



The Preservation Magazine of Greensboro

Federal Historic Tax Credits Saved!

Underscoring its extraordinary utility and the popularity of preservation nationally, the Federal Historic Tax Credit (HTC) was included in the new tax reform package signed into law on December 22. Its inclusion in the most expansive overhaul of our nation's tax code in more than three decades is a reaffirmation that reviving historic buildings is sound federal policy and good for local communities like Greensboro.



The previous HTC was eliminated in the tax reform bill passed by the House of Representatives. Later, a Senate bill included a credit of 20% of total project costs, but altered the use of the credit to 5 years. This iteration was maintained through Congressional negotiations and delivered to the President's desk for final approval.

Guilford County has seen \$109 million of investment in historic structures levered by HTCs. It is an invaluable tool for our local preservation community, and works in tandem with North Carolina State Historic Tax Credits that were revived through popular support just last year. Exemplary projects include restoration of the L. Richardson Memorial Hospital, Pomona High School, and Old Greensborough Court for residential uses, and Revolution Mill for mixed use. Many of these buildings would have been lost without the credit and many other vacant buildings need credits to attract reinvestment.



We Need You!

Please consider joining [Preservation Greensboro](#) by making a contribution. As a non-profit, we depend on support from citizens like you to accomplish our mission of saving our community's historic and architectural treasures.

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Save-the-Date

Jan 6 Blandwood Re-opens for Tours

Jan 18 Hillside Sip & See

Jan 18 Carriage House Bridal

The final version of the Tax Cuts and Jobs Act (H.R. 1) signed into law by the President keeps the HTC at 20 percent but requires that the credit be taken over five years instead of all at once at the time of project completion. The legislation repealed a 10 percent rehabilitation tax credit for non-historic buildings. Organizations such as the National Trust in Washington DC will continue to seek opportunities in subsequent tax legislation-to further strengthen the HTC provisions.

Explore

'New Wine in Old Bottles' Preservation

From time to time, historic places can find reinvention through adaptive reuse that extends their useful life into new capacities.



Greensboro's Cultural Center is an excellent example of this "new wine in an old bottle" model of community conservation. Formerly the home of the Greensboro Daily News at 200 North Davie Street, the reincarnated building rivals the original in terms of form, function, and design.

[Read More](#)

Happy New Year

A Promising New Year

The new year promises to be an exciting one for historic preservation in the Gate City! Long-time projects such as the Cascade Saloon should see completion, and new opportunities such as the restoration of the Leak House in Fisher Park will move forward.

In the meantime, the Hillside Designer Showcase and the Tour of Historic Homes & Gardens in Lindley Park will dazzle us with unique architectural styles and careful craftsmanship.

Stay connected with Preservation Greensboro through our membership program. For as little as \$25 you can enjoy being a part of our growing preservation network. Help us save - *and celebrate* - Greensboro's treasured places! [Join Us](#)

Hillside Sip & See Planned in January!

Show

Jan 27 Urban Archaeology Tour of Proximity (Sold Out)

February 7 PGI's 52nd Annual Meeting

Feb 21-26 Palm Springs CA Tour (Sold Out)

April Hillside Designer Showhouse!

May Lindley Park Tour of Historic Homes & Gardens

Visit our [website](#) for events

Stay Connected



Visit Our 2017 Tour of Historic Homes Sponsors!

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[Amanda Nestor -](#)

Everyone is talking about Hillside, the rambling Tudor mansion with one foot in Downton Abbey and the other foot in *Southern Home* magazine!



We want to provide you with an opportunity to check in with progress of this major restoration!

Please attend our January *Sip & See* at Hillside in Fisher Park for a special evening that will showcase preservation progress!

Sip & See at Hillside provides guests time to enjoy victuals and libations as they explore the 1929 Tudor-style house and meet the designers who will participate in the April 2018 Designer Show House. Hillside is a house like no other, steeped in history and designed by Greensboro star-architect Charles Hartmann. The house will be open from cellar to second floor so that you can see work being done to convert this neglected treasure into an elegant estate. Learn more about these preservation efforts, explore the house, and meet new friends! A limited number of reservations are available.

Wine, beer, signature cocktail, hors d'oeuvre, included in the \$30 ticket charge.

[Tickets and Information](#)

Be a Hillside Designer Showhouse Sponsor April 2018

Hillside has generated considerable press to this point due to the ambitious renovation by its new owners after years of disrepair. Interior designers and architects will be chosen to re-imagine interior and exterior spaces of the house for this event. Although participants must adhere to historic preservation standards, each designer will bring their signature creativity to the project to provide for an innovative and dynamic showhouse. Already, public interest in this project is quite high due to the two-hour season finale on A&E's *Hoarders*, record breaking sales during the Fisher Park Tour of Historic Homes & Gardens, and extraordinary interest in sneak peek preview parties.

With more than 20,000 Facebook followers, the Hillside Designer Showhouse promises to play to a fantastic demographic when doors open in April 2018. We invite you to partner with us as an event sponsor!

We would value your partnership to bring to your products and clients exclusive access to a remarkable home's transformation worthy to withstand another century.

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PGI Seeks Staff Position

If you are looking for a new job that makes a difference, we are looking for you! The Community Outreach Director is a new position at Preservation Greensboro responsible for strengthening the organization's relationship to the community through membership development, event planning, and fundraising development. This is a full-time staff position. The Community Outreach Director will work with the Executive Director and other staff to plan, implement, direct, and track membership, outreach, and fundraising activities related to Preservation Greensboro as a financially stable and community-engaged institution. The Community Outreach Director is responsible for individual, corporate, foundation, and government fundraising. This staff person will dedicate specific focus to implementation of a capital fund drive for major preservation projects (including capital campaign) as well as annual and planned giving programs. The position is expected to utilize the full range of collaboration available to meet prescribed benchmarks, including the Board members, Committee chairs, Executive Director, and volunteers for fundraising initiatives and events.

[Contact Us for Information](#)

Explore!

Urban Archaeology Tour

Saturday, January 27 at 11am

SOLD OUT

Proximity Print Works was built to enable the Proximity Manufacturing Company to print designs onto their fabrics, rather than to ship them off for finishing to other companies. The facility was constructed in stages in the 1910s and 1920s, and contains a variety of cavernous spaces incorporating a variety of materials. Although the structure is currently vacant, and its walls have been used as a canvass for graffiti artists, the property is soon to be restored for a multi-use project including residential, restaurant, and retail space by The Alexander Company of Madison, Wisconsin.

Restore!

Elm Street House Available for Restoration

Constructed in 1913, the Leak House is located at 909 N. Elm Street in the heart of Fisher Park. It was acquired in February by the Preservation Greensboro Development Fund (PGDF). The PGDF is



seeking a buyer for the 4,000 square foot property who will complete an historic rehabilitation. The asking price is \$295,000. The property will be sold subject to a rehabilitation agreement and a preservation easement to ensure that the structure and its distinctive features are returned to good condition and remain for future generations to enjoy.

Interested parties may request an information packet that contains an application form to be completed and submitted by interested parties who wish to be considered by PGDF as potential purchasers of the property.

[Email for Information](#)

Be A Volunteer

Hillside Designer Showhouse Volunteers

You have likely heard the news that Preservation Greensboro is helping to orchestrate a Designer Showhouse at the Hillside estate in April 2018. We are eager to share ways that you can help us!

If you love old homes, or have special talents in organizing volunteers, getting tasks completed, or in event production, we would love to hear from you. Many opportunities exist for volunteers in ways that benefits preservation and gets you connected with other preservationists in Greensboro.

So, why not make some new friends and throw your hat in the ring? We would love to hear from you! Contact Judi by email, and she will help you from there. [Email Judi](#)

Make OUR History YOUR History!

Blandwood Carriage House Bridal Show January 18th, 5:30-8:30pm

The Carriage House at Blandwood is the only special event space in Guilford County that enjoys National Historic Landmark designation. The nearby mansion and gardens provide a one-of-a-kind backdrop for receptions and meetings and it is all in the heart of downtown Greensboro!" The Blandwood Mansion and Blandwood Carriage House are owned and operated by Preservation Greensboro.

The latest trend in weddings has been to have celebratory

events associated with historical properties following the romantic lines of recent historic movies and television dramas. Couples, their wedding party, families and friends are invited to visit during the evening to experience the exceptional local bridal vendors' wares and items at this downtown historic landmark that can make their upcoming events unique, personal and tailored to their dream day!

Join us on Thursday, January 18th, on the grounds of Blandwood Mansion and Carriage House, 400 West McGee Street in downtown Greensboro, where we will host our third annual showcase. Our bridal vendors will make your upcoming nuptials unique, creative and HISTORIC!

[Register through Facebook](#)

Greene Street Building Revealed

A "new" old building is being unveiled in downtown Greensboro! Once forgettable with a mirror-glass facade, details of the old Johnson-Forbis-Simmons building are seeing light of day thanks to developers Seth Coker and Nathan Isner. The pair are making a \$2 million investment in the five-story building at 127 North Greene Street. The former office building will be refurbished into 24



"efficiency apartments." Rehab Engineering of Winston-Salem has done drawings for the project. In December, workers began to peel away the previous facade, revealing the architectural details of the 1925 building built for the Johnson-Forbis-Simmons Furniture Company by W. O. Boren. Harry Barton was the architect, and J. R. Owens was the general contractor.

It's As Easy As ABC...

Preservation Greensboro offers many ways to build preservation efforts in our community!

Architectural Salvage: Recycling vintage building materials from old homes for new uses,

Blandwood: The 200 year old Morehead homeplace is operated as a museum of history and design,

Carriage House: Two story garden pavillion available for special events and weddings,

Development Fund: A preservation think-tank that holds, moves, and restores key properties,

Events: Special events include the Tour of Historic Homes & Gardens, walking tours, and seminars,

Forum: The Morehead Forum for Economic Development convenes leading thinkers from across the state.

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Website: preservationgreensboro.org

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