



North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

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

November 22, 2022

Ms. Jennifer Parker
National Park Service
Technical Preservation Services
1849 C Street NW, Mail Stop 7243
Washington, DC 20240

Re: Historic Preservation Certification Submission
Flint Mill No. 2-Burlington Industries, Inc. Plant
1910 Hunt Avenue, Gastonia, Gaston County, North Carolina

Dear Ms. Parker:

Enclosed is the Historic Preservation Certification Application Part 2—Description of Rehabilitation for the Flint Mill No. 2-Burlington Industries, Inc. Plant in Gastonia, that has been submitted by Frank Gadems, 1910 Hunt, LLC.

Staff members of this office have reviewed the information provided in the application. It is the opinion of this office that the project appears to meet the *Secretary of the Interior's Standards for Rehabilitation* if the attached conditions are met.

We request that your office review the application and notify the owner and this office of your determination. If you have questions concerning the above comments, please contact Tim E. Simmons, Senior Preservation Architect and Income-producing Tax Credit Coordinator, at 919-814-6585 or tim.simmons@ncdcr.gov.

Sincerely,

A handwritten signature in black ink that reads "Ramona M. Bartos" followed by "by [initials]".

Ramona M. Bartos, Deputy
State Historic Preservation Officer

Enclosures

cc: Frank Gadams
Heather Fearnbach



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

Historic Property Name Flint Mill No. 2 – Burlington Industries, Inc. Plant Project Number 44478

Property Address, City, State 1910 Hunt Avenue, Gastonia, Gaston County, North Carolina

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Repointing and repair mortars must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after repointing must be submitted with the Request for Certification of Completed Work.
2. Replacement windows must match the appearance, size, design, proportions, and profiles of the existing windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relationship to the wall assembly must be submitted for review. Drawings should include elevations and sill, jamb, head, meeting rail, and muntin details. Simulated divided light windows must have muntin grids installed on the exterior, interior, and between the insulated glass.
3. New structural, mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. Plumbing waste lines must not impact or be visible in primary spaces. Likewise, ductwork must be sized and located to minimize its impact (e.g., held back from the windows). Exposed, spiral ductwork left in a mill finish is often most appropriate for industrial contexts such as this. In order to ensure the installation of such systems meets the Standards, details of the location, size, and concealment or finish of augmented and/or new framing members, ductwork, and utility lines must be submitted for review.
4. To ensure sitework interventions do not adversely impact the historic industrial character of the mill, please submit for review a detailed, final site plan illustrating parking and vehicular circulation, signage, landscape and hardscape plans, and any other permanent site installations (e.g., fencing, pool, arbors, grills, etc.).

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

November 22, 2022
Date

Danica Mauter by fm
State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Date

National Park Service Signature



North Carolina Department of Natural and Cultural Resources
Division of Historical Resources
State Historic Preservation Office
State Tax Credit for Rehabilitating Historic Structures

HPO Use Only *PL 250*
Project No.: *F21068*

RECEIVED

OCT 12 2022

Rev. 1/1/16

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART A – DESCRIPTION OF REHABILITATION

Read the instructions carefully before completing. No certification can be made unless a completed application form has been received. The decision by the State Historic Preservation Officer (SHPO) with respect to certification is made on the basis of this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

Check applicable box(es): Income Producing Non-income Producing

1. Name of property: Flint Mill No. 2 - Burlington Industries, Inc. Plant Street 1910 Hunt Avenue

City Gastonia County Gaston State NC Zip 28054-7421

Located in a National Register or Certified Local Historic District; please specify district: _____

Listed individually in the National Register of Historic Places; give date of listing: _____

Not currently listed in the National Register, either individually or as a contributing building in a National Register or Certified Historic District. A nomination is proposed and listing is anticipated by the time of project completion.

2. Data on building and rehabilitation project:

Date building constructed: 1923, 1950, 1955, 1966, 1969 Estimated rehabilitation expenses: \$ 50,719,131

Use(s) before rehabilitation: industrial Proposed use(s) after rehabilitation: residential

Floor area before rehabilitation: 267,194 Floor area after rehabilitation: 263,686

Project start date (est.): 5/1/2023 Completion date (est.): 10/31/2024

3. Project Contact: (if different than owner)

Name Heather Fearnbach, Fearnbach History Services, Inc. Telephone 336-765-2661 Email Address heatherfearnbach@bellsouth.net
Street 3334 Nottingham Road City Winston-Salem State NC Zip 27104

4. Owner: I hereby attest that the information I have provided is correct to the best of my knowledge, and that I own the property described above.

Name Frank Gadams Signature  Date 9/20/2022

Company 1910 Hunt LLC Social Security or Taxpayer Identification Number 88-3826053

Street 207 Granby Street, Suite 203 City Norfolk State VA Zip 23510

Telephone 757-627-9873 Email Address Rallen@MarathonDevelopmentGroup.com

State Historic Preservation Office (HPO) Use Only

The HPO has reviewed "Historic Preservation Certification Application Part A" for the above-named property and the SHPO has determined:

that the proposed rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project appears to meet the *Secretary of the Interior's Standards for Rehabilitation*. **This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.**

that the proposed rehabilitation appears to meet the *Secretary of the Interior's Standards for Rehabilitation* if the attached conditions are met. **This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.**

that the proposed rehabilitation does not appear to be consistent with the historic character of the property or the district in which it is located and that the project does not appear to meet the *Secretary of the Interior's Standards for Rehabilitation* for the attached reasons.

Deputy SHPO

Ramon Barten by [Signature]

Date 11-22-2022