

**-DRAFT EXCERPT-  
GREENSBORO HISTORIC PRESERVATION COMMISSION  
PLAZA LEVEL CONFERENCE ROOM  
MELVIN MUNICIPAL BUILDING  
SEPTEMBER 28, 2016**

**MEMBERS PRESENT:** David Wharton, Chair; David Arneke; Ann Stringfield;  
Linda Lane; and Tracy Pratt.

**STAFF PRESENT:** Mike Cowhig, Stefan-Leih Geary and Hanna Cockburn, Planning Department.  
Also present was Terri Jones, Attorney for the Commission, and Andrew Kelly,  
City Attorney's Office.

Speakers were sworn as to their testimony in the following matters.

**APPROVAL OF ABSENCES:**

Mr. Cowhig stated that the absences of Ms. Graeber, Ms. Adams, Mr. Hoggard, and Mr. Smith were excused.

**APPROVAL OF MINUTES FROM THE AUGUST 31, 2016 REGULAR MEETING:**

Ms. Stringfield moved approval of the August 31, 2016 meeting minutes as amended, seconded by Mr. Pratt. The Commission voted 5-0 in favor of the motion. (Ayes: Wharton, Arneke, Stringfield, Lane, Pratt. Nays: None.)

Mr. Cowhig informed members that application #2000, a request for a Certificate of Appropriateness for property located at 201 East Hendrix Street, has been removed from the agenda.

**APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS (COA) PUBLIC HEARING:**

- (a) **Location: 708 Simpson Street**  
**Application Number 2002**  
**Applicant: Gregory Seifert**  
**Owner: Thomas Wear**  
**Date Application Received: 9-6-16**  
**(APPROVED WITH CONDITIONS)**

**PUBLIC HEARING ON PROPOSAL TO AWARD LANDSCAPE MAINTENANCE CONTRACT FOR THE CHARLES B. AYCOCK MUNICIPAL SERVICE DISTRICT (MSD):**  
**(FAVORABLE RECOMMENDATION)**

Ms. Geary stated that this is an overall landscaping rejuvenation project for the Aycock neighborhood. She described the four components of the project. **Area A** is a new installation area at the neighborhood brick sign that was installed a year ago. The intent was to have the sign landscaped quickly after it was initially constructed but with changes in legislation, there were some delays in moving forward until now. **Area B** involves the medians on Yanceyville Street. They plan to hold off doing an overall restoration; however, they will be planting some endcap landscaping beds at each of the medians. They are waiting to do an overall restoration due to the Summit Avenue Corridor and uncertainty about impacts from changes in turn lanes and intersections. The future goal is to completely overhaul the medians. **Area C** involves the landscaped area in front of Breedlove Radiator Company. The area will be spruced up, dying plants will be replaced, and then there will be a monthly maintenance contract for this area. **Area D** is the Max Thompson Pedestrian Bridge that will also be spruced up. Areas facing both the Aycock neighborhood side and the Fisher Park side

will be under a monthly landscaping contract. This contract will be for a two-year period and will be up to an amount of \$75,000 which allows for changes to the plans if additional mulch or plantings need to be purchased and installed.

Responding to questions from members, Ms. Geary explained that the \$75,000 will be spent over the course of two years. The amount includes the new installation in Area A and covers monthly maintenance on all of the areas.

Chair Wharton opened the Public Hearing.

Chair Wharton commented that this matter received very strong support from the Aycock neighborhood.

Ms. Geary stated that the landscaping effort is part of the neighborhood's MSD Plan that was adopted by City Council in June, 2016 and can be found under the goal of *Enhanced Neighborhood Gateways*.

This has been a longstanding type of MSD work in this neighborhood. The neighborhood has had a monthly maintenance contract for at least 15 to 20 years with a vendor in the community until last year. City Field Operations has been managing these areas during the transition from the expired contract until a new contract can be secured.

Chair Wharton noted that this proposal, as a part of the overall MSD plan, was discussed and approved without any dissent at a well-advertised neighborhood meeting.

There being no speakers from the audience, Chair Wharton closed the Public Hearing.

Mr. Arneke moved to recommend acceptance of this contract to City Council, seconded by Ms. Stringfield. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Wharton, Arneke, Stringfield, Lane, Pratt. Nays: None.)

**PUBLIC HEARING ON PROPOSAL TO AWARD DRAINAGE STUDY CONTRACT FOR THE CHARLES B. AYCOCK MUNICIPAL SERVICE DISTRICT:**  
**(FAVORABLE RECOMMENDATION)**

Ms. Geary explained that this proposal is for a drainage study to be conducted in the Aycock neighborhood.

James Steber, Stormwater Division Manager, was present to represent City staff. He has been working with the Aycock neighborhood for several years on drainage related issues. At the request of the neighborhood, it was determined that a study should be made on drainage problems throughout the neighborhood. Problems have been associated with public as well as private drainage systems and it has been difficult to determine who is responsible for the issues. He explained that this proposal represents the private side of the drainage system study because historically, the City only studies and maintains public drainage systems. The City is funding the public part of the drainage study and the neighborhood will fund the private drainage study. This proposal will facilitate a study to investigate historical private drainage related issues throughout the neighborhood. There are no records of the private drainage structure and this study would help determine the connectivity of the private drainage system to the public drainage infrastructure.

Ms. Geary commented that this effort was approved by the neighborhood. It was included in their strategic MSD Plan and falls under the goal of *Preserve Historic Architecture* as follows: *To partner with the City of Greensboro to conduct an engineering study on the drainage infrastructure in the neighborhood.* Staff felt that if water poses a threat or risk to historic structures, then this is something that would fall under the goals and objectives of Municipal Service District dollars.

Chair Wharton said that it is important to note this is not directed toward any particular properties; rather, the drainage issues are potentially neighborhood-wide problems. Many of the historic properties were built with terracotta drainage infrastructure to get water away from the houses that in the past one-hundred years have failed. Moisture is a significant preservation problem. The neighborhood feels that this is a legitimate way to spend MSD funds to preserve the historic structure of the neighborhood.

Mr. Steber explained the process and said that the Water Resources Department has an on-call list of engineering consultants. There are 10 prime consultants with 6 to 12 sub-consultants under each of the prime consultants. Bids were sent out to approximately 75 consultants and only one bid was received. The legal department advised that the single bidder was eligible for selection. The Water Resources Department and the neighborhood have already approved the selection of the consultant.

At the request of Ms. Lane, Chair Wharton provided an overview of MSD districts and funds.

Chair Wharton opened the Public Hearing.

Mindy Zachary, 604 Summit Avenue, spoke in support of the proposal. She said the bulk of private drainage issues have to do with alleys that were designed as part of the plat throughout the neighborhood. When the neighborhood was laid out and constructed, storm drain lines were installed in the alleys connecting them together all the way down to Muddy Creek. In addition, the neighborhood association bylaws state that they are supposed to be taking care of the alleys and neighborhood infrastructure, and this proposal addresses that objective.

There being no other speakers, Chair Wharton closed the Public Hearing.

Mr. Arneke moved to recommend acceptance of this contract to City Council, seconded by Mr. Pratt. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Wharton, Arneke, Stringfield, Lane, Pratt. Nays: None.)

**ITEMS FROM COMMISSION CHAIRMAN:**

**ITEMS FROM PLANNING DEPARTMENT:**

**SPEAKERS FROM THE AUDIENCE:**

None.

**ADJOURNMENT:**

There being no further discussions before the Commission, the meeting was adjourned at 5:01 p.m.

Respectfully submitted,

Mike Cowhig, Executive Secretary  
Greensboro Historic Preservation Commission

MC:sm/jd