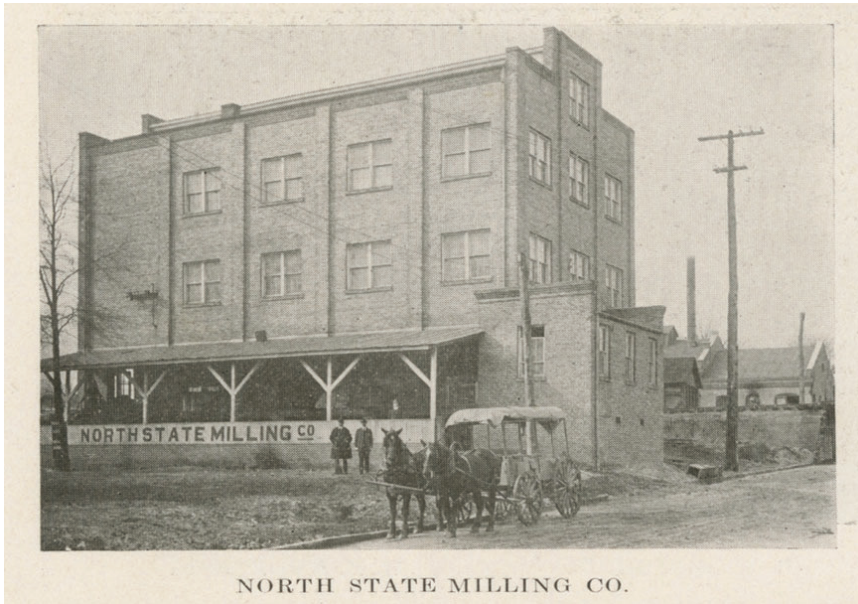
READ CAREFULLY AND SUPPLY ALL INFORMATION

The following information must be provided, in digital format, before the application can be reviewed, deemed complete and placed on the next available Historic Preservation Commission agenda:

- 1. **STATEMENT OF SIGNIFICANCE:** The property must be deemed historically, architecturally or archaeologically significant. **DATE ALONE DOES NOT MAKE A PROPERTY SIGNIFICANT.** Please describe and document the seven aspects of integrity which include the significance of location, design, setting, workmanship, materials, feeling, and association. Include significant dates in the property's history.
- 2. **MAPS:** Provide a location/vicinity map for the property. Also provide a scaled site plan or as-built survey of the property indicating the proposed landmark boundaries and location of all buildings to be included in the proposed designation.
- 3. **PHOTOGRAPHS:** Provide a complete photographic record of the property. Include photographic views sufficient to document all significant aspects of the property proposed for designation. All photographs must be labeled and submitted in a digital format. Older photos should be scanned in color.
- 4. **ARCHITECTURAL DESCRIPTION:** Describe both the original and current appearance and style of the significant structures such as houses, barns, well houses, and other buildings proposed for designation. The description should include the following: date of construction, date(s) of alterations, description of overall form, and exterior details (and interior details if included). Include a drawing of the existing and original (if different) floor plan with rooms labeled.
- 5. **HISTORICAL BACKGROUND:** Describe the history of the property. The details should include the following: former uses of the property, list of owners (from Grantor-Grantee index), a list of builders and/or architects if known. Also, if available, provide and label further documentation such as newspaper or periodical articles, excerpts from books, cemetery records, register of deeds documents, and oral history documentation.
- 6. **BIBLIOGRAPHY:** Provide footnotes and a list of information resources.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND I SUPPORT LANDMARK DESIGNATION OF THE PROPERTY DEFINED HEREIN. I acknowledge that the Guilford County Historic Preservation Commission may require additional information. I acknowledge that the designation, if approved by the governing body, includes the specific features requested for designation, or as otherwise determined worthy of designation by the governing body upon recommendation from the Historic Preservation Commission. I acknowledge that any alterations of the property and/or features designated shall first require issuance of a Certificate of Appropriateness (COA) by the Guilford County Historic Preservation Commission or its staff, as appropriate. I acknowledge that all final application materials submitted become the property of Guilford County and may not be returned. **Finally, I hereby consent to the visitation of my property by any local board member or staff, upon reasonable notice, for purposes of investigating the merits of potential c**

DocuSigned by: ERIC ROBERT 2CCE22F705194C7...		05/11/26
DocuSigned by: ERIC ROBERT 2CCE22F705194C7...	er(s)	Date
	Signature of Owner(s)	Date



Top left: 1917; bottom left: 2007; top right: 2026; bottom right: c. 2014

NORTH STATE MILLING COMPANY BUILDING

816 South Elm Street
Greensboro, North Carolina 27406

**Application for Guilford County
Historic Landmark Designation**

Prepared by Gate City Preservation L.L.C.
May 2026

I. STATEMENT OF SIGNIFICANCE

The North State Milling Company Building, built in 1912, is locally significant to Guilford County as a rare example of an early twentieth century roller mill in Greensboro. Despite alterations and modifications over time, the building continues to embody the function-based design of vernacular industrial buildings from the early twentieth century. The North State Milling Company Building holds special significance to many Greensboro residents who grew up visiting the mill weekly to purchase Joy Brand Corn Meal, Daily Bread Flour, and other products with their families. Grain was brought in by truck and by rail, processed by the roller mill, then held for distribution across the region. Although the building was altered as part of an adaptive reuse project in 2007, the essential architectural features, including grain silos, historic wood ceilings, floors, and structural beams and posts, corbelled brick cornices, terracotta parapets, and even some of the milling equipment remain, as well as historic typography on the building's exterior. The North State Milling Company fronts South Elm Street, marking the transition from the downtown commercial district into the industrial core of south Greensboro. The building is bordered by the Southern Railroad to the west. Historically, a spur ran to the building from the main line for ease of bringing in grain and shipping out processed goods. Because the North State Milling Company stayed in operation as a mill until 2001, continuing to contribute to local industry with no other specific date to define the end of the historic period, the period of significance runs from 1912-1976, the date of the mill's construction to fifty years from the current date.

Integrity Statement

- **Location:** The North State Milling Company Building remains in its original location.
- **Design:** The North State Milling Company Building's restrained, function-based, industrial style and form has been retained, though some materials and fenestrations have changed over time, especially during the adaptive reuse of the building in 2007, which changed first story openings and window configurations throughout the building. Though openings have changed over time, the building still conveys as an early 20th century mill.
- **Setting:** The setting of the mill has remained mostly unchanged as it has always been in an industrial area. The building is surrounded by other industrial buildings dating to the early twentieth century.
- **Workmanship:** Many of the existing building materials are historic, which demonstrates the skill of the first builders who installed the materials in a way that prolonged the historic fabric, especially the historic silos, which remain unchanged both on the interior and exterior of the building.
- **Materials:** Many of the original materials and finishings of the building have been preserved or restored, especially on the interior, including the historic wood floors and ceilings and original wood structural posts.
- **Feeling:** The feeling of the building has been maintained through the preservation of its original form and the preservation of its historic exterior paint and typography.
- **Association:** The building was used exclusively by the North State Milling company from its opening until the mill closed in 2001. In 2006 it was purchased by its current owner and adaptively reused as a private residence and series of commercial enterprises, including the Continental Club and Back Table.

Proposed Boundary Justification

The proposed boundary for Local Landmark Designation is the property's current 1.06 acre parcel (PIN: 7864-62-0652). The owner wishes to designate the lot, building exterior, and specific interior features: the historic floors, walls, stairs, ceilings, silos, columns, and beams.

II. MAPS

Maps and Floor Plans

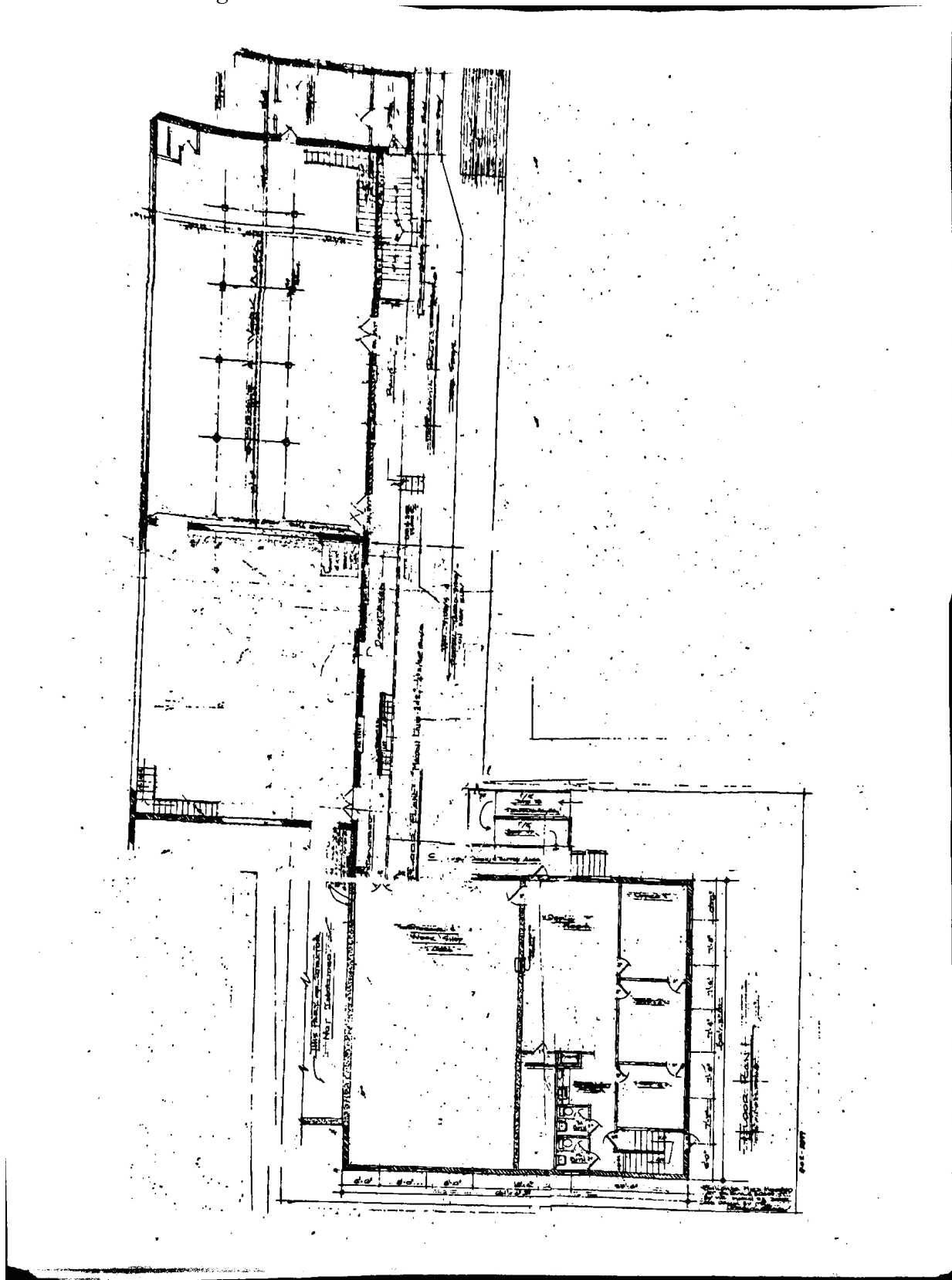
Guilford County Tax Map (parcel in red)



HPOWeb Map (parcel in red)



Architectural Drawings



SKETCH/AREA TABLE ADDENDUM

000, 012, 014, 016 Floor, & 020 South Elm Street

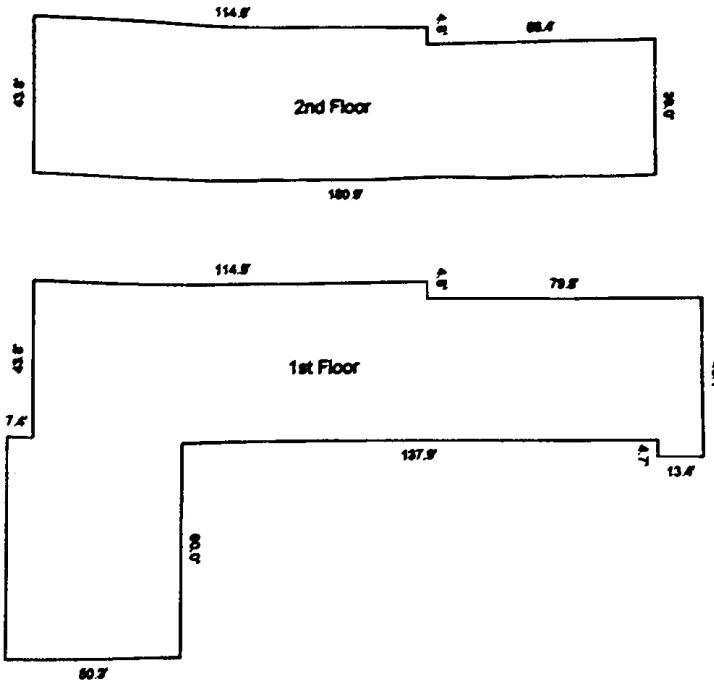
County Guilford

State NC

Zip 27405

Juror City of Greensboro

Owner Name



Scale: 1 = 40

IMPROVEMENTS SKETCH

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
OLA1	First Floor	11494.26	11494.26
OLA2	Second Floor	7606.26	7606.26
TOTAL LIVABLE (rounded)			19101

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
13.4 x	45.1	602.67
40.4 x	180.9	7311.79
4.8 x	114.5	549.41
43.0 x	60.0	2579.40
7.3 x	61.4	451.00
Second Floor		
39.0 x	180.9	7056.66
4.8 x	114.5	549.60
7 Areas Total (rounded)		19101

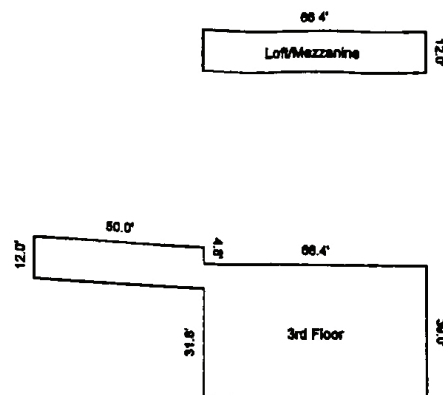
SKETCH/AREA TABLE ADDENDUM

#12, 816, 818 Near, & 820 South Elm Street

County Guilford

State NC

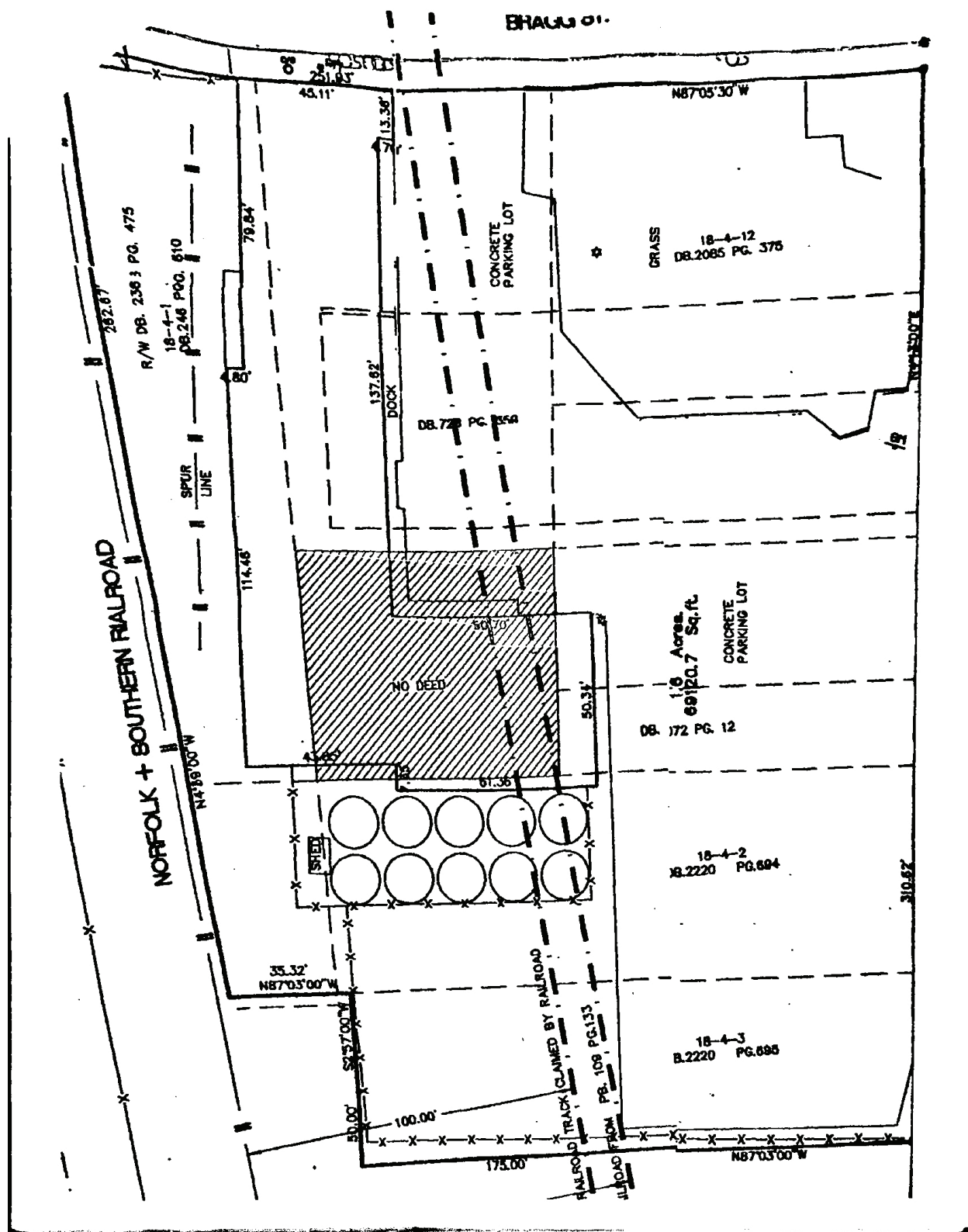
Dp 17488

 City of Greensboro
Name


Scale: 1" = 40'

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA3	Third Floor	3189.60	3189.60
GLA5	Loft/Mezzanine	796.80	796.80
TOTAL LIVABLE (rounded)			3986

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
Third Floor		
39.0 x 66.4		2589.60
12.0 x 50.0		600.00
Loft/Mezzanine		
12.0 x 66.4		796.80
3 Areas Total (rounded)		3986



III. ARCHITECTURAL DESCRIPTION

Architectural Context

Following the Civil War, commercial buildings were hastily rebuilt from frame construction. These buildings were continuously destroyed by fire and replaced. Community and business leaders, concerned about maintaining a respectable and stable image for their towns, began constructing sturdier commercial buildings from masonry.¹ Brick became the prolific material for these new cities because of its affordability, due to the development of railroads and brick manufacturing plants, and its stability and fire resistance.² These new brick buildings, utilizing pilasters and corbeling for artistic expression, were lauded as “modern,” “artistic,” and “city-like,” and became an enduring source of civic pride. By the early-twentieth-century, mill design prioritized function and fire safety over style. Greensboro’s industrial buildings from this period are characterized by their sprawling complexes, demonstrating their continued growth and success over time, are constructed with solid masonry, and, though usually austere, can be adorned with Italianate, Beaux Arts, Moderne or other early twentieth-century style details.³

Wafco Mills (1893, 1907, 1912) located in the College Hill Historic District near downtown Greensboro, is a mill complex “representative of the era when the economic development of the city depended upon such locally owned establishments.”⁴ The mill “retains most of the original machinery *in situ* and is a vital reminder of the industrial growth which took place in North Carolina in the late-nineteenth century and aided the development of such cities in Greensboro.” Like the North State Milling Company Building, Wafco Mills expanded as capacity grew over the decades. Both mills were early roller mills in North Carolina, which differed from the more common grist mills of the period. Unlike Wafco Mills, which closed in 1972 after years of struggling to stay open, North State Milling Company stayed in operation until 2001, representing a later period of industrial growth and development in Guilford County.⁵ The only other food mill in Guilford County is the Old Mill of Guilford (1822). This grist mill represents economic development in the nineteenth century North Carolina piedmont, which is outside of the historical context of the North State Milling Company Building.⁶

All other comparable mill complexes in Greensboro are cotton mills, including Blue Bell Company Plant (1921), located two blocks north, and the Cone Mills, including Proximity Cotton Mill (1895, rebuilt 1914 after fire original building destroyed by fire, demolished 2004),

¹ Bisher, 387.

² Bisher, 388.

³ Historic and Architectural Resources of Greensboro, North Carolina, 1880- 1941” “Property Type 4: Industrial and Commercial Buildings,” on pages F24-F26.

⁴ David W. Parham and Jerry L. Cross, “Wafco Mills,” National Register of Historic Places Nomination, United States Department of the Interior, National Park Service, North Carolina State Historic Preservation Office, <https://files.nc.gov/historic-preservation/nr/GF0018.pdf>, March 8, 1979, Accessed March 18, 2026.

⁵ Greensboro History Museum, Wafco Mills Collection. Archives. (2026, February 19). <https://archives.greensborohistory.org/manuscripts/wafco-mills>.

⁶ Charlotte V. Brown and Jim Sumner, “Old Mill of Guilford,” National Register of Historic Places Nomination, United States Department of the Interior, National Park Service, North Carolina State Historic Preservation Office, <https://files.nc.gov/ncdcr/nr/GF0041.pdf>, June 14, 1982, Accessed March 18, 2026.

Revolution Cotton Mills (1898), White Oak Cotton Mills (1905), Proximity Print Works (1913).⁷ By 1909, the mill villages combined took up three square miles of land with about 8,000 residents, over 1,000 homes, eight churches, and three schools. Although Cone Mills produced textiles rather than grains, the Cone mill buildings date to the same historical period as the North State Milling Company Building and, architecturally, share the characteristics of function-based design.

Architectural Description

The North State Milling Company Building (1912) is located on the corner of South Elm Street and West Bragg Street, directly adjacent to the Southern Railroad to the west and two blocks south of the Blue Bell Company Plant (NR 2020) and the Downtown Greensboro Historic District (NR 1982, 2023). The building marks the transition between the commercial downtown district to the north and the industrial district to the south. The mill is surrounded by other industrial buildings dating to the early twentieth century. The North State Milling Company Building is locally significant to Guilford County for its architecture, despite alterations and modifications over time, because it embodies the function-based design of vernacular industrial buildings from the early twentieth century.

The original building, built in 1912, comprises the main block of the North State Milling Company building. Directly to the south of the main block is a two-story addition (1948) running north-to-south followed by a one-story addition (1963) running east-to-west off the southeast elevation of the 1948 addition. To the south of the 1963 addition are ten massive metal silos, likely also dating to 1963. The 1912 main block is three stories tall, five bays wide, and three bays deep, with inset brick pilasters running between each bay on the east elevation, fronting South Elm Street. The exterior is clad in running-bond brick, painted white with evidence of historic signage for the mill painted on the exterior. The east and north elevation of the main block feature faded color advertisements painted directly on the brick exterior for products made at the mill, Daily Bread Flour, Joy Brand Cornmeal, and the company's dry dog food products, Field Trial Dog Food, Joy Dog Food, ANF Dog Food, Hyland Chunk, Jim Dandy, and Tony Dog. Brick corbelling and terracotta tile parapets run along the flat roof. A monitor spans the length of the roof, running north to south. The main block's parapeted east elevation steps down toward the rear (south) of the building at each bay. An additional one-story portion at the rear of the building is covered with a corrugated metal shed roof.

The 1948 two-story addition is four bays wide, with a stucco exterior and terracotta tile parapet running along the roofline. The one-story addition, running east-to-west off the southeast elevation of the 1948 addition, is six bays wide and stuccoed with a simple metal parapet. The concrete loading dock spans most of the east elevation. Brick steps have been added to reach the loading-dock porch level on the east elevation for ease of entry and pedestrian safety.

⁷ Annie Schentag and Kerry Traynor, "Blue Bell Company Plant," National Register of Historic Places Nomination, United States Department of the Interior, National Park Service, North Carolina State Historic Preservation Office, <https://files.nc.gov/ncdcr/nr/GF8969.pdf>, November 27, 2020, Accessed March 18, 2026.

Interior

According to the 1919 Sanborn Fire Insurance Map of Greensboro, the North State Milling Company building used electric power and lights, heating stoves in the office, and fire pails and water casks for fire protection distributed throughout the machinery area. The basement housed the motors, the first floor housed the milling equipment, including flour rollers, flour packers, a bran packer, a corn mill, and an attrition mill, the second-floor housed purifiers, dust collectors, and a separator, and the third floor contained scourers, sifters, cleaners, and separators. The interior of the building was designed to deter fire risk as much as possible, utilizing slow-burning construction which was common for mills at the time to reduce the risk of fire hazards, featuring bare brick walls, exposed ceilings, and open floor plans.

Analysis of Building Changes Over Time

Along with the expansion of the mill complex in 1948 and 1963, the building had undergone significant architectural changes even before the adaptive reuse project in 2007. Photographs from 1917 and 1975 show large, square, two-over-two wood windows on the 1912 main block. A photograph taken in early 2007 (before the adaptive reuse project took place) shows that sometime between 1975 and 2007, the windows had been substantially altered. In most places, the windows had been replaced by two-light windows, and, in the central bay over the main entrance, the second-and-third-story windows had been converted into doors. On the north elevation, all the windows on the one-story office block had been bricked in. By 2007, the shed-roof porch over the loading dock had been removed from the 1912 main block.



Interior of mill soon after adaptive reuse. Historic materials retained on floors, columns, walls, ceilings, and beams.

Adaptive Reuse in 2007

In 2006, the property was purchased by Eric Robert who undertook an adaptive reuse of the building starting in 2007, transforming the mill into apartment units, offices, design spaces, and several businesses, including a cafe, lounge, and music venue. His adaptive reuse project made alterations to the previously changed window openings, converted the loading docks on the east side into brick stairs, and removed what remained of the deteriorated porch roof. Despite these alterations, the mill building has retained its overall feeling as a historic mill and, especially on the interior, has retained many of its historic finishes, which are included in this designation.



IV. HISTORICAL BACKGROUND

In March of 1912, Nannie Emma Bowman and John Alvarin Hodgin (pictured on the left), along with the Grays, Crutchfields, and Wheelers, sold a large plot of land at the corner of South Elm and Bragg Street to the North State Milling Company.⁸ Nannie and John Hodgin were prominent Greensboro citizens and Quakers who dealt in real estate from the late nineteenth to the early twentieth century. John A. Hodgins, along with other prominent businessmen, including Arlindo Sherman Cate, president from 1912-1936, G. G. Hendricks, W. P. Knight, and Joseph C. Morris, served as the North State Milling Company's original stockholders.⁹ Arlindo Cate was a pharmacist at the Revolution Cotton Mills pharmacy and also a Mason, establishing the Revolution Masonic Lodge No. 552 in 1906.¹⁰ Mr. Cate was a druggist at the Revolution Cotton Mills pharmacy for several years, and in 1906 he established Revolution Masonic Lodge No. 552.

When the original investors sold their interests in the mill in 1936, the Hylton family of Greensboro and the Bolling family of High Point each gained half interest in the company.¹¹ After the death of Andrew Bolling in 1937, his widow, Bessie C. Bolling, served as both vice president and secretary until 1991. Along with mill leadership, members of the family also worked at the mill. Ray Hylton served as assistant secretary and salesman from 1968 until the early 1990s, his brother Roger Hylton served as treasurer, and Helen Potts, Bessie and Andrew's daughter, served as secretary. The Hylton and Bolling families continued to own the mill until it closed in 2001 due to further declining profitability in the flour market and aging equipment which required expensive repairs or replacement to continue operation.¹²

⁸ <https://ancestors.familysearch.org/en/LH5T-7DL/john-alviran-hodgin-1864-1921>

⁹ "North State Milling Company," Historic Sites Survey, September 24, 1975, on file with the State of NC Department of Natural and Cultural Resources. Archives and History, Historic Sites Survey, September 24, 1975.

¹⁰ https://cdn.lib.unc.edu/faids/mss/inv_images/masons.pdf

¹¹ Mr. Andrew J. Bolling of High Point is listed as president in the 1936 Greensboro City Directory, while Mr. Albert A. Hylton served as vice president of the mill during this time. Upon Mr. Bolling's death in 1937, Mr. Hylton became president and served in the position until 1980.

¹² Hill's Greensboro City Directory, Richmond, VA: Hill Directory Co., Inc., Publishers and information obtained from phone Interview with Mr. Ray Hylton, July 9, 2003.

The process of roller milling versus grist milling transformed the mill industry in the late nineteenth century. Wafco Mills, originally called Greensboro Roller Mills, was the first roller mill operation in Guilford County, established in 1893, almost 20 years before North State Milling Company. The North State Milling Company incorporated the use of roller machinery from Nordyke and Marmon Co. out of Indianapolis, dated 1914. The same machinery was still in use in 1975, and a blueprint diagram of the machinery configured for specific use in the North State Mill was displayed inside the mill. Similar machinery appears in a reprint of Nordyke and Marmon's ca. 1899 catalog.¹³

As the per capita consumption of flour began to fall in the mid-twentieth century, North State Milling Company diversified its product line and began producing dry dog food, which proved to be a more profitable product. At one time, the company was the largest producer of dry dog food in the state of North Carolina.¹⁴

Risks

The location of the North State Milling Company Building and size of its lot indicate a high risk for demolition if the property were to change hands. The designation of the building and lot has the potential to anchor the South Elm redevelopment area and play a key role in revitalizing the southside of downtown. Local landmark status would protect the building from future changes, discourage the demolition of the property, and provide a financial incentive for its preservation.



North State Milling Company Building, 2014.

¹³ Nordyke and Marmon Company Catalog No. 48. Ca. 1899. Reprint 1987 by The Society for the Preservation of Old Mills.

¹⁴ "North State Milling Company," Historic Sites Survey, September 24, 1975, on file with the State of NC Department of Natural and Cultural Resources. Archives and History, Historic Sites Survey, September 24, 1975.



North State Milling Company Building east elevation, c. 1975.



North State Milling Company Building interior, c. 1975.



North State Milling Company Building interior, c. 1975.



North State Milling Company Building, east elevation, c. 2014.

Grantor-Grantee Index and Chain of Title

Grantors	Grantees	Date
Joseph H. Shields	D.W.C. Benbow	October 10, 1874
D.W.C. Benbow	C.P. Frazier (Commissioner) conducted sale to Elizabeth C. and Charles D. Benbow to satisfy legal dispute	June 21, 1904
Elizabeth C. and Charles D. Benbow	Nannie E. and John A. Hodgins	November 27, 1905
Nannie E. and John A. Hodgins	Retaining ½ interest and selling partial interest to M.K. Gray	January 20, 1906
Nannie E. and John A. Hodgins; estates of Nannie L. G. and M. K. Gray (deceased); Hattie. J. and Charles F. Crutchfield; Nelia Gray and Carl S. Wheeler; Florence I. Kearns; Ada G. and S. G. Wheeler; Essie M. and R. W. Gray	North State Milling Company	March 8, 1912
North State Milling Company	O. J. Threath III	July 13, 2003
O. J. Threath III	QUB Studios	April 19, 2006
O. J. Threath III	QUB Studios	March 27, 2008

1. Book 48, Page 329-330
 - a. Recorded October 10, 1874
 - b. Grantor: Joseph H. Shields
 - c. Grantee: D.W.C. Benbow
2. Book 161, Page 608
 - a. Recorded June 21, 1904
 - b. Grantor: D.W.C. Benbow
 - c. Grantee: C.P. Frazier (Commissioner) to Elizabeth C. and Charles D. Benbow
3. Book 184, Page 116
 - a. Recorded November 27, 1905
 - b. Grantor: Elizabeth C. and Charles D. Benbow
 - c. Grantee: Nannie E. and John A. Hodgins
4. Book 198, Page 444
 - a. Recorded January 20, 1906
 - b. Grantor: Nannie E. and John A. Hodgins (retaining ½ interest)
 - c. Grantee: M. K. Gray (purchasing ½ interest)
5. Book 236, Page 106
 - a. Recorded on March 8, 1912

- b. Grantor: Estates of Nannie E. and John A. Hodgin (deceased), et. al. and M.K. Gray (deceased), et. al.
 - c. Grantee: North State Milling Company
- 6. Book 5878, Page 2706
 - a. Recorded on July 13, 2003
 - b. Grantor: North State Milling Company
 - c. Grantee: O. J. Threatt III
 - d. Notes: Auction
- 7. Book 6515, Page 2682
 - a. Recorded on April 19, 2006
 - b. Grantor: O. J. Threatt III
 - c. Grantee: QUB Studios
- 8. Book 6868, Page 2597
 - a. Recorded on March 27, 2008
 - b. Grantor: O. J. Threatt III
 - c. Grantee: QUB Studios
 - d. Notes: Amendment to include entire parcel



North State Milling Company Building, c. 2006.

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Guilford County, North Carolina Deed Book 6868, Page 2597.

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V. PHOTOGRAPHS

Photo 1: View of the north elevation facing southwest shows the setting on the north side.



Photo 2: View of the east elevation facing southwest shows the setting on the east side.



Photo 6: North elevation of the building which faces Gate City Blvd.



Photo 6: Detail of the north elevation showing evidence of advertisements.



Photo 3: East entrance to the building facing west.



Photo 4: View of the east façade and monitor facing west.



Photo 5: Detailed view of the east elevation facing southwest.



Photo 6: Close-up view of the 1912 main block's east elevation.



Photo 5: Southeast corner where the 1948 and 1965 additions join, facing southwest.



Photo 6: Silos (c. 1965) at the rear (south) of the building, facing northwest.



Photo 6: North elevation of the 1965 addition with silos to the south, facing south.



Photo 6: West elevation and setting facing east. Photograph taken from Elm-Eugene Street.



Photo 6: 1965 addition, facing southwest. Wood support beams, columns, floors are retained.



Photo 6: 1965 addition, facing west. Wood support beams, columns, floors are retained.



Photo 6: 1965 addition, facing south. Wood ceilings, floors, and plaster walls are retained.



Photo 6: 1965 addition, facing south. View of c. 1965 silos through large wood windows.



Photo 6: Front



Photo 6: Historic entrance to the mill retained, including wood support beams, floors, and stairs.



Photo 6: Front



Photo 6: Front



Photo 6: 1948 addition, facing east. Wood floors, columns, plaster, exposed brick retained.



Photo 6: 1948 addition, facing north. Support beams, columns, and exposed brick walls retained.



Photo 6: 1948 addition, facing west. Support beams, columns, and exposed brick walls retained.



Photo 6: Interior wood silos retained.



Photo 6: Historic wood floors retained throughout entire building.



Photo 6: Wooden beams, columns, ceilings, and floors retained. Brick walls left exposed.



Photo 6: Historic mill equipment left behind.



Photo 6: Interior silos retained.



Photo 6: Interior silos retained and converted into a cooridor/living space.



Photo 6: Metal stair installed at the north end of the 1912 main block.



The following pages make up the Working File for the property, which includes:

- Deeds
- City Directories
- Newspaper Articles
- Other pertinent Information

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Let the said deed, with this certificate be registered.
 J. W. Nelson, Probate Judge.

X
D. W. C. Benbow, Deed from Joseph H. Shields.

This deed made this 10th day of October 1874 by Joseph H. Shields, of Guilford County and State of North Carolina to D. W. C. Benbow of the same County and State, Minnesota, That said Joseph H. Shields in consideration of twenty two hundred dollars to him paid by D. W. C. Benbow, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said D. W. C. Benbow and his heirs six tracts or lots of land in Guilford County and State of North Carolina, bounded as follows, viz:

1 Lot 1st. Being lot No. 13 on the plan of lots of said Shields, Beginning at Scott's corner on east side of Davie St. running with Davie St. 125 ft. to a stone, thence east with Keettlet's line to Gutter's line, thence north with Gutter's line to Scott's line, thence west with Scott's line to the beginning.

2 Lot 2^d. Being lot No. 20 on said plan of lots, Beginning at Cable's corner on South Elm St. thence S. $2\frac{1}{2}^{\circ}$ W. 132 ft. to a stone, thence East $2\frac{1}{2}^{\circ}$ S. 418 ft. to a stone on Davie St. thence north 132 ft. with said St. to a stone, thence N. $2\frac{1}{2}^{\circ}$ W. 418 ft. to the beginning.

3 Lot 3^d. Being lots Nos. 37, 38 & 39 on said plan, Beginning at a stone corner of Davie & Vance Streets, thence N. $2\frac{1}{4}^{\circ}$ E. with Davie St. 322 $\frac{1}{2}$ feet to a stone, thence E. $2\frac{1}{4}$ S. 247 $\frac{1}{2}$ feet to a stone, thence S. $2\frac{1}{2}^{\circ}$ W. 322 $\frac{1}{2}$ feet to a stone on Vance St., thence N. $2\frac{1}{4}^{\circ}$ W. 247 $\frac{1}{2}$ feet on Vance St. to the beginning.

4 Lot 4th. Beginning at Davidson's corner on Davie St. running South with Davie St. 99 ft., thence E. 2° S. 231 ft. to a stone, thence N. 2° E. 99 ft. to Davidson's corner, thence with Davidson's line to the beginning.

5 Lot 5th. Being No. 19 on said plan of lots, Beginning at a stone Dr. Eggers's corner thence with Bragg St. E. $12\frac{1}{4}^{\circ}$ S. 198 ft. to a stone on South Elm St., thence with said St. S. $2\frac{1}{4}^{\circ}$ W. 132 ft. to a stone, thence N. $2\frac{1}{4}^{\circ}$ W. 198 ft. to a stone on Dr. Eggers's line, thence with said line N. $2\frac{1}{4}^{\circ}$ E. 132 ft. to the beginning.

6 Lot 6th. Being lots Nos. 4 & 6 on said plan of lots, Beginning at Odell's corner on South Elm St. running S. $2\frac{1}{2}^{\circ}$ W.

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with said St. 34.5 ft. to a stone on Bragg St., thence with Bragg St. 247 ft. to Seely's corner, thence with Seely's line N. 74° E. 344 $\frac{1}{2}$ ft. to a stone Odell & Smith's corner, thence N. $2\frac{1}{4}^{\circ}$ W. with Odell's line 247 ft. to the beginning. To have and to hold the aforesaid tracts or lots of land and all privileges and appurtenances thereto belonging to the said D. M. G. Benbow and his heirs and assigns to their only use and behoof. And the said Joseph H. Shields covenants that he is seized of said premises in fee and has right to convey the same in fee simple, that the same are free from incumbrances, and that he will warrant and defend the said title to the same, against the claims of all persons whatsoever. In testimony whereof, the said Joseph H. Shields has hereunto set his hand and seal the day and year above written.

Attest: Abram Clapp 3

Joseph H. Shields (seal)

State of North Carolina

Gulford County 3 In Probate Court.

The execution of the within deed was proven on this 5th day of November 1874 before the undersigned, Judge of Probate by the oath and affirmation of Abram Clapp the subscribing witness thereto. Therefore let it be registered.

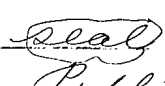
J. W. Nelson, Probate Judge.

Nancy C. Weatherly, Deed from D. D. Gillespie

This indenture made this the 28th day of July 1874 between Daniel D. Gillespie and Nancy C. Weatherly, wife of William H. Weatherly, all of the County of Guilford and State of North Carolina, Witnesseth: That the said D. D. Gillespie for and in consideration of the natural love and affection which he bears to his daughter the said Nancy C. Weatherly, has given, granted, bargained and sold, and does by these presents give, grant, bargain and sell unto the said Nancy C. Weatherly a certain tract of land lying and being in Guilford County in the Fayetteville road, and being a part and parcel of the home and resident tract of land on which said D. D. Gillespie lives. Beginning at a sassafras on the line between Rev. Mr. Tidball and said Gillespie and running thence South 100 feet to a stone on the Fayetteville road and on the west side, thence west or westwardly parallel with

day of June ⁶⁰⁷ 1904.

W. C. Jones
Notary Public
High Point N. C.

W. C. Jones 
Notary Public

State of North Carolina

Guilford County

The foregoing certificate of W. C. Jones, a Notary Public of said County, is adjudged to be correct. Let the said deed and the certificates be registered.

Witness my hand this the 20 day of June 1904.

Ernest Clapp Dept. C. C.

Filed for registration on the 20 day of June 1904 at 12 o'clock P. M. and duly recorded.

H. G. Kirkman

Reg. of Deeds

✓ C. D. Benbow Deed from C. P. Frazier, Comr.

North Carolina

Guilford County

This Indenture, made this the 21st day of June 1904, by and between C. P. Frazier, Commissioner, party of the first part and Charles D. Benbow, party of the second part, both of the County of Guilford, and State of North Carolina:

Witnesseth: That whereas C. P. Frazier was appointed commissioner in the case of the National Bank of Greensboro, et al against D. W. C. Benbow, et al, by the Superior Court of said County, to sell certain lands in the pleadings in said case mentioned among which are the lands hereinafter described on the terms prescribed by the said Court: and whereas the said C. P. Frazier, Commissioner, did offer said lands at the Court House door in the City of Greensboro in the

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said County in accordance with said terms on the 7th day of May 1900, when and where Charles D. Benbow, being the last and highest bidder, became the purchaser at and for the sum of Ten Dollars, and whereas the said C. P. Frazier, Commissioner, reported the said sale with others to the June term 1900 of said Court when and where the same was confirmed by said Court, and whereas at June term 1904 of said Court the said C. P. Frazier, Commissioner, was authorized, empowered and directed by the judgement of said Court to execute title to said Charles D. Benbow, the said purchaser, for all the remaining portions of said property for which title had not heretofore been executed, and whereas under and by virtue of said judgement made at June term 1904, by the said Court all deeds heretofore made by the said C. P. Frazier, Commissioner, under former orders of this Court are thereby ratified and confirmed.

Now therefore this deed witnesseth that the said C. P. Frazier, Commissioner, in consideration of the premises and sum of Ten Dollars to him in hand paid by the said Chas. D. Benbow, the receipt of which is hereby acknowledged in accordance with the terms of said judgement has bargained and sold and by these presents does bargain, sell and convey unto said Charles D. Benbow and his heirs the several tracts or parcels of land situated in Cumberland County and described, specified, defined and bounded as follows: A tract of land in the County of Cumberland State of N.C. on the headwaters of Sandy run. Begin

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ning at a stake and pine pointer in the margin of a swamp, and running then N. 55 E. 31 Chains and 63 links to a stake on side of a branch, then by a large dead pine, then S. 35 E. 31 Chains and 63 links to stake, S. 55 W. 31 chains and 63 links to a stake, then N. 35 W. 31 Chains and 63 links to beginning containing 100 acres more or less, and situated about 4 miles S. of the town of Fayetteville, adjoining the lands of John Waddill and others, being the tract described in a deed dated Sept. 2, 1805, from Robinson Mumford of Cumberland Co. to Donald McQueen and guaranteed by Patent to Robert Cochran and James Council, May 24, 1773, and deeded by Donald McQueen to David Scott, D. W. C. Benbow, Rufus Scott, see deed from R. D. Heuser, Sept. 25, 1875 Book L. #3. pg 281. at Fayetteville.

A tract of land in Cumberland County, State of North Car. laying on the West side of the Western R.R. near the head of Little Cross Creek, beginning at a stake on the West of said road in John McPherson's line, then with his line N. 40 W. 30 Chains and 50 links to his corner, then S. 84 W. 10 chains to Little Cross Creek, then with the various courses of that creek beyond its head to Eccles corner, then N. 78 E. 70 Chains to the Western R.R. then with said R.R. to the beginning, containing 362 acres it being the same land conveyed to Wm Murdock of Rowan Co. by Alfred C. McKeithen and by William Murdock to D. W. C. Benbow on May 4-th 1862. See Book F. #3 page 118 at Fayetteville N. C.

To have & to hold said land with its appurtenances to him the said C. D. Benbow

his heirs & assigns forever in as full & ample manner as said C. P. Frazier Commissioner aforesaid is authorized and empowered to convey the same.

In witness whereof the said C. P. Frazier Commissioner has hereunto set his hand & seal this 21st day of June 1904.

C. P. Frazier Commissioner

State of North Carolina

Guilford County

The execution of the foregoing deed was duly acknowledged before me, Jno. J. Nelson Clerk of the Superior Court for said County, by C. P. Frazier Comr. the grantor thereto.

Witness my hand and official seal at office in Greensboro, N. C. This 21st day of June 1904,

Jno. J. Nelson C.S.C.

Filed for registration on the 21 day of June 1904, at 3⁴⁵ o'clock P.M. and duly recorded.

A. G. Kirkman

Reg. of Deeds

* C. D. Benbow Deed from C. P. Frazier Comr.

North Carolina

Guilford County

This Indenture made this the 21st day of June 1904, by and between C. P. Frazier Commissioner, party of the first part and Charles D. Benbow party of the second part, both of the County of Guilford and State of North Carolina. Witnesseth:

That whereas C. P. Frazier was appointed commissioner in the case of the National Bank of Greensboro, et al. against D. W. C. Benbow, et al. by the Superior Court of said County, to sell certain lands in the pleadings in said case mentioned among

This Deed, Made this the 20 day of January, 1907
 by John A. Hodgkin and his wife Nannie E. Hodgkin
 of Guilford County and State of North Carolina, parties of the first part,
 to M. R. Gray of Guilford County and State of
 North Carolina, party of the second part,

WITNESSETH, That the said parties of the first part, in consideration of \$ 1320⁰⁰ Thirteen
hundred and twenty Dollars to them paid by the said party of the second part, the receipt
 of which is hereby acknowledged, has have bargained and sold, and by these presents do bargain, sell, and convey unto the said party
 of the second part, and his one half interest in heirs, a tract or parcel of land in the county of Guilford and State of North Carolina, in
Morehead Township, adjoining the lands of
 and others, and bounded as follows:

Beginning at a stone formerly Dr. Eggerts corner; then with Bragg St. E 2 1/4°
 S. one hundred and ninety eight (198) feet to a stone on So. Elm Street; then
 with said street S. 2 1/4° W one hundred and thirty two feet to a stone;
 thence west 2 1/4° N. to a stone one hundred and ninety eight (198) feet on
 Dr. Eggerts line; thence with said line 2 1/4° east one hundred and thirty two
 (132) feet to beginning, being lot 19 on the plan of Joe Shields subdivision a
 plat of which is recorded on Reg. of Deed book in Greensboro see deed from
 said Shields to D. W. C. Benbow Oct. 10, 1874 book 3 page 329 & said lot is
 located at So. west corner of intersection of So. Elm and Bragg St. and subject
 to one half of a deed of trust for Sixteen hundred and forty dollars due
 to Chas. D. Benbow on May 29/06 and May 29/07.

The above land was conveyed to grantor by Chas D Benbow See Book No. 184, Page 116, etc.
 To have and to hold the aforesaid tract or parcel of land, and all privileges and appurtenances thereunto belonging to the said party of the
 second part and his heirs and assigns forever.
 And the said parties of the first part do covenant that they is are seized of said premises in fee and have
 the right to convey the same in fee simple; that the same are free from encumbrances, and that they will warrant and defend
 the said title to the same against the claims of all persons whatsoever.
 IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hands and seals the
 day and year first above written.

Witness:

John A. Hodgkin [SEAL]
Nannie E. Hodgkin [SEAL]
 [SEAL]
 [SEAL]

STATE OF NORTH CAROLINA—Guilford County.

I, R. R. Hill Notary Public of said County, do hereby certify that
John A. Hodgkin and his wife Nannie E. Hodgkin
 grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance, and the said
Nannie E. Hodgkin being by me privately examined, separate and apart from
 her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compul-
 sion of her said husband, or any other person, and that she doth still voluntarily assent thereto. Let the said deed and this certificate be registered.

Witness my hand and seal, this the 20 day of January, 1907
R. R. Hill Notary Public [SEAL]
Guilford Co. N.C. my comm. expires July 5, 1907

STATE OF NORTH CAROLINA—Guilford County.

I, _____ of said County, do hereby certify that
 _____, grantor, personally appeared before me this day and acknowledged the
 execution of the foregoing deed. Let the said deed and this certificate be registered.
 Witness my hand and seal, this the _____ day of _____, 1907.

_____, J. P. [SEAL]

STATE OF NORTH CAROLINA—Guilford County.

The foregoing certificate of R. R. Hill Notary Public of said County, is
 adjudged to be correct. Let the said deed and the certificates be registered.
 Witness my hand, this the 22 day of Oct, 1907

Ernest Clapp, C. S. C.
 Filed for registration on the 23 day of Oct, 1907 at 3 o'clock P. M., and duly recorded.
Alf. Kirkman Register of Deeds.

This Deed, Made this the 27th day of November, 1905
by Chas. D. Benbow and his wife Elizabeth C. Benbow

of Guilford County and State of North Carolina, parties of the first part,
to John A. Hodgkin of Guilford County and State of
North Carolina, party of the second part,

WITNESSETH, That the said parties of the first part, in consideration of [\$2640.00] Twenty Six
hundred & forty no Dollars to them paid by the said party of the second part, the receipt
of which is hereby acknowledged, has have bargained and sold, and by these presents do bargain, sell, and convey unto the said party
of the second part, and his heirs, a tract or parcel of land in the county of Guilford and State of North Carolina, in Morhead
Township, adjoining the lands of
and others, and bounded as follows:

Beginning at a stone formerly Dr. Egge's
corner, thence with Bragg St. E $2\frac{1}{4}$ S. 198 feet to a
stone on So. Elm St. thence with said Street
So. $2\frac{1}{4}$ W. 132 feet to a stone, thence West $2\frac{1}{4}$ N.
to a stone, 198 feet on Dr. Egge's line, thence
with said line. $2\frac{1}{4}$ E. 132 feet to beginning
being lot # 19 on the plan of J. W. Shields
subdivision a plot of which is recorded on
Book of Deeds Book in Greensboro, Deed
from said Shields to D. W. Benbow Dec. 10th
1874 - Book # 3 page 329 &c. said lot is
located at So. West corner of intersection
of So. Elm & Bragg St.

The above land was conveyed to grantor by C. D. Frazier Com'r See Book No. 161, Page 610 etc.

To have and to hold the aforesaid tract or parcel of land, and all privileges and appurtenances thereunto belonging to the said party of the
second part and his heirs and assigns forever.

And the said parties of the first part do covenant that they are seized of said premises in fee and have
the right to convey the same in fee simple; that the same are free from encumbrances, and that they will warrant and defend
the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hand and seal the
day and year first above written.

Chas. D. Benbow [SEAL.]
Lizzie C. Benbow [SEAL.]
[SEAL.]
[SEAL.]

Witness:

STATE OF NORTH CAROLINA—Guilford County.

I, A. L. Rankin a Notary Public of said County, do hereby certify that
Chas. D. Benbow and his wife Lizzie C. Benbow
grantors, personally appeared before me this 27 day of Nov, 1905
Lizzie C. Benbow being by me privately examined, separate and apart from
her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compul-
sion of her said husband, or any other person, and that she doth still voluntarily assent thereto. Let the said deed and this certificate be registered.

Witness my hand and seal, this the 27 day of Nov, 1905
A. L. Rankin Notary Public [SEAL.]
Guilford County, N.C.

STATE OF NORTH CAROLINA—Guilford County.

I, _____ of said County, do hereby certify that
_____, grantor, personally appeared before me this day and acknowledged the
execution of the foregoing deed. Let the said deed and this certificate be registered.

Witness my hand and seal, this the _____ day of _____, 190_____
_____, J. P. [SEAL.]

STATE OF NORTH CAROLINA—Guilford County.

The foregoing certificate of A. L. Rankin Notary Public of said County, is
adjudged to be correct. Let the said deed and the certificates be registered.

Witness my hand, this the 4 day of Dec, 1905
Ernest Clapp Dep't. C. S. C.

Filed for registration on the 4 day of Dec, 1905 at 5 o'clock P.M., and duly recorded.
Al. Spikman Register of Deeds.

NORTH STATE MILLING CO. DEED FROM JOHN A. HODGIN ET AL.

This deed, Made this the 8th day of March, 1912, by John A. Hodgin and wife, Nannie E. Hodgin. R. W. Gray, as Executor of the Estate of M.K. Gray, deceased, Hattie J. Crutchfield and her husband, Charles F. Crutchfield, Nellie Gray Wheeler and her husband Carl S. Wheeler, Florence I. Kearns, (feme sole) Ada G. Wheeler and her husband, S. G. Wheeler, R.W. Gray and wife, Essie M. Gray, Nannie L.G. Gray, Widow of M.K. Gray, deceased, all of the County of Guilford and State of North Carolina, and Eugenia Grantham and her husband, W.J. Grantham, County of Wake, State aforesaid, parties of the first part, to North State Milling Company, a corporation organized and existing under and by virtue of the laws of the State of North Carolina, with principal office at Greensboro, State aforesaid, party of the second part,

Witnesseth, That whereas the said John A. Hodgin and M.K. Gray (Now deceased) owned the lands hereinafter mentioned in equal interest, as will be seen by reference to Books 198, Page 444, and 184, Page 116, of the Records of Guilford County. And Whereas, the said M.K. Gray, in order to enable his Executor to carry out his intentions and desires by his last Will and Testament, did authorize and empower the said Executor, in his discretion, to sell any portion of his real estate.

And Whereas, it became necessary under the provision of the said Will that the property hereinafter described should be sold in order to carry out the intentions of the testator, said Will being recorded in Book H, Page 138 of the Records of Guilford County.

And Whereas, the parties of the first part did on the 20th day of May, 1907 execute to R.W. Gray, Executor of M.K. Gray, deceased, a power of attorney to convey the land hereinafter described, and for them and in their names, execute a deed of conveyance therefore, in his discretion, see Book 210, Page 333, Record of Guilford County:

Now Further Witnesseth, That the Parties of the first part in consideration of the premises and the sum of Twenty Six Hundred and Forty (\$2640.00) Dollars, to them paid, by the party of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey to the party of the second part, a certain tract or parcel of land in the County of Guilford, State of North Carolina, adjoining the lands of T.M. Pickard, et al; and bounded as follows:

Beginning at a stone formerly Dr. Eggert corner; thence with Bragg St. East 2 1/4 degrees South 198 feet to a stone on South Elm Street; thence West 2 1/4 degrees North 198 feet to a stone on Dr. Eggert's line; thence with said line North 2 1/4 degrees East 132 feet to the beginning, being Lot No. 19 on the plan of Joe Shields' subdivision Plat of which is recorded on Register of Deeds Book in Greensboro. See Deed from said Shields to D.W.C. Benbow October 10, 1874. Book No. 48 Page 329. Said lot is located at South West corner of intersection of South Elm and Bragg Streets.

The above land was conveyed by C.P. Frazier, Commissioner, see Book 161, Page 610.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part, its successors and assigns forever.

And the parties of the first part do covenant that they are sized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances, and that they will warrant and defend the title to the same against the claims of all persons whatsoever.

In testimony whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

John A. Hodgin (Seal)
Nannie E. Hodgin (Seal)
R.W. Gray (Seal)

Executor of the Estate of M.K. Gray, Dec'd.

Hattie J. Crutchfield (Seal)
Chas. F. Crutchfield (Seal)
Nellie Gray Wheeler (Seal)
Carl S. Wheeler (Seal)
Florence I. Kearns (Seal)
Ada G. Wheeler (Seal)
S.G. Wheeler (Seal)
Essie M. Gray (Seal)
Nannie L. Gray (Seal)
Eugenia Grantham (Seal)
W.J. Grantham (Seal)

All the foregoing by

Their Attorney in fact, R.W. Gray

(Seal)

North Carolina, Guilford County.

I, James H. Davis of said County and State do hereby certify that R.W. Gray, Executor of M. K. Gray, deceased, R.W. Gray, Executor Attorney in fact, and R.W. Gray individually appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and seal this the 8 day of March, 1912.

My commission expires on 23 day of December, 1912. James H. Davis, Notary Public.
(John H. Davis, Notary Public, Guilford County, N.C.)

North Carolina, Guilford County.

I, James H. Davis of said County, do hereby certify that John A. Hedgin and his wife, Nannie E. Hedgin, grantors, personally appeared before me this day and the said Nannie E. Hedgin being by me privately examined, separate and part from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and seal this the 8 day of March, 1912.

My commission expired 23 day of December 1912. James H. Davis, Notary Public.
(James H. Davis, Notary Public, Guilford County, N.C.)

State of North Carolina, Guilford County.

The foregoing certificate of Jas. H. Davis a N.P. of said County, is adjudged to be correct. Let the said deed and the certificates be registered.

Witness my hand this the 22 day of Mch. 1912.

M.W. Gant, Deputy, C.S.C.

Filed for registration on the 22 day of Mch. 1912 at 9 o'clock A.M. and duly recorded.

W.H. Rankin, Register of Deeds.

RECORDED - 735819
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 5878
PAGE(S): 2706 TO 2709
07/22/2003 11:00:06

07/22/2003 GUILFORD CO. NC
1 DEEDS 735819 \$12.00
2 DEEDS ADDN PGS \$6.00
1 PROBATE FEE \$2.00

GUILFORD COUNTY 7/22/2003
NC REAL ESTATE EXTJ \$80.00

SHERIFF'S OFFICIAL DEED

mail To Grantee below
State Of North Carolina *PREPARED BY DAVID WHITE* Guilford County

THIS SHERIFF'S DEED, made and entered into this the 14th day of July, in the year 2003, by and between **BJ Barnes**, the duly elected and serving Sheriff of Guilford County, Greensboro, North Carolina, party of the first part and **O.J. Threatt III**, party of the second part;

\$80.00

WITNESSETH:

*5410 MARLEY DR.
MC LEANSVILLE NC
27301*

WHEREAS, an execution was issued by the Guilford County Clerk of Superior Court, North Carolina, upon a judgment docketed in the Superior Court of said county, in a civil action entitled **RICHARD DIEHL, INC. VS. NORTHSTATE MILLING CO. INC.** File number **00 CVD 11099** issued the 18th day of October 2002 and in a civil action entitled **JP GREEN MILLING CO. INC. VS. NORTHSTATE MILLING CO. INC.** File number **00 CVD 11100** issued the 8th day of November 2002 and directed to the Sheriff of Guilford County, North Carolina, as Sheriff, requiring said party of the first part to satisfy the judgment out of personal property of the named Judgment Debtor located within said county and if sufficient personal property could not be located to satisfy the judgment out of real property owned by the Judgment Debtor on the date the judgment was docketed or acquired at any time after the docketing of the judgment; and,

WHEREAS, sufficient personal property of said Judgment Debtor could not be identified or located to satisfy said judgment; and,

WHEREAS, the Sheriff or his lawful deputy, acting under the authority of said Execution did levy upon the hereinafter described real property and did after due advertisement and notice as required by state law, initially offer the same for sale at public auction at the location designated by the Clerk of Superior Court, to wit: Guilford County Courthouse, Greensboro, North Carolina, at 10:00 AM, on the 7th day of **January**, in the year of **2003**, when and where the property was sold to Gilbert T. Davis, who became the last and highest bidder at the initial sale; and, after the filing of multiple upset bids, **O. J. THREATT, III**, became the last and highest upset bidder and an Order of Confirmation of Sale was entered by the Clerk of Superior Court on March 7, 2003. Upon tender of the deed and demand for payment of the

purchase price, Mr. Threatt declined to accept the deed and pay the amount of his bid. On March 28, 2003, counsel for Sheriff Barnes filed a Motion to declare Mr. Threatt a defaulting bidder and requesting authorization for a resale. On April 1, 2003, Mr. Threatt filed a motion to set aside the order of confirmation and requested a hearing before the Clerk of Superior Court of Guilford County.

WHEREAS, a hearing was held before the Clerk on April 23, 2003, and an Order was entered by Clerk of Superior Court David Churchill on June 2, 2003, to set aside the previous order of confirmation of sale and a resale of the property was ordered using a description of property that would more accurately reflect the property interest of the judgment debtor which was being sold.

WHEREAS, the said Sheriff or his lawful deputy held the resale of the property described herein on July 1, 2003, after due and legal advertisement and made a report of resale to the Clerk of Superior Court of Guilford County, on the **1st** day of **July**, in the year **2003**, as required by law; and

WHEREAS, said resale has remained open for a period of at least ten (10) days after the filing of the report of resale and no upset bid has been filed in the resale; and,

WHEREAS, the Clerk Of Superior Court for Guilford County has entered an Order of Confirmation for the resale of real property on July 11, 2003 and directed the said Sheriff to prepare and tender to the named final purchaser a duly executed deed for the property sold; and,

WHEREAS, the said **O. J. THREATT, III**, party of the second part was the last and highest bidder at the resale and has complied with the terms of the sale and paid to the Sheriff or his lawful deputy the amount of **\$40,000.00**, which is the full amount of his last and highest bid at the resale and demanded a deed for said property.

NOW THEREFORE, said party of the first part, the elected and serving Sheriff of Guilford County, North Carolina, under authority of said Execution and Sale, in consideration of the said sum of **\$40,000.00 DOLLARS** to him in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents doth bargain, sell, and convey in as full and ample a manner as he is authorized to convey unto the said **O. J. Threatt, III**, party of the second part and his/her successors and assigns all right, title, and interest and estate which the said **NORTHSTATE MILLING CO. INC.**, Judgment Debtor, had on the **26TH** day of **June**, in the year of **2001**, or acquired at any time hereafter, in and to the land levied upon and sold as aforesaid, the same tract(s) of land lying and being in **Morehead** Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at a point, the intersection of the South right-of-way line of Bragg Street and the West right-of-way line of South Elm Street, and running thence, from said Beginning point, South 04 degs. 73 mins. 00 secs. West 310.62 feet to a point, the Northeast corner of, now or formerly, David Sgroi; thence, with Sgroi's North line, North 87 degs. 03 mins. 00 secs. West 175 feet to a point; thence North 02 degs. 57 mins. 00 secs.. East 50.0 feet to a point; thence North 87 degs. 03 mins. 00 secs. West 35.52 feet to a point; thence North 04

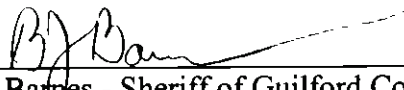
degs. 39 mins. 00 secs. West 262.67 feet to a point in the South right-of-way line of Bragg Street; thence, with the South right-of-way line of Bragg Street, South 87 degs. 05 mins. 30 secs. East 251.93 feet to the point of BEGINNING.

The above referenced property owned by Northstate Milling Company is currently, listed for tax and utility purposes as including the following street addresses: 816 S. Elm St., 800 S. Elm St., 820 S. Elm St., 812 S. Elm St., Greensboro, N. C. and is designated as Lots 1, 2, 3, 12, and 14 on Set G, Map 00-0018-0, Block 0004-00 in the Guilford County Tax Records.

THAT, said tract of land was / was not under mortgage at the time of the docketing of the judgment(s) (See NC Gen. Stat. 1-317) and that said real property sold under execution remains subject to all liens which were effective prior to the lien of the judgment under which the sale or resale was held in the same manner and to the same extent as if no such sale or resale had been held.

TO HAVE AND TO HOLD, the same to **O. J. Threatt III**, the said party of the second part and his/her successors and assigns in as full and ample a manner as said party of the first part is authorized and empowered to convey the same.

IN TESTIMONY WHEREOF, said party of the first part, **Sheriff BJ Barnes**, elected and serving as Sheriff of Guilford County, Greensboro, North Carolina, has hereto set his hand and seal, the day and year first above written.

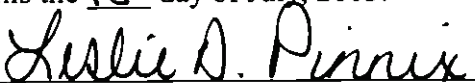

 B.J. Barnes - Sheriff of Guilford County,
 Greensboro, North Carolina (SEAL)

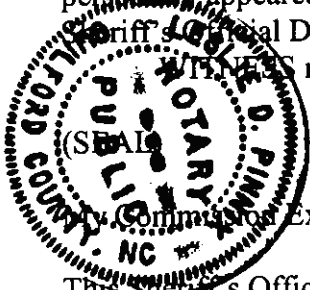
North Carolina

County of Guilford

I, Leslie D. Pinnix, a Notary Public in and for the said County and State, do hereby certify that BJ Barnes, Sheriff of Guilford County, Greensboro, North Carolina, personally appeared before me this day and acknowledged the due Execution of the foregoing Sheriff's Official Deed.

WITNESS my hand and notarial seal, this the 15th day of July, 2003.


 Notary Public



This Sheriff's Official Deed was prepared by: **David H. Whittle**- Deputy Sheriff.

002709



KATHERINE LEE PAYNE, REGISTER OF DEEDS
GUILFORD COUNTY
201 SOUTH EUGENE STREET
GREENSBORO, NC 27402

* * * * *

State of North Carolina, County of Guilford

The foregoing certificate of _____

Leslie D. Pinnix

A Notary (Notaries) Public is/are certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

By: *[Signature]*
Deputy - Assistant Register of Deeds

* * * * *

**This certification sheet is a vital part of your recorded document.
Please retain with original document and submit when re-recording.**

002682

RECORDED - 073192
 JEFF L. THIGPEN
 REGISTER OF DEEDS
 GUILFORD COUNTY, NC
 BOOK: 6515
 PAGE(S): 2682 TO 2683
 04/19/2006 16:09:30

04/19/2006	GUILFORD CO. NC	
1 DEEDS	73192	\$12.00
1 DEEDS ADDN PGS		\$3.00
1 PROBATE FEE		\$2.00
GUILFORD COUNTY 4/19/2006		
NC REAL ESTATE EXT		\$320.00

NORTH CAROLINA SPECIAL WARRANTY DEED

2nd Mail to:
 Drawn by: John W. Kirkman, Jr.
 Pick Up: Isaacson Isaacson & Sheridan, LLP
 Revenue Stamps: \$320.00

STATE OF NORTH CAROLINA
 COUNTY OF GUILFORD

THIS DEED, made this 19th day of April, 2006, by and between O. J. Threatt, III (Unmarried), party of the first part, hereinafter referred to as Grantor; and QUB Studios, LLC, party of the second part, whose permanent mailing address is 120 West Lewis Street, Suite C, Greensboro, North Carolina 27401, hereinafter referred to as Grantee;

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Greensboro, Morehead Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron pipe at the southwest corner of West Bragg Street and South Elm Street; thence along the western margin of South Elm Street South 04 deg. 13 min. 00 sec. West 306.00 feet to a new iron pipe; thence leaving the Western margin of South Elm Street and along the northern property line of Village Square Company (Deed Book 5274, Page 1207) North 87 deg. 03 min. 00 sec. West 173.89 feet to a new iron pipe; thence North 02 deg. 57 min. 00 sec. East 50.26 feet to a new iron pipe; thence North 87 deg. 03 min. 00 sec. West 35.32 feet to a new iron pipe in the center line of the railroad; thence continue along the center line of the railroad North 04 deg. 39 min. 00 sec. West 260.73 feet to a point in the southern margin of West Bragg Street; thence along the southern margin of West Bragg Street South 86 deg. 25 min. 00 sec. East 250.47 feet to a new iron pipe, the Point and Place of BEGINNING,

002683

containing 1.560 acres, more or less, and as more particularly described in the Survey for Eric Robert, 900-820 South Elm Street, Greensboro, North Carolina made by John V. Dillon, Professional Land Surveyor, dated April 8, 2006.

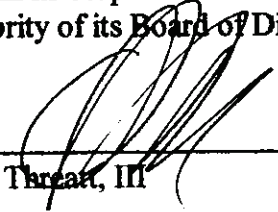
This conveyance is made subject to easements, rights of way and restrictions of record, if any, and to 2005 ad valorem taxes.

For further reference see Deed recorded in Book 5878, Page 2706, Office of the Register of Deeds of Guilford County, North Carolina.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions stated hereinbefore.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.


_____(SEAL)
O. J. Threatt, III

STATE OF NORTH CAROLINA

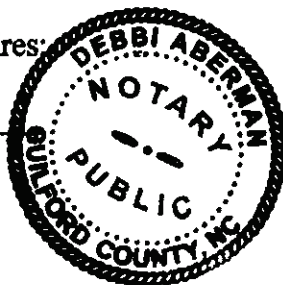
COUNTY OF GUILFORD

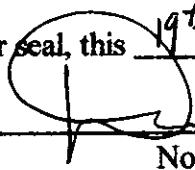
I, a Notary Public of the County and State aforesaid, certify that O. J. Threatt, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 19th day of April, 2006.

My Commission Expires:

4/24/10





Notary Public
Printed or Typed Name:

Debbi Aberman

**2008022401**

GUILFORD CO, NC FEE \$17.00

PRESENTED & RECORDED:

03-27-2008 02:20:29 PM

JEFF L. THIGPEN

REGISTER OF DEEDS
BY: ANDREW S ADKINS
DEPUTY-GB**BK: R 6868****PG: 2597-2598**

Mail after recording to: p/u Isaacson

This instrument was prepared by Isaacson, Isaacson, Sheridan & Fountain, LLP

NTL

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made March 18, 2008, by and between

GRANTOR**O. J. THREATT, III, UNMARRIED****GRANTEE****QUB STUDIOS, LLC****120 WEST LEWIS STREET, SUITE C
GREENSBORO, NC 27401****Property Address: 816 & 816-rear S. Elm Street
Greensboro, NC 27407**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Morehead Township, Guilford County, North Carolina and more particularly described as follows:

BEGINNING at a point, the intersection of the South right-of-way line of Bragg Street and the West right-of-way line of South Elm Street, and running thence from said beginning point, South 04 degs. 73 mins. 00 secs. West 310.62 feet to a point, the Northeast corner of, now or formerly, David Sgroi; thence with Sgroi's North line, North 87 degs. 03 mins. 00 secs. West 175 feet to a point; thence North 02 degs. 57 mins. 00 secs. East 50.0 feet to a point; thence North 87 degs. 03 mins. 00 secs. West 35.52 feet to a point; thence North 04 degs. 39 mins. 00 secs. West 262.67 feet to a point in the South right-of-way line of Bragg Street; thence with the South right-of-way line of Bragg Street, South 87 degs. 05 mins. 30 secs. East 251.93 feet to the point of **BEGINNING**.

Tax Map No. G 00-0018-0 0004-00 003 & Tax Map No. G 00-0018-0 0004-00 001

This conveyance is made to include the .04 acres left out of the previous conveyance as recorded in Book 6515, Page 2682.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for 2008, and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

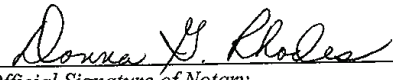
 (SEAL)
O. J. Threatt, III

Guilford County, North Carolina

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

O. J. Threatt, III

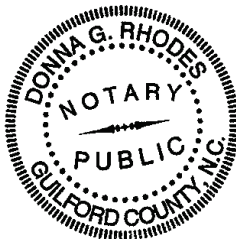
Date: March 25, 2008.


Official Signature of Notary

DONNA G. RHODES
Printed name of Notary

(Official Seal)

My commission expires: August 24, 2009



[Back](#)

Article published May 5, 2006

Old mill in new hands

By Richard M. Barron
STAFF WRITER

Eric Robert couldn't be happier with his new purchase: a century-old flour mill with water in the basement, pigeons in the attic and "money pit" written all over it.

Robert, who has a string of retail development experience behind him, bought the abandoned Daily Bread Corn Meal Co. building on South Elm Street last month. He envisions apartments and offices in his building, or a hotel and restaurant, with sleek modern touches. Outside, 10 looming grain silos could be lit from below for an artistic effect.

"I really think that we are ready for something minimalist and urban hip, for lack of a better word," he said.

But his plans for one of the city's most rundown buildings near downtown might not mesh with what Greensboro planners envision.

City consultants have spent \$6 million and two years looking at South Elm for urban revival. The land is bordered by Lee Street to the north, Arlington Street to the east, McCulloch Street to the south and the Norfolk Southern rail line to the west.

Planners envision the 11 acres just south of downtown including a mix of housing and possibly a supermarket.

Not long after Robert bought the mill for \$186,000, city executive Andy Scott paid him a visit that Robert said was intimidating. Scott, the director of the Department of Housing & Community Development, oversees the South Elm project, which is being managed by the department's Dan Curry.

At the very beginning, Robert said, Scott told him the city would be able to condemn his land if his plans aren't in line with the city's.

Scott said that he never intended to threaten Robert, but to clearly define the city's role and powers as it pursues this project.

"I basically thought full disclosure meant that he needed to know," Scott said.

"He could have been intimidated," Scott said. "Maybe I did misplay my cards. I don't think I clobbered him. He's pretty much a class act. I'd like to see him be able to do this. My goal, and the city's goal, is to work with him."



Elaine F. Marshall
Secretary

North Carolina

DEPARTMENT OF THE SECRETARY OF STATE

PO Box 26022 Raleigh, NC 27626-0022 (919) 737-2000

Date: 6/3/2006

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Corporation Names

Name

NC North State Milling Company

Name Type

Legal

Business Corporation Information

SOSID:

0105831

Status:

Admin. Dissolved

Date Formed:

2/29/1912

Citizenship:

Domestic

State of Inc.:

NC

Duration:

Perpetual

Registered Agent

Agent Name:

Kirkpatrick, N Ruth

Registered Office Address:

816 S Elm St
Greensboro NC 27406

Registered Mailing Address:

816 S Elm St
Greensboro NC 27406

Principal Office Address:

No Address

Principal Mailing Address:

816 S Elm St
Greensboro NC 27406-0000

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NORTH STATE MILLING COMPANY

(37/081/0563)

SIC:2041 -Flour and other grain mill pr

Totals:	Annual Tons					Daily Tons-->	
	VOC	NOx	CO	SO2	PM10	VOC	NOx
	0	0	0	0	2	0.0	0.0

Source Classification Code Totals

SCC	Annual Tons					Daily Tons-->		SCC Description	**
	VOC	NOx	CO	SO2	PM10	VOC	NOx		
39999999					2			MISC MANU IND;MISCELLANEOUS INDUSTRIAL PROCESSES;SEE COMMENT	
Plant Totals					2				

Point Level

Pointid	Stackid	Annual Tons					Daily Tons-->		Blr.Cap MMBtu/hr	Heatinput MMBtu/hr	hrs/ day	days/ wk	wks/ yr	hrs/ yr	Seasonal Thruput(%)-->				
		VOC	NOx	CO	SO2	PM10	VOC	NOx							Win	Spr	Sum	Fall	
001	001					2					2	5	52	520	30	20	20	30	
Plant Totals						2													

Segment/Process Level

Pointid	Stackid	Seg.	SCC	Annual Tons					Daily tons-->		Thruput acc/yr	Max.Rate acc/yr	HeatCon MMBtu/acc	Ash %	Sulfur %	HeatInput MMBtu/hr	S
				VOC	NOx	CO	SO2	PM10	VOC	NOx							
001	001	01	39999999					2									
Plant Totals								2									

Stack Level

Pointid	Stackid	Eff.Hgt (ft)	Height (ft)	Dia (ft)	Temp (°F)	Flow (cfs)	Velocity (ft/s)	Lat.	Long.	Annual tons					Daily tons-->	
										VOC	NOx	CO	SO2	PM10	VOC	NOx
001	001	34	34	5.00	70	60.87	3.10	36.0619	79.7919					2		2
Plant Totals																

Segment Level - Controls (Not reported for pollutants with no control)

Pointid	Stackid	Seg.	SCC	Pollutant	Control		Primary Control	Secondary control
					Eff.	Rule		
001	001	01	39999999	PM10	99.5	100	FABRIC FILTER - MEDIUM TEMPERATURE	NO EQUIPMENT
001	001	01	39999999	PM25	99.5	100	FABRIC FILTER - MEDIUM TEMPERATURE	NO EQUIPMENT

SCC Descriptions

SCC	SCC Descriptions	SCC Units
39999999	MISC MANU IND;MISCELLANEOUS INDUSTRIAL PROCESSES;SEE COMMENT	Tons Processed

1996 NET Plant Detail Report 07/13/01

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Last updated on Thursday, March 9th, 2006

URL: <http://www.epa.gov/ttnnaqs/ozone/areas/plant/nc/pl37519x.htm>

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Type of Property:	A Flour Mill Manufacturing Building
Location:	800, 812, 816, 816 Near, & 820 South Elm Street Greensboro, NC 27406
Tax Map Reference:	
800 South Elm Street	Map 18, Block 4, Lot 12
812 South Elm Street	Map 18, Block 4, Lot 14
816 South Elm Street	Map 18, Block 4, Lot 1
816 Near South Elm Street	Map 18, Block 4, Lot 2
820 South Elm Street	Map 18, Block 4, Lot 3
Zoning:	LI, Light Industrial District
Owner of Record:	O. J. Threatt, III
Deed Reference:	Book 5878, Page 2706
Land Area:	
800 South Elm Street	0.24 Acres or 10,350 SF
812 South Elm Street	0.23 Acres or 9,912 SF
816 South Elm Street	0.45 Acres or 19,750 SF
816 Near South Elm Street	0.32 Acres or 13,950 SF
820 South Elm Street	<u>0.25 Acres or 11,024 SF</u>
Total Land Area	1.49 Acres or 64,986 SF
Improvements:	A Three (3) Story Flour Mill Building with a Loft and Basement that contains a total gross building area of approximately 28,842 square feet.
Utilities:	Water, Sewer, Electricity, Natural Gas
Opinion of Land Value:	
Without Considering Contamination	\$130,000
Considering Contamination	\$100,000
Opinion of Value by the Sales Comparison Approach:	
Without Considering Contamination	\$130,000
Considering Contamination	\$100,000

Final Value Opinion:

Without Considering Contamination
Considering Contamination

\$130,000
\$100,000

Date of Inspection:

November 17, 2005

Appraiser:

Jeffrey A. McKee
Licensed Residential
Real Estate Appraiser, A5576

Review Appraiser:

Jeanne J. McNairy, MAI, SRA
State Certified General
Real Estate Appraiser, A261

SCOPE OF THE APPRAISAL

The scope of the appraisal is the opinion of market value for real property that involves a systematic process of defining the problem; defining the work and acquiring the available data, which is then classified, analyzed and interpreted into an estimate of value.

The subject property, 800, 812, 816, 816 Near, & 820 South Elm Street, is located on the southwest corner of South Elm Street and West Bragg Street in Greensboro, North Carolina. According to the Guilford County Tax Department, the subject site consists of five (5) parcels and contains a total of approximately 1.49 acres or 64,986 square feet of land. The property is improved with a special purpose, 3-story, flour mill manufacturing building with a loft and basement that has a total of approximately 28,842 square feet of gross building area. According to tax records the majority of the building was built in 1912 with other additions that were added in 1948 and 1963. The subject property is also located in a designated Brownsfield and there is on site environmental contamination. The size and amenities of the improvements stated in this report are based on the physical inspection of the property by the appraiser, owner information, and public records.

The appraiser is to form an "as-is" opinion of market value as of the date of inspection. This involves analyzing the property and comparing it to other similar properties and typically uses three approaches; the Cost Approach, the Sales Comparison Approach, and The Income Approach. According to *The Appraisal of Real Estate*, Twelfth Edition, published by the Appraisal Institute, 2001, the Cost Approach is most applicable in valuing new or proposed construction when the improvements represent the highest and best use of the land and the land value is well supported. The difficulty in estimating depreciation in older properties may diminish the reliability of the cost approach in that context. Since the subject was built in 1912, 1948, and 1963, and has considerable deferred maintenance, for the above reason, the Cost Approach to value has been omitted. In addition, the subject property has been condemned by the Building Inspections Department and is not rentable in its current condition. Therefore, the

800 South Elm Street

Site Size: 0.24 Acres or 10,350 SF
Parcel ID Number: 00-00-0018-0-0004-00-012
Legal Description: "BK1085-375 800 S ELM ST"

812 South Elm Street

Site Size: 0.23 Acres or 9,912 SF
Parcel ID Number: 00-00-0018-0-0004-00-014
Legal Description: "BK1072-12 812 S ELM ST"

816 South Elm Street

Site Size: 0.45 Acres or 19,750 SF
Parcel ID Number: 00-00-0018-0-0004-00-001
Legal Description: "W BRAGG ST"

816 Near South Elm Street

Site Size: 0.32 Acres or 13,950 SF
Parcel ID Number: 00-00-0018-0-0004-00-002
Legal Description: "816 S ELM ST BK2220-644"

820 South Elm Street

Site Size: 0.25 Acres or 11,024 SF
Parcel ID Number: 00-00-0018-0-0004-00-003
Legal Description: N/A

The owner of record is O. J. Threatt, III. The property is improved with a 3-story flour mill building with a loft and basement that contains a total of approximately 28,842 square feet of gross building area. The subject property is located in a designated Brownfields area.

HISTORY OF THE PROPERTY

The current owner of record acquired the subject property on July 22, 2003 in a court ordered sale as recorded in a Sheriff's Official Deed in Deed Book 5878 at Page 2706 in the Office of the Register of Deeds of Guilford County, North Carolina. According to the deed an amount of \$40,000 was paid in this transaction. This is the most recent transfer of ownership of the subject. No other transfers have occurred in the last three years. A copy of the deed is located in the addenda of this report.

The property is improved with a three (3) story flour mill building with a loft and basement that contains a total of approximately 28,842 square feet of gross building area. According to Guilford County Tax Records the original mill building was built in 1912 and has had additions constructed in 1948 and 1963. In addition, a service station that was reportedly built around 1941 also used to operate on the northeast corner of the property and was razed in 1994. The flour mill building is currently vacant and has been condemned by the Building Inspections Department for the City of Greensboro. Prior to this, the owner was allowing a tenant to occupy the office area to use as a residence without the payment of rent in order to "watch over" the property. This tenant was evicted by the Building Inspections Department due to the building being condemned as well as the building not being approved for a residential use.

The property is currently advertised for sale for \$275,000. The owner has reportedly received two (2) offers with owner financing, however the terms were not agreeable.

ZONING

According to the Greensboro Planning Department, the subject property is zoned, LI - Light Industrial District. The LI zoning classification is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities, which in their normal operations have little or no adverse effect upon adjoining properties. The zoning ordinance has the following dimensional requirements:

NEIGHBORHOOD ANALYSIS

The subject property is located in the central quadrant of Greensboro, North Carolina just south of the central business district of the city. For the purpose of this report, the definition of the term "neighborhood" as found in The Appraisal of Real Estate, Twelfth Edition, published by the Appraisal Institute, 2002, is used. This definition is as follows: *"A group of complementary land uses."*

The subject property is located on the southwestern corner of South Elm Street and West Bragg Street and has good to average visibility in the neighborhood. The subject neighborhood consists of the built up uses along South Elm Street between Lee Street to the north and South Eugene Street to the south. Access to the neighborhood is via South Elm Street, East Lee Street, and South Eugene Street. South Eugene Street is a north-south connector from the Central Business District of Greensboro and continuing into southern Guilford County. Elm Street is a north-south connector from southern Greensboro, through the Central Business District, and north into northern Greensboro. In the central business district, Elm Street is considered to be "main-street" through this area. Access to Interstate 40/85 is good via South Elm Eugene Street. These roads give easy access to the area from other highways and major traffic arteries in the city and county. The neighborhood appears to be overall stable. The majority of the neighborhood is light industrial in nature with some office, commercial, and residential uses intermixed.

Other businesses located in close proximity to the subject to the north and south along South Elm Street include Tri-City Seafood, Bavarian Sport, United Yellow Cab, Motorcycle Tires and Accessories, Hispanic Auto Sales (vacant), Atlas Fence, Spring Garden Community Church, Project Homestead, South Elm Auto Service (vacant), Creative Designs (Barber, Beauty, and Nail Salon), Allstate Restaurant Equipment Company, Southern State Farm and Home Garden, Cemex Concrete Company, Berry Oil (vacant), Carolina Collision (vacant), Rival Construction, Shamrock Gravure Products, and Morehead Services. There is also a cemetery south of the subject. At the corner of Lee Street and South Elm a vacant 28,500 square foot building is advertised as available for sale or lease. South of the subject is a building advertised as available that contains 12,000 square feet of warehouse and 5,000 square feet of office.

There are also some other vacant buildings without signage. Located to the north of the neighborhood is the central business district. To the east and west are primarily residential uses. Located behind the subject property is an apartment complex with some of the buildings being vacant. Train tracks for the Norfolk Railway run north/south adjacent to the rear of the subject property.

The life cycle of a neighborhood includes four stages: the growth stage, a period during which the neighborhood gains public favor and acceptance; stability, a period of stability without much change; decline, a period of diminishing demand; and revitalization, a period of renewal, modernization, and increasing demand. In the life cycle of neighborhoods, the subject is at an established stage and appears to have experienced decline and period of diminishing demand. However, the immediate neighborhood of the subject is also showing small signs of a trend toward revitalization. A vacant building across the street from the subject has reportedly just been sold and an industrial building just south of the subject is currently being renovated. Areas south of the subject neighborhood are being revitalized as well as areas in the Central Business District.

The subject property and a portion of the subject neighborhood are located in "Brownfields". According to the U.S. Environmental Protection Agency website, Brownfields are *"real property, the expansion, redevelopment, or reuse of which may be complicated by the presence of a hazardous substance, pollutant, or contaminant."* It is estimated that there are more than 450,000 brownfields in the U.S. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment.

According to a front page, November 20, 2005 article in the Greensboro News and Record, the subject property is part of the South Elm Street project, which is a city program focusing on an eleven (11) acre area south of Lee Street between the Norfolk Southern Railway to the west and Arlington Street to the east. According to the article there is \$6.6 million available for the project and would be the last step in adding polish to the major corridors into downtown. City planners and a consultant will soon recommend what kind of development would best improve the area, including anything from a major

retail destination to a quaint mix of apartments, shops and leafy avenues. A local commercial real estate broker and City Councilman is quoted as not seeing private-sector development and that the best chance of getting something to happen would be a relocation of the Guilford County Schools offices. The article also states that in 2002, local economic development booster Action Greensboro and developers were interested in building a minor-league stadium just south of Lee Street, but environmental cleanup costs help scuttle those plans. The baseball stadium has since been built in the northern part of the central business district and opened in April 2005. The article states that "with a \$2 million grant from the U.S. Department of Housing and Urban Development to clean up environmental problems, though, potential developers won't have to worry about those costs." Final recommendations are to be presented in December or January with final city plans written, some land purchased, and work on improvements to begin in the Spring 2006.

The streets in the neighborhood are asphalt paved with concrete curbs and gutters. The streets have street lights as well as above ground telephone polls and wires. The city provides street maintenance, water and sewer service. Adequate police and fire protection are furnished by the city. Public transportation is nearby. The neighborhood is in a visible area with in close proximity to Randleman Road, East Lee Street, South Elm-Eugene Street, as well as Interstate 40/85, indicating a continued demand for property in this area. The future of the neighborhood appears to be good as controlled growth and development continues.

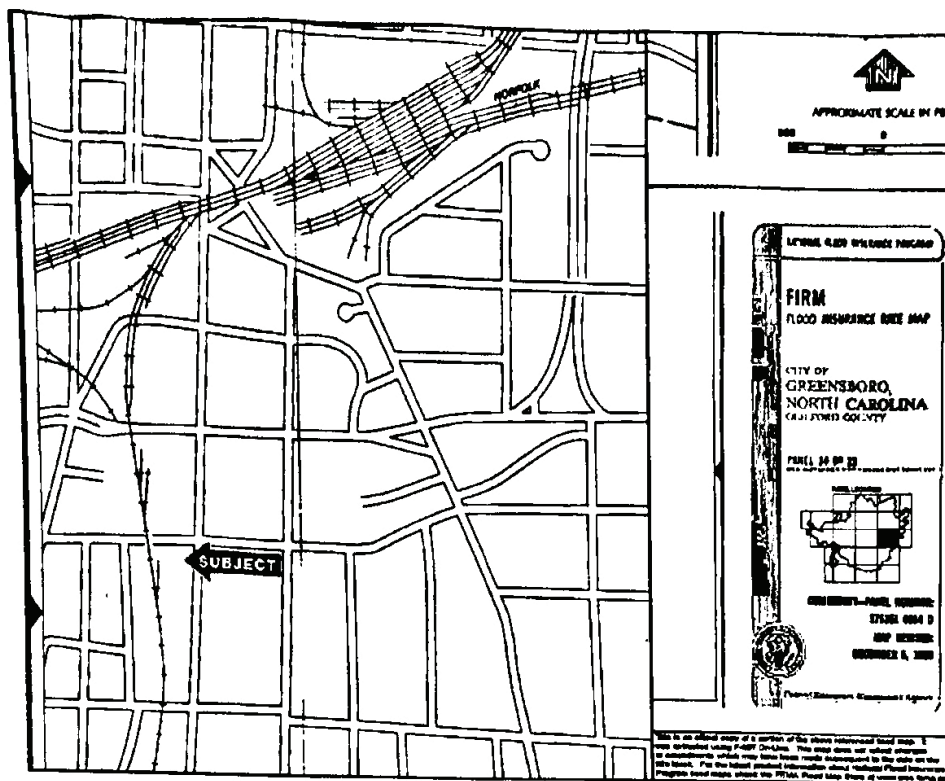
SITE ANALYSIS

The subject site is located on the southwest corner of South Elm Street and West Bragg Street in the central quadrant of Greensboro, North Carolina just south of the central business district. According to the Guilford County Tax Department, the subject site consists of five (5) parcels and contains a total of approximately 1.49 acres or 64,986 square feet of land. The property is improved with a 3-story flour mill building with a loft and basement that contains a total of approximately 28,842 square feet of gross building area.

The subject building covers approximately 18% of the site. This is within the range of typical industrial buildings due to the need for larger parking/drive areas for truck loading and unloading. The site has average to good visibility within the neighborhood due to being a corner location. According to the Guilford County Tax Map there is approximately 306' of frontage on South Elm Street and approximately 198' of frontage on West Bragg Street. Access to and from the site is provided from three (3) concrete curb cuts and drive ramps on South Elm Street which lead to concrete parking/drive areas. There is also one (1) concrete curb cut on West Bragg Street which appears to be for the service station that used to be on the northeast portion of the property. This drive ramp is in poor condition with many cracking areas. In addition, the area where the service station used to be has broken concrete slabs, gravel, and vegetation growing through. The main parking and drive areas are in overall average condition however there are some areas that are cracking and breaking up in the southern portion. One of the concrete drive ramps appears to have been recently redone. There appears to be a total of approximately forty-one (41) lined spaces for parking although the appraiser had difficulty identifying the exact number due to the faded striping.

The site is also improved with concrete sidewalks along South Elm Street and West Bragg Street. Some portions of the sidewalk appear to have been recently redone. At the southern end of the subject building are ten (10) grain silos with a metal frame base that stand on a concrete slab with chain link fencing surrounding the open area underneath.

The site is approximately rectangular in shape and has a medium slope up from the front at South Elm Street and from the north side on West Bragg Street. There is minimal landscaping with the majority of the unimproved areas overgrown and neglected due to the vacancy of the subject. The subject is not located in a designated flood area as shown on FEMA (Federal Emergency Management Associations) flood map number 375351 0014D, dated December 5, 1989. A flood map is included on the following page.



The site is served by typical utilities and services available in the neighborhood, including electricity, water, sewer, telephone and natural gas. As previously mentioned in the Neighborhood Analysis section, there are railroad tracks and the associated right of way for the Norfolk Southern Railway that runs north/south along the rear (western) boundary of the subject property. The right of way extends 100' on either side of the tracks. A spur line is also located at the rear of the site/building. The appraiser was not provided with a survey of the property and cannot guarantee that the subject property is free of any other encroachments, easements, and/or right of ways.

As previously mentioned in the Neighborhood Analysis section of this report, the subject property is in Brownfields area and is part of the South Elm Street project, a city redevelopment program focusing on an eleven (11) acre area south of Lee Street between the Norfolk Southern Railway to the west and Arlington Street to the east. In 2002, a minor league stadium was considered to be constructed on part of this land but the project was reportedly scuttled in part due to the cost of environmental cleanup in the

the addenda. According to the North Carolina Department of Environmental and Natural Resources Special Remediation Branch/Superfund Section, site cleanup under the brownfields program is required only when necessary to make the site safe for the intended reuse.

A map showing sites with environmental issues, according to "EnvironMapper" by the Environmental Protection Agency, is also included in the addenda. This map identifies the subject address as a facility with reported air emissions by the EPA and is on the list of EPA-Regulated facilities. A representative for the Department of Housing and Community Development stated that there should not be any restrictions on the redevelopment of the subject property therefore the physical and functional characteristics of the site appear to allow it to be developed to its highest and best use.

DESCRIPTION OF IMPROVEMENTS

The subject site is improved with a three (3) story flour mill building with a loft and basement that contains a total of approximately 28,842 square feet of gross building area. According to Guilford County Tax Records the original mill building was built in 1912 and has had a warehouse addition constructed in 1948 and an office addition constructed in 1963. The building is currently vacant. The building has the following features:

- Masonry Basement Foundation.
- Painted and Unpainted Brick/Painted Concrete Block Exterior Walls. Some Shingle Siding.
- Original Mill Building has Wood Post and Beam Construction and Wood Truss Roof Structure with Wood Decking and Built Up Roof Cover.
- Warehouse Addition (1948) has a Steel Truss/Open Web Bar Joist Roof Structure with Wood Decking and Built Up Roof Cover.
- Office Addition (1963) has a Steel Truss/Open Web Bar Joist Roof Structure and Built Up Roof Cover.

- Wood (Double Hung) and Metal Frame Windows some with Awning Openings
- Forced Warm Air Heat/Window Air Conditioning in Office Addition. Warehouse Addition has Air Conditioning Only. Original Mill Building is not heated or cooled.

The original mill building has three stories, a loft, and a basement. The layout consists of office area and work/storage areas. The office area contains approximately 600 square feet and is located on the north end of the mill building and is only one level. The finishes include wood floors with wood baseboards, painted and wallpapered plaster walls, some unfinished plywood walls, some chair rail, and 10 +/- ceilings with fiber tile over bead board. This area is in overall poor condition. The wallpaper and paint is peeling, sections of the fiber tile ceiling have come loose (due to water leak in roof), there are some holes in the walls, some broken windows, and evidence of mold/mildew on the wall surfaces. There is also a new electrical panel with 800 Amp service that was installed but is not currently connected.

The work/storage area in the original mill building consists of 1st, 2nd, 3rd floor, loft, and basement area. The finishes include wood floors (concrete and wood in basement), exposed wood ceilings, a mixture of painted and unpainted brick and block walls, and incandescent lighting. The main 3-story portion has no insulation. The other 2-story section has insulated ceilings. There is one restroom on the 1st floor in this area containing one water closet and one wall hung porcelain lavatory. The work/storage area also has a freight elevator to the 2nd floor and a personnel elevator to all levels. In addition, much of the equipment used to operate the flour mill is remaining including the various bins, chutes, and conveyor belts. A large grain bin is located in the middle of the 2nd floor. There are holes in some of the floors where equipment used to be.

There are wooden stairways that provide access to the various levels. The loft area is above the 3rd floor in the approximate center of the room and extends across the length of the building (12' wide). It has a wood floor and open wood stud framing and contains approximately 797 square feet. The basement has various ceiling and floor heights with some wooden shelving. The main sprinkler valve is located in this area as well as two water closets in open spaces. There is a loading dock across the front of the

building with three (3) dock height doors that are approximately 6' wide. There is a smaller dock area in the rear of the building. According to the owner, there was a fire in this area which was reportedly the primary reason for the building to be condemned by the Building Inspections Department. The concrete at the front of the dock area has deteriorated over time. There is a wood frame canopy over the dock area with peeling paint.

The original mill section of the building is in overall poor condition. However the basement areas are in better condition than the above ground floors. In addition to the deferred maintenance discussed above, there is some floor and ceiling damage due to apparent roof leaks that according to the owner have been patched. Pigeon droppings cover much of the upper floor surfaces. The windows on the 1st floor have been boarded up with plywood and many of the windows on the 2nd and 3rd floors are broken out. Much of the paint is peeling on the exterior of the building and it appears that some siding that was installed over an area in the rear of the building has mostly deteriorated and fallen off.

The warehouse addition consists of open warehouse area and a restroom. The finishes include wood floors, unpainted and painted concrete block walls, exposed ceilings, and hanging incandescent lighting. Total ceiling height is approximately 16' +/- with clearance between 12'-13'. One of the front dock height doors to the loading dock is located in this area. It is a wood double door with no lock set and has a bar across it to keep it shut. There is also a door to access the rear of the building as well. There is some effervescence on a section of unpainted concrete block wall. The restroom has painted drywall and painted concrete block walls with vinyl baseboards and vinyl flooring. There is one wall hung porcelain lavatory and one water closet with a painted metal partition. This restroom is in overall poor condition due to its age and the wall being damaged underneath the sink. There is a set of concrete and wood stairs that lead to the basement for this area.

The office addition contains approximately 1,559 square feet and consists of a display area, three (3) offices, a break area, storage, and two (2) restrooms. As previously mentioned in the History section, the owner was allowing a tenant to occupy the office

area to use as a residence without the payment of rent in order to "watch over" the property. This tenant was evicted by the Building Inspections Department due to the building being condemned as well as the building not being approved for a residential use. The finishes include vinyl flooring, paneled and painted plaster and concrete block walls, a fiber tile ceiling, and fluorescent lighting. The restrooms are similar in finish and originally contained one water closet with a painted metal partition and one wall hung porcelain lavatory. However, due to the residential use, the tenant removed one water closet and replaced it with a bathtub. The wall underneath the sink in the other bathroom has been damaged/removed. Some of the fixtures with the exception of the bathtub appear to be original. The break area has wood cabinets, laminate countertops, and a single compartment stainless steel sink. The display area contains a large wall safe. One window is boarded up in one of the offices. The office addition is considered to be in overall fair condition. There is a set of concrete stairs with a metal hand rail (peeling paint) that accesses the front entrance to this area. It is covered with a metal frame canopy with metal decking (peeling paint). There is also a set of stairs that leads to the front parking area and the basement.

The basement portion of this addition is unfinished and has concrete floors, unpainted concrete block walls, exposed ceilings, incandescent lighting with guards. There are steel support posts with wood beams and wood decking. There is also a wood frame storage room with paneled exterior walls. The wood support beams and paneling have evidence of mold/mildew. According to the owner of the subject, the copper pipe for the hot water heater was removed/stolen and the basement partially flooded. The pipes have been repaired/replaced with PVC. There is some standing water on the floor but it is not known if it is related to this issue. Some of the ceiling insulation has come loose and there is an access door to a crawl space. There are also metal frame windows.

The subject building is considered to be in overall poor condition due to the deferred maintenance discussed above. In addition, the building has a sprinkler system that reportedly works but needs approximately \$2,000 in repairs. Due to the age of the building lead based paint may be present. As previously mentioned, the Asbestos Survey identified that some asbestos was detected in the subject building. As shown later in this

SHAUN 01.

NORFOLK + SOUTHERN RAILROAD

R/W DB. 2363 PG. 475

18-4-1
DB. 245 PG. 610

SPUR
LINE

N4°38'00"W

35.32'
N87°05'00"W

S2°37'00"W

50.00'

100.00'

175.00'

RAILROAD TRACK CLAIMED BY RAILROAD

PG. 109 PG. 133

IL ROAD FROM

N87°05'00"W

N87°05'30"W

GRASS
18-4-12
DB. 2085 PG. 375

DB. 72 PG. 354

1.6 Acres.
69120.7 Sq. ft.
CONCRETE
PARKING LOT
DB. 172 PG. 12

18-4-2
B. 2220 PG. 694

18-4-3
B. 2220 PG. 695

NO DEED

CONCRETE
PARKING LOT

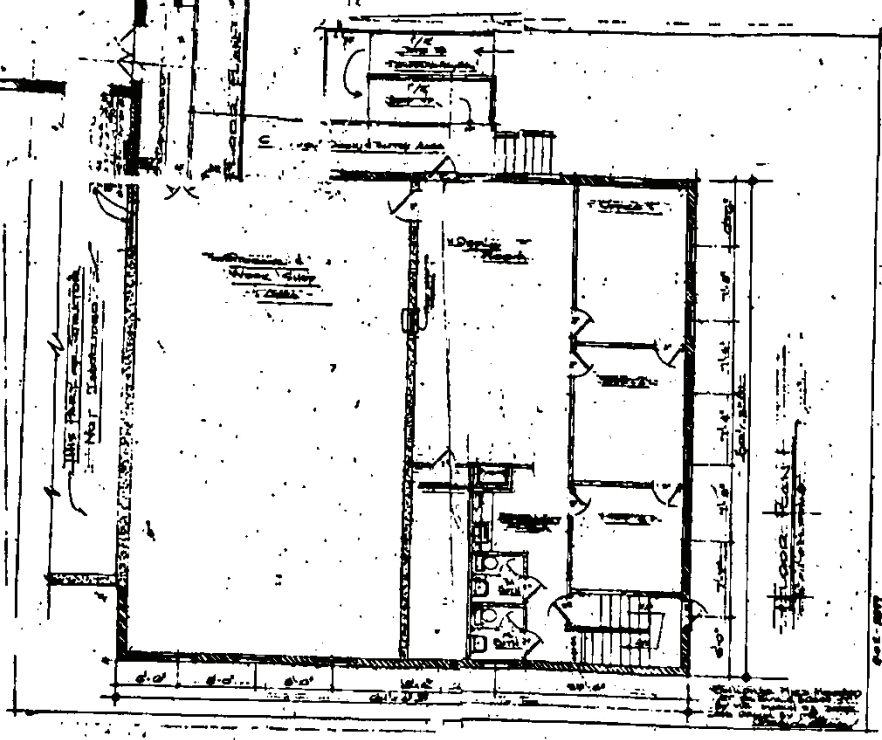
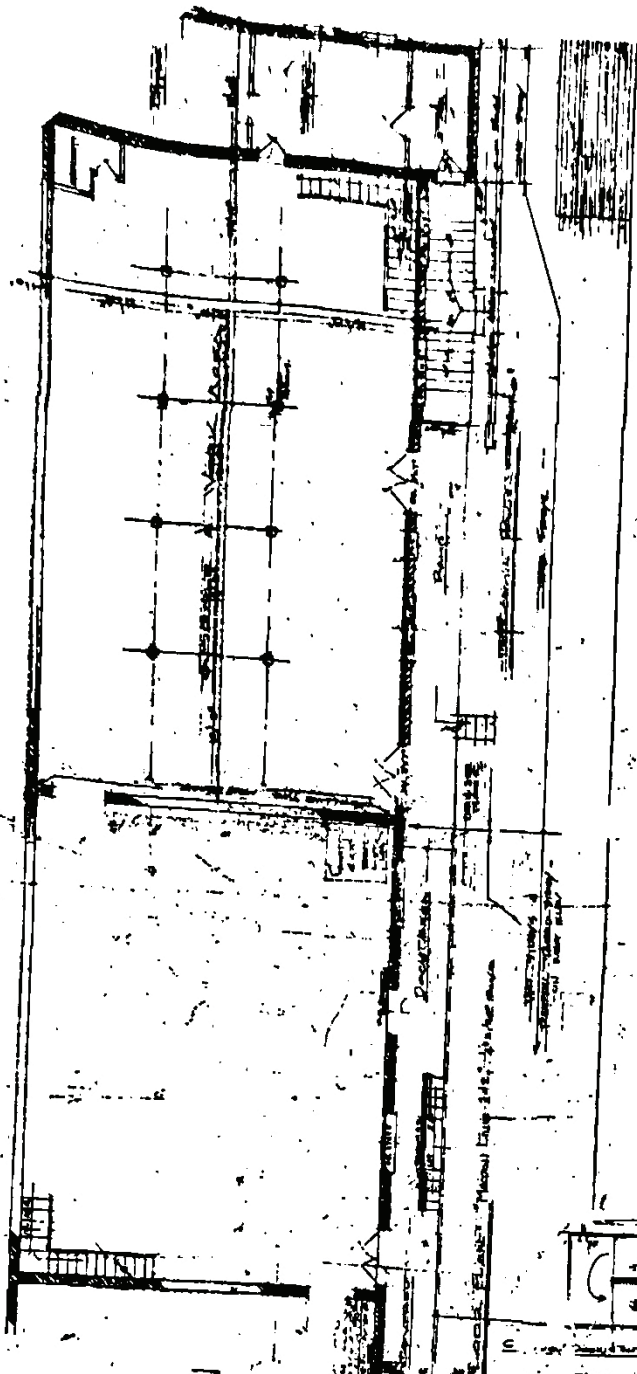
DOCK

SHED

310.57'

19

18



SKETCH/AREA TABLE ADDENDUM

600, 612, 614, 616 Floor, & 620 South Elm Street

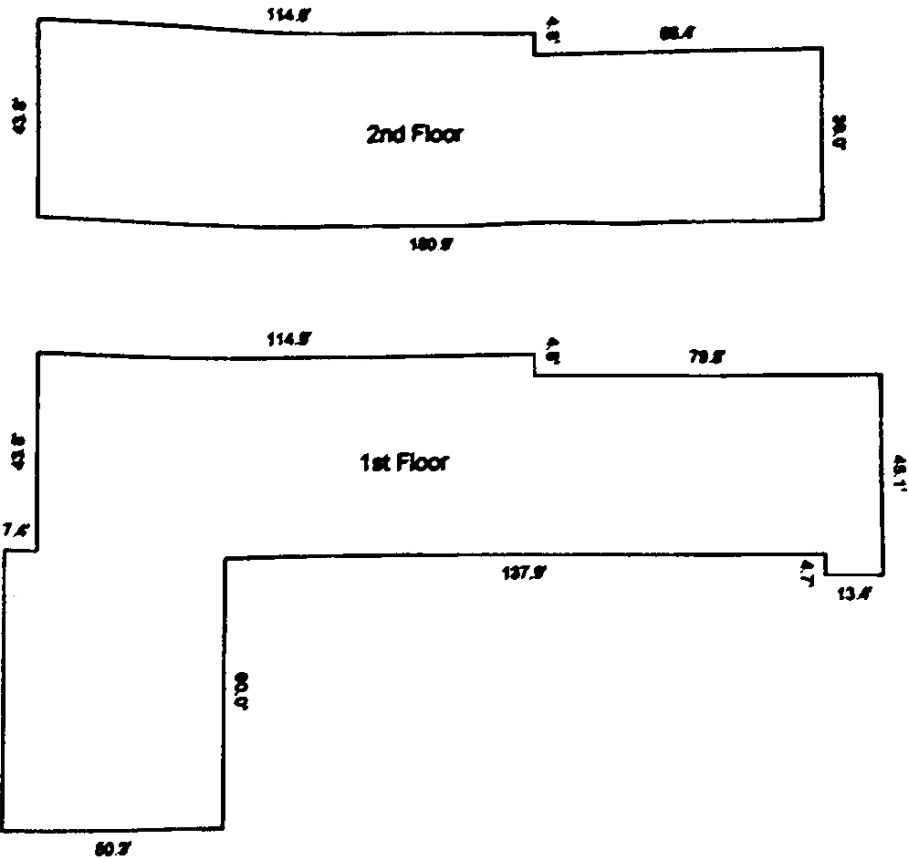
County Guilford

State NC

Zip 27405

Owner City of Greensboro

Project Name



Scale: 1" = 40'

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
OLA1	First Floor	11494.26	11494.26
OLA2	Second Floor	7606.26	7606.26
TOTAL LIVABLE (rounded)			19101

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
13.4 x	45.1	602.67
40.4 x	180.9	7311.79
4.8 x	114.5	549.41
43.0 x	60.0	2579.40
7.3 x	61.4	451.00
Second Floor		
39.0 x	180.9	7056.66
4.8 x	114.5	549.60
7 Areas Total (rounded)		19101

IMPROVEMENTS SKETCH

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

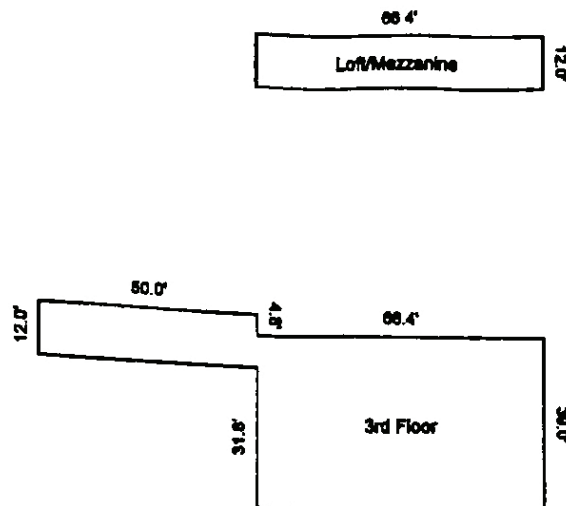
412, 414, 416 West, & 420 South Elm Street

County Guilford

State NC

Zip 27405

City of Greensboro
Name



Scale: 1" = 40'

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA3	Third Floor	3189.60	3189.60
GLA5	Loft/Mezzanine	796.80	796.80
TOTAL LIVABLE (rounded)			3986

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
Third Floor	39.0 x 66.4	2589.60
	12.0 x 50.0	600.00
Loft/Mezzanine	12.0 x 66.4	796.80
3 Areas Total (rounded)		3986

IMPROVEMENTS SKETCH

AREA CALCULATIONS

Guilford
Greensboro

SW corner of jct. of S. Elm and W.
Bragg Sts.
North State Milling Co. (Daily Bread
Corn Meal)

N.76-1- 1177-1201

es 1 6f

Kockritz, Justin D

From: DCR - Archives - Energy.projects
Sent: Wednesday, March 07, 2012 11:40 AM
To: Geary, Stefan-leih; barbara.harris@greensboro-nc.gov
Cc: Swallow, Ann
Subject: RE: Northstate Mill in Greensboro, SEO #11-0606

Stefan-leih and Barbara,

Thank you for your e-mail concerning the proposed Energy Efficiency and Conservation Block Grant (EECBG) for the North State Milling Company Building at 816 South Elm Street, Greensboro.

As you know, this property was determined eligible for listing in the National Register of Historic Places in 2005 when it was surveyed for the South Elm Street Brownfields Economic Development Initiative (BEDI). However, after reviewing the recent photographs showing the north and east elevations, discussing the site with city staff, and consulting with Ann Swallow, National Register Coordinator and Survey Specialist for Guilford County, we believe that at this time, the property is *no longer eligible* for listing in the National Register due to insensitive, post-2005 alterations to the building (including, but not limited to, altering the original window openings, relocating doors, changes to the historic circulation patterns, and the parging of exterior brick walls). The proposed EECBG will therefore have no adverse effect on historic properties.

For projects under the EECBG program we have typically offered our response via e-mail. If you need a hardcopy letter, please let me know and I will send one your way. Please keep this e-mail for your records.

Thank you.

Justin Kockritz

Environmental Review Specialist
North Carolina State Historic Preservation Office
Phone: 919-807-6581 | Fax: 919-807-6599

To expedite your review, check [HPOWEB](#), our GIS Web Service, and ensure all Environmental Review submittals meet our new [checklist requirements](#).

This message does not necessarily represent the policy of the Department of Cultural Resources. E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law (NCGS 132) and may be disclosed to third parties by an authorized state official.

From: Geary, Stefan-leih [<mailto:Stefan.Geary@greensboro-nc.gov>]
Sent: Monday, March 05, 2012 9:51 AM
To: Swallow, Ann
Subject: Northstate Mill in Greensboro

Hi Ann-

I spoke with Renee last week—thanks for referring her to my call. We discussed and the issue is that the building was established as eligible in 2006 by Juliana Hokstra (formally of your office) however since that time extensive renovations have taken place with private funding. The property owner is now seeking assistance in the form of Federal Energy Grant funds.

The property owner is reusing items within the interior space but the exterior changes are what concern me the most. The 1920/30 and 1950 additions have been parged on the exterior. All windows have been replaced and some openings have actually been made larger (or smaller). Recessed balconies have also been added and a concrete block wall now surrounds the entire property.

The interior changes, while very "cool", and the exterior changes are most likely not in keeping with the secretary of the interior's standards and these changes would then make the building no longer eligible for the NR. BUT, I do not want to make this decision without some input and guidance from SHPO. I am forwarding in a separate email two images. The

first was taken in 2006 when Juliana visited the South Elm Street Brownfield site and the second image was taken at my site visit from last week.

Thanks for any thoughts you might have on this.

Stefan-leih Geary, Preservation Planner
Planning and Community Development
City of Greensboro
Phone: 336-412-6300 Fax: 336-412-6315
PO Box 3136, Greensboro, NC 27402
www.greensboro-nc.gov

=====
Please note that email sent to and from this address is subject
to the North Carolina Public Records Law and may be disclosed to third
parties.

Hi Chandrea

These files represent the work my UNC-Greensboro students did on Greensboro buildings this summer.

They did a lot of research ~~that~~ beyond what Marvin Brown did in his Greensboro survey. The blue label files are Nominations done as their final projects. The salmon label files are green + yellow form surveys of blocks in the College Hill Historic District.

I thought that you would want ~~these for you~~ to add this documentation to the Greensboro files.

Thanks,

Ruth

Aug 19, 2003

2

NPS Form 10-900

(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

REGISTRATION FORM

1. Name of Property North State Milling Company

historic name North State Milling Company

other names/site number

2. Location Northeast corner of South Elm and West Bragg
Streets

street & number 816 South Elm Street

N/A not for publication

city or town Greensboro

vicinity N/A

state North Carolina code NC county Guilford code 081 zip code 27406

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination X request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

_____ entered in the National Register _____
_____ See continuation sheet. _____
_____ determined eligible for the _____
National Register _____
_____ See continuation sheet. _____
_____ determined not eligible for the _____
National Register _____
_____ removed from the National Register _____
_____ other (explain): _____

Signature of Keeper Date
of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	☐ buildings
<u>1</u>	☐ sites
<u>1</u>	☐ structures
<u>2</u>	☐ objects
	☐ Total

Number of contributing resources previously listed in the National Register _____

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: INDUSTRY: manufacturing facility _____

Current Functions (Enter categories from instructions)

Cat: VACANT/NOT IN USE _____

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

OTHER: Industrial Vernacular

Materials (Enter categories from instructions)

foundation	brick
roof	asphalt
walls	brick
other	concrete, metal

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- | | | |
|--------------|---|--|
| <u> X </u> | A | Property is associated with events that have made a significant contribution to the broad patterns of our history. |
| <u> </u> | B | Property is associated with the lives of persons significant in our past. |
| <u> X </u> | C | Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. |
| <u> </u> | D | Property has yielded, or is likely to yield information important in prehistory or history. |

Criteria Considerations (Mark "X" in all the boxes that apply.)

- | | | |
|--------------|---|--|
| <u> </u> | A | owned by a religious institution or used for religious purposes. |
| <u> </u> | B | removed from its original location. |
| <u> </u> | C | a birthplace or a grave. |
| <u> </u> | D | a cemetery. |
| <u> </u> | E | a reconstructed building, object, or structure. |
| <u> </u> | F | a commemorative property. |
| <u> </u> | G | less than 50 years of age or achieved significance within the |

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Erin O'Bryant Kane
 organization UNCG date June 30, 2003
 street & number 7207 Rose Garden Lane telephone 919-414-9890
 city or town Durham state NC zip code 27707

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
 A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1
Name of Property/District
County, State

Section 7: Description

The 1912 North State Milling Company stands on the northeast corner of South Elm and West Bragg Streets near downtown Greensboro. A Southern Railroad line borders the property on the west, and a spur once serviced the mill. It is located in a primarily industrial and commercial area with buildings that date to the early twentieth century. The three story main block of the roller mill is representative of early twentieth century industrial vernacular architecture whose design is function based. (See Fig. 1: sketch map) One and two story additions (constructed in 1948 and 1963) to the main block reflect the growth of the business over the course of time.

The main block of the North State Milling Company building, built in 1912, is three stories tall, five bays wide and four bays deep, with a two story, four bay wing on the south elevation and a small one story, one bay wing on the north elevation. Its exterior is clad in brick in a running bond which has been painted white and features brick pilasters separating windows and entrances and brick corbelling along the roofline. An additional one story frame structure located at the rear of the south wing is covered in asphalt shingles and white particle board weatherboard. The three story portion features original double and single six-over-six wood sash windows and original single and double glazed and paneled doors. The two story wing features six-pane stationary windows in a three-over three configuration on the second floor.

The 1919 edition of the Greensboro Sanborn Map provides detailed information about the North State Milling Company building. At this time the address for the company was listed as fronting Bragg Street. Original features of the building included electric power and lights, heating stoves in the office, and fire pails and water casks for fire protection distributed throughout the machinery area. The basement housed "2 EL MOTORS 75 HP & 50 HP," while the first floor housed milling equipment including flour rollers, flour packers, a bran packer, a corn mill and an altrition mill. The second floor housed purifiers, dust collectors, and a separator, and the third floor contained scourers, sifters, cleaners, and separators.

Interior details recorded in the 1975 survey of the building include bare brick walls, wood floors, and exposed ceiling joists, all facets of typical slow burning "mill construction" which was often used due to fire hazards in all types of mills at the time.¹ At the time, the basement housed an electric motor while rollers were located on the first floor and sifters were found on the second floor.

The 1967 City Directory first lists North State Milling Company's address at 816 South Elm Street. The current front (east) elevation features colorful advertisements painted directly on the façade representing products made at the mill. The main block of the 1912 painted brick building prominently displays advertisements for its Daily Bread Flour and Joy Brand Cornmeal, while the original south wing and the 1948 warehouse addition display advertisements for the company's dry dog food products. These advertisements include Field Trial Dog Food, Joy Dog Food, ANF Dog Food, Hyland Chunk, Jim Dandy, and Tony Dog.

¹ Betsy Hunter Bradley, *The Works* (New York: Oxford University Press) 1999, p. 29.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

Name of Property/District

County, State

The flat roof on the main block is parapeted on the north and south elevations and features a monitor which spans the length of the roof, running north to south. The flat roof of the south wing features a parapeted front elevation which steps down toward the south at each bay and the additional one story portion at the rear has a sloping corrugated metal roof. The flat roof of the north wing is parapeted at both the front and rear elevation and also in the center of the roof. A concrete block warehouse addition with a tile capped parapeted roof was made to the south elevation in 1948. The addition is flush with the south wing of the main block, features 6-pane windows with a three-over-three configuration and is served by the covered loading dock. A concrete loading dock/porch covered by a wood truss and corrugated metal roof spans most of the front elevation and wraps to form a porch for the main office entrance on a 1963 office addition. An additional cantilevered concrete porch with a corrugated metal roof is located on the rear elevation.

In 1963 a final one story addition was constructed on the front elevation of the 1948 addition to house offices and provide additional storage for the mill. This addition is concrete block and the façade is covered with brick that are larger than traditional size. Aluminum two-over-one sash windows are located on the north and west elevations and the main commercial metal and glass entrance is located on the north elevation. The front porch on the north elevation extends from the loading dock and features a decorative corrugated metal roof in the shape of a flattened W. A group of ten galvanized metal grain silos stands to the north of the 1963 addition and were probably built around the same time as the 1963 addition.

Integrity Statement

The North State Milling Company retains its historic exterior character and continued in its original, nearly unaltered, use from the time of original construction in 1912 until the mill closed in the early twenty-first century. The main block construction represents a industrial vernacular design which is characteristic of industrial construction at the time. Later additions to the mill in 1948 and 1963 represent the growth of the mill and are indicative of changes in technology and architectural aesthetic over the course of the mill's use. The North State Milling Company retains overall integrity as an early twentieth century roller mill.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 3

Name of Property/District

County, State

Section 8: Statement of Significance

The 1912 three story brick North State Milling Company building located at the southwest corner of South Elm Street and East Bragg Street, of industrial vernacular design is eligible under Criterion A as a rare example of an early twentieth century roller mill in Greensboro. It is also eligible under Criterion C as an intact representative of early twentieth century roller mill design. The building fronts South Elm Street, a well known commercial and industrial corridor in Greensboro, and is bordered by Southern Railroad on the east and once had a spur to the rear of the building. The rail line is still in operation, but the spur tracks have been removed. This area of South Elm Street was also home to a number of other industries including several coal companies, a farm machinery company, garages, and filling stations. The North State Milling Company was the only tenant of the 816 South Elm Street building and remained in operation from its opening in 1912 until the mill closed early in the twenty first century.

Several of Greensboro's prominent citizens of the early twentieth century are among the company's original stockholders. Among these were its first president, Arlindo Sherman Cate, who served in the position until 1936, Mr. G.G. Hendricks, Dr. W.P. Knight, Mr. Joseph C. Morris, and Mr. John A. Hodgin, from whom the company bought part of the property for the mill building. Mr. Cate was also a druggist at the Revolution Cotton Mills pharmacy for a number of years, and in 1906 he established Revolution Masonic Lodge No. 552.

As the original investors sold their interests in the mill, the Hylton family of Greensboro and the Bolling family of High Point each gained half interest in the company by mid-century. Mr. Andrew J. Bolling of High Point is listed as president in the 1936 Greensboro City Directory, while Mr. Albert A. Hylton served as vice president of the mill during this time. Upon Mr. Bolling's death in 1937, Mr. Hylton became president and served in the position until 1980. Mr. Bolling's widow Mrs. Bessie C. Bolling, served the mill in the capacity of vice president and/or secretary from the time of her husband's death in 1937 until 1991. Other members of the Hylton and Bolling families also worked at the mill including Mr. Ray Hylton, who served as assistant secretary and salesman from 1968 until the early 1990s, his brother Mr. Roger Hylton, who served as treasurer for a number of years, and Mrs. Helen Potts, daughter of Mr. and Mrs. Andrew Bolling, who served as secretary.² The mill property is still owned by the Hylton and Bolling families.³

Roller milling changed the grain milling industry in the late nineteenth century. North & Watson, also known as the Greensboro Roller Mills, and later as Wafco Mills, became the first of this type operation in Greensboro when it was established just west of the city in 1893.⁴ In 1912, the North State Milling Company followed suit and constructed the mill along South Elm Street, which was the main commercial thoroughfare of

² Hill's Greensboro City Directory, Richmond, VA: Hill Directory Co., Inc., Publishers.

³ Information obtained from phone Interview with Mr. Ray Hylton, July 9, 2003.

⁴ Wafco Mills National Register Nomination, March 8, 1979, On file with the N.C. Department of ???

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 4
Name of Property/District
County, State

the city at that time. North State incorporated the use of roller machinery from Nordyke and Marmon Co., Indianapolis, Ind. USA, dated 1914. This machinery was still in use in 1975 and a blueprint diagram of the machinery configured for specific use in the North State Mill was displayed in the interior of the mill.⁵ Similar machinery appears in a reprint of Nordyke and Marmon's ca. 1899 catalog.⁶

North State Milling Company initially produced Daily Bread Flour and Joy Brand Corn Meal at the South Elm Street mill. As the per capita consumption of flour began to fall in the mid-twentieth century, the company diversified its product line and began producing dry dog food, which proved to be a more profitable product. At one time the company was the largest producer of dry dog food in the state of North Carolina. The company closed its doors in the early twenty first century due to further declining profitability in the flour market and aging equipment which required expensive repairs or replacement to continue operation.⁷

in context

⁵ North State Milling Company, Historic Sites Survey, September 24, 1975, On file with the State of North Carolina Division of Archives and History, Historic Sites Survey, September 24, 1975.

⁶ Nordyke and Marmon Company Catalog No. 48. Ca. 1899 Reprint 1987 by The Society for the Preservation of Old Mills.

⁷ Phone interview with Mr. Ray Hylton, July 9, 2003.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 5

**Name of Property/District
County, State**

Section 9: Bibliography

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Storck, John and Walter Dorwin Teague. *Flour for Mans Bread: A History of Milling*. Minneapolis: University of Minnesota Press, 1952.

"Wafco Mills." National Register of Historic Places Inventory – Nomination Form. On file with ____, March 8, 1979.

www.flour.com (History of Flour Milling)

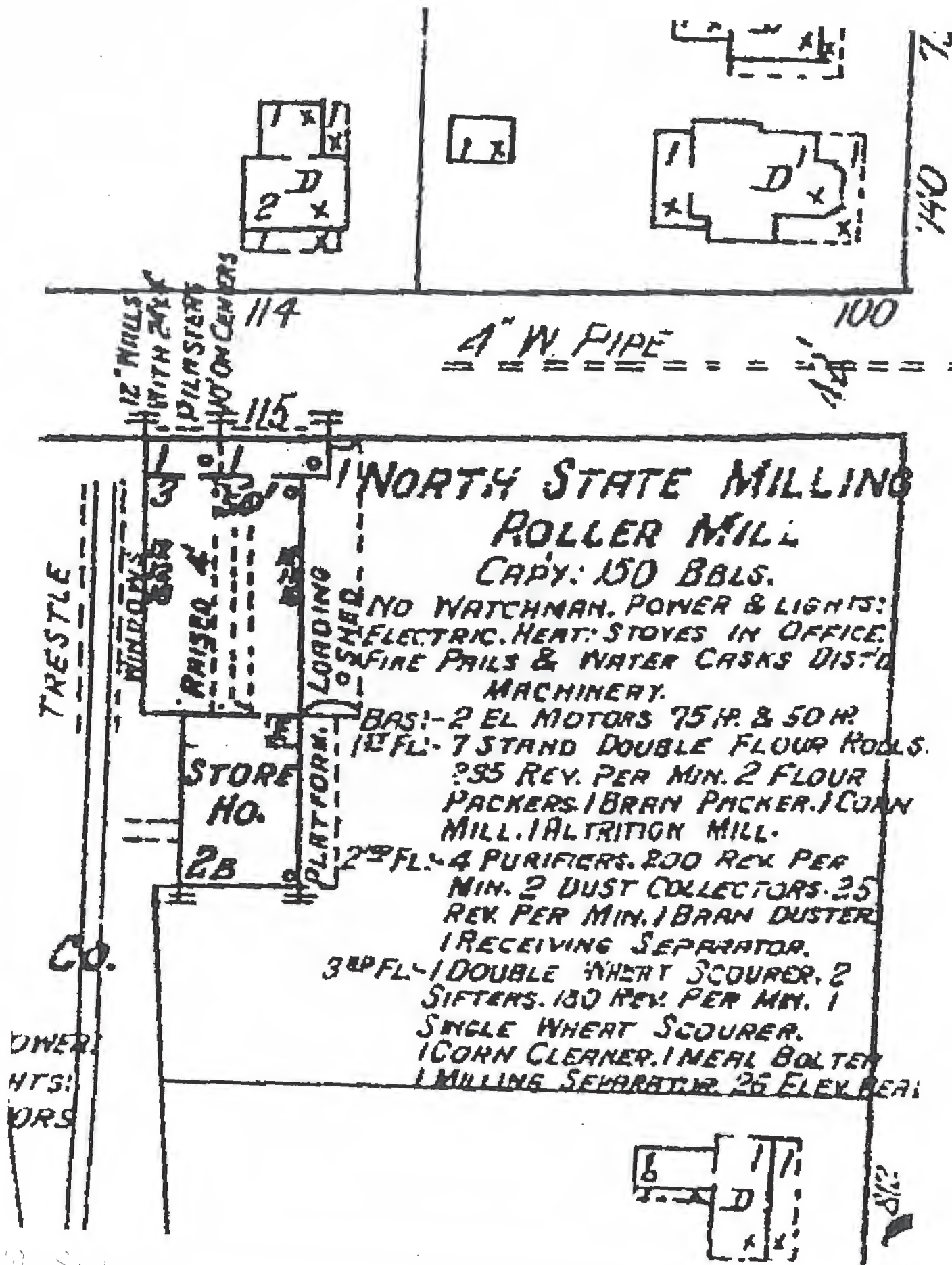
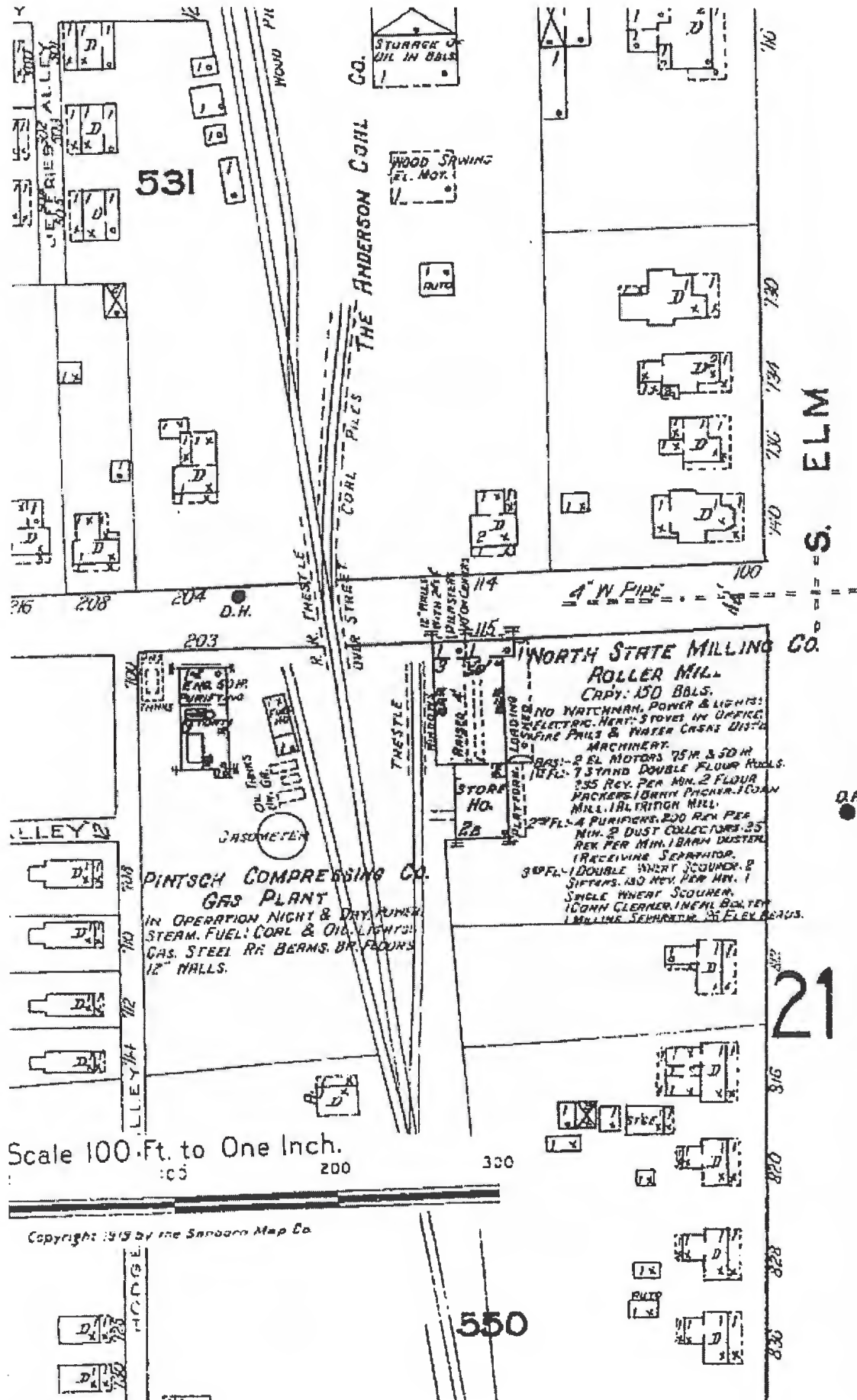
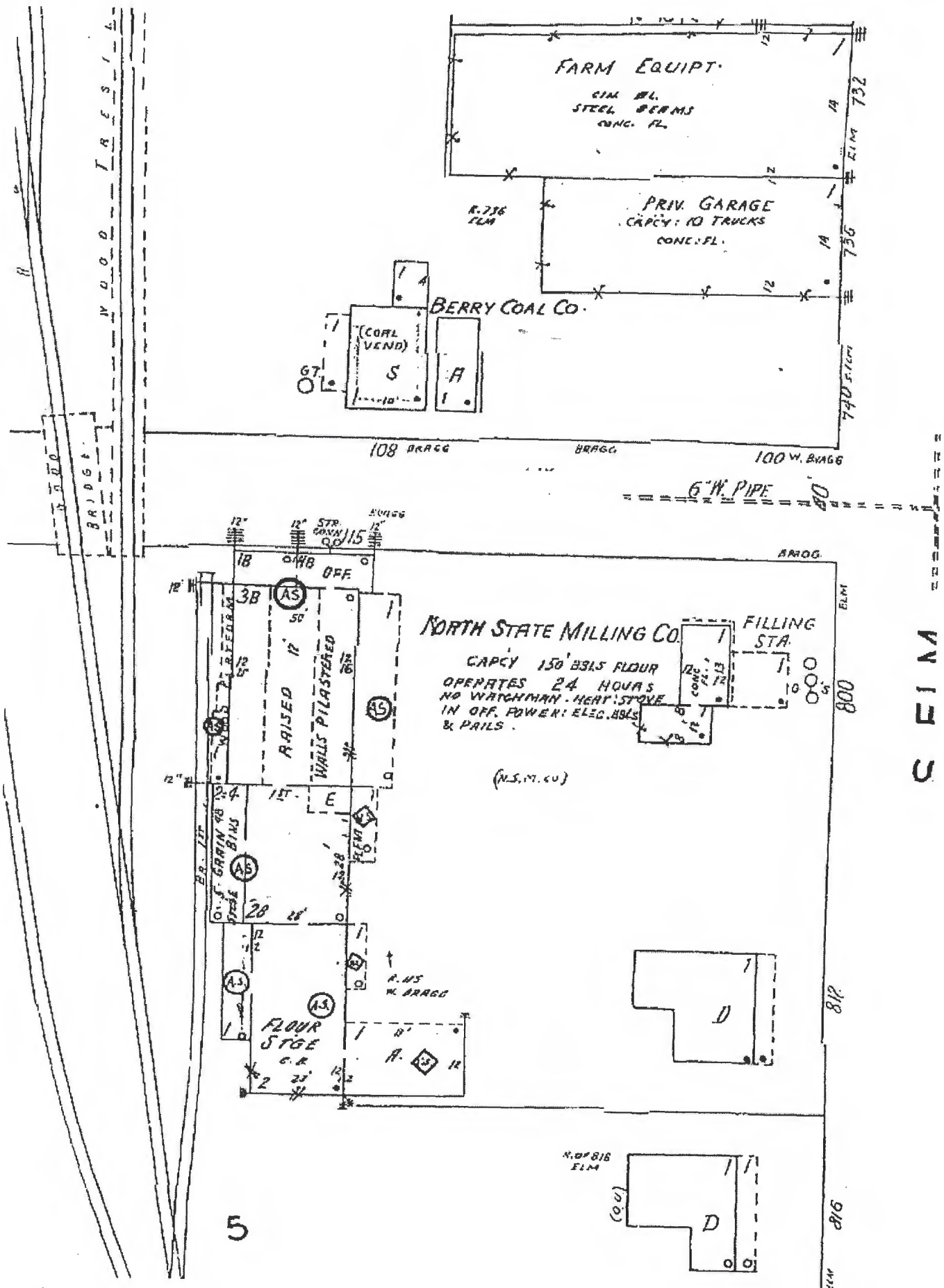


Fig 1. b.

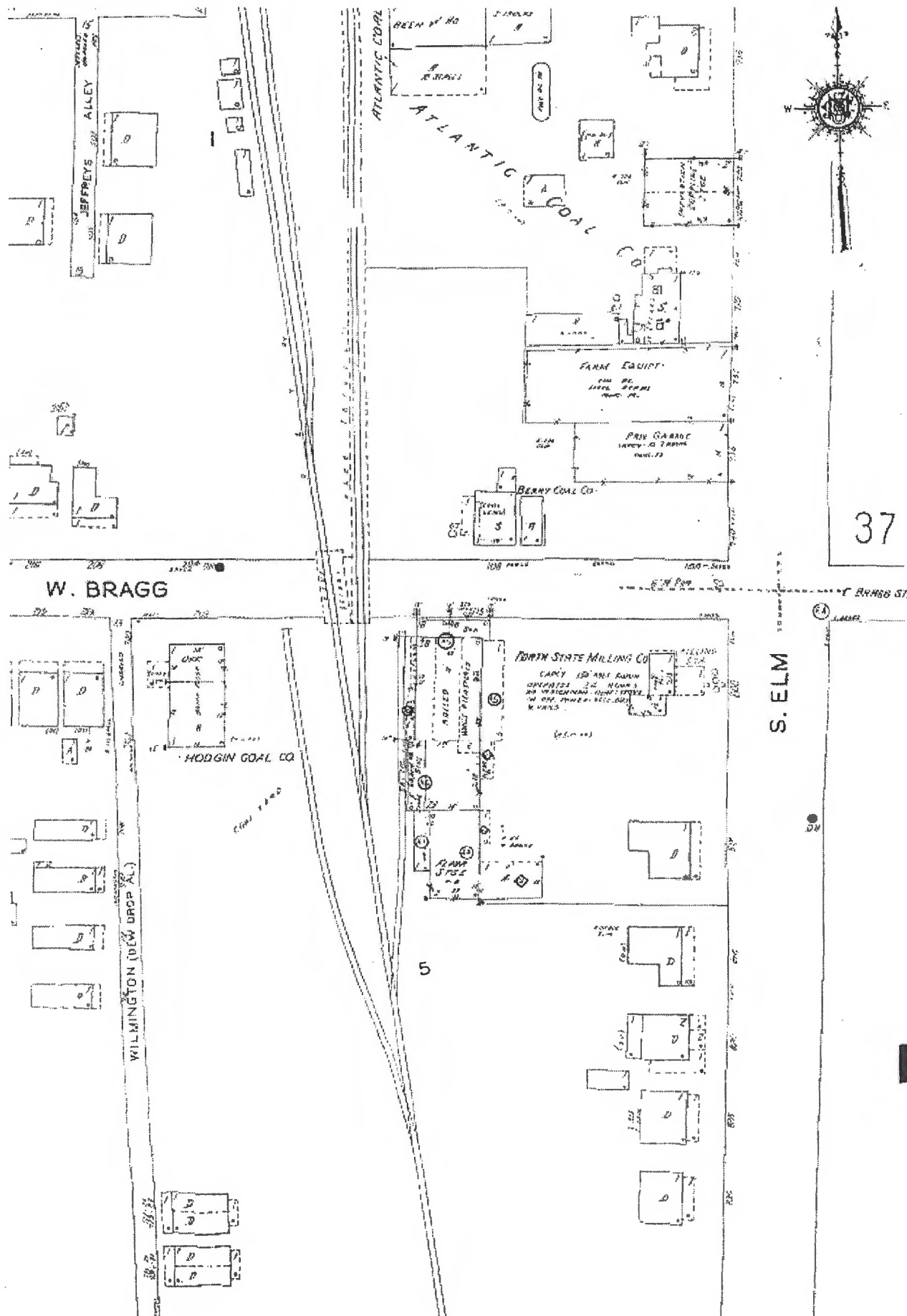


1919-Sanborn

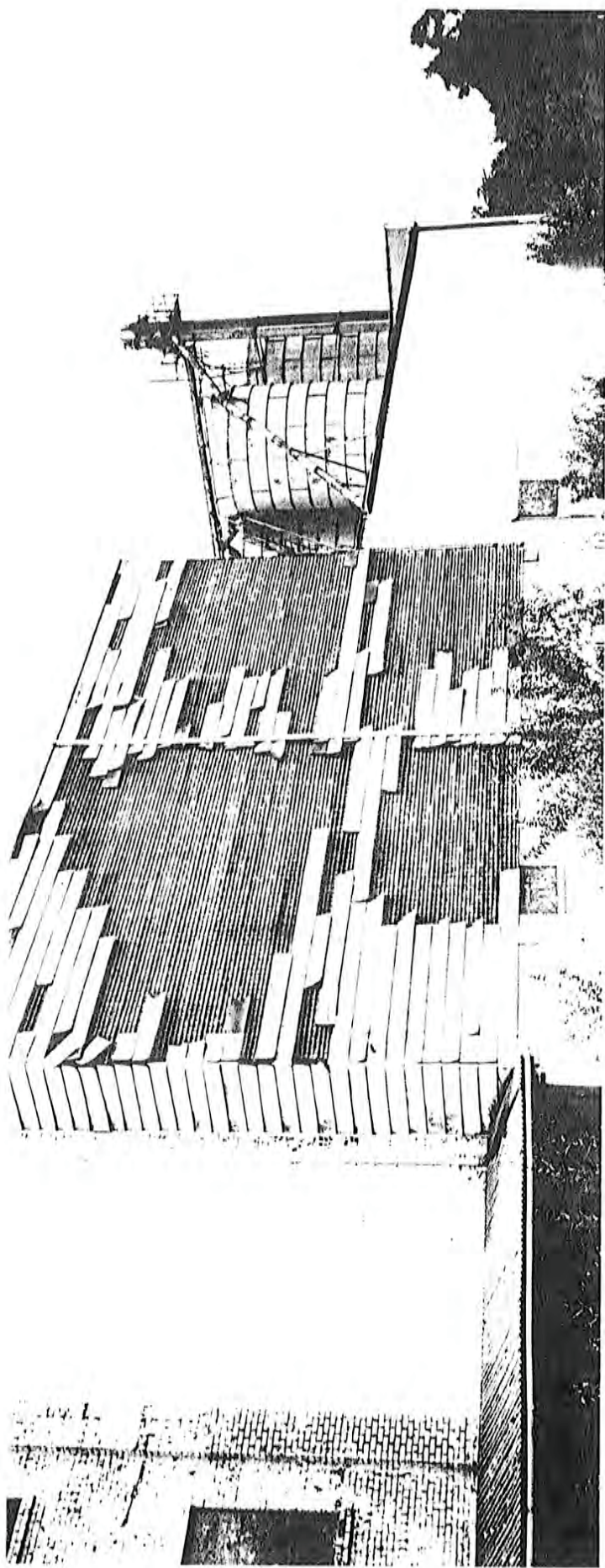
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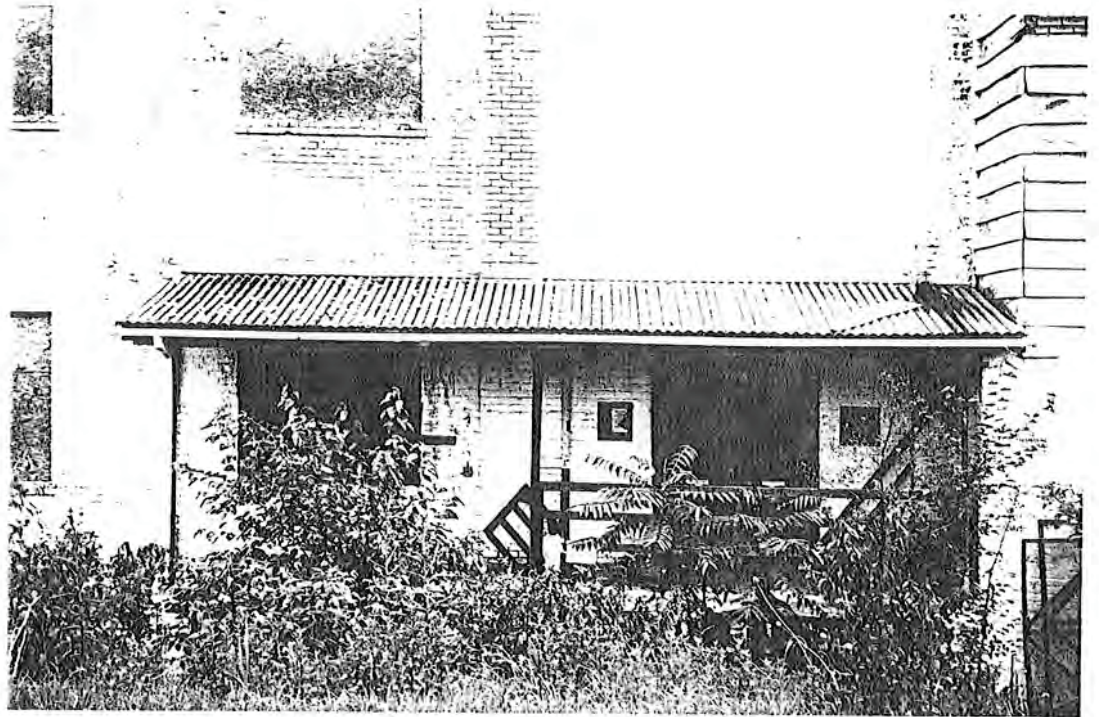
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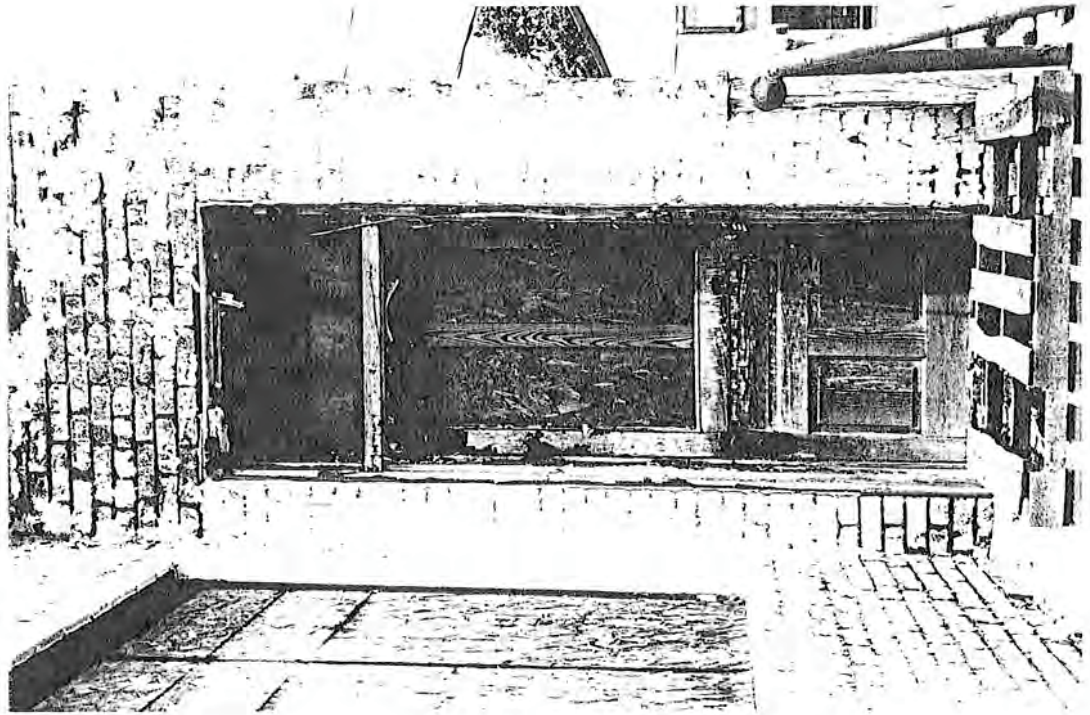
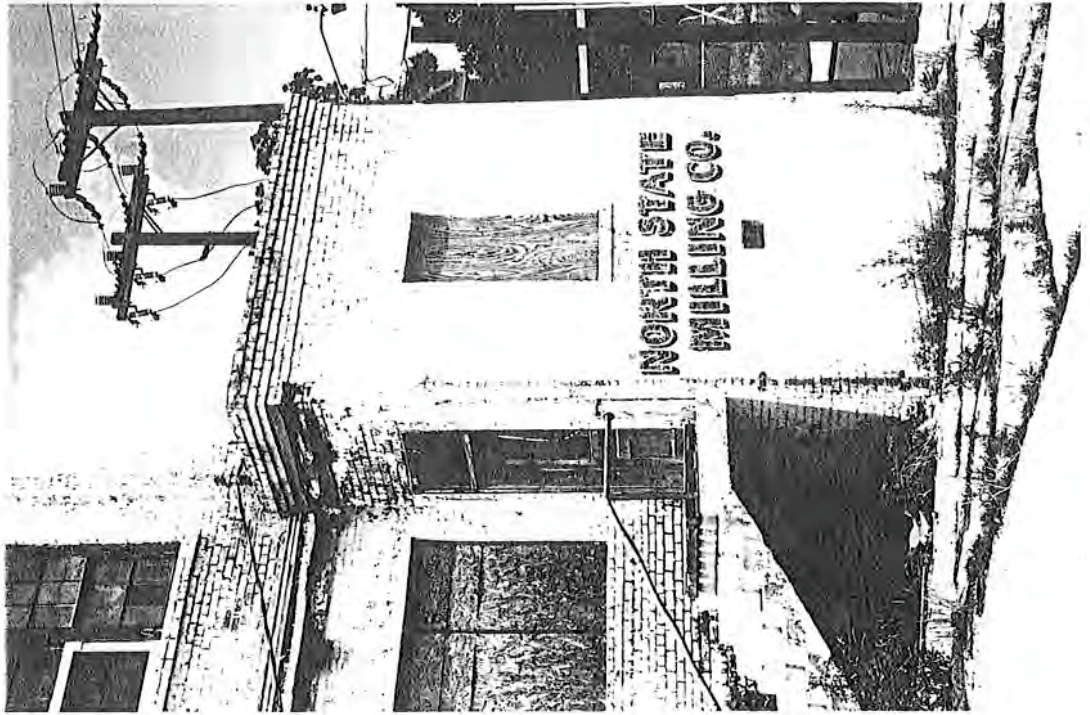
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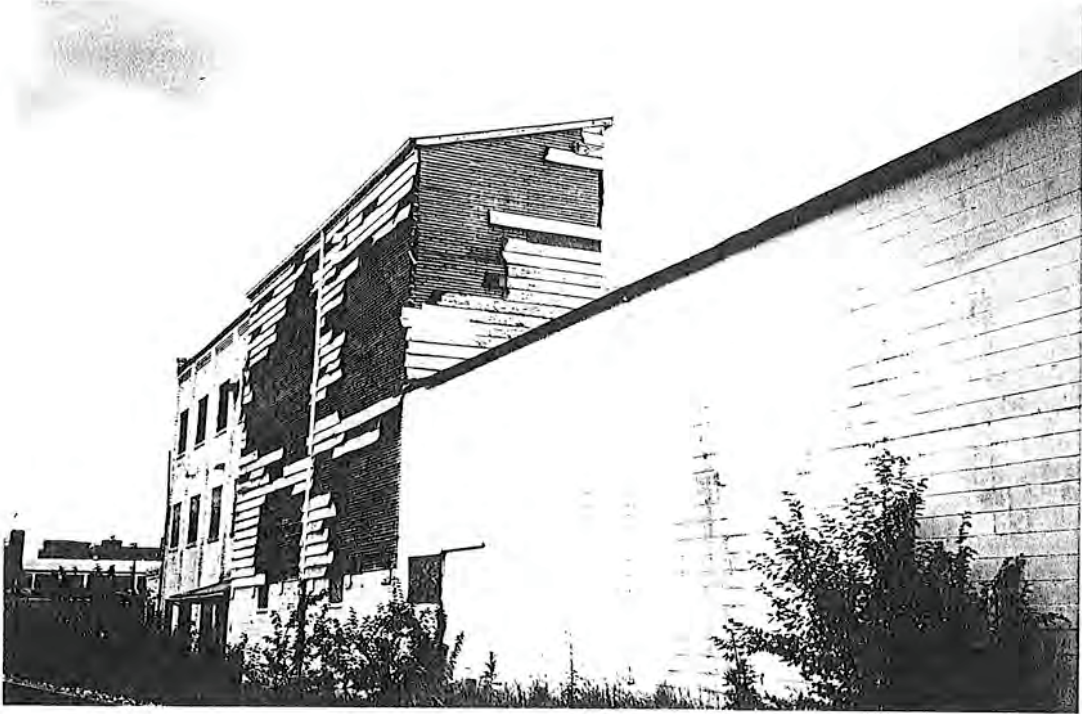
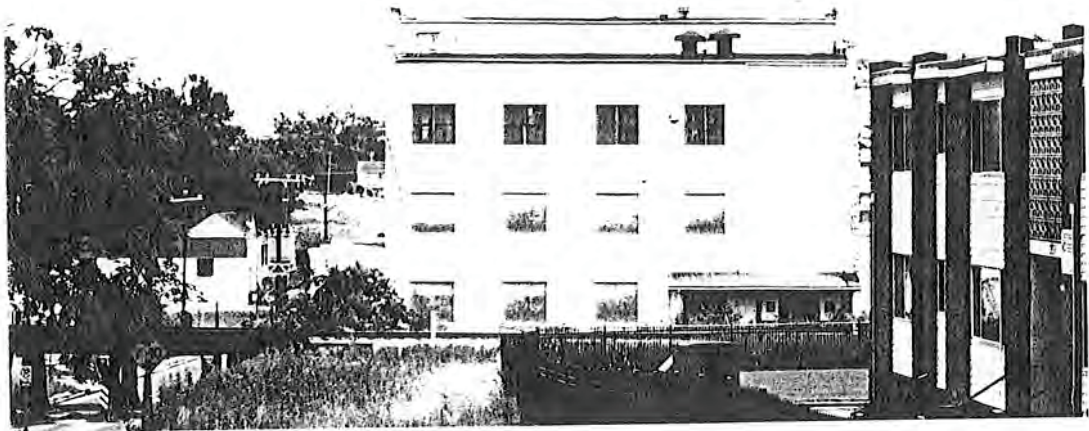


1924-1926-1927









ARCHITECTURAL DATA

24. Height in stories: 3

28. Basic construction materials:

Frame 12	Log 01	Brick 06	Stone 04	Steel 08	Plank 02	Concrete 11	Other: _____
-------------	-----------	-------------	-------------	-------------	-------------	----------------	--------------

(Other styles: see manual: _____)

21. General style(s):

Georgian 1	Geo/Fed 2	Federal 3	Fed/GK Rev 4	GK Rev 5	Italianate 6	Goth Rev 7	Other: _____
19-20th trad/vern 9	Queen Anne 11	Neocl Rev 12	Col Rev 13	Misc Vic 15	Std Comm/Ind 16	Beaux Arts 21	Tudor Rev 22
Span/Mission 24/23	Bungalow 25	Craftsman 41	Shotgun 49	Foursquare 44	Rustic Rev 45	Art Deco 26	
Moderne 42	International 27	Ranch 35	Cape Cod 38	Prd Cottage 39	Min Tradl 40	Split Level 43	

17. Notable architectural features to code:

Flem bond walls 30:7	Flem bond chim 44:1	Dec brickwork 31:1	Stone: cut 30:34	Stone: field 30:35	Notable porch 34:1
Orig shopfront 31:2	Metal storefront 31:3	Original Signage 31:4	Glass/Metal 31:7	Terra Cotta 31:8	
Notable interior woodwork 50:12		Decorative painting 50:01-03	Engaged/inset porch 35:1		

22. Plan type:

Houses:	1-room 22:1	Hall-parlor 22:2	3-room 22:4	Side-hall 22:6	Center-hall 22:7	Saddlebag 22:11
Churches:	Dogtrot 22:10	Irregular 22:14	Square 22:17	Shotgun 22:18	Other 22:99	
Barns and outbuildings:	1-room 23:1	Meetinghouse 23:2	1-crib 23:8	2-crib 23:9	4-crib 23:10	23:12

51. Significant outbuildings and landscape features

Type: Grain Silos	material: _____	date: _____
Kitchen 1	Slavehouse 2	Garage 5
Landscape/plantings 38	Well 24	Fence 27
Privy 23	Tenant House 53	

North Carolina Historic Structure Survey Form

(Write in blanks or circle options; number codes are for data entry only)

Survey Site No. _____ County Guilford

63. Potential Study List: Individual X In a District _____ Quad Map _____

Comment: _____

1. Site name North State Milling Company

3. Location/Address 816 South Elm Street

4. Town/City/Vicinity Greensboro

7. Field Recorder(s) Erin D Bryant

6. Date recorded: 10/2

Synopsis of significance: The North State Milling Co. is one of Greensboro's earliest industrial buildings and one of 3 roller mills in the city. Its architecture reflects a function based aesthetic and a business that evolved over its years in operation.

10. Owner name & Address Randall L. Yow LLC
811 South Elm St., Greensboro

13. Original use: Grain mill

Resid/non-Farm 0102	Resid/farm 0101	Farm Bldg. 0201	Church 1001	School 0301	Courthouse 0901	Post Office 0902
Gen. Retail Store 501	Industrial 0601-0614	Textile 0607	Tobacco 0606	Transportation: 0801-0831		
14. Condition:	Excellent 01	Good 02	Fair 03	Deteriorated 04	Altered 05	Comment _____

HISTORICAL DATA

52. Date of construction: 1912 w/ later additions

pre-1780 1781-1800 1801-25 1826-65 1866-85 1886-1915 1916-30

01 02 03 04 05 06 07

1931-45 1946-70 1970-99 2000+ 11

15. Cultural/Ethnic associations:

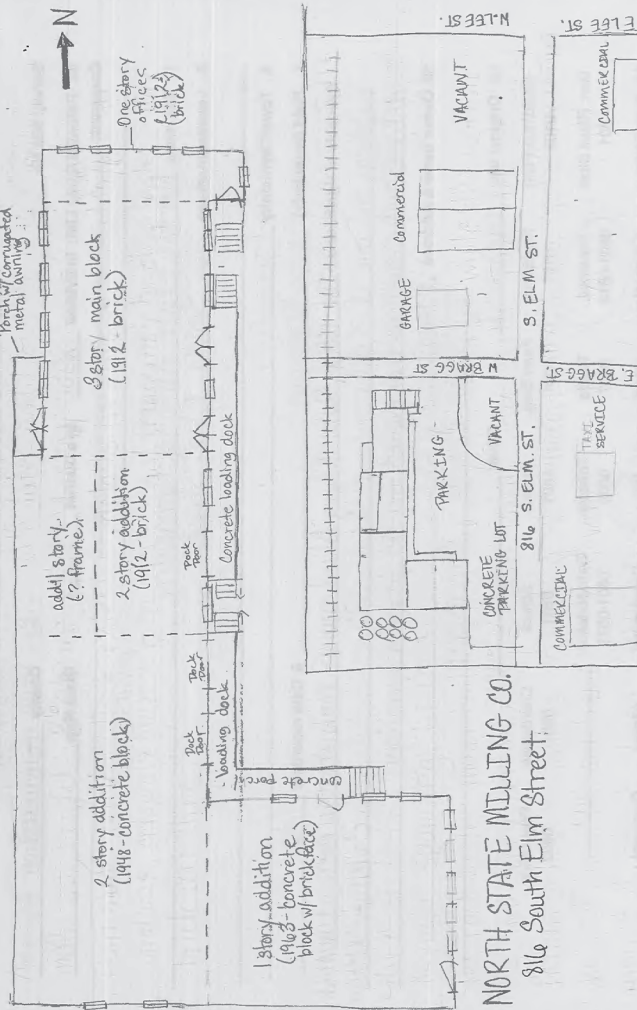
African 07	English 01	German 05	Scots 02	Scots-Irish 04	Spanish 08	Other _____
AME 13	AME Zion 12	Lutheran 08	Moravian 07	Primitive Bap. 18	Catholic 01	Episcopal 04
Jewish 03				Methodist 11	Presbyterian 05	Quaker 06

54. Significant persons associated with property, last name first.

Type: _____	Name: _____	Type: _____	Name: _____
Builder 01	Architect 02	Contractor 03	Landscape des. 04
		Orig. owner 05	Sig. later owner 06
			Other imp person 07

Revised 2001

Blank pages for notes and required site plan and/or floor plan, indicating principal features, nearby roads, and north arrow.



NORTH STATE MILLING CO. 816 South Elm Street

Year	1912	1912	1912	1948	1963
Height	3 stories w/ basement	2 stories	2 stories	2 stories	1 story w/ basement
Walls	Brick common bond painted w/ pilasters; corbelling	Brick common bond painted w/ pilasters; corbelling	Brick common bond painted w/ pilasters; corbelling	concrete block	concrete block w/ brick face
Windows	6/6 sash, wood	6 pane	6 pane	6 pane	2/1 sash aluminum
Roof	Flat w/ raised skylights; parapet down N.E. elevation	Flat w/ stepped parapet down toward South	Flat w/ stepped parapet down toward South	Flat, parapeted capped w/ tile, parapet flush w/ lowest step of 1912 parapet	Flat
Doors	single & double, glazed; paneled w/ transoms	industrial dock doors	industrial dock doors	industrial dock doors	metal commercial

The main block of the North State Milling Co. building is 3 stories, brick with later one & two story additions made of concrete block and brick. The entire building has been painted white (except for 1963 brick addition) and the front elevation facing South Elm has advertisements for products made at the mill. The main block features 6/6 sash windows (original) and glazed and paneled doors (original). Most of the first and second story entrances & windows have been boarded. The walls of the main block and south brick wing feature pilasters, corbelling and parapets. A one story wing on the north elevation is also parapeted. The main block features a raised skylight spanning the roof. The south brick wing also has an additional frame story w/ a sloping roof that has been covered w/ asphalt shingles; more recently particle board boards painted white. A concrete loading dock/porch spans most of the front elevation and wraps to form the main office entrance on the north elevation of the 1963 addition. A frame truss & metal roof awning covers part of the dock & ghost marks indicate it once covered the entire dock area. A corrugated metal roof in the shape of a flattened w covers the office entrance.

Signage on front elevation probably dates to the 1970s - 1968 & 1980 city directories list products manufactured at the mill. Some signage indicates 1968 products, but some brands listed in 1980 do not appear in 1968 directory, but appear as signage. One window on each 2nd & 3rd floor has been widened to form a larger entry possibly to remove equipment(?) and do not currently have doors or windows.

Front elevation signage advertisements include (L to R):

"Field Trial" "Joy" "ANF" "Hyland" "Joy Brand" "The home of DAILY BREAD" "Dog Food" "Dog Food" "Chunk" "Tony Dog" "Meal" "FLOUR"

North Carolina State Historic Preservation Office

Historic Property Survey Summary

County: **Guilford** 1573

SSN: **GF04482** NR #:

Quad:

PIN:

X:

Y:

DOT Project #:

Update Mo: 05 Yr: 2007

☒ No Alt ☐ Alt ☐ Det ☐ Rehab

☐ Removed ☐ Outbldg Loss

☐ No Acc. ☐ Not Fnd ☐ FileMsg

☐ Newly ID'd ☐ Needs Resch.

Property Name: **North State Milling Company**

Street or 911 Address: **816 S. Elm Street**

Location Description:

Town/vicinity: **Greensboro**

HD, if any, and status: **Downtown Greensboro Study Area () Contributing Building**

☐ Recommended for SL

☐ StudyList SLDate:

☐ NR NRDate:

☐ DOE-ER DOEDate:

☐ DOE-Keeper

Local Status:

Ownership: **Private**

Principal Resource Material Integrity: **High** Condition: **Good** Location Integrity: **Original**

Architectural Data: Primary: Date: **ca. 1912-1913** Major Style Group: **Std Comm/Indust**

Construction: **Load Bearing Masonry**

Ext. Material: **Brick**

Later Covering:

Height: **3 story** Roof: **Parapet/Comm.** Plan: **Other** Core Form (Domestic):

1st Design Source and attribution: **Zeigler designed (3-30-12) (Documented)**

Architectural Data: Secondary: Date:

Style Group:

Construction:

Ext. Material

2nd Design Source and attribution

Major Theme: **Industry**

2nd Theme:

Group Association: **Not Specified**

Religious Affiliation

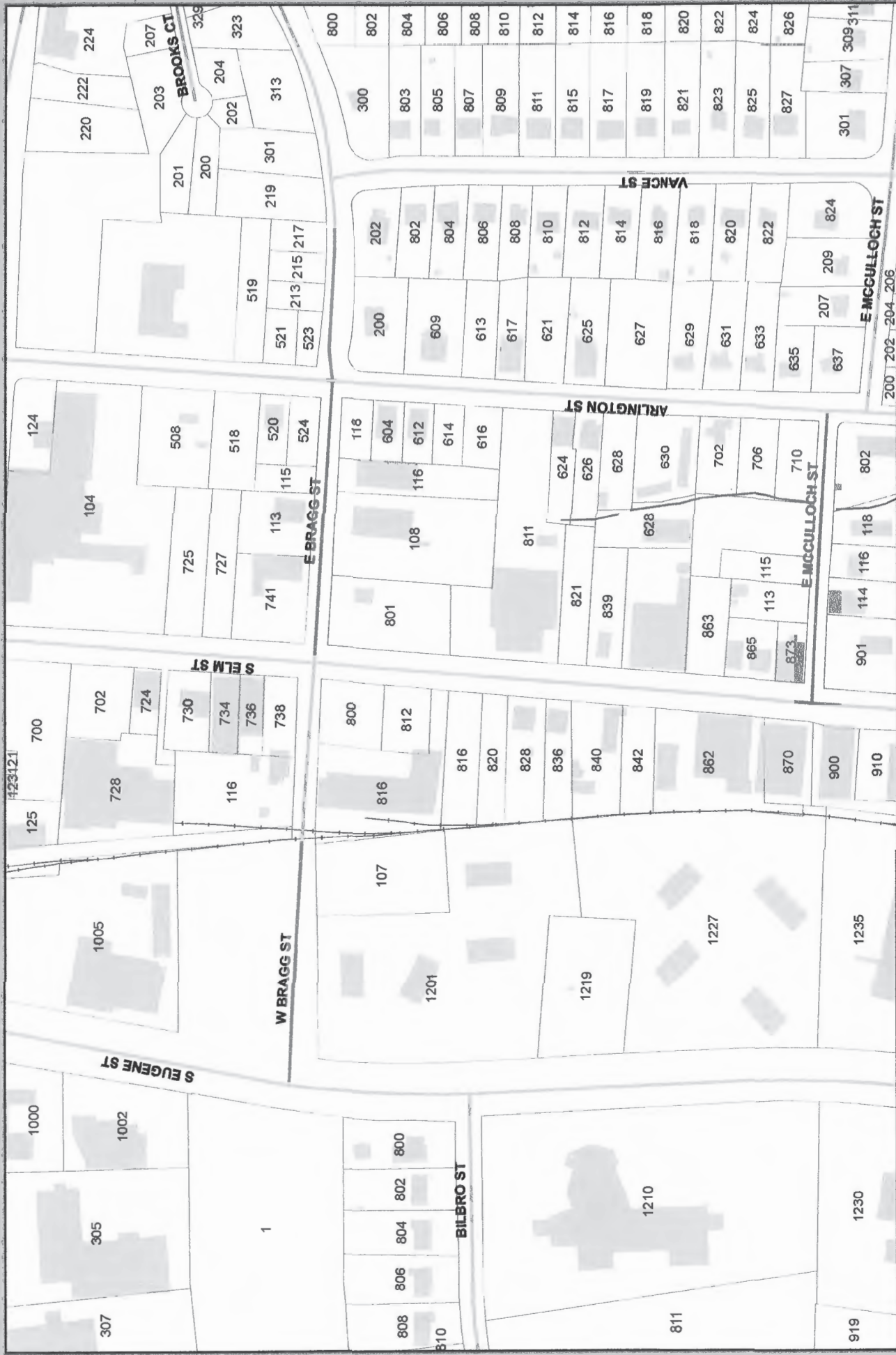
Historic Function: **Agriculture/Subsistence - processing**

Written Summary

Detailed notes on survey sheet: 1/5 common bond paired with 6/6 sash wooden mold frames, Wide cantilevered porch roof along E. side, wood paneled doors with 3 pane transoms. Roller machinery-1914 designed by "Nurdyke & Marmon Co., Indianapolis, IND, USA, Manlift-crude elevators-rubber conveyor belt with original motor has been replaced. Interior bare brick walls, wood floors, exposed ceiling joists. Blueprint diagram of machinery hangs on wall, windows have steel I-beam lintels. Basement-electric motor 1st floor rollers, 2nd floor sifters. Corbel brick cornice pilastered bay treatment, parapetted gable ends. Built by Daily Bread Corn Mill Co. 1912-1913 (North State Milling Co.) Currently being restorted.

Outbuildings/Features

Actions



- Parcel Boundary
- Building Footprint
- Park / Openspace
- Stream
- Street
- Railroad
- Pond / Lake



Downtown
816 S. Elm St



North Carolina Department of Cultural Resources

State Historic Preservation Office

Peter B. Sandbeck, Administrator

Michael F. Easley, Governor
Lisbeth C. Evans, Secretary
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History
Division of Historical Resources
David Brook, Director

March 9, 2006

Stefan-leih Kuns, Preservation Planner
Department of Housing and Community Development
City of Greensboro
P. O. Box 3136
Greensboro, NC 27402-3136

Re: South Elm Street Study - BEDI grant, Greensboro, Guilford County, ER 05-1236

Dear Ms. Kuns:

Thank you for your letter of February 3, 2006, concerning the above project.

Your letter correctly reflects our findings during the site visit January 30, 2006. Furthermore, we concur that the only property individually eligible for listing in the National Register of Historic Places, is the North State Milling Company, located at 816 S. Elm Street.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763. In all future communication concerning this project, please cite the above-referenced tracking number.

Sincerely,

Peter Sandbeck

cc: Linwood Smith, DHUD

bc: Southern/Hoekstra
County

ADMINISTRATION
RESTORATION
SURVEY & PLANNING

Location
507 N. Blount Street, Raleigh NC
515 N. Blount Street, Raleigh NC
515 N. Blount Street, Raleigh, NC

Mailing Address
4617 Mail Service Center, Raleigh NC 276994617
4617 Mail Service Center, Raleigh NC 276994617
4617 Mail Service Center, Raleigh NC 276994617

Telephone/Fax
(919) 733-4763/733-8653
(919) 733-6547/715-4801
(919) 733-6545/715-4801



Department of Housing & Community Development

February 3, 2006

Juliana Hoekstra
4618 Mail Service Center
Raleigh, NC 27699-4618

Ref ER05-1236
5 see letter 3/3/06
2/27/06

Dear Juliana,

Thank you for taking the time to come to Greensboro for a site visit to review the South Elm Street Brownfield site. We appreciate your analysis of this area and your assistance in helping to determine what historic structures warrant preservation and should be considered in our redevelopment process.

Based on our discussions on January 30, 2006, it is our understanding that while the area overall holds significance to the industrial development in Greensboro during the 19th and early 20th centuries, inappropriate intrusions, demolitions, and severe deterioration have resulted in a disjointed placement of any remaining eligible historic properties. This factor indicates any possibility of the area's eligibility as a National Register Historic District as unlikely.

Of those buildings that may hold historic value, and based on our site visit, only one possesses enough historical and architectural significance to warrant placement on the National Register. The original site of the North State Milling Company at 816 S. Elm Street (originally 115 Bragg Street) dates to 1915, is in fair condition, and is presently considered for an adaptive-reuse project. This approach is consistent with our overall redevelopment plans for this area.

The property at 116 Bragg Street, although not individually eligible for the National Register, as determined in our site visit, does have a unique exterior wall on the rear and side elevations made of coal and mortar. The site was originally the Berry Coal and Oil Company and was constructed in 1928. The building is in disrepair, has suffered
RECEIVED deteriorations and is an unlikely candidate for re-use. However, the building and the original coal wall will be well documented prior to any future demolition, either private or public.

FEB 13 2006

Additionally, the Jones Brother's Bakery Building, located at 104 Lee Street, is at a level of deterioration to warrant its exclusion for eligibility. While the building was documented as part of the 1976 Greensboro Historic Inventory, it will once again be well documented, in its current condition, prior to any future development and demolition.

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT CITY OF GREENSBORO

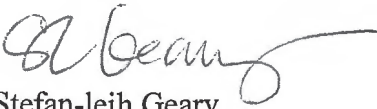
P.O. Box 3136 Greensboro, NC 27402-3136 336.373.2349 Fax 336.412.6315
TDD 333.6930 Web Site: www.greensboro-nc.gov/HCD

We understand that we may proceed with the necessary steps to have the North State Milling Company listed on the National Register Study List and will be in contact with the appropriate SHPO staff should we pursue this.

In closing, if our purpose toward the North State Milling Company should change and its preservation becomes unfeasible, we will contact your office immediately for your assessment of the situation.

Again, thank you for your time Monday afternoon and your valuable comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Stefan-leih Geary', with a long, sweeping horizontal line extending to the right.

Stefan-leih Geary
Preservation Planner



North Carolina Department of Cultural Resources
State Historic Preservation Office

Peter B. Sandbeck, Administrator

Michael F. Easley, Governor
Lisbeth C. Evans, Secretary
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History
Division of Historical Resources
David Brook, Director

July 8, 2005

Stefan-leih Kuns, Preservation Planner
Department of Housing and Community Development
P. O. Box 3136
Greensboro, NC 27402-3136

Re: South Elm Street Study - BEDI grant, Greensboro, Guilford County, ER 05-1236

Dear Ms. Kuns:

Thank you for your letter of May 31, 2005, transmitting the report for the above referenced project. We have reviewed the architectural and historical survey findings, and for the purpose of compliance with Section 106 of the National Historic Preservation Act, concur that the study area possess several potential historic sites.

However, at this juncture, we feel we are unable to make a determination of eligibility for the South Elm Street area. Our knowledge of the area is limited to the extent of your report. Given the study area's close proximity to adjacent National Register districts, and because we are unable to assess the potential effect the BEDI undertaking may have on these historic resources, we feel we would benefit from having you discuss the matter further with Ms. Juliana Hoekstra, Environmental Review Specialist. Please contact her at 919-733-6545. We look forward to hearing from you in the near future.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763. In all future communication concerning this project, please cite the above-referenced tracking number.

Sincerely,

Peter Sandbeck

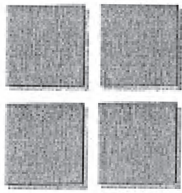
cc: Lenwood Smith/DHUD

ADMINISTRATION
RESTORATION
SURVEY & PLANNING

Location
507 N. Blount Street, Raleigh NC
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(919) 733-4763/733-8653
(919) 733-6547/715-4801
(919) 733-6545/715-4801



HCD

Department of Housing & Community Development

RECEIVED
JUN 3 2005

HISTORIC PRESERVATION OFFICE

MEMO

Date: May 31, 2005
To: Renee Glenhill-Early
From: Stefan-leih Kuns, Preservation Planner
RE: BEDI grant and Section 106 Review

EROS-

S See letter
JUL 7/5

Guilford Co

Renee—

Attached please find the architectural and historical research and survey that was conducted on the South Elm Street study site. We are requesting your review of this information per the Section 106 federal requirements as this effort is being funded through a Federal Environmental Protection Agency BEDI grant. We have provided both study area findings as well as additional information pertaining to the surrounding properties outside of this area that will not be impacted by federal funds. Please review the study area findings and if needed, the extended survey properties at your discretion.

Per our earlier e-mails and phone conversations, we have proceeded with preliminary environmental testing using a drill test method. However, no further physical changes are planned until Section 106 review is completed.

Thank you so much for your time in reviewing this matter. Please contact me should you have any questions at 336-358-2386.

Thanks!

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT CITY OF GREENSBORO

P.O. Box 3136 Greensboro, NC 27402-3136 336.373.2349 Fax 336.412.6315
TDD 333.6930 Web Site: www.greensboro-nc.gov/HCD

SOUTH ELM STREET/BROWNFIELD STUDY AREA

SECTION 106 REVIEW ARCHITECTURAL SURVEY

GREENSBORO, NORTH CAROLINA

Background

In January 2002, a private foundation revealed plans for the redevelopment of Greensboro's downtown area with an elaborate downtown "district" plan that included the construction of a new minor league baseball stadium and an extensive mixed-use development in the South Elm Street area. This area, now a mix of vacant industrial uses and sporadic commercial venues, stands at the entrance of downtown from two major highways—immediately welcoming the visitor with a view of abandonment and disinvestment. Backed by nearly \$40 million in private funds, the foundation explored the possibility of redeveloping the South Elm Street area with Phase I and Phase II Environmental Site Assessment Reports. The Phase II Report confirmed the presence of petroleum contaminants from service stations and auto repair shops, more probable contaminants resulting from coal gasification facilities, print shops, and the prominent mill and bakery complexes on the site. The financial backing for the stadium dissolved and the stadium site was moved to a more affluent portion of downtown. The City of Greensboro realized that unless local government advocates for the development of this site, the area will continue to decay and any private economic investment in the downtown area will likely be located far from the neighborhoods that need it the most. The City of Greensboro itself has invested over \$25 million in the adjacent neighborhoods of Ole Asheboro and Southside, and is currently developing the nearly 9 acres of vacant land that connect to the South Elm Street Redevelopment Site. Because of the site's visibility, its impact on adjacent areas and downtown, and its connectedness to existing redevelopment areas, the City successfully pursued grants from the Environmental Protection Agency and the Department of Housing and Urban Development to initiate redevelopment. Having accepted these federal dollars, the project must now be reviewed for compliance under Section 106 of the National Historic Preservation Act (NHPA).

Methodology

The study area covers approximately 10 acres south of the downtown central business district in Greensboro. The area is bounded on the north by West Lee Street, to the west by the Norfolk Southern Rail Line, to the east by Arlington Street and to the south by McCulloch Street (as denoted by the attached map). Utilizing traditional survey methods, a survey team was established to assess and document this area for potential historic properties. Each parcel was located and identified on a map and then photographed while in the field to ensure accuracy. Additional documentation was acquired on the architectural style and details and historic significance of each property. The properties within the immediate vicinity were surveyed as well to further aid in historical research and land use development issues. After completion of the field survey, historical research was conducted on each property and the area in general utilizing Sanborn Fire Insurance Maps dating to 18??, Greensboro City Directories dating from 1890-1950, and survey work and studies previously conducted in the Greensboro area.

As a result, each property entry provides the following information for that structure: Current property address, original use, condition, date of construction, materials, style, features, and historic status. Additional information is provided where available.

Historical Development

Located less than ten city blocks south of Market and Elm Street (known as Courthouse Square) the South Elm Street Study area found its beginnings in the post-Civil War expansion of

downtown Greensboro, North Carolina. Expansion was directly linked to the arrival of the railroad and a significant surge in population that would directly affect historical growth patterns for the entire city. In the mid 1880's, a major railroad intersection was located just north of the study area and was the meeting point for three railroad lines: the North Carolina Railroad, the Cape Fear and Yadkin Valley Railroad, and the Richmond and Danville Railroad. The Norfolk Southern Rail line runs North and South, parallel with South Elm Street, and serves in both present day and historically as a connection point for industries locating in the area. In addition to the arrival of the railroad, Greensboro's economy relied heavily on the tobacco industry for most of the 19th century but would begin to change and diversify as tobacco left the area and other industries moved in. Since its initial development in the late 1890's and turn of the 20th century, the South Elm Street area has incurred a variety of uses from residential, commercial and industrial, but first developed along side many of Greensboro's first suburbs.

The Warnersville neighborhood, located to the west of the study area, along with areas around North Elm Street, Church Street and Summit Avenue to the Northeast, Greensboro College to the Northwest and Asheboro Street (now Martin Luther King Drive) located East of the study area, comprised the first ring of suburban growth in Greensboro. The Warnersville community was destroyed by urban renewal in the 1960's. Union Cemetery, a National Register Historic Property, is located south of the study area. The area along present day Martin Luther King Drive is the South Greensboro National Register Historic District and includes three historic neighborhoods, Southside, Ole Asheboro and Arlington Park. Church Street and North Elm Street are part of the Downtown Greensboro National Register Historic District and Summit Avenue finds its historical confirmation in the National Register and locally designated Historic District of Charles B. Aycock/Summit Avenue. Greensboro College as well is located in both a National Register and Local Historic District called College Hill.

True growth along South Elm and Arlington Streets can be noticed by looking at Sanborn maps from the years 1892-1925. These maps record the area as a residential neighborhood for middleclass white families in the last decade of the nineteenth century and the first decade of the twentieth century. Many home owners of this area held positions as carpenters and machinists in businesses located further north on Elm Street. Few of these homes still exist, with examples found scattered along Elm and Arlington Streets. The oldest existing residence, 702 Arlington Street, dates back to 1892 and other homes are early forms of the Queen Anne and Craftsman Bungalow styles.

With the establishment of the North State Milling Company at 816 South Elm Street in 1915, and the area's proximity to the railway lines, the area began to transition from residential to commercial and industrial in the early twenties. Major businesses of Greensboro, such as Anderson Coal Company and New Method Laundry Company, took up addresses on South Elm Street. Jones Brothers Bakery was established in 1926 at 104 Lee Street, which forms the northern border of the area. Smaller businesses, such as Berry Coal and Oil at 116 Bragg Street and an electric company at 853 South Elm Street, sprouted up along South Elm Street in the later twenties.

Even with the emerging commercial development of the twenties, the area remained predominantly residential into the forties. However, the neighborhood qualities began to wane in the post-WWII era. The growth of suburbs attracted many middleclass white residents away from downtown. Small businesses took advantage of dropping property values by taking root in the area. A look in the city directories of the fifties will show businesses such as a used car dealership, a mattress store, a variety store, and a cleaning business as having addresses on South Elm Street alongside the older manufacturing companies.

By the 1960's and 70's, the South Elm Street Study area had sharply declined. The area had lost almost all of its residential character and was now heavily infused with commercial and industrial uses. The vitality of the area was now inherently linked to the livelihood of the businesses and industries and when larger manufacturers abandoned their property, the negative impact left the area blighted and drastically changed from its late 19th century beginnings. Unfortunately, little has changed in the area since then but prospects of new development may renew its historical identity.

Architecture

Architecturally, the South Elm Street area is a mixture of several decades of styles and trends reflecting the appropriate and needed purposes required of the built environment along S. Elm whether residential, commercial or industrial. The evolution of this area and the changing demands and dynamics of its uses, demographics and socioeconomic conditions are directly linked with the architecture that remains standing today.

Residential

The first structures found in this area are residential in nature with the earliest identified as 702 Arlington Street with a date range of construction between 1892 and 1899. The simple side gabled roofline with metal roof and unadorned features portray the area's earliest vernacular example. 828 and 836 S. Elm Street are identical residential structures constructed in 1899 or earlier. Although 836 Elm sits just outside the study area. Both are of a late 19th century vernacular form in the Victorian style. Sanborn maps indicate a third structure with an identical footprint once existed in this same block. Research indicates that the present structure at 113 Bragg Street, which matches that of 828 and 836 S. Elm, may have been moved from the S. Elm location at a later point in time as it does not appear on Sanborn maps or city directories until the 1950's even though its architecture is an obviously much earlier style. Other examples of residential structures in the area are representative of early Victorian/Vernacular and Craftsman styles. 865 S. Elm Street is a Victorian L-plan structure that still features the original 6-light vertical fixed windows on the second level. Several Examples of the craftsman style feature tapered columns on brick piers, knee brackets, large overhangs, eyebrow dormers and other common architectural characteristics of the craftsman style. The W.O. DeViney House located at 626 Arlington is one of the more interesting residential structures in the area as it possesses an asymmetrical roofline over the front porch that is overshadowed by the larger front facing main roof. Similarly, attention to unique roof forms was also taken in the construction of 624 Arlington Street, the E. Denny House. What appears to have been modifications and updates to a Queen Anne Cottage has resulted in an eclectic mix of styles. The original pyramidal roof line with multiple and varying forms indicate the earlier and most likely original style of Queen Anne cottage. However, massive brick piers with columns and a large 3 window span front facing dormer indicate craftsman features. Furthermore, details to the front entry including sidelights indicate a possible turn toward Colonial Revival characteristics. The existing residential architecture in the South Elm Street area indicates that residential growth began in the second half of the 19th century and continued well into the first half of the 20th century reflecting the architectural trends of the decades and, perhaps even the tastes and preferences of the area's earliest residents. Within the Brownfield study area, 3 historic residential structures remain.

Non-Residential

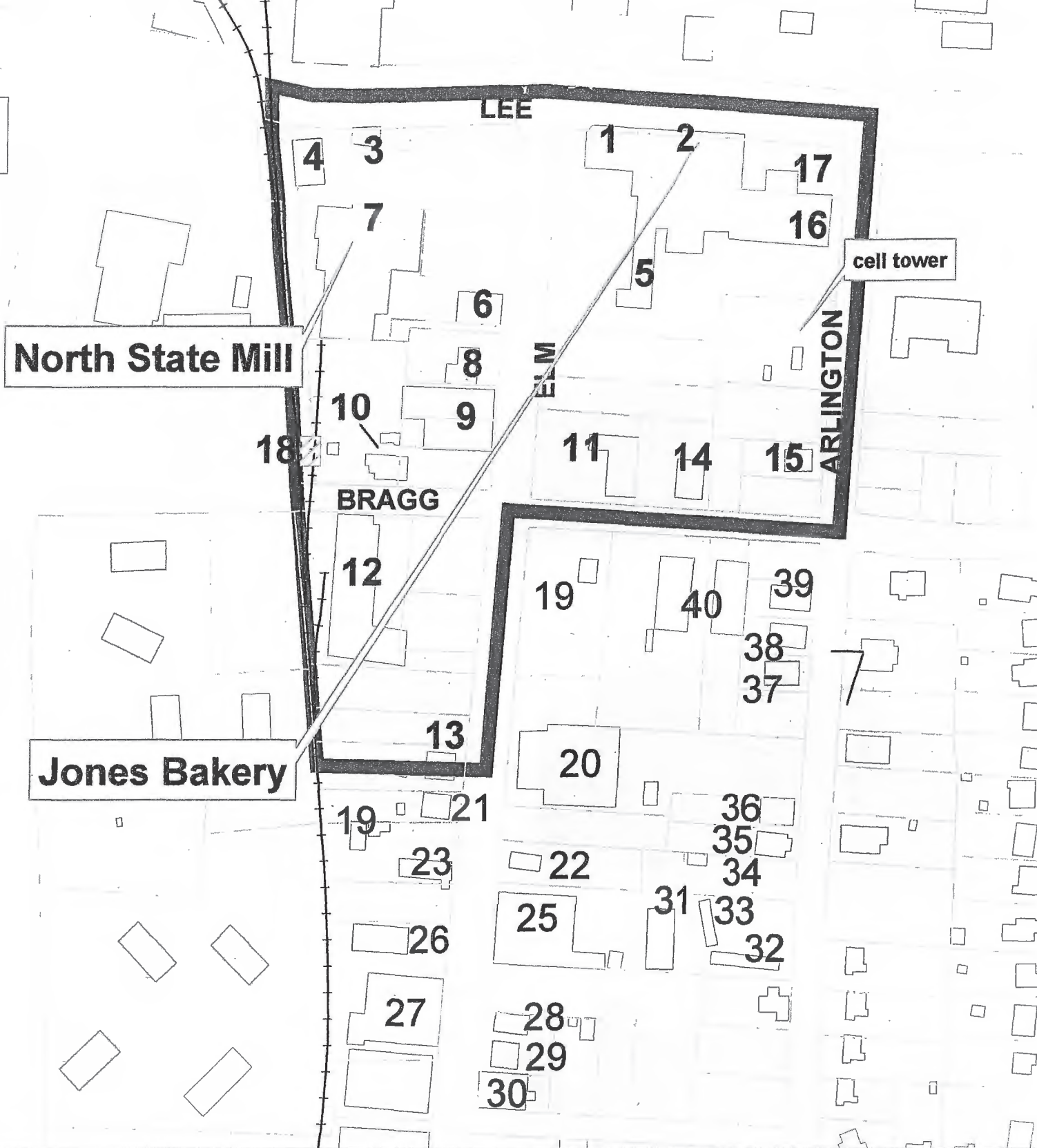
The South Elm Street area, while predominantly residential in its earliest years, saw the emergence of industrial and commercial architecture as early as 1915 with the construction of the North State Milling Company at 816 S. Elm Street. While an addition was constructed in the 1950's, today, the building still exhibits the original murals and painted advertisements on the

exterior walls. The significance of this particular building is tremendous as it represents the beginning of a dramatic shift in land use for the South Elm Street area. In the 1920's, the area saw several additional commercial and industrial buildings emerge. The Jones Brothers Bakery, constructed in 1926 and located at 104 Lee Street, reflects a popular style of the decade in which it was constructed, art deco. The vitrolite panels that were used as the exterior decorative material on the building make it an excellent example of this style. And, although the building suffered a fire in 1989 and today is in a deteriorated state, it still stands as a significant historical and architectural landmark in the Greensboro community. 724. S. Elm Street is an Italian Renaissance Revival structure featuring fanlights over the front windows and decorative motifs on the façade. It was originally constructed as a duplex for office use in 1923. 862 S. Elm Street reflects Neo Classical Revival architecture with Flemish bond walls, arches with molded swags over the front entrance, wooden awnings with dentil trim, and a false front facade. The mixture of industrial and commercial architecture creates an eclectic presentation that reflects a myriad of styles and designs used over the decades that the South Elm Street area was a booming and industrious region of the community.

Preservation Recommendations

The South Elm Street study area contains several potential historic sites with little preservation safeguard in place other than Section 106 Review for federal undertakings. National Register designation and, even stronger governing, local designation provides protection for many of the neighborhoods surrounding downtown Greensboro. While this study focuses predominantly on the BEDI grant study site, further study and analysis is recommended for the entire area along South Elm Street south of Lee Street, between Warnersville and the South Greensboro Historic District. Consideration should be given to designation as a National Register Historic District or an expansion of the South Greensboro or Downtown Greensboro Historic District. At the very least, the area should be submitted for consideration of eligibility to be placed on the National Register Study List. If designated a National Register Historic District, preservation tax credits are available at both the Federal and State level that would serve as an economic development incentive encouraging a historic redevelopment of the area.

For the overall future sustainability of the area, further consideration should be given to Lee Street and any barriers to pedestrian traffic that would impede downtown patrons from crossing Lee Street into this area. Many opportunities for unique adaptive reuse projects exist in this area and with the recent surge of interest in the revitalization of Greensboro's downtown, it is only time before developers and other investors will see this area as a logical expansion of the existing downtown. Efforts must be in place to ensure that this interest is guided and measured in its preservation and development philosophy.



South Elm Street Brownfield Study Area
Section 106 Review
Architectural/Historical Extended Survey

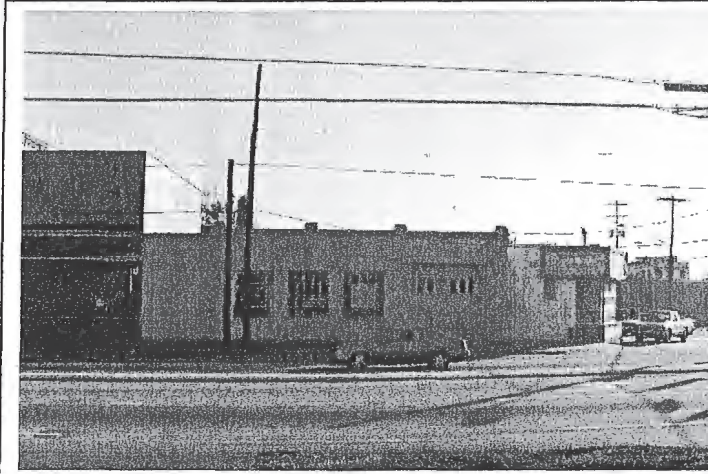
Legend

—+—+— railroad

 Brownfield Study Area

N 

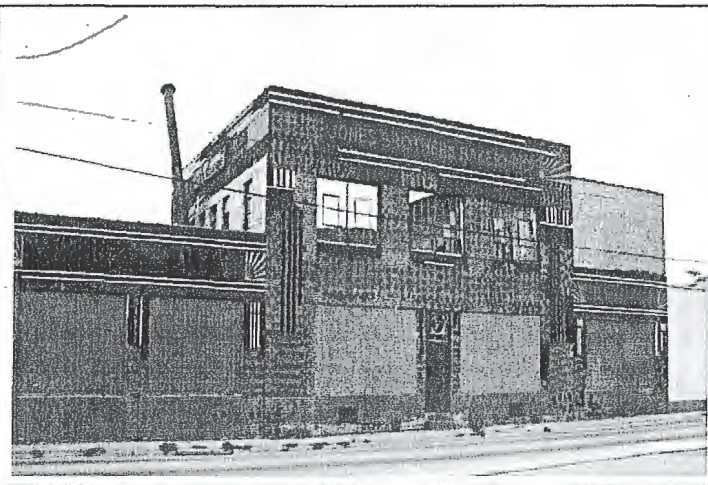
SOUTH ELM STREET/BROWNFIELD STUDY AREA PROPERTIES 1-18



701 S. Elm St
Tri-City Seafood

1

Original use: commercial retail store
Condition: fair
Date range of construction: questionable 1931 or 1937
Materials: stucco on brick
Style: Spanish Revival
Features: terra cotta shingles on side, large mermaid sign
Comments: site of as a grocery in 1907, served as offices for Jeffreys and Fraley in 1925-1928, stood vacant from 1928-1930, became Gordon's Lunch Counter in 1931, became South Elm Service Station in 1937, Five Points Filling Station in 1941 and Hubbard's One Stop Service Station in 1957, modified since
Significance: contributing



104 Lee St
Jones Brothers Bakery Inc

2

Original use: industrial
Condition: poor
Date range of construction: 1926
Materials: glass block windows, brick w/dark vetrolite
Style: Art Deco
Features: Art Deco motifs on vetrolite
Outbuildings: multiple buildings behind as part of original complex
Comments: central building gutted by fire in 1989 but exterior walls are secure, significant example of Art Deco, strong symbol of Greensboro's past
Significance: contributing

NO



123 Lee St
Emmett's Studio

3

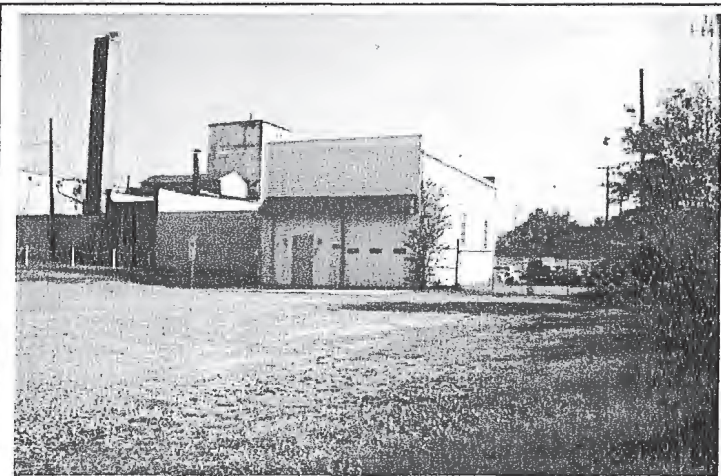
Original use: general retail store
Condition: fair
Date range of construction: 1954
Materials: brick
Style: standard commercial
Features: graffiti art on front and side walls
Plan: two-store front
Outbuildings:
Comments: originally served as Bill's Grill, now home to a prominent local artist
Significance: non-contributing



125 Lee St
Automotive Connection, Inc.

4

Original use: general retail store
Condition: good
Date range of construction: 1979-1989
Materials: steel/vinyl
Style: standard commercial/industrial
Features:
Plan:
Outbuildings:
Comments:
Significance: non-contributing



723 S. Elm St

5

Original use: industrial
Condition: good
Date range of construction: questionable
Materials: cement blocks painted yellow
Style: utilitarian
Features: two-car garage w/one garage converted to an entrance, fabric awning
Plan:
Outbuildings:
Comments: could possibly be part of the Jones Bros. Bakery Complex, if so, date range is 1926-50, if not, 1954
Significance: non-significant



724 S. Elm St

6

Original use: offices
Condition: good
Date of construction range: 1923-1924
Materials: brick
Style: Italian Renaissance Revival
Features: fanlights over front windows, ornamentation on second story façade/decorative lintels
Plan: originally constructed as a duplex store
Outbuildings:
Comments:
Significance: contributing



728 S. Elm St
vacant

7

Original use: industrial
Condition: good
Date range of construction: 1957
Materials: cinderblock
Style: utilitarian
Features:
Plan:
Outbuildings:
Comments:
Significance: non-contributing



730 Elm St.

8

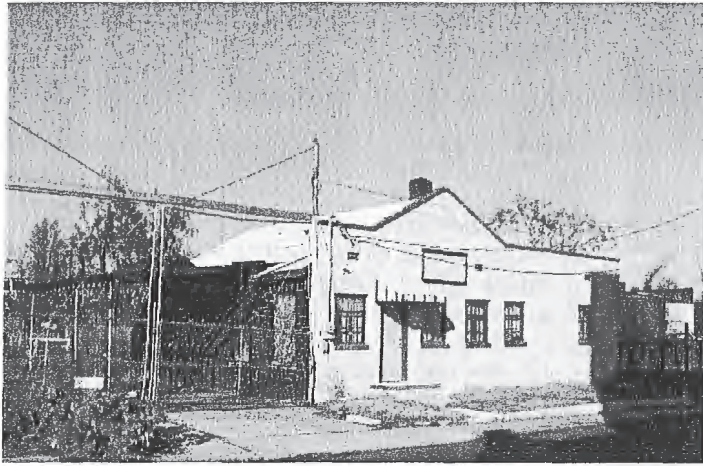
Original use: offices
Condition: good
Date range of construction: 1926-1930
Materials: brick
Style: Spanish Revival
Features: terra cotta shingles, shutters, fixed metal windows
Plan: duplex office building
Outbuildings:
Comments: larger building (industrial) behind, residence stood on site prior to 1925
Significance: contributing



734-736 S. Elm St
Originally Blue Bell Printing

9

Original use: general retail store/industrial
Condition: fair
Date range of construction: 1953
Materials: brick
Style: utilitarian
Features: 2 garage entrances on front
Plan: duplex
Outbuildings:
Comments: served as an automobile shop, currently vacant, likely that façade underwent changes from a double arched front, false front
Significance: non-contributing



116 Bragg St
Originally Berry Coal and Oil Company

10

Original use: industrial
Condition: fair
Date range of construction: 1928
Materials: stucco on brick
Style: standard/commercial
Features: chimney, original coal wall on side, underground coal shaft
Plan:
Outbuildings:
Comments: originally two buildings, but later combined, strong example of Greensboro's coal past
Significance: contributing



741 S. Elm St

11

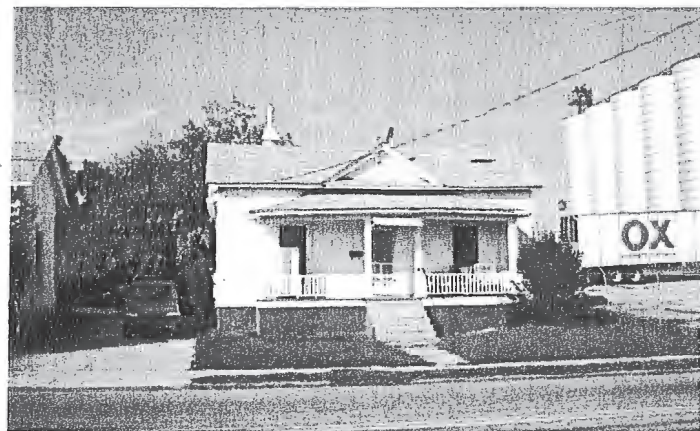
Original use: retail store
Condition: good
Date range of construction: 1950-1955
Materials: cinderblock
Style: standard/commercial
Features:
Plan:
Outbuildings:
Comments: originally Carolina Feed Company, served as a produce store
Significance: non-contributing



816 S. Elm St (originally 115 Bragg St)
North State Milling Company

12

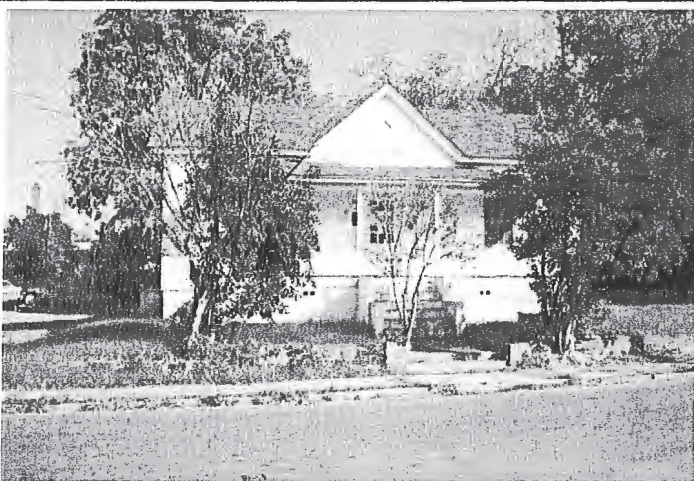
Original use: mill
Condition: fair
Construction date range: 1915
Materials: brick painted white
Style: utilitarian
Features: painted advertisements on exterior walls
Plan:
Outbuildings:
Comments: brick addition made in 1950's
Significance: contributing



828 S. Elm St

13

Original use: residence/non-farm
 Condition: good
 Date range of construction: 1899 or before
 Materials: asbestos
 Style: 19-20th century vernacular/Victorian
 Features: centered gable, hipped roof over porch, porch w/balustrade, vertical siding
 Plan: cottage
 Outbuildings:
 Comments: twin home next door, additions made on rear of structure
 Significance: contributing



113 Bragg St

14

Original use: residence/non-farm
 Condition: fair
 Date range of construction: 1955-56 (first appearance of address)
 Materials: asbestos siding
 Style: 19-20th century vernacular/Victorian
 Features: centered gable over entrance, side gable roof
 Plan: cottage
 Outbuildings:
 Comments: this structure has possibly been moved to its present location from a near-by lot, cinder block foundation, identical to 828 and 836 S. Elm St.
 Significance: contributing



520 Arlington St
Burt May House

15

Original use: residence/non-farm
 Condition: good
 Date range of construction: 1927
 Materials: asbestos siding
 Style: Craftsman
 Features: hipped roof, gable roof over porch, fluted tapered columns on brick piers, double windows, 8-over-1 on first floor, 6-over-1 on second floor, knee brackets, exposed rafters, eyebrow dormer
 Plan: foursquare
 Comments:
 Significance: contributing



502 Arlington St

16

Original use: general retail store
 Condition: good
 Date range of construction: after 1950
 Materials: brick
 Style: utilitarian
 Features: large garage door on front, entrance w/transom, triple set of windows on front, façade painted purple
 Plan:
 Outbuildings:
 Comments: apartment building stood on site before 1950
 Significance: contributing

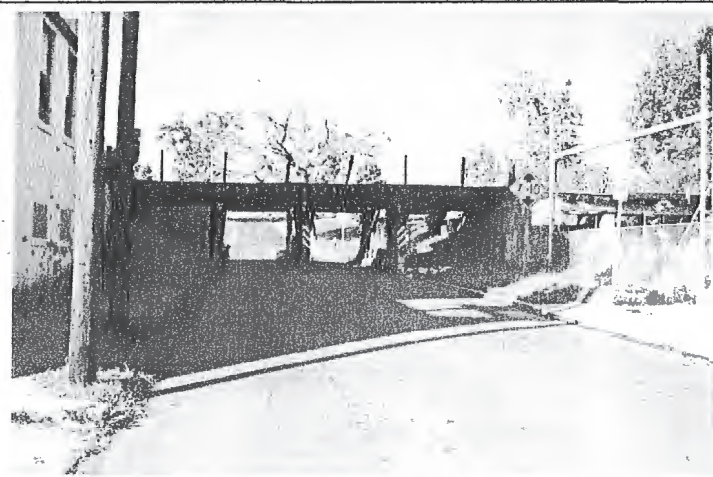


124 Lee St

17

East Lee St. Auto Clinic

Original use: garage
 Condition: fair
 Date range of construction: 1954 or later
 Materials: concrete blocks
 Style: utilitarian
 Features: two-car garage
 Plan:
 Outbuildings:
 Comments: garage located on site in 1954, existing structure could be original
 Significance: non-contributing



Railroad bridge over Bragg St

18

Original use: transportation
 Condition: fair
 Date range of construction: before 1900
 Materials: wood
 Style:
 Features:
 Plan:
 Outbuildings:
 Comments:
 Significance: contributing

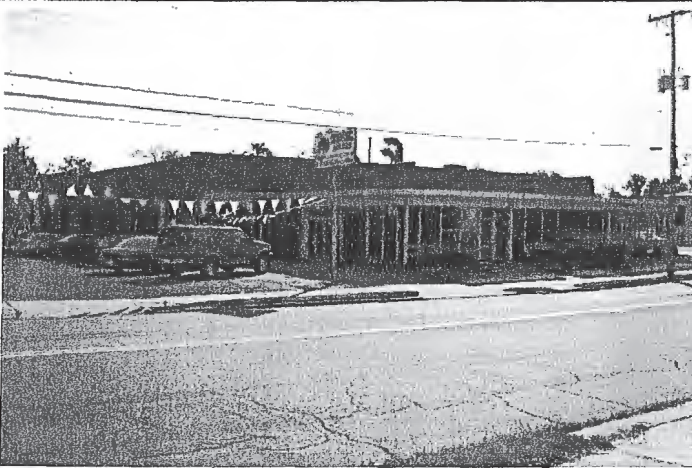
EXTENDED SURVEY AREA—NOT IN STUDY AREA



801 S. Elm St
United Yellow Taxi Co.

19

Original use: office
Condition: good
Date range of construction: 1954 or later
Materials: brick
Style: standard/commercial
Features:
Plan:
Outbuildings:
Comments: Barry's Used Cars originally located on site
Significance: non-contributing



811 S. Elm St
Hispanic Auto Sales

20

Original use: General retail store
Condition: good
Date range of construction: 1953
Materials: brick/glass
Style: standard/commercial
Features: glass/metal storefront
Plan:
Outbuildings:
Comments:
Significance: non-contributing



836 S. Elm St

21

Original use: residence/non-farm
Condition: good
Date range of construction: 1899 or before
Materials: asbestos siding
Style: 19-20th century vernacular/Victorian
Features: centered gable, hipped roof over porch, porch w/balustrade, vertical siding
Plan: cottage
Outbuildings:
Comments: twin home next door, additions made on rear of structure
Significance: contributing



847 S. Elm St
Atlas Fence

22

Original use: general retail store
Condition: good
Date range of construction: 1959
Materials: brick
Style: standard/commercial
Features:
Plan:
Outbuildings:
Comments:
Significance: non-contributing



840 S. Elm St
Creative Designs

23

Original use: general retail store
Condition: good
Date range of construction: 1953-54
Materials: brick
Style: standard/commercial
Features: concrete cornices
Plan:
Outbuildings: service garage in back
Comments: originally served as City ABC Bed Store in 1957
Significance: non-contributing



840 S. Elm St
Creative Designs

24

Original use: industrial
Condition: fair
Date range of construction: 1955-56
Materials: cement blocks
Style: utilitarian
Features: concrete cornices
Plan:
Outbuildings:
Comments: service garage
Significance: non-contributing



853 S. Elm St
Project Homestead

25

Original use: offices
Condition: excellent
Date range of construction: late 1920's
Materials: brick
Style: standard/commercial w/Post Modern stylings
Features:
Plan: duplex
Comments: adaptive reuse of late 20's structure, new façade, stucco w/modern metal, an electric company was located on site in 1931
Significance: non-contributing due to new facade



862 S. Elm St

26

Original use: industrial
Condition: good
Date range of construction: 1924
Materials: brick
Style: Neo Classical Revival
Features: Flem bond walls, 3 arches w/swags over front, wooden awnings with dentil trim boomtown roof, 4/4 and 6/6 windows
Plan:
Outbuildings: located on side
Comments: built originally for New Method Steam Laundry
Significance: contributing



870 S. Elm St
All-State Restaurant Equipment Co.

27

Original use: general retail store
Condition: good
Date range of construction: 1973-1980
Materials: brick
Style: standard/commercial
Features: metal roof
Plan:
Outbuildings:
Comments:
Significance: non-contributing



863 S. Elm St
Design Homes (Louis Lindley House)

28

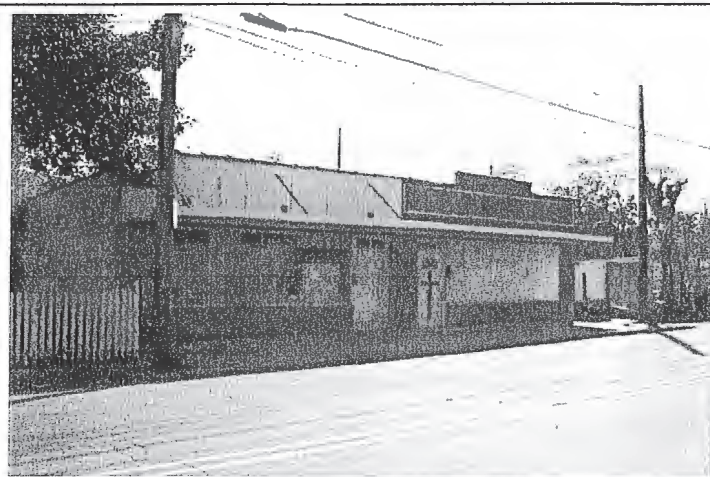
Original use: residential/non-farm
Condition: fair
Date range of construction: 1916
Materials: frame
Style: Queen Anne
Features: gable roof over porch, double 6-over-6 windows in front, transom, sidelights, square columns on brick piers
Plan: cottage
Outbuildings: concrete block garage in back
Comments: asphalt shingle roof
Significance: contributing



865 S. Elm St

29

Original use: residential/non-farm
Condition: good
Date range of construction: 1899 or before
Materials: frame
Style: 19-20th century traditional/ vernacular
Features: gable roof over porch supported by square columns, 2-story clapboard siding, full-height fixed windows on second floor, 6-over-6 double-hung windows
Plan: L-plan
Outbuildings:
Comments: asphalt shingle roof
Significance: contributing



871 S. Elm St

30

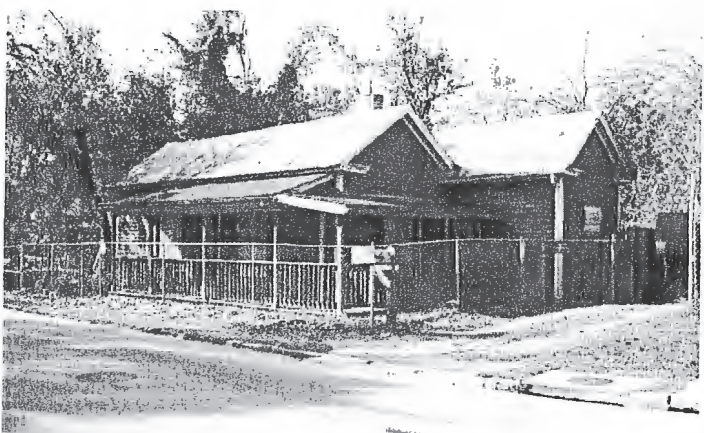
Original use: general retail store
Condition: good
Date range of construction: 1942, addition made in 1953
Materials: brick, cinderbloc
Style: standard/commercial
Features: standing seam roof
Plan: two-store front
Outbuildings:
Comments: used as a church, originally served as Tate Cleaners and later expanded into a two-store front in 1953, built new façade across both
Significance: non-contributing



113 McCulloch St

31

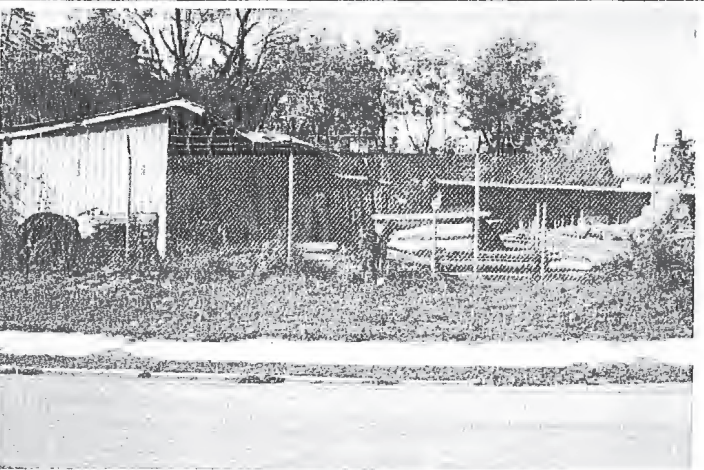
Original use: garage
 Condition: good
 Date range of construction: after 1950
 Materials: cement block
 Style: utilitarian
 Features:
 Plan:
 Outbuildings:
 Comments: address on McCulloch St, but faces opposite direction
 Significance: non-contributing



702 Arlington St A L York House

32

Original use: residence/non-farm
 Condition: fair
 Date range of construction: 1892-1899
 Materials: clapboard on frame
 Style: 19th 20th century vernacular/Victorian
 Features: double side gable tin roofs, extended roof over porch, square columns, standing seam roof
 Plan:
 Outbuildings:
 Comments: updated columns and balustrade, original owner was a carpenter
 Significance: contributing



630 Arlington St

33

Original use: industrial
 Condition: poor
 Date range of construction: after 1957
 Materials: metal and wood
 Style: shed
 Features: two rectangular sheds w/metal roofs and corrugated metal siding
 Plan:
 Outbuildings:
 Comments:
 Significance: non-contributing



628 Arlington St

34

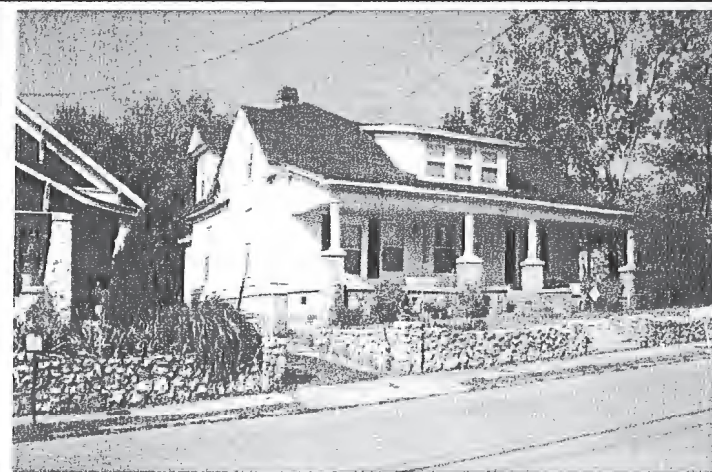
Original use: industrial
 Condition: good
 Date range of construction:
 Materials: aluminum
 Style: functional
 Features:
 Plan:
 Outbuildings:
 Comments: long semi-circular shed
 Significance: non-contributing



626 Arlington St
W O DeViney House

35

Original use: residence/non-farm
 Condition: excellent
 Date range of construction: 1892-1899
 Materials: clapboard/wood shingles
 Style: Craftsman chalet
 Features: knee brackets, 10-over-1 window on front, double window in gable, gable roof over porch w/one flared side, full tapered stone columns, small window next to entrance, exposed rafters, stone retaining wall
 Plan: cottage
 Comments: original owner (DeViney) was a carpenter
 Significance: contributing



624 Arlington St
E Denny House

36

Original use: residence/non-farm
 Condition: good
 Date range of construction: 1892-1899
 Materials: wood clapboard
 Style: altered Queen Anne
 Features: hipped roof on back, side gable roof on front, centered shed dormer, small dormer on side, square columns on brick piers, 1-over-1 windows, sidelights
 Plan: cottage
 Comments: second entrance on front
 Significance: contributing



616 Arlington St

37

Original use: residence/non-farm

Condition: excellent

Date range of construction: 2003-2004

Materials: brick/vinyl siding

Style:

Features: front gable roof, gable roof over entrance supported by square columns, double 6-over-6 windows

Plan: cottage

Outbuildings:

Comments:

Significance: non-contributing



612 Arlington St

38

R L Caviness House

Original use: residence/non-farm

Condition: poor

Date range of construction: 1918

Materials: wood clapboard/wood shingles

Style: Craftsman

Features: centered gable, side gable, sidelights, 12-over-1 window on front, double square columns on brick piers, knee brackets, exposed rafters, centered shed dormer, 8 short/long-over-1 windows

Plan: bungalow

Comments: second entrance added on front

Significance: contributing



604 Arlington St

39

Myer Kline House

Original use: residence/non-farm

Condition: good

Date range of construction: 1914-1918

Materials: vinyl siding/wood shingles

Style: Craftsman

Features: front gable, tapered columns on brick piers, 6-over-1 windows, knee brackets

Plan: bungalow

Outbuildings:

Comments: shutters added

Significance: contributing



112/114 Bragg St

40

Original use: general retail store

Condition: good

Date range of construction: after 1957

Materials: brick

Style: utilitarian

Features: large garage entrance on front

Plan:

Outbuildings:

Comments:

Significance: non-contributing

Supermarket anchor at the Lee South Elm intersection

Ground level retail with condos above

Historic buildings converted for future use as small office space along South Elm

Reserved condo and shared retail parking

Condominiums with reserved and shared retail / office parking behind

Ground level retail with condos above
Additional townhouse / condo residence anchoring the south east corner of the site with a large courtyard

Potential St James retail development

As the South Elm Redevelopment anchor, the Daily Flour Mill will be converted into condos and with artists' lofts facing South Elm

Characterized by an art gallery or cultural center and a large courtyard

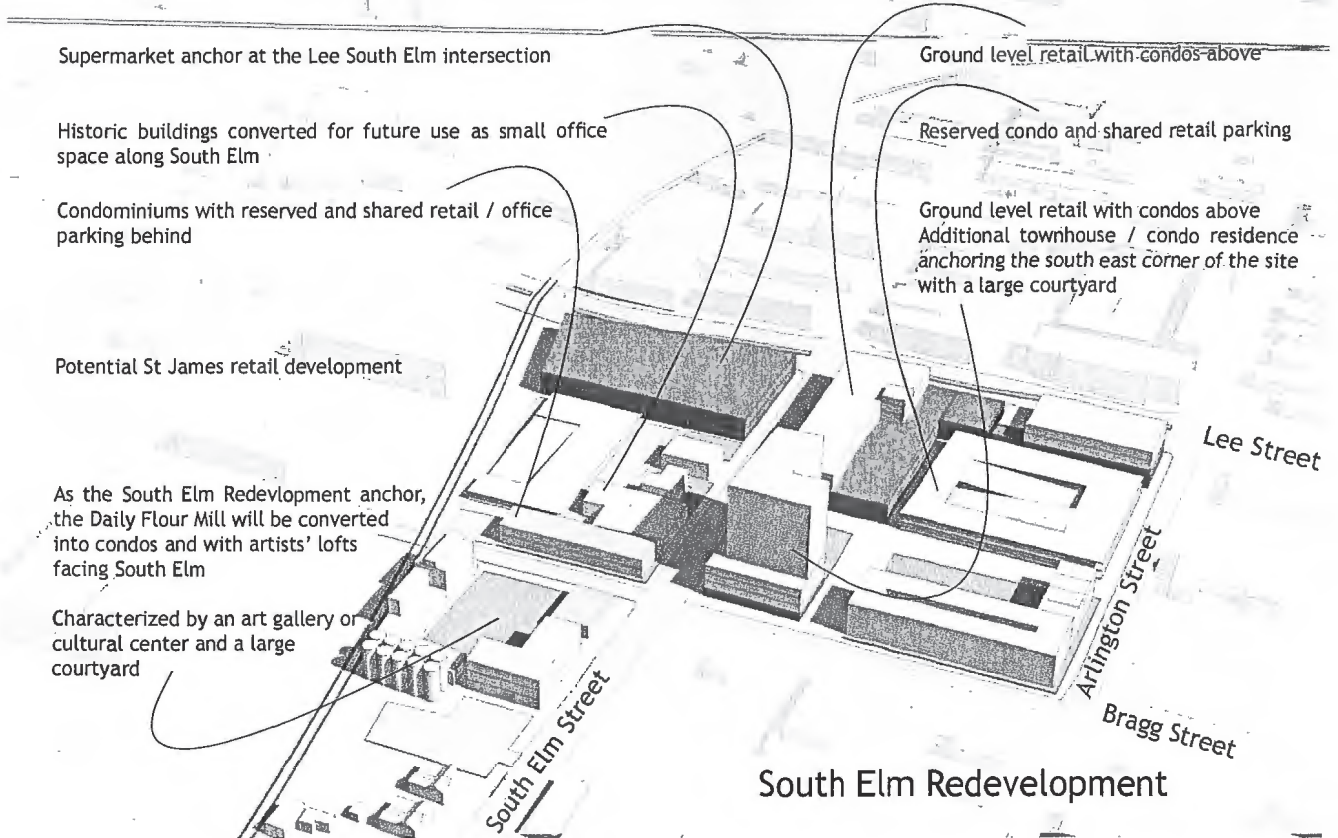
Lee Street

Arlington Street

Bragg Street

South Elm Street

South Elm Redevelopment



Subject: Re: [Fwd: Greensboro BEDI/S. Elm and 106 review]
From: Renee Gledhill-Earley <renee.gledhill-earley@ncmail.net>
Date: Fri, 14 Oct 2005 11:18:13 -0400
To: "Kuns \Gery", Stefan-Leih" <Stefan.Kuns@greensboro-nc.gov>
CC: Juliana Hoekstra <Juliana.Hoekstra@ncmail.net>

Stefan-Leih, if this is an entire study area, it may be that we just need to do it as a Programmatic or look at its being covered by the PA. Ideally, when you do a new area you consult to see if an existing PA will work or if a new one is needed. Sounds as though that is the step that needs to be taken in connection with the upcoming site visit.
Renee

Kuns (Geary), Stefan-Leih wrote:

Thanks Renee for this information. I have a couple areas that I need better understanding on.

- 1) We have already initiated the 106 process for this entire study area and all of the properties within the study boundaries and we are currently working with Juliana to identify historically significant buildings. Therefore, anything done as part of this project will have to be done only after review and consultation with SHPO. I would assume that this would include how or what we do with property that is acquired. Having said that, are you requiring that we initiate a separate 106 process for each property we wish to acquire? Or, is it acceptable that we review these properties under the already initiated 106 process?
- 2) Since we are in the planning phase of this project, we are still developing what would be the ideal outcome for each property in the study area. We also want to base the outcome for each property on the determination of significance that is part of the 106 process. If the acquisition of properties requires 106 review, is it the actual acquisition that requires it or is it really what we plan to do with the property once we own it? The act of acquiring properties shouldn't be considered an adverse effect when the real area of consideration is what we plan to do with it. If we go ahead and acquire property, then we are just obligating ourselves to make sure that our plans do not cause an adverse effect. So, why couldn't we move forward with acquisition knowing that whatever plans are developed for properties that are historically significant will be reviewed under the already initiated 106 process?

OK, thanks so much and have a good Friday! sl

Stefan-leih Geary, Preservation Planner
City of Greensboro, Housing and Community Development

336.412.6300(Voice) 336.412.6315(Fax)

stefan.kuns@ci.greensboro.nc.us

-----Original Message-----

From: Renee Gledhill-Earley [<mailto:renee.gledhill-earley@ncmail.net>]
Sent: Wednesday, October 12, 2005 9:47 AM
To: Juliana Hoekstra
Cc: Kuns (Geary), Stefan-Leih
Subject: Re: [Fwd: Greensboro BEDI/S. Elm and 106 review]

Juliana and Stefan-leih:

The answer to the aquisition question is - is the acquisition with federal funds and is it foreseeable that an action will result from the aquisition that is likely to affect a historic property. If the acquisition is likely to lead to rehabilitation or to demolition or to the property just sitting there and causing further deterioration, then the purchase is a Section 106 action and requires review.

Renee

Juliana Hoekstra wrote:

Renee:

I hate to burden you with this, however, I'm not exactly sure how to address the the question regarding acquisition of properties.

Thanks for your help.

----- Original Message -----

Subject: Greensboro BEDI/S. Elm and 106 review

Date: Wed, 5 Oct 2005 11:10:12 -0400

From: Kuns (Geary), Stefan-Leih <Stefan.Kuns@greensboro-nc.gov>

To: <juliana.hoekstra@ncmail.net>

CC: Curry, Dan <Dan.Curry@greensboro-nc.gov>

Juliana-

It was great speaking with you yesterday and I hope you are getting caught up! We have a couple of questions for you if you could please read the below e-mail and let us know if we can proceed with acquisition of properties if there is no change to the building or site. Just acquisition.

Also, on scheduling a site visit for you, the 17th of November is actually the date for the next round of public workshops. Our consultants will be in town for this and you are more than welcome to participate in these workshops. We typically have a lunchtime meeting and then an evening meeting—you would not need to attend both. Of course we could combine this with a site visit as well. If you don't think that you will have time for all of this you could also come on the 16th and do some site work which would be helpful to the planning team.

Please let me know your thoughts and thanks! sl

Stefan-leih Geary, Preservation Planner

City of Greensboro, Housing and Community Development

336.412.6300(Voice) 336.412.6315(Fax)

stefan_kuns@ci.greensboro.nc.us

-----Original Message-----

From: Curry, Dan

Sent: Tuesday, October 04, 2005 5:06 PM

To: Kuns (Geary), Stefan-Leih

Cc: Schwartz, Sue

Subject: RE: S. ELm and 106 review

The only possible issue I foresee is that if we are in a position to make a purchase offer on properties before the end of the year, we need to make sure we have permission to purchase those properties. The current approval from State Archives only mentioned environmental testing, not acquisition. Can we assume that acquisition is not an action that would impact historic properties? Or do we need to request specific approval to proceed with acquisitions with the understanding that 106 process would be completed before any decisions are made regarding renovation vs. demolition of structures?

Dan Curry, AICP

Deputy Director & Development Manager

Dept. of Housing & CD
PO Box 3136
Greensboro, NC 27402-3136
(336)373-2751 (336)412-6315 - fax
<mailto:dan.curry@greensboro-nc.gov>

-----Original Message-----

From: Kuns (Geary), Stefan-Leih
Sent: Tuesday, October 04, 2005 2:34 PM
To: Curry, Dan; Schwartz, Sue
Subject: S. ELM and 106 review

I spoke with Juliana Hoekstra at SHPO and was informed that the governor has placed a travel ban on state employees until October 31. The earliest that she will be able to come to Greensboro for a site visit and tour is mid-November. We are looking at one of the following dates for a half-day visit: November 16, 17, or 18. Please let me know if these dates will work with the project's schedule.

Thanks, sl

Stefan-leih Geary, Preservation Planner
City of Greensboro, Housing and Community Development
336.412.6300(Voice) 336.412.6315(Fax)
stefan.kuns@ci.greensboro.nc.us

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--

Juliana Hoekstra
Survey and Planning
North Carolina State Historic Preservation Office.
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Renee Gledhill-Earley
Environmental Review Coordinator
NC State Historic Preservation Office
919/733-4763 (v) 919/733-8653 (f)

=====

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Renee Gledhill-Earley
Environmental Review Coordinator
NC State Historic Preservation Office
919/733-4763 (v) 919/733-8653 (f)
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Subject: RE: [Fwd: Greensboro BEDI/S. Elm and 106 review]
From: "Kuns \Geady\, Stefan-Leih" <Stefan.Kuns@greensboro-nc.gov>
Date: Fri, 14 Oct 2005 09:33:28 -0400
To: "Renee Gledhill-Earley" <renee.gledhill-earley@ncmail.net>, "Juliana Hoekstra" <juliana.hoekstra@ncmail.net>
CC: "Curry, Dan" <Dan.Curry@greensboro-nc.gov>

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OK, thanks so much and have a good Friday! sl

Stefan-leih Geary, Preservation Planner
City of Greensboro, Housing and Community Development

336.412.6300(Voice) 336.412.6315(Fax)

stefan.kuns@ci.greensboro.nc.us

-----Original Message-----

From: Renee Gledhill-Earley [mailto:renee.gledhill-earley@ncmail.net]
Sent: Wednesday, October 12, 2005 9:47 AM
To: Juliana Hoekstra
Cc: Kuns (Geary), Stefan-Leih
Subject: Re: [Fwd: Greensboro BEDI/S. Elm and 106 review]

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Date: Wed, 5 Oct 2005 11:10:12 -0400

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To: <juliana.hoekstra@ncmail.net>

CC: Curry, Dan <Dan.Curry@greensboro-nc.gov>

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From: Curry, Dan

Sent: Tuesday, October 04, 2005 5:06 PM

To: Kuns (Geary), Stefan-Leih

Cc: Schwartz, Sue

Subject: RE: S. ELm and 106 review

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Date: Fri, 14 Oct 2005 11:18:13 -0400
To: "Kuns (Geary), Stefan-Leih" <Stefan.Kuns@greensboro-nc.gov>
CC: Juliana Hoekstra <Juliana.Hoekstra@ncmail.net>

Stefan-Leih, if this is an entire study area, it may be that we just need to do it as a Programmatic or look at its being covered by the PA. Ideally, when you do a new area you consult to see if an existing PA will work or if a new one is needed. Sounds as though that is the step that needs to be taken in connection with the upcoming site visit.
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9. MAJOR BIBLIOGRAPHICAL REFERENCES (DOCUMENTS, PUBLICATIONS, REPORTS, NEWSPAPERS)

10. GEOGRAPHICAL DATA			
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY		LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE	
CORNER	LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds
NW	° ' "	° ' "	° ' "
NE	° ' "	° ' "	° ' "
SE	° ' "	° ' "	° ' "
SW	° ' "	° ' "	° ' "

OR

LIST ALL STATES AND COUNTIES FOR PROPERTIES

STATE	COUNTY	CODE
STATE:	COUNTY:	CODE:
STATE:	COUNTY:	CODE:
STATE:	COUNTY:	CODE:
STATE:	COUNTY:	CODE:

APPROXIMATE ACREAGE

11. FORM PREPARED BY

Survey and Planning Unit

State Department of Archives & History

STREET AND NUMBER:
109 East Jones Street

CITY OR TOWN:
Raleigh

STATE: North Carolina

DATE: 9-24-75

12. LOCAL ORGANIZATION OR INTERESTS (INDICATE NAMES AND ADDRESSES)

RECOMMENDED LEVEL OF SIGNIFICANCE: National ☐ State ☐ Local ☐

STATE OF NORTH CAROLINA
DIVISION OF ARCHIVES AND HISTORY

HISTORIC SITES SURVEY

(Type all entries — Complete applicable sections)

NORTH CAROLINA
COUNTY: Guilford

1. NAME		2. LOCATION		3. CLASSIFICATION		4. OWNER OF PROPERTY		5. LOCATION OF LEGAL DESCRIPTION		6. REPRESENTATION IN EXISTING SURVEYS	
COMMON:		STREET AND NUMBER OR OTHER DESCRIPTION OF LOCATION		CATEGORY (Check One)		OWNERS NAME:		COURTHOUSE, REGISTRY OF DEEDS, ETC:		TITLE OF SURVEY:	
AND/OR HISTORIC:		CITY, TOWN, OR TOWNSHIP		District ☐ Building ☐ Public ☐ Object ☐		North State Milling Co.		STREET AND NUMBER:		DATE OF SURVEY:	
		Greensboro		Site ☐ Structure ☐ Private ☐ Both ☐		Same as above		CITY OR TOWN:		DEPOSITORY FOR SURVEY RECORDS:	
		NORTH CAROLINA		Object ☐				STATE:		STREET AND NUMBER:	
		CODE: 37		PRESENT USE (Check One or More as Appropriate)				CITY OR TOWN:		DATE OF SURVEY:	
				Agricultural ☐ Government ☐ Park ☐ Commercial ☐ Industrial ☐ Private Residence ☐ Educational ☐ Military ☐ Museum ☐ Entertainment ☐ Scientific ☐				STATE:		DEPOSITORY FOR SURVEY RECORDS:	
				Zoning (Specify) ☐				CITY OR TOWN:		STREET AND NUMBER:	
				Occupied ☐ Yes: ☐ Unoccupied ☐ Preservation work in progress ☐ No: ☐				STATE:		DATE OF SURVEY:	
				Accessible to the Public ☐				CITY OR TOWN:		STREET AND NUMBER:	
				Zoning (Specify) ☐				STATE:		DATE OF SURVEY:	
				Comments ☐				CITY OR TOWN:		STREET AND NUMBER:	
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B. SIGNIFICANCE																												
PERIOD (Check One or More as Appropriate)																												
Pre-Columbian	15th Century	16th Century	17th Century	18th Century	19th Century	20th Century	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.																		
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐																		
SPECIFIC DATE(S) (If Applicable and Known)																												
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)																												
Aboriginal	Prehistoric	Historic	Agriculture	Architecture	Art	Commerce	Communications	Conservation	Education	Engineering	Industry	Invention	Landscapes	Architecture	Literature	Military	Music	Political	Religion/Philosophy	Science	Sculpture	Social/Humanitarian	Theater	Transportation	Urban Planning	Other (Specify)		
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STATEMENT OF HISTORICAL SIGNIFICANCE (Include Builder/Architect, Original & Subsequent Owners, Dates, Events, Etc.)																												
Built by Daily Bread Corn Mill Co. 1912-13. (North State Milling Co.)																												

A. DESCRIPTION									
CONDITION									
Excellent	Good	Fair	Deteriorated	Ruins	Unexposed				
☐	☐	☐	☐	☐	☐				
INTEGRITY									
Altered	Unaltered	Moved	Original Site						
☐	☐	☐	☐						
DESCRIBE THE PRESENT AND ORIGINAL (If Known) PHYSICAL APPEARANCE									
3 story + clerestory mill bldg. brick 1/5 common bond. paired 6/8 sash, wooden moldered frames. wide cantilevered porch along e. side wood paneled doors w/ 3 pane transoms. Roller Machinery - 1914. "Nurdyke + Marmora Co." Indianapolis, Ind. USA " Main lift - crude elevators - rubber conveyor belt with Orig. powered by electricity. platform - Orig. motor has been replaced - Int. bare brick walls, wood floors, exposed ceiling joists Blueprint of machinery hangs on wall. "Milling Diagram" windows have steel I beam lintels. designed by Nurdyke + Marmora Co. Indianapolis, Ind. Ziegler Date 3-30-12 for North State Milling Co. basement - elec. motor 1st floor - rollers 2nd floor - sifters. corbel brick cornice, pilastered bay treatment, parapetted gable ends - whse addition - orig. 1 story warehouse 2nd story added - loading platform office addition									



1573
GF_4482_Gboro_North State Milling Co_4-07_ET.JPG



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GF 4482_Gboro_North State Milling Co_4-07_ET(2)2.JPG



1513
GF 4482_Gboro_North State Milling Co_4-07_ET(3).JPG



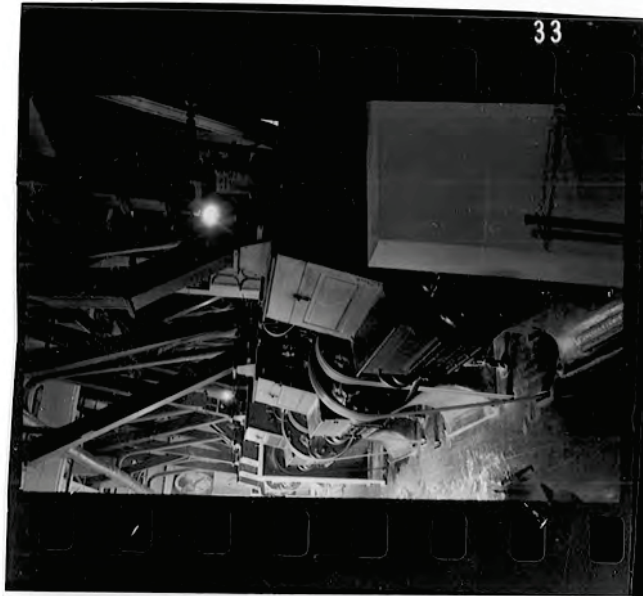
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1573



1573



-1-1179

North State Milling Co.
Greensboro
Gulf Road

North State Milling Co
Sw corner Elm & Bragg
Greensboro

-1-1178

North State
Sw cor. of
Greensboro



North State Milling Co.
SW corner Elm & Briagg
Greensboro

N. 76-1-1177

milling Co.
Elm + Briagg Sts

THE DIVISION OF
ARCHIVES & HISTORY
MAY 1975

OCT 17 1975

HISTORICAL SITE SECTION



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N. 16-1-1180

North State Milling Co.
SW cor. of Elm + Bragg sts
Greenwalders

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P



GAF SAFETY

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North State Milling Co.
SW cor. of Elm + Bragg sts
Granada

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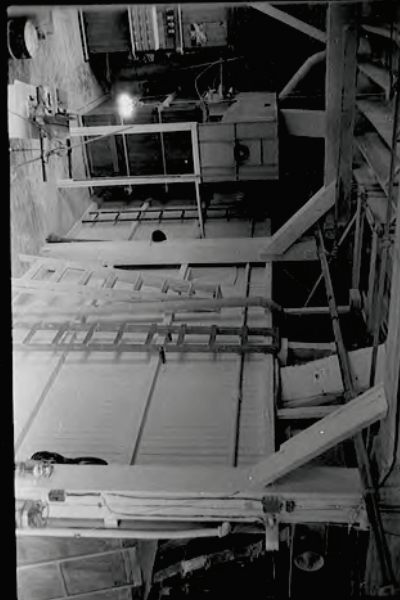


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N. 76-1-1190

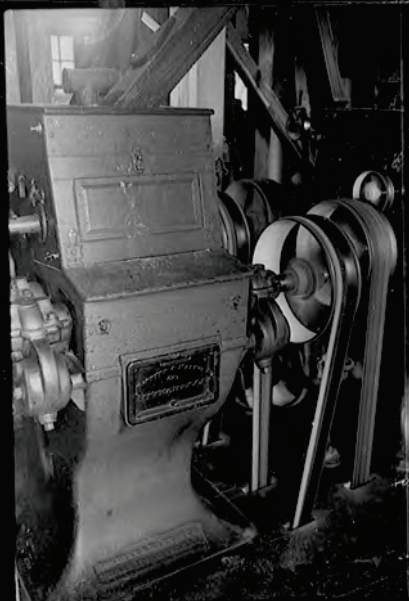
North State Milling Co
SW cor. of Elm + Bridge sts
Greenvalley

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GAL. SAFETY

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North State Milling Co.
SW cor. of Elm + Bragg Sts
Greensboro

1198

1197

N. 76-1-1196



LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: QUB Studios LLC

SOSID: 0728853

Date Filed: 3/6/2026

Elaine F. Marshall

North Carolina Secretary of State

CA2026 065 00611

SECRETARY OF STATE ID NUMBER: 0728853 STATE OF FORMATION: NCREPORT FOR THE CALENDAR YEAR: 2026

Filing Office Use Only

☒ ChangesSECTION A: REGISTERED AGENT'S INFORMATION1. NAME OF REGISTERED AGENT: Eric H. Robert

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

354 Bluff Ln354 Bluff LnSalisbury, NC 28146 RowanSalisbury, NC 28146 RowanSECTION B: PRINCIPAL OFFICE INFORMATION1. DESCRIPTION OF NATURE OF BUSINESS: Investment & Promotions2. PRINCIPAL OFFICE PHONE NUMBER: (336) 575-8525

3. PRINCIPAL OFFICE EMAIL

Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

354 Bluff Ln354 Bluff LnSalisbury, NC 28146 RowanSalisbury, NC 28146 Rowan

6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)NAME: Eric H. Robert

NAME: _____

NAME: _____

TITLE: Manager

TITLE: _____

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

354 Bluff LnSalisbury, NC 28146 RowanSECTION D: CERTIFICATION OF ANNUAL REPORT Section D must be completed in its entirety by a person/business entity.

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

ERIC H. ROBERTMANAGER

Print or Type Name of Company Official

Print or Type Title of Company Official

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

Avery Tew

From: Brantley, Kristi <kristi.brantley@dnrc.nc.gov>
Sent: Thursday, June 18, 2026 5:28 PM
To: Avery Tew
Cc: Sturm, Brett
Subject: HPO Comments - Old North State Company Building
Attachments: GF1573_HPO Comments_North State Milling Company Building.pdf

Categories: Historic Preservation

***WARNING* This email originated outside Guilford County's email system.**

WARNING

Do not click or open unrecognized links and attachments. When in doubt, click on the Phish Alert Report

Good afternoon, Avery,

Attached is a copy of a letter written in response to the proposed designation of the North State Milling Company Building, 816 South Elm St., Greensboro, Guilford County. Please share a copy with your Commission Chair.

If a decision is made to designate the property, please share a copy of the ordinance with me.

I've copied Restoration Branch Supervisor Brett Sturm as Guilford County is in his territory. Should the owners have any technical questions about the property or are interested in the tax credit program, please feel free to share Brett's contact information with them. He can be reached at brett.sturm@dnrc.nc.gov 919-814-6589.

National Register Coordinator Jeff Smith reviewed the report and offers the following comments:

- *The report notes on page two that the period of significance ends in 1976 because that is "fifty years from the current date". The end date of the period of significance should be better substantiated and associated with the building in some way.*
- *The last sentence on page eight is confusing. We recommend editing it.*
- *What changes did Eric Robert make to the 2011 building?(page eleven) Does the building now meet the SOI standards? It should explicitly state this in the report.*

Please let me know if you have any questions.

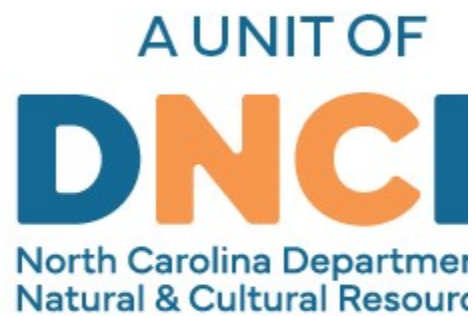
Best,
Kristi

Kristi Brantley
CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (919) 814-6576

Cell: (919) 623-2412

kristi.brantley@dncr.nc.gov

109 East Jones Street | 4617 Mail Service Center | Raleigh, NC 27699-4617



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Avery Tew

From: Brantley, Kristi <kristi.brantley@dn-cr.nc.gov>
Sent: Friday, June 19, 2026 12:12 PM
To: Avery Tew
Cc: Sturm, Brett; Brantley, Kristi
Subject: OSA Review of North State Milling Company Building

Categories: Historic Preservation

WARNING This email originated outside Guilford County's email system.

WARNING

Do not click or open unrecognized links and attachments. **When in doubt**, click on the **Phish Alert Report**

Avery,

Assistant State Archaeologist Amanda Burtt also reviewed the report and, although, she does not recommend a statement of archaeological potential, I thought you might be interested in her comments.

Thank you for the opportunity to review the Local Historic Landmark Designation for the North State Milling Company (GF1573). Based on the Office of State Archaeology's (OSA) current records, there are no previously recorded archaeological sites, surveys, or cemeteries on or immediately adjacent to the property.

Constructed in 1912 and expanded in 1948 and 1963, the North State Milling Company retains a high degree of integrity. Despite alterations associated with an adaptive reuse project in 2007, the building retains its essential historic character and numerous character-defining features, including grain silos, historic wood ceilings, floors, structural beams and posts, corbelled brick cornices, terracotta parapets, remnants of milling equipment, and historic exterior typography.

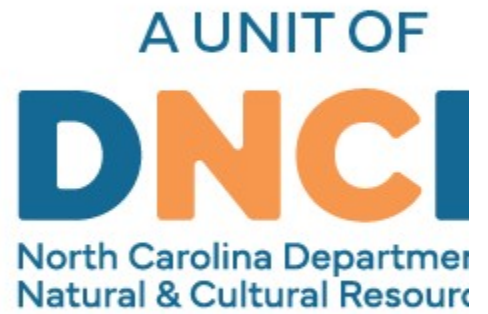
The history, construction, operation, and evolution of the mill appear to be well documented through the extant building, surviving industrial features, and available historical records. In addition, much of the property surrounding the mill consists of concrete paving associated with historic truck loading, unloading, and circulation areas. These features reflect the industrial function of the facility and have likely resulted in substantial ground disturbance across much of the property. As a result, there is a low probability that intact archaeological deposits associated with the mill's operation remain preserved. Any archaeological resources that may remain are unlikely to yield information beyond that already available through the standing structure, surviving industrial features, and documentary sources. Accordingly, I do not recommend a statement of archaeological potential for this property.

Best,
Kristi

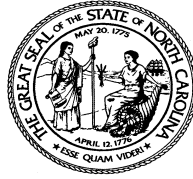
Kristi Brantley

CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (919) 814-6576
Cell: (919) 623-2412
kristi.brantley@dncr.nc.gov

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**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela Brewington Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

June 18, 2026

Avery Tew
Planner II
Guilford County
Guilford County Historic Preservation Commission
400 West Market St.
Greensboro, NC 27401

ctew@guilfordcountync.gov

RE: Proposed designation of the North State Milling Company Building, 816 South Elm St., Greensboro, Guilford County.

Dear Mr. Tew:

Thank you for the report you submitted on the proposed designation of North State Milling Company Building, 816 South Elm St., Greensboro, Guilford County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

We have made recommendations to staff to make some minor edits to the report. With these edits, we believe this report will provide the preservation commission and local governing board with sufficient information to determine whether the North State Milling Company Building possesses the requisite special local significance and integrity for local historic landmark designation.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Guilford County Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property would be subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq.*).

This letter serves as our comments on the proposed designation of North State Milling Company Building, 816 South Elm St., Greensboro, Guilford County.

Please contact me at Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission Staff Report for Landmark Designation

Property Information

Case Number: 26-05-HPC-00004
Property Name: North State Milling Company
Property Address: 816 South Elm Street, Greensboro, NC 27406
Tax Parcel Number: 1390
Lot Size: 1.6 acres
Property Owner(s): QUB Studios LLC

Proposed Designation Boundary: The entire approximate 1.6-acre lot, the exterior of the building, and the following specific interior features: (1) Historic floors, (2) Walls, (3) Stairs, (4) Ceilings, (5) Silos, (6) Columns, and (7) Beams.

Landmark Designation Criteria

The two criteria for local historic landmark designation are **significance** and **integrity**.

1. A property possesses **significance** if it meets at least one of these criteria:
 - a. It is associated with events that have contributed significantly to our history.
 - b. It is associated with the life of a person significant in our past.
 - c. It embodies the distinctive characteristics of a type, period, or method of construction.
 - d. It represents the work of a master or possesses high artistic values.
 - e. It has yielded or is likely to yield important historical or prehistorical information.
2. A property possesses **integrity** if it is able to convey its significance to the observer. In other words, the significance can be seen or experienced, not just imagined. These aspects of properties contribute to their integrity:
 - a. Design: The combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
 - b. Setting: The property's physical environment (including natural or man-made features) as it relates to a property's functions, its significant role, or its design. Setting refers to the character of the place where a property played its significant role.
 - c. Workmanship: The physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.
 - d. Materials: The physical elements that originally were combined to form a property. For a rehabilitated property to have integrity of materials, its historical materials must have been preserved; it must be an actual historic property, not a re-creation.
 - e. Feeling: A property's expression of the historical or aesthetic sense of a particular period of time. A property has integrity of feeling when its physical features together enable it to evoke a sense of its historical character.
 - f. Association: A property's direct connection with a significant event or person. To have integrity of association, the property must be where the significant event or activity occurred, and it must be sufficiently intact to convey the connection to an observer.

Example Motion (Recommending Approval)

If moving to recommend **approval** of the landmark designation request, you will need to (1) discuss how the property **is** significant AND (2) discuss how the property **does** possess sufficient integrity to convey its significance.

Here is an example motion to recommend **approval**:

*I move that the Guilford County Historic Preservation Commission recommend **APPROVAL** of Landmark Designation Case #26-05-HPC-00004, an application for landmark designation of the subject property, identified as the North State Milling Company, located at 816 South Elm Street, Greensboro, NC 27406, being Guilford County Tax Parcel #1390, comprising 1.6 acres, and owned by QUB Studios LLC.*

This recommendation is based on the following:

- 1. The subject property **DOES** possess special significance in terms of its **[historical, prehistorical, architectural, and/or cultural]** importance.*
 - a. **[Go on to expand on your reasoning.]***
- 2. The subject property **DOES** possess integrity of **[design, setting, workmanship, materials, feeling, and/or association]** sufficient to convey its significance.*
 - a. **[Go on to expand on your reasoning.]***

*I further move that the designation should include the following elements of the property that are integral to its **[historical, prehistorical, architectural, and/or cultural]** value:*

The entire lot, the entire exterior of the building, and specific interior features including historic floors, walls, stairs, ceilings, silos, columns, and beams

If designated as a local historic landmark by the governing board, any proposed alterations to the property or features designated will be subject to review and issuance of a Certificate of Appropriateness by the Historic Preservation Commission or its staff designee(s).

Pursuant to North Carolina General Statutes § 160D-947(b), the consent of the property owner(s) for review of any interior features designated is established by the signed statement contained in the application and will bind future owners if recorded in the Guilford County Register of Deeds and indexed according to the name of the owner(s) of the property.

Example Motion (Recommending Denial)

If moving to recommend **denial** of the landmark designation request, you will need to (1) discuss how the property **is not** significant OR (2) discuss how the property **is** significant but **does not** possess sufficient integrity to convey its significance.

Here is an example motion to recommend **denial based on lack of significance**:

*I move that the Guilford County Historic Preservation Commission recommend **DENIAL** of Landmark Designation Case #26-05-HPC-00004, an application for landmark designation of the subject property, identified as the North State Milling Company, located at 816 South Elm Street, Greensboro, NC 27406, being Guilford County Tax Parcel #1390, comprising 1.6 acres, and owned by QUB Studios LLC.*

This recommendation is based on the following:

1. The subject property **DOES NOT** possess special significance in terms of its historical, prehistorical, architectural, or cultural importance.
 - a. **[Go on to expand on your reasoning.]**

Here is an example motion to recommend **denial based on lack of integrity**:

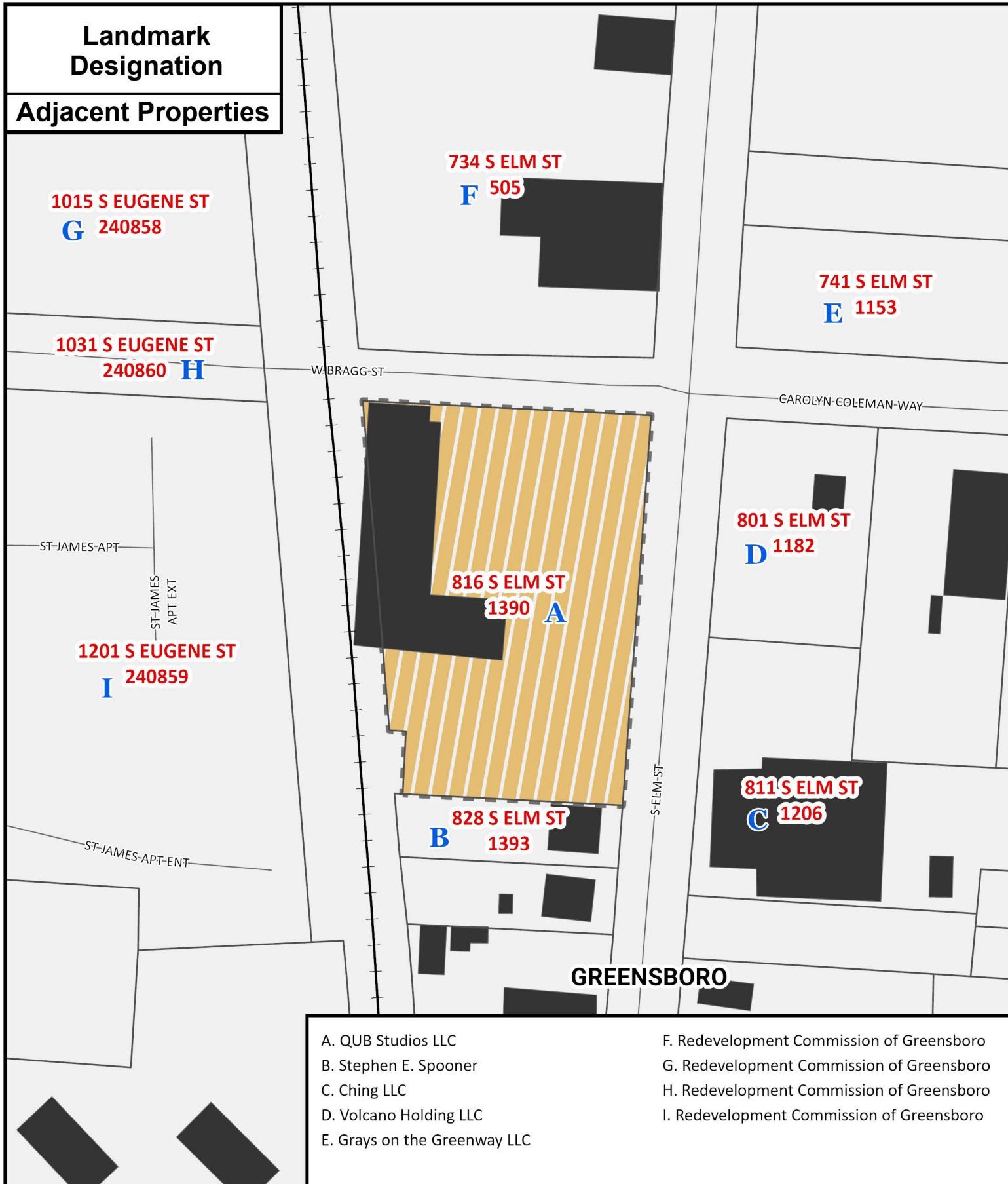
*I move that the Guilford County Historic Preservation Commission recommend **DENIAL** of Landmark Designation Case #26-05-HPC-00004, an application for landmark designation of the subject property, identified as the North State Milling Company, located at 816 South Elm Street, Greensboro, NC 27406, being Guilford County Tax Parcel #1390, comprising 1.6 acres, and owned by QUB Studios LLC.*

This recommendation is based on the following:

1. While the subject property **DOES** possess special significance in terms of its **[historical, prehistorical, architectural, and/or cultural]** importance, it **DOES NOT** possess integrity of design, setting, workmanship, materials, feeling, or association sufficient to convey its significance.
 - a. **[Go on to expand on your reasoning.]**

Landmark Designation

Adjacent Properties



A. QUB Studios LLC
B. Stephen E. Spooner
C. Ching LLC
D. Volcano Holding LLC
E. Grays on the Greenway LLC

F. Redevelopment Commission of Greensboro
G. Redevelopment Commission of Greensboro
H. Redevelopment Commission of Greensboro
I. Redevelopment Commission of Greensboro



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-05-HPC-00004

Case Area:

Parcel(s) - 1390
816 S Elm St



Scale: 1" = 100'

Landmark Designation

Aerial Map



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-05-HPC-00004

Case Area:
Parcel(s) - 1390
816 S Elm St



Scale: 1" = 100'

(Insert Color Paper)

(Intentionally Left Blank)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation
Commission Certificate of
Appropriateness (COA) Application**

Staff Use Only 5-4-26 (Original)

Date Received: 7-2-26 (Revised)

No Fee Required

Case Number 26-06-HPC-00005

Date Approved/Denied: _____ Initials: _____

Provide the required information as indicated below. Pursuant to the Guilford County Development Ordinance, this application will not be processed until the form below is completed and signed and all required maps, plans and documents have been submitted to the satisfaction of the Planning Staff.

Name of Property KAU Restaurant

Property Location Revolution Mill - 2003 Yanceyville Street

Tax Parcel # 0026774

Please attach the appropriate information about the subject property (See below). Digital copies of all documents in PDF, JPG, or Word format are required.

☒ **Exterior Alterations or Repairs:** Describe in detail all work to be done and reason for work. Include the following items where appropriate: sketches, drawings, photographs, specifications and other descriptions of proposed changes to the building façade, roof, new additions, or site improvements. Drawings will be required for major changes and additions to materials or design for such items as roofs, moldings, porches, railings, fences, doors, windows, and hardware.

☐ **Interior Alterations or Repairs:** Describe in detail all work to be done and reason for work. Include the following items:

- A) Sketches, drawings, photographs, specifications or other descriptions of proposed changes. Architectural drawings will be required for major changes and additions to materials or design for such items as moldings, doors, windows, and hardware.
- B) Paint chips for color changes.
- C) Samples of other proposed materials when the original materials will not be retained.

☐ **New Construction:** (includes any new construction on the designated site). Describe the nature of the proposed project in detail and include the following:

- A) Site plan with measured distances. Four (4) scaled drawings are required to be submitted with the application for use by staff and the Commissioners. A reduced drawing may be submitted on 8 ½"x 11" paper for inclusion in the application packet.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation
Commission Certificate of
Appropriateness (COA) Application**

- B) Elevation drawings of each affected façade and specifications which clearly identify the appearance of the project. Four (4) scaled elevation drawings are required to be submitted with the application for use by staff and the Commissioners. A reduced drawing may be submitted on 8 ½"x 11" paper for inclusion in the application packet.
- C) Photographs of the proposed site including any available historic photos, landscapes and aerials
- D) Detailed materials list, colors and/or samples.
- E) Zoning Confirmation: Provide written and signed confirmation from the jurisdiction's enforcement officer that proposed new construction and site plan complies with applicable zoning district regulations including, but not limited to setbacks, height restrictions, landscaping, fencing, exterior lighting, parking and access, the existence and status of any nonconforming uses or situations, signage, overlay district requirements such as scenic corridors historic districts, and watershed districts.

☐ **Relocation of Structure(s):** Give reasons for the relocation. Include photographs and aerial(s) of the proposed site, and describe any alterations, etc. that might occur to foundation walls, etc.

- A) Site Plan with measured distances. Four (4) scaled drawings are required to be submitted with the application for use by staff and the Commissioners. A reduced drawing may be submitted on 8 ½"x 11" paper for inclusion in the application packet.
- B) Photographs of the proposed site including any available historic photos, landscapes and aerials.
- C) Details regarding revisions to structure and/or new materials required as a result of the proposed relocation of the structure(s) including colors and samples.
- D) Zoning Confirmation: Provide written and signed confirmation from the jurisdiction's enforcement officer that proposed relocated structure and site plan complies with applicable zoning district regulations including, but not limited to setbacks, height restrictions, landscaping, fencing, exterior lighting, parking and access, the existence and status of any nonconforming uses or situations, signage, overlay district requirements such as scenic corridors, historic districts, and watershed districts.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation
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Appropriateness (COA) Application**

- ☐ **Demolition of Existing Structure(s):** (includes any new construction on the designated site). Describe the structure(s) and give the reason(s) for the demolition request. Include scaled plot plan, photographs and measurements of the structure(s). Include any new construction on the designated site. Describe the nature of the proposed project in detail and include the following: plot plan with measured distances; elevation drawings of each affected façade; and specifications which clearly identify the appearance of the project, photographs of the proposed site, detailed materials list and colors and/or samples.

ALL Materials submitted with the application become the property of the Guilford County Historic Preservation Commission and will not be returned.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation
Commission Certificate of
Appropriateness (COA) Application**

For COA's requiring a public hearing, the application must be received by 12:00 P.M. on the 3rd Tuesday of the month, one month prior to the public hearing dates. See Guilford County Meeting Schedule for dates.

I, the undersigned, do hereby respectfully make an application for a Certificate of Appropriateness:

☒ Applicant ☐ Owner

John Luther

Name

12 Oak Branch Drive

Mailing Address

Greensboro, NC 27407

City, State and Zip Code

336-510-0427 John@Bravosigns.com

Phone Number Email

John Luther

Signature

☐ Applicant ☒ Owner JH - See attached.

Dan Levine, VP Self-Help Ventures Fund

Name

301 W Main Street

Mailing Address

Durham, NC 27701

City, State and Zip Code

919.956.4462

dan@self-help.org

Phone Number Email

Dan Levine

Signature

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

STAFF USE ONLY:

MINOR/EXEMPT COA

☐ Approved by Staff
Commission

☐ Referred to Historic Preservation

Conditions of Approval:

MAJOR COA

☐ Approved by Historic Preservation Commission

☐ Denied by Historic Preservation

Conditions of Approval:



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Historic Preservation
Commission Certificate of
Appropriateness (COA) Application

Return completed applications by e-mail to:

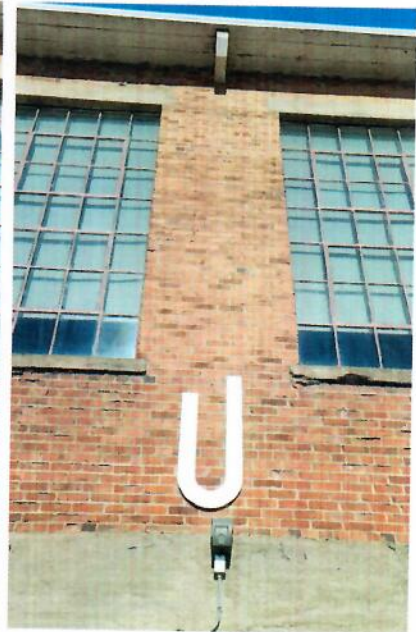
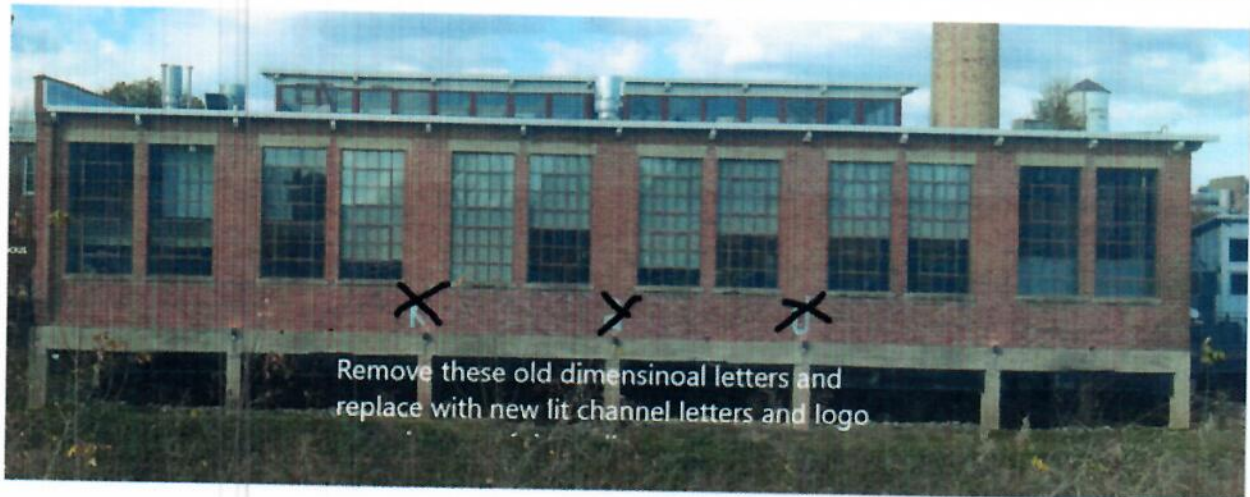
[Contact Planning@guilfordcountync.gov](mailto:Planning@guilfordcountync.gov)

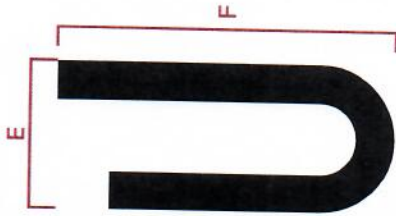
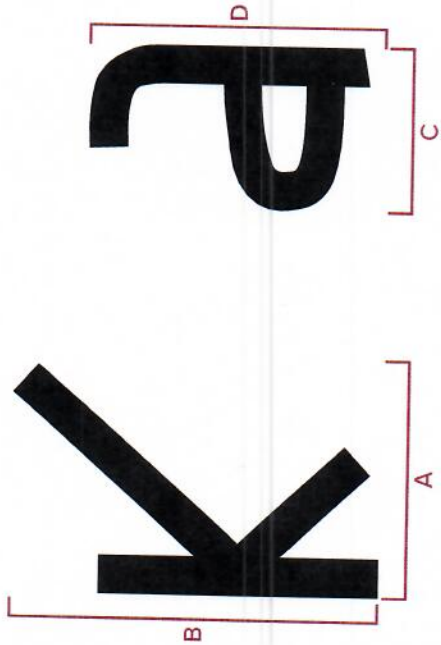
400 W Market Street – Post Office Box 3427
Greensboro, North Carolina 27402
(336) 641-3334

Attached

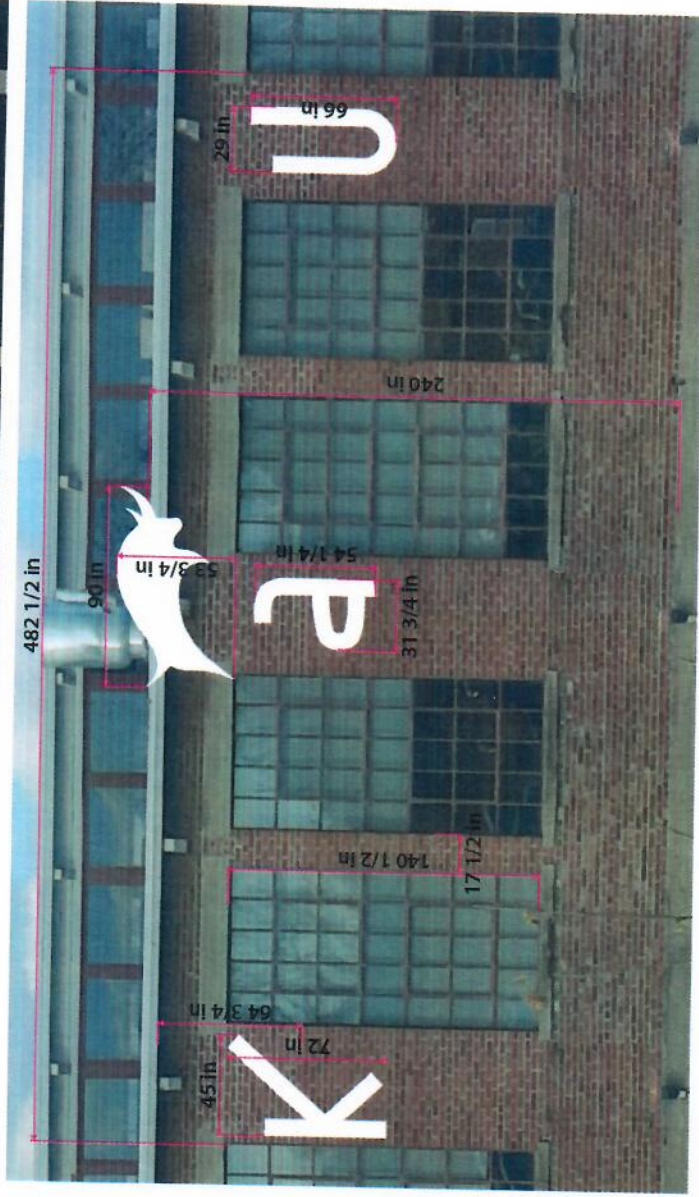


Attached





WHITE FACE
ACRYLIC BACK-LIT
CHANNEL LETTERS &
LOGO



COLOR SPECS

--	--	--

DIMENSION SPECS

A	B	C	D	E	F	TOTAL SQFT:
45"	72"	32"	54.5"	29"	66"	47.87'

SIGN INFO: (3) To-Scale, Custom Cut Metal Letters from Logo Art for Exterior Brick/Mortar Mounting ("K", "P", "U")

336-510-0427

BRAVOSIGNS.COM



12 Oak Branch Dr. Suite B
Greensboro, NC 27407

COMPANY: Kau

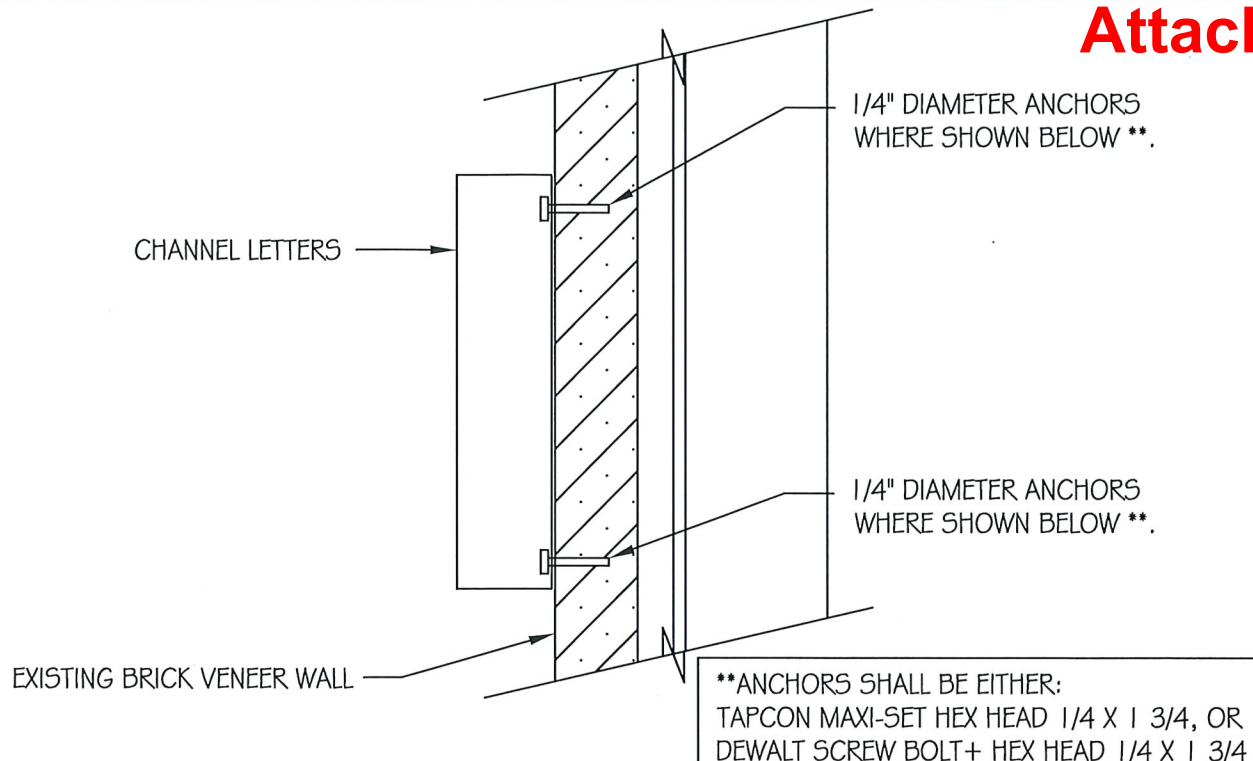
DATE: 02/13/2026

SALESPERSON: John

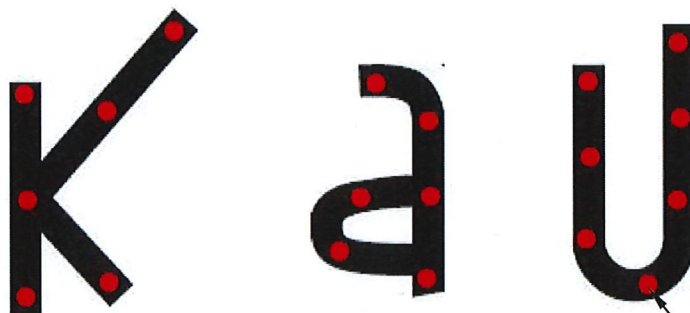
NOTE: All drawings are provided to facilitate the design process. Due to limitations in computer-rendered drawings, the final product may not exactly match the drawings. Please note that there will be differences in scale, color and shape between any rendering and a final product.
Reproduction of this drawing without the express written permission of Bravo Signs, Inc. is a direct violation of United States copyright law.

Attached

Attached



SECTION AT NEW SIGN



ELEVATION

NOTES:

1. DESIGN IS PER NC 2018 BUILDING CODE.
2. BUILDING RISK CATEGORY II.
3. ULTIMATE WIND SPEED = 115 MPH, EXPOSURE B.
4. NOMINAL WIND SPEED = 89 MPH.

DOTS INDICATE ANCHOR
LOCATIONS

CLIENT: Bravo Signs



BULLETIN S-1

Kau Restaurant
2003 Yanceyville Street, Greensboro, NC

STRUCTURAL SOLUTIONS, P.A.

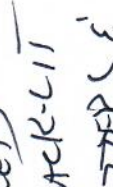
Structural Engineering • Investigations • Consulting
5921-G West Friendly Avenue
Greensboro, North Carolina 27410
(336) 856-2686 www.sspa.biz
NC Firm #C-1096 Project No. 13-119

SCALE: NONE

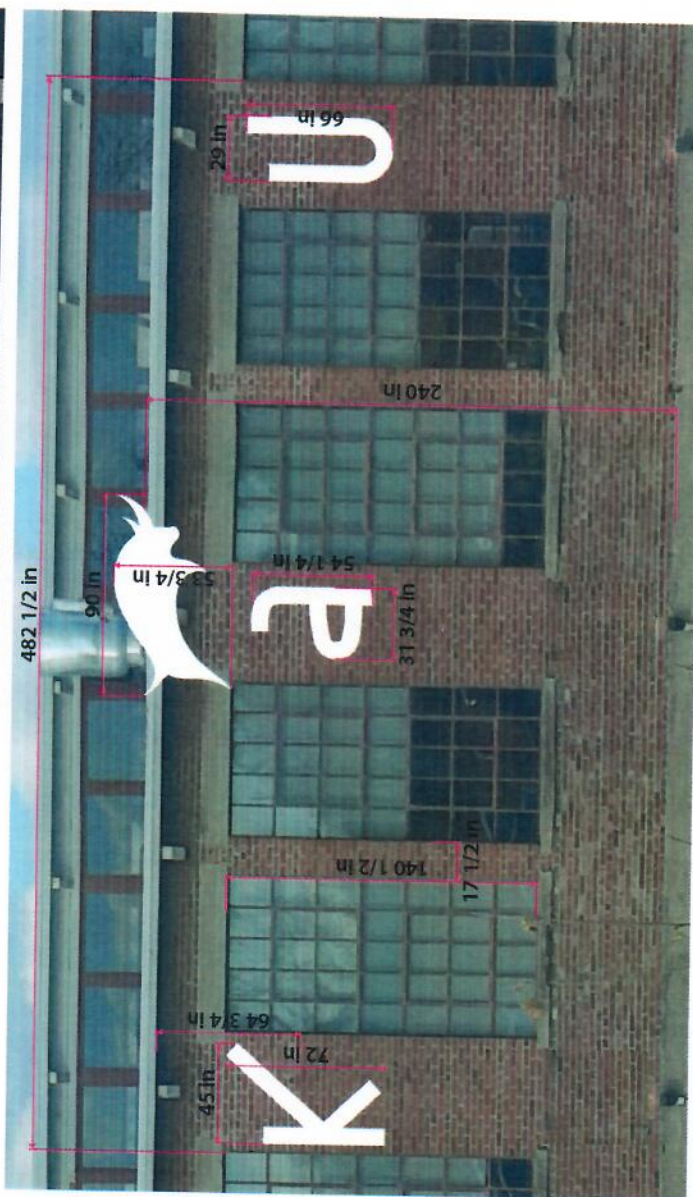
DATE: 5/21/2026

SHEET: 1 OF 1

REV
0



WHITE
ACRYLIC
CHANNEL
FACED
BACK-LIT
LETTERS &
LOGO



DIMENSION SPECS				TOTAL SQFT:
A	B			
90"	53.75"			33.6'

SIGN INFO: (1) 90"W x 53.75"H Custom Cut Metal Cow from Logo Art for Exterior Brick/Mortar Mounting

COMPANY: Kau

DATE: 02/13/2026

SALESPERSON: John

336-510-0427

850-310-0427
BRAVOSIGNS.COM

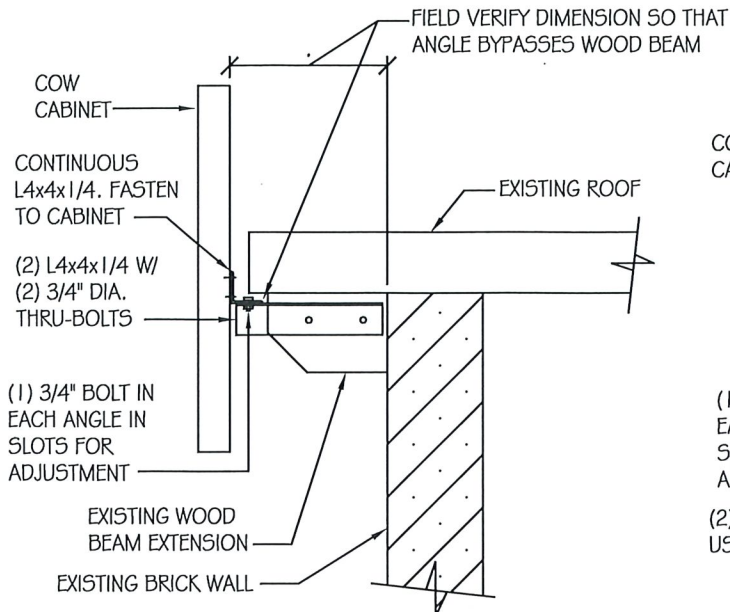
12 Oak Branch Dr. Suite B
Greensboro, NC 27407



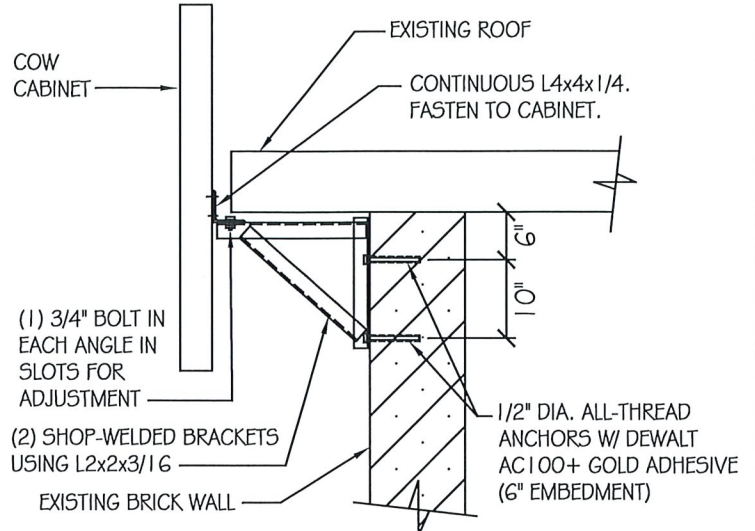
NOTE: All drawings are provided to facilitate the design process. Due to limitations in computer-rendered drawings, the final product cannot be fully represented with this proof. Please note that there will be differences in scale, color and shape between any rendering and a final product.

Attached

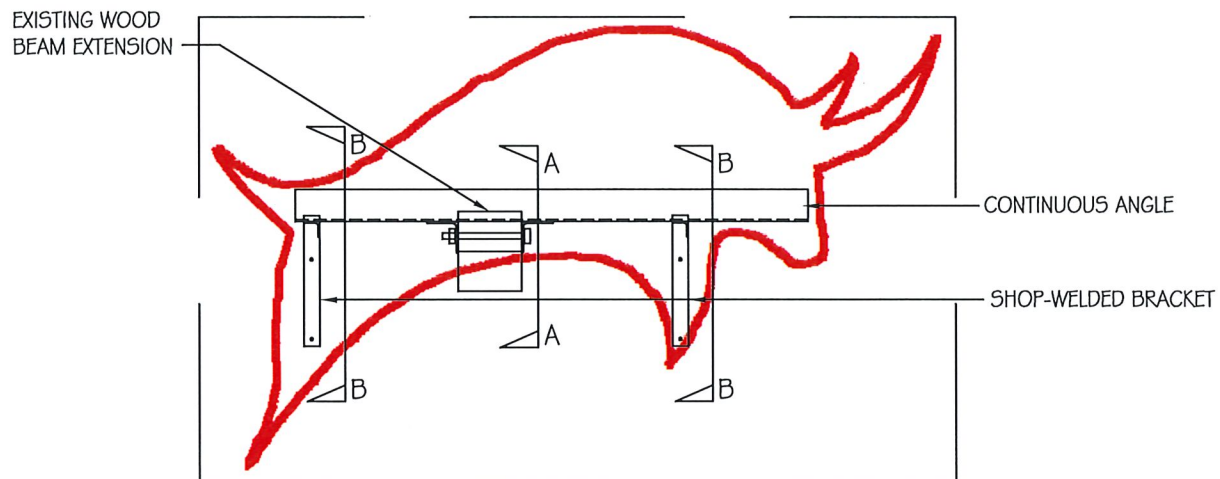
Attached



SECTION A



SECTION B



ELEVATION

NOTES:

1. DESIGN IS PER NC 2018 BUILDING CODE.
2. BUILDING RISK CATEGORY II.
3. ULTIMATE WIND SPEED = 115 MPH, EXPOSURE B.
4. NOMINAL WIND SPEED = 89 MPH.

CLIENT: Bravo Signs



BULLETIN S-2

Kau Restaurant
2003 Yanceyville Street, Greensboro, NC

STRUCTURAL SOLUTIONS, P.A.

Structural Engineering • Investigations • Consulting
5921-G West Friendly Avenue
Greensboro, North Carolina 27410
(336) 856-2686 www.sspa.biz
NC Firm #C-1096 Project No. 13-119

SCALE: NONE

DATE: 5/27/2026

SHEET: 1 OF 1

REV
0



LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Historic Revolution, LLC

SECRETARY OF STATE ID NUMBER: 1274380

STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2026

Filing Office Use Only
E - Filed Annual Report
1274380
CA202607105288
3/12/2026 02:48

SECTION A: REGISTERED AGENT'S INFORMATION

☐ Changes

1. NAME OF REGISTERED AGENT: Martin D. Eakes

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

301 W. Main Street

301 W. Main Street

Durham, NC 27701-3215 Durham County

Durham, NC 27701-3215

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 313-8540

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

301 W. Main Street

301 W. Main Street

Durham, NC 27701-3215

Durham, NC 27701-3215

6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Self-Help Ventures Fund

NAME: _____

NAME: _____

TITLE: Managing Member

TITLE: _____

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

301 W. Main Street

Durham, NC 27701-3215

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Self-Help Ventures Fund, by Lili Bowen Paralegal

3/12/2026

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

Self-Help Ventures Fund, by Lili Bowen Paralegal

Managing Member

Print or Type Name of Company Official

Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525



Creating and Protecting Ownership and Economic Opportunity

Attached

CERTIFICATE OF SELF-HELP VENTURES FUND

I hereby certify that I am the Chief Executive Officer of Self-Help Ventures Fund, a nonprofit corporation organized and validly existing under the laws of the State of North Carolina (the "Corporation"), and that, as such, I am authorized to execute this certificate on behalf of the Corporation. I further certify that Board of Directors of the Corporation, in accordance with applicable law and Bylaws of the Corporation, has delegated authority to the Corporation's officers, including duly appointed Vice Presidents, to make decisions with respect to executing documents related to the real property properly known as Revolution Mill, with an address including but not limited to, 2003 Yanceyville Street, Greensboro, North Carolina. I further certify that this delegation by the Board of Directors has not been modified, amended or rescinded and remains in full force and effect on the date hereof.

I hereby certify that Dan Levine has been duly elected and is now fulfilling the office of Vice President of the Corporation, and that all such actions taken by Dan Levine shall be binding on the Corporation to the fullest extent of the law.

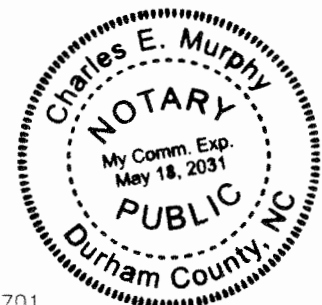
IN WITNESS WHEREOF, I have hereunto set my hand on the 7th day of July, 2026.

By: Martin D. Eakes
Martin D. Eakes
Chief Executive Officer
Self-Help Ventures Fund

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, and I have personal knowledge of the identity of the principal; acknowledging to me that Martin D. Eakes voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Chief Executive Officer.

Signature: [Signature] Date: July 7, 2026
Notary's printed or typed name): Charles E. Murphy
My commission expires: May 18, 2031



Attached

CERTIFICATE OF RESOLUTIONS AND INCUMBENCY

I hereby certify that I am the duly elected and acting Assistant Secretary and Assistant General Counsel of Self-Help Ventures Fund, a business corporation organized and validly existing under the laws of the State of North Carolina (the "Corporation"), which is the sole manager of Historic Revolution, LLC, a limited liability company organized and validly existing under the laws of the State of North Carolina, (the "Organization") and that, as such, I am authorized to execute this certificate on behalf of the Corporation. I further certify that Board of Directors of the Corporation, in accordance with applicable law and the Articles of Incorporation and Bylaws of the Corporation, has delegated authority to the Corporation's officers, including duly appointed Vice Presidents, to make decisions and legally binding obligations with respect to the Organization. I further certify that this delegation by the Board of Directors has not been modified, amended or rescinded and remains in full force and effect on the date hereof:

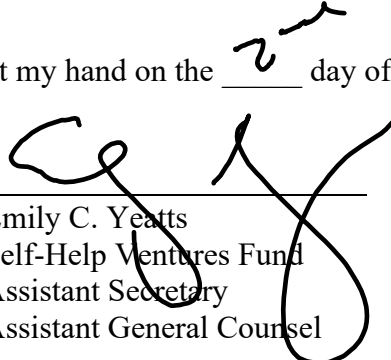
I hereby certify that the following named individual has been duly elected and is now fulfilling the office set forth after his name, with all the powers attached thereto:

<u>Name</u>	<u>Office</u>	<u>Signature</u>
Dan Levine	Vice President	

I further certify that the above-named officer has been duly authorized by the Corporation to execute any and all contracts and/or associated documents in connection with the purchase of the Property, and that all such actions shall be binding on the Corporation to the fullest extent of the law.

IN WITNESS WHEREOF, I have hereunto set my hand on the 21 day of July, 2026.

By:


Emily C. Yeatts
Self-Help Ventures Fund
Assistant Secretary
Assistant General Counsel

Avery Tew

From: John Luther <john@bravosigns.com>
Sent: Tuesday, May 26, 2026 4:55 PM
To: Avery Tew
Subject: RE: COA Required for KAU??
Attachments: scan0845.pdf

Categories: Historic Preservation

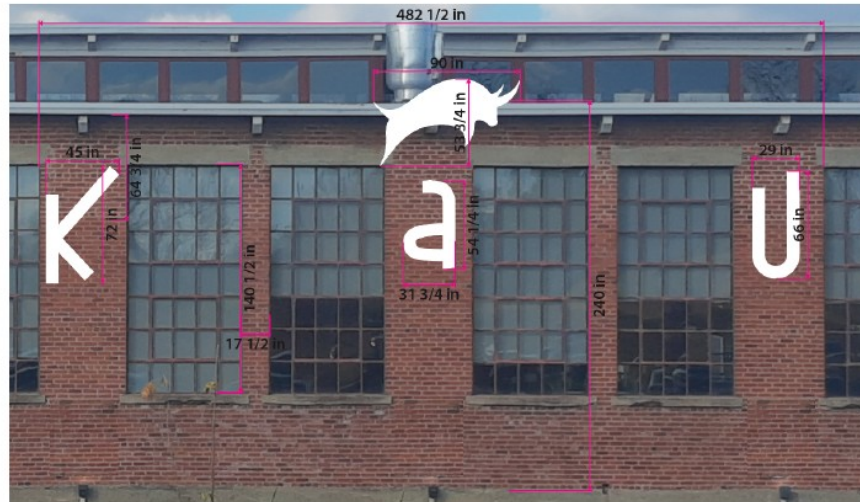
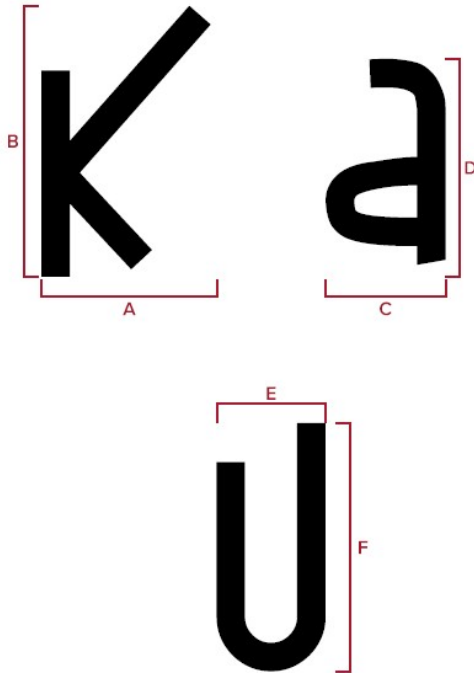
WARNING *This email originated outside Guilford County's email system.*

WARNING

Do not click or open unrecognized links and attachments. **When in doubt**, click on the **Phish Alert Report**

See attached for file with both signatures...

The description of the work is quite simple. We are replacing the currently unlit lettering near the bottom of the wall with white channel letters and logo near the top of the wall. See picture below. Each will be white during the day and light white at night. These lightweight "cabinets" will be fastened to the brick using tapcons (masonry bolts) according to the specifications provided by the engineered drawings. The bull logo will also be mounted to the brick and extend beyond the roofline and slightly above it. This is because the roof is a new rubber membrane and we have been asked by the property owner not to bolt through it. This bracket system and mounting bolts will also be defined by the engineered drawings. I have these engineered drawings being finalized right now and they will be submitted/uploaded to the system hopefully tomorrow. We've been back and forth on the design of this bracket with the fabricators a couple of times to make sure we get it right.



COLOR SPECS		

DIMENSION SPECS						TOTAL SQFT:
A	B	C	D	E	F	
45"	72"	32"	54.5"	29"	66"	47.87'

SIGN INFO: (3) To-Scale, Custom Cut Metal Letters from Logo Art for Exterior Brick/Mortar Mounting ("K", "a", "U")

John

From: Avery Tew <ctew@guilfordcountync.gov>
Sent: Friday, May 15, 2026 11:02 AM
To: John Luther <john@bravosigns.com>
Subject: RE: COA Required for KAU??

Thank you for sending this over! You do not need to worry about uploading it to Greensboro's plan review system.

The updated version of the application that you sent over is now missing your signature as the applicant. Could you please add that and re-send it?

Also, could you please provide a description/summary of the proposed work, including any relevant information like details on how the channel letters will be mounted.



Avery Tew, AICP, CZO
 Planner II
 Planning & Development Dept
 Guilford County Government

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GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission Staff Report for Certificate of Appropriateness

Property Information

Name of Landmark: Revolution Mill

Property Address: 2003 Yanceyville Street

Tax Parcel: 26774

Owner(s): Historic Revolution, LLC

Project Summary

Alterations proposed include replacing the existing unlit dimensional sign lettering near the bottom of the building façade with white acrylic backlit sign letters and installing a white custom cut metal cow shaped logo above the new sign lettering. The new lettering will appear white during the day and be illuminated with white lighting at night.

Background Information

1. The Revolution Cotton Mill was constructed ca. 1899 as a joint venture of the Cone and Sternberger families.
2. The report for this property indicates that it is significant because: (a) Revolution Cotton Mills is associated with the early twentieth century industrial development of Greensboro and with the innovations in the Southern textiles industry which occurred during the late nineteenth and early twentieth centuries (b) Revolution Cotton Mills is associated with the lives of various members of the Cone and Sternberger families of Greensboro. These families not only served as industrial leaders (in the case of the Cones, well beyond the confines of Greensboro), but as community leaders who contributed substantially to numerous philanthropic endeavors through the years (c) Revolution Cotton Mills embodies the distinctive characteristics of standard textile mill construction of the late nineteenth century and early twentieth century, incorporating the "slow burning construction" and good lighting and ventilation prescribed by factory insurance companies of the period. It is the most intact of the early twentieth century textile mills in Greensboro. (d) May be likely to yield information important to prehistory or history.
3. The property was listed on the National Register of Historic Places in 1984 (Site No. GF0172).
4. The property was designated as a local historic landmark in 2016.

5. The property's original landmark designation includes the following:
 - a. The exterior of the mill buildings, interior common areas, smokestacks and water tower.
6. The Mill House at Revolution Mill, located at 2005 Yanceyville Street, is a separate property associated with the original Revolution Cotton Mill development. It was recommended for historic landmark designation in December 2025 and was formally designated in February 2026.

Review Standards

The **Secretary of the Interior's Standards for Rehabilitation** (codified in Title 36 of the Code of Federal Regulations, Part 67) have been adopted by the Guilford County Historic Preservation Commission to guide the Commission in determining congruity with the special character of local historic landmarks for new construction, alterations, additions, moving, and demolition.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Example Motion (Approval)

Here is an example motion for **approval**:

I move that, based upon the staff report, testimony, and evidence presented at this hearing, the Guilford County Historic Preservation Commission make the following findings of fact [list relevant findings of fact]:

*Based upon the foregoing findings of fact, I further move that the Guilford County Historic Preservation Commission **APPROVE** Certificate of Appropriateness Case #26-07-HPC-00005, a request for a Certificate of Appropriateness for **alterations including replacement of the existing unlit dimensional sign lettering near the bottom of the building façade with white acrylic backlit sign letters and installation of a white custom cut metal cow shaped logo above the new sign lettering** on the subject property, identified as **Revolution Mill**, located at **2003 Yanceyville St Greensboro, NC 27405**, being Guilford County Tax Parcel #26774.*

This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Commission's decision and supported by the evidence and the law, for the Commission's consideration at its next meeting.

Example Motion (Approval)

Here is an example motion for **denial**:

I move that, based upon the staff report, testimony, and evidence presented at this hearing, the Guilford County Historic Preservation Commission make the following findings of fact [list relevant findings of fact]:

*Based upon the foregoing findings of fact, I further move that the Guilford County Historic Preservation Commission **DENY** Certificate of Appropriateness Case #26-07-HPC-00005, a request for a Certificate of Appropriateness for **alterations including replacement of the existing unlit dimensional sign lettering near the bottom of the building façade with white acrylic backlit sign letters and installation of a white custom cut metal cow shaped logo above the new sign lettering** on the subject property, identified as **Revolution Mill**, located at **2003 Yanceyville St Greensboro, NC 27405**, being Guilford County Tax Parcel #26774.*

This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Commission's decision and supported by the evidence and the law, for the Commission's consideration at its next meeting.



Application Timeline

Date of application:
May 26, 2026

Date adjacent property owner(s) notified:
July 10, 2026

Date sign posted on subject property:
July 9, 2026

Date legal notice posted on County website:
July 10, 2026

Date of hearing:
July 21, 2026



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission
Staff Report for COA
Case #26-06-HPC-00005

Sign Posting Photos Yanceyville Street

Facing Northeast



Facing Southwest



Facing Northeast



Facing Northwest





GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission
Staff Report for COA
Case #26-06-HPC-00005

Sign Posting Photos Maple Street

Facing North



Facing South



Facing East



Facing West





GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission
Staff Report for COA
Case #26-06-HPC-00005

Sign Posting Photos Cypress Street

Facing North



Facing South



Facing East



Facing West





Sign Posting Photos Hubbard Street

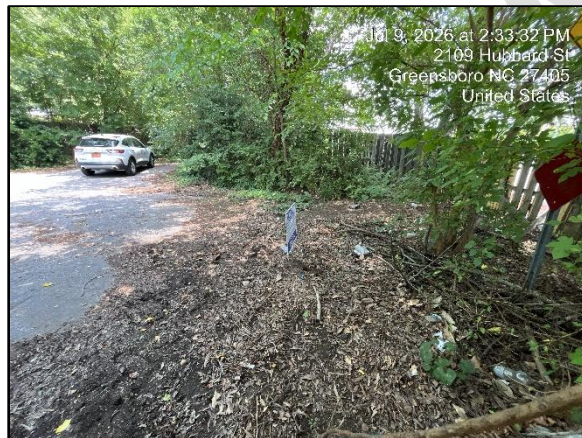
Facing North



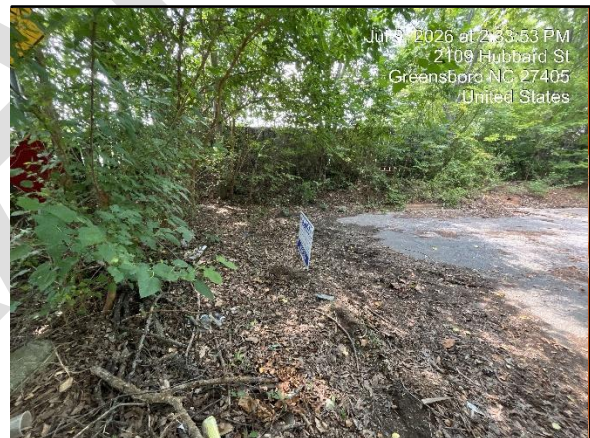
Facing South



Facing East



Facing West



Affidavit of Notice

I, Troy Moss, do hereby certify that notice has been sent by first-class mail to the following recipients regarding Case #26-06-HPC-00005.

Rob Hein LLC
594 Blythewood Ct
Greensboro, NC 27455

City of Greensboro
Po Box 3136
Greensboro, NC 27402

2108 N Church Street LLC
3200 Hackberry Rd
Irving, Tx 75063

Angela T. Barham
2109 Hubbard St
Greensboro, NC 27405

Mary L. York Heirs
2111 Hubbard St
Greensboro, NC 27405

Heather P. Fields
2117 Hubbard St
Greensboro, NC 27405

Barefoot Bullock LLC
4500 Kenbridge Dr
Greensboro, NC 27410

Capital Property of Greensboro III LLC
4900 Leigh Dr
Raleigh, NC 27616

Anne K. Harriman
2107 Maple St
Greensboro, NC 27405

Lnb Ventures LLC
2006 N Church St
Greensboro, NC 27405

Guilford Neurodiagnostics
1910 N Church St
Greensboro, NC 27405

Hts Properties LLC
2010 N Church St
Greensboro, NC 27405

Moses H Cone Memorial Hospital
1200 N Elm St
Greensboro, NC 27401

Chelsea S. Reynolds
706 N Eugene St Apt A4
Greensboro, NC 27401

Buckeye Investment Group LLC
7047 Toscana Trce
Summerfield, NC 27358

Historic Revolution LLC
301 W Main St
Durham, NC 27701

Shvf Revolution LLC
301 W Main St
Durham, NC 27701

Shvf Mill House LLC
301 W Main St
Durham, NC 27701

State of North Carolina
116 W Jones St
Raleigh, NC 27603

Hill-select Investments LLC
815 Rollingwood Dr
Greensboro, NC 27410

Pj Management Group Inc DBA/Collins
Properties
2200 N Church St
Greensboro, NC 27405

Michael E. Kloefer
2110 Hubbard St
Greensboro, NC 27405

Connie C. Hudgins
302 Lynbrook Dr
Greensboro, NC 27405

Amy O. Garner
2108 Hubbard St
Greensboro, NC 27405

Stewart Mitchell
112 Knollwood Dr
Greensboro, NC 27403

C Randy Causey
2108 Cypress St
Greensboro, NC 27405

Aubrey J. McKay
2119 Hubbard St
Greensboro, NC 27405

John Luther
12 Oak Branch Dr
Greensboro, NC 27407

Hsem Kpa & Ken Siu
2113 Hubbard St
Greensboro, NC 27405

Dan Levine
301 W Main Street
Durham, NC 27701

This 9th day of July, 2026.

A handwritten signature in black ink, appearing to read "Troy Moss".

Troy Moss, MPA, Planner I
Guilford County Planning and Development Department
336-641-4222
tmoss2@guilfordcountync.gov

Landmark Designation Report Summary - Supplementary Information

Summary Paragraph

Historic Revolution, LLC seeks to designate the interior common areas and all exteriors of the above-referenced property as an historic landmark in Guilford County, North Carolina. The property is currently being rehabilitated and repurposed, with an estimated completion of 2017. The project utilizes the state Mill Tax Credit and the federal Historic Tax Credit. As such, all work will follow the Secretary of the Interior's Standards for Rehabilitation. Work that is currently underway has already been reviewed and approved by the State Historic Preservation Office and the National Park Service. Future work will either fall under approved Tenant Upfit Guidelines or will be reviewed and approved separately by SHPO and NPS. Additional detail about the status of previous work, work underway, and future work, follows in the section of this report labeled Architectural Significance.

The Revolution Mill complex is a large, formerly industrial complex located in Northeast Greensboro. It was constructed in 1899 as a joint venture of the prominent Cone and Sternberger families, and it is widely regarded as an integral component of Greensboro's early industrial development. Moreover, it is a significant example of the diversification of the southern textile production industry during the nineteenth and twentieth centuries, particularly due to the fact that it is believed to be the first flannel mill in the South.

By 1930, Revolution had become the largest exclusive flannel producer in the entire world, and continued to produce textiles until 1982, when most production began to be outsourced to foreign production facilities. In 1984, Revolution Mill was nominated for placement on the National Register of Historic Places, for reasons significant to industry and architecture.

The historical and architectural significance of Revolution Mill has been well documented in the 1983 National Register of Historic Places nomination form (Exhibit A of this document) filed by 'Revolution Associates I' and Dewayne H. Anderson. Per its listing, Revolution Mill has achieved historical significance in the following four categories:

A. Revolution Cotton Mills is associated with the early twentieth century industrial development of Greensboro and with the innovations in the Southern textile industry which occurred during the late nineteenth and early twentieth centuries.

B. Revolution Cotton Mills is associated with the lives of various members of the Cone and Sternberger families of Greensboro. These families not only served as industrial leaders (in the case of the Cones, well beyond the confines of

Landmark Designation Report Summary - Supplementary Information

Greensboro), but as community leaders who contributed substantially to numerous philanthropic endeavors through the years.

C. Revolution Cotton Mills embodies the distinctive characteristics of standard textile mill construction of the late nineteenth century and early twentieth century, incorporating the "slow burning construction" and good lighting and ventilation prescribed by factory insurance companies of the period. It is the most intact of the early twentieth century textile mills in Greensboro.

D. May be likely to yield information important in prehistory or history.

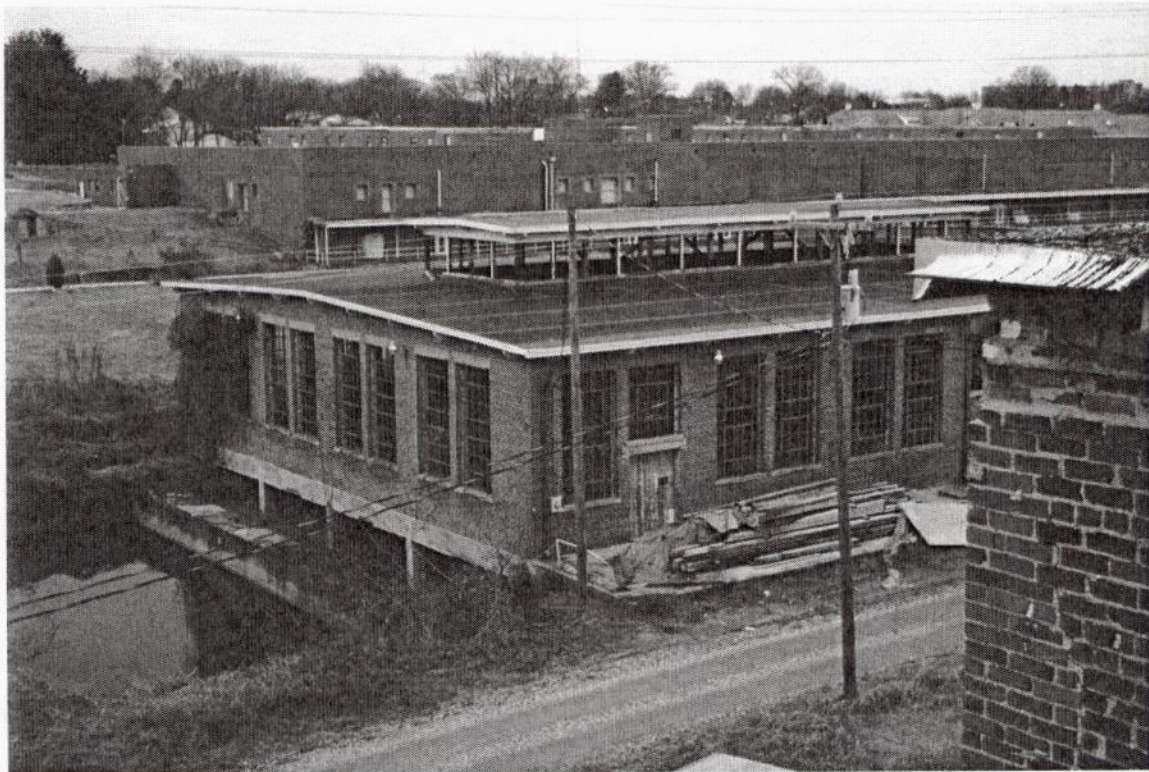
This application will reference the "Description" and "Significance" portions of the associated National Register listing where thorough information has already been made available.

Property Description

Legal description and associated maps of the property are included on the following pages:



p.133 - View looking southwest. Building E, north appendage addition.



p.134 - View looking southwest from roof of powerhouse annex. Building I, northeast corner. Reservoir (left).

p.134 - Building I, northwest corner.

REVOLUTION COTTON MILLS
1200 REVOLUTION DRIVE, GREENSBORO, GUILFORD CO., NC

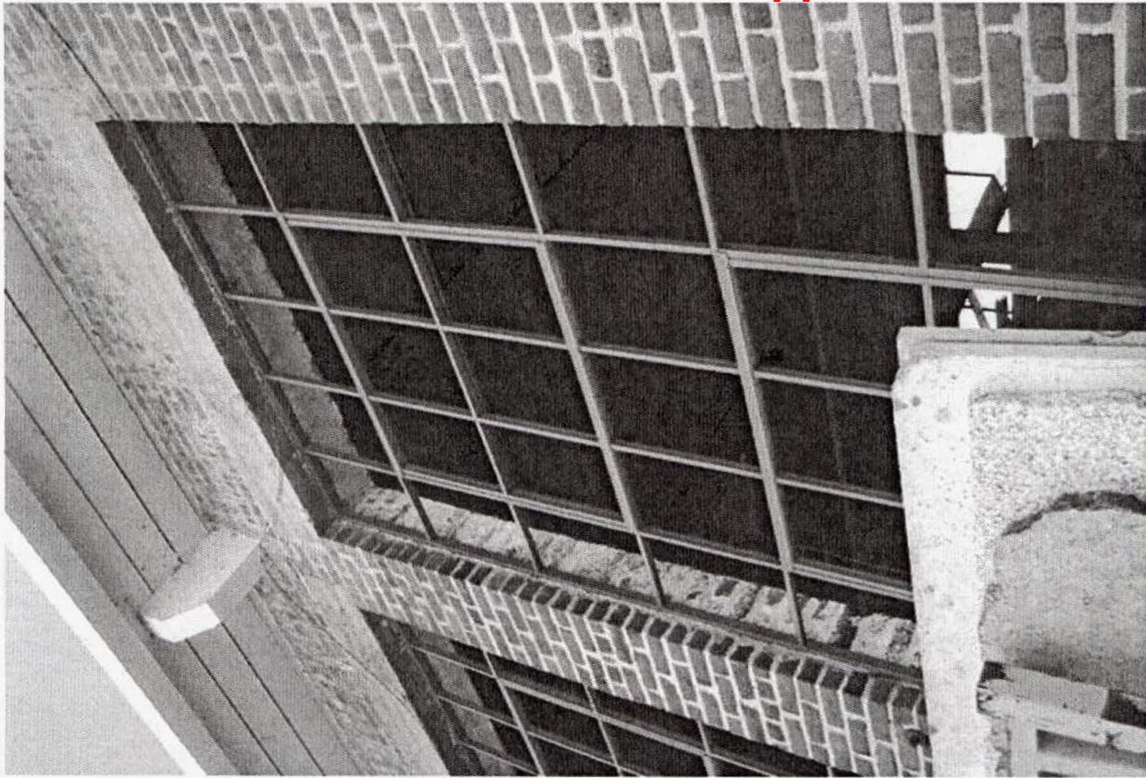
**Landmark Designation
Report Summary - Project No: 18077
Supplementary Information**



p.135 - View looking southeast from roof of Building G. Building I, northwest corner.



p.136 - Northwest corner, Building I.



p.137 - Building I, north facade, window detail.



p.138 - Building I, west facade, former intermediate firewall, between bays.

Subject Building
Identified as
"Building I"



Recommendation Memo - Supplementary Information

GUILFORD COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

Revolution Cotton Mill Motion of Recommendation August 16, 2016 Guilford County Historic Preservation Commission

The Guilford County Historic Preservation Commission recommends designation to the Greensboro City Council a Joint Guilford County Historic Landmark designation for interior common areas, exterior facades of mill buildings A (1250), B, C, D, E, F and G, Carpenter Shop facade, three smokestacks and water tower of the Revolution Mill Site, 1200 Revolution Mill Drive, Greensboro, NC with a condition that when the rehabilitation is complete, a new set of photographs will be submitted to guide future certificate of approvals.

Following the Commissioners' discussion of the application, Commission Member Leimenstoll made a motion to approve historic designation.

Commission Member Pittman seconded the motion, and the Commissioners voted 9-0 to approve the motion.

**Recommendation Memo -
Supplementary Information**

**Revolution Mill Designation
Items
of Consideration**

1. Facade of mill building's A (1250), B, C, D, E, F, and G designation.
Facade work to western buildings C & D will require COA.
2. Facade designation of the Carpenter Shop (Natty Greene's).
3. Signs on Natty Greene's building will require separate COA.
4. Common Area designation
Areas currently under rehabilitation.
Existing areas. Any work will require COA.
5. Court Yards are not part of request.
6. All work will be in compliance as referenced in the Historic Preservation
Certification Application Amendment Sheet (project # 18077). Any changes
will require COA.

BK: R-7868

PG: 1541-1542

RECORDED:

10-25-2016

10:10:56 AM

BY: HSIAO-WEI AHERON
DEPUTY-GB



2016058355

NC FEE \$26.00

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS



Designation Ordinance - Supplementary Information

*Planning & Zoning
pu*

16-0105 ORDINANCE DESIGNATING REVOLUTION MILL,
1200 REVOLUTION MILL DRIVE
A GUILFORD COUNTY LANDMARK PROPERTY

A
2
WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed by Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes, have been met; and

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and recommended in a public hearing that the property described below be designated as a historic landmark; and

WHEREAS, appropriate notice has been given of the public hearing as required by law; and

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the City and County and to promote the use and conservation for the education, pleasure and enrichment of the residents of the City and County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. The City Council of the City of Greensboro accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for the preservation of the subject property by the authority set forth in Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and local ordinance adopted pursuant thereto.
2. The designation includes only the exterior of the mill buildings, interior common areas, smokestacks and water tower.
3. The Guilford County Landmark Plaque shall be installed on the property and such sign shall indicate that such property has been designated as a Historic Landmark. Details of the display of the plaque are to be approved by the Guilford County Historic Preservation Commission before installation.
4. The procedures provided by law, including waiting period, shall be observed prior to demolition, alteration, remodeling or removal of the designated property. This

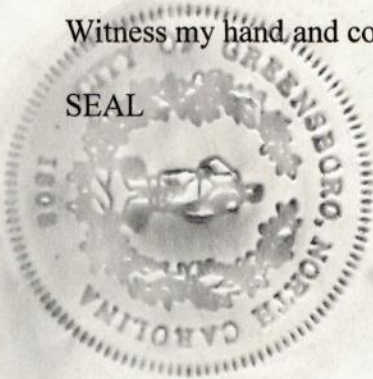
Designation Ordinance - Supplementary Information

includes the process of approving a Certificate of Appropriateness before any changes are made to this designated property.

5. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Guilford County Tax Department and City of Greensboro Engineering and Inspections Department in accordance with provisions of Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.
6. This ordinance shall be effective from and after its adoption.

I, Angela R. Lord, Deputy City Clerk of the City of Greensboro, North Carolina, hereby certify the foregoing to be a true, current and correct copy of Ordinance No. 16-0105 as duly and officially adopted by the Greensboro City Council at a Regular meeting held on October 18, 2016.

Witness my hand and corporate seal of the City of Greensboro, this 19th day of October, 2016.

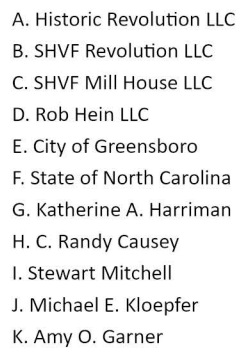


SEAL

A handwritten signature in black ink, reading "Angela R. Lord". The signature is written in a cursive, flowing style.

Angela R. Lord
Deputy City Clerk

Adjacent Property



L. Angela T. Barham
M. Mary L. York Heirs
N. Ken Siu & Hsem Kpa
O. Buckeye Investment Group LLC
P. Heather P. Fields
Q. Aubrey J. McKay
R. Chelsea S. Reynolds
S. Chelsea S. Reynolds
T. Hill-Select Investments LLC
U. PJ Management Group Inc DBA/ Collins Properties

V. 2108 N Church Street LLC
W. HTS Properties LLC
X. HTS Properties LLC
Y. LNB Ventures LLC
Z. Barefoot Bullock LLC
A1. Capital Property of Greensboro III LLC
B1. Guilford Neurodiagnostics
C1. Moses H. Cone Memorial Hospital
D1. City of Greensboro



Jurisdiction:

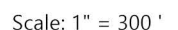
GUILFORD COUNTY

Case Number:

26-06-HPC-00005

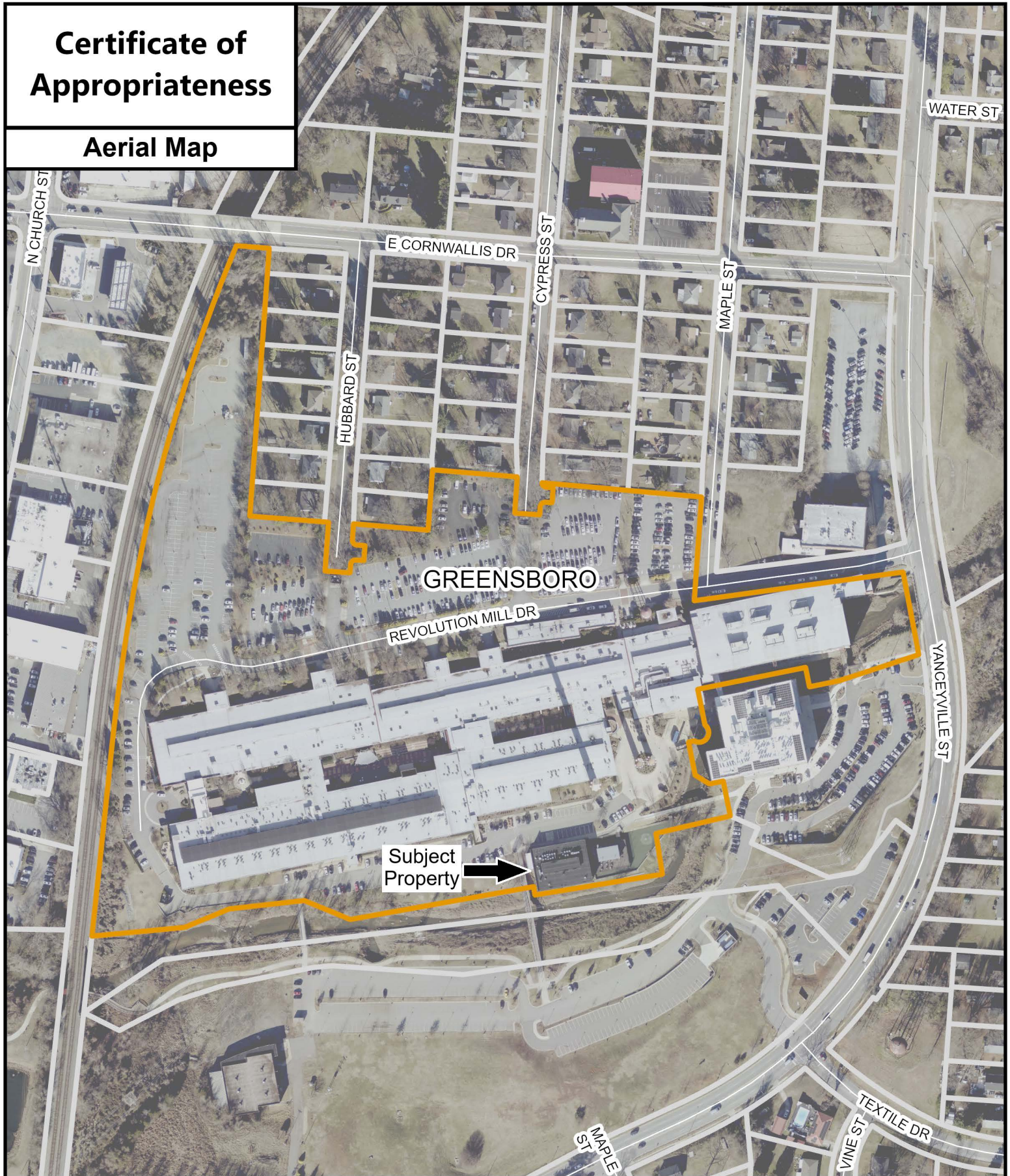
Case Area:

Parcel(s) - 26774
2003 Yanceyville St



Certificate of Appropriateness

Aerial Map



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-06-HPC-00005

Case Area:
Parcel(s) - 26774
2003 Yanceyville St



Scale: 1" = 250'