

**DRAFT**  
**MEETING MINUTES**  
**OF THE**  
**HISTORIC PRESERVATION COMMISSION**  
**OCTOBER 30, 2019**

The meeting of the Greensboro Historic Preservation Commission was held on Wednesday, October 30, 2019 at 4:00 p.m. in the Plaza Conference Room of the Melvin Municipal Office Building.

**COMMISSION MEMBERS PRESENT:**

Chair David Wharton (Dunleath), David Arneke (College Hill), Jesse Arnett) (At Large), Linda Lane (At Large), Amanda Hodierne (Fisher Park), Ann Stringfield (At Large), Max Carter (At Large), Sylvia Stanback (At Large).

**PUBLIC HEARING ON DUNLEATH BEAUTIFICATION CONTRACT:**

Ms. Geary advised the Dunleath Historic District and the College Hill District participate in what is known as the Municipal Service District Program which means they pay a small percentage of .05 cent per \$100.00 of property value in the Dunleath District and pay .01 cent per \$100 property value in the College Hill District. The money is collected by Guilford County and carried over to the City. The funds are administered to make improvements for the benefit of the historic character of the District. Approximately two years ago legislation at the state level was enacted requiring the City to go through a formal review process when entering into contracts for expenditures with MSD funds. The legislation is written that a public hearing is required originally at the City Council level but in working with Ms. Jones, City Legal Counsel, it was allowed for the Commission to hold the public hearing. The decision today will go on to the November 19th City Council agenda to ultimately approve or deny the contract. This project is for the beautification and identification plan, and landscape maintenance service, in the Dunleath District. The District changed its name from Aycock to Dunleath. It has been a long time in achieving the naming change. An image was depicted indicating the brass lettering of Charles B. Aycock. Ms. Geary advised that will be eliminated as part of the Summit Avenue corridor improvements. The neighborhood name was selected from the Dunleath Estate originally on Chestnut Street but is no longer there. They are utilizing the Dunleath home and in particular the ironwork that was part of it as inspiration for new signage throughout the neighborhood. There will be 3 or 4 meetings with the neighborhood and the designer regarding the scope of work and developing the overall type of branding and plans in order to identify and rebrand the neighborhood. Ms. Geary provided photographs depicting landscape areas in existence currently which have been maintained by a landscaping firm for maintenance. The median on Yanceyville Street is maintained by the City and is only grass. The Summit Avenue new medians will have a landscape plan in place as part of the Corridor project. There is an option within this contract to have the designer design landscaping to be added to the basic landscaping and under the maintenance agreement to maintain those areas as well.

Ms. Geary depicted on the projected slide the brick sign. Part of this project may be a redesign of this particular sign to match where new signs are identified and new gateway features are identified in order to have a consistent and cohesive flow. Currently there is a brick wall there. Ms. Geary identified on the project slide images of the Max Thompson Pedestrian Bridge connecting Fisher Park to College Hill. A previous contract with a landscape company re-evaluated this landscaping area that had been forgotten and overlooked, looked at what was in existence and what could be reused. This area needs to be redesigned and be a part of this contract for redesign and new installation work. Ms. Geary depicted two images on the Fisher Park side and advised the majority is on the Fisher Park side and one area on the Dunleath side, both of which would benefit both historic districts. Ms. Geary referred to the 2016-2019 Dunleath (Aycock) Municipal Service District MSD Plan which was adopted with the Aycock name. These

projects align under enhanced neighborhood gateways and neighborhood identify. The contract specifications are for a 24-month period with the option to extend 12 months. The total amount expended cannot exceed \$100,000.00 under this contract. The selected firm is Randal Romie of Designature, who has worked with Greensboro Beautiful. Mr. Romie has a long history in Greensboro and his reputation follows his work. Mr. Romie is subbing under the contract with Green and Clean Landscaping who will be doing the maintenance and installation work.

**Randal Romie, 208 S. Tremont Drive**, stated his firm is Designature and he is a landscape architect. They will be subbing with Green and Clean who provide maintenance and installation. Mr. Romie stated he is looking forward to the rebranding, new signs, and working with the neighborhood and feels this project will be better than it ever has been starting with a new name and a new look. The rest of the design needs some help currently, some things will be cleaned up and new plants will be placed.

Mr. Carter stated there are two different spellings of Dunleath and inquired what was the correct one, E-A or E-I. Ms. Geary responded it is D-U-N-L-E-A-T-H. It was spelled both ways and the neighborhood researched it to choose which one to use. Chair Wharton stated there was a lot of research and the neighborhood was in partnership with the Greensboro History Museum and even in these measured drawings made in the 1960s or so, (pointing to drawings of the historic ironwork in the presentation), the owners at that time were spelling it E-I but the History Museum had written documents from the 19th century where the owners spelled it E-A in handwritten letters and so the neighborhood went with that spelling. Mr. Carter asked if the plants would be local and native and if that was a consideration given. Mr. Romie responded it will be the number 1 priority.

In response to an inquiry by Stefan-leih Geary, Terri Jones, legal counsel, advised that the minutes of the public hearing will be provided to City Council and if the Historic Preservation Commission wishes to they can make a recommendation in favor or not in favor of the contract. Staff and a committee with neighborhood representatives reviewed the RFP and has recommended this particular contractor.

**Mindy Zachary, 604 Summit Drive**, stated this was discussed at the Dunleath neighborhood Board meeting on Monday evening and everyone is very excited and would like to recommend the Commission be in favor of supporting the contract.

Ms. Hodierne stated this is a great idea and overdue as the signs can be confusing to people who do not know the area and the beautification process will enhance the historic district. Mr. Arneke agreed as sometimes people do not know where they are and the new signage will be a big help in establishing the identity and the location for people who are not familiar with the neighborhood. Chair Wharton stated this is well timed in terms of the execution of all of the Summit Avenue corridor improvements that are being implemented. This will be an opportunity to integrate all of the efforts. Ms. Stringfield stated Fisher Park Neighborhood had contributed several thousand dollars to the Church Street side of the former landscaping.

Ms. Hodierne therefore moved that the Greensboro Historic Preservation Commission recommend supporting the beautification contract. Second by Mr. Carter. The Commission voted to approve 8-0. (Ayes: Chair Wharton, Arneke, Arnett, Lane, Hodierne, Stringfield, Carter, and Stanbeck. Nays: 0).