

**GREENSBORO HISTORIC
PRESERVATION COMMISSION
PLAZA LEVEL CONFERENCE ROOM
MELVIN MUNICIPAL BUILDING
MAY 31, 2017**

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

STAFF PRESENT: Mike Cowhig, Stefan-Leih Geary and Hanna Cockburn - Planning Department. Also present was Terri Jones, Attorney for the Commission.

Chair Wharton asked if there were any adjustments or changes to the items on the agenda.

Mike Cowhig stated that Item F, 321 S. Tate Street has been withdrawn from the agenda, and Item D, 807 Simpson Street, has also been withdrawn from the agenda.

Chair Wharton explained the policies and procedures of the Greensboro Historic Preservation Commission.

All speakers were sworn as to their testimony in the following matters.

Chair Wharton asked if any of the Commissioners had any discussions concerning the Items on the Agenda that would have an impact of making their decisions related to the applications and Commissioners responded they had discussions, but do not feel that there would be any impact on their decision-making..

1. APPROVAL OF ABSENCES:

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

2. APPROVAL OF MINUTES FROM THE April 26, 2017 REGULAR MEETING:

Ms. Lane pointed out some corrections to the April minutes as follows: Page 3 and 4, name on the list should be Maurice Schwartz instead of Reese. On page 9, last paragraph, the name should be David, Hemm, instead of Gannon.

Ms. Lane moved approval of the April, 2017 meeting minutes as corrected, seconded by Ms. Stringfield. The Commission voted 6-0 in favor of the motion. (Ayes: Wharton, Pratt, Stringfield, Adams, Lane, Arneke. Nays: None.)

Chair Wharton explained the procedures followed by the Commission for each case heard.

3. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS (COA) PUBLIC HEARING:

- (a) Location: 803 Magnolia Street
Application Number 2057
Applicant: Roger Seel
Owner: same
Date Application Received: 4-20-17
(APPROVED WITHOUT CONDITIONS)

Description of Work:

Demolition of shed/garage and construction of new garage.

Staff Recommendation:

Based on information contained in the application the staff recommends in favor of granting this Certificate of Appropriateness. In the staff's opinion the demolition of the shed and construction of a new garage is not incongruous with the *Historic District Design Guidelines—Demolition (page 73) and Accessory Structures and Garages (pages 35-37)*, for the following reasons:

Fact:

The shed is a contributing structure in the Fisher Park National Register Historic District. However, it is in poor structural condition and would be difficult and expensive to rehabilitate.

Fact:

The design of the new garage is taken from the historic garage. Board-and-batten siding and other materials used in the construction of the historic garage will be used. It will be in the same location but constructed to meet present day setback requirements.

Guidelines pg. 73

The demolition or removal of any structure in a Historic District requires a Certificate of Appropriateness. The commission may not deny an application for demolition, but it may delay the effective date of the Certificate for up to 365 days in the case of a structure that contributes to the character of the Historic District. Since the action cannot be reversed, the decision to demolish an historic structure should be carefully considered, and all alternatives to demolition should be explored.

Guidelines 36

2. Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.

3. Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.

4. New garages and Accessory buildings should be located in rear yards and not past the centerline of the house.

In Support:

Roger Seel, 803 Magnolia Street
Cheryl Pratt, Fisher Park Neighborhood Association

In Opposition:

None.

Discussion and Summary:

Speaking in support of the application was Roger Seel, the applicant and homeowner, 803 Magnolia Street, stated that there is a 4' setback because the roof will extend 1' beyond the wall. They will be in compliance with the current ordinance.

Cheryl Pratt, 910 Magnolia Street, representing the Fisher Park Neighborhood Association. The Board voted unanimously to support this application.

There was no one else present to speak on this application.

Finding of Fact:

Ms. Stringfield moved that based upon the facts presented in application number 2057 and the public hearing the Greensboro Historic Preservation Commission finds that the proposed project is congruous with the *Historic District Program Manual and Design Guidelines* and that the guidelines for demolition on Page 73 and the guidelines for garages 2 through 4 on page 36 under the guidelines for new construction 1 through 3 on page 80, are acceptable as findings of fact. The motion was seconded by Mr. Arneke. The Commission voted 6-0 in favor of the motion.
(Ayes: Wharton, Pratt, Stringfield, Adams, Lane, Arneke. Nays: None.)

Motion:

Therefore, Mr. Hoggard moved that the Greensboro Historic Preservation Commission approves application number 2057 and grants a Certificate of Appropriateness to Roger Seel for work at 803 Magnolia Street. The motion was seconded Ms. Lane. The Commission voted 6-0 in favor of the motion. (Ayes: Wharton, Pratt, Stringfield, Adams, Lane, Arneke. Nays: None.)

(b) Location: 1006 Yanceyville Street
Application Number 2069
Applicant: Shawn Patch
Owner: Same
Date Application Received: 5-8-17
(APPROVED WITHOUT CONDITIONS)

Description of Work:

Repair front porch and replace porch railings.

Staff Recommendation:

Based on information contained in the application the staff recommends in favor of granting this Certificate of Appropriateness. In the staff's opinion the proposed work will not be incongruous with the *Historic District Design Guidelines—Porches, Entrances and Balconies* (page 62-66) for the following reasons:

Fact:

This house is outside of the National Register Historic District. When it was built it was on Percy Street. It lost its association with the historic district when Yanceyville Street was built. It has been converted to office use.

Fact:

The front porch was damaged during a storm and generally not in good condition. The new owners plan to repair the front porch foundation, the damage at the eaves, and replace the deteriorated flooring, ceiling and railings. Because this is a business use, the new railing are required by Code to be 42" high.

Fact:

The rooftop railing is not original but the porch railing appears to be original to the house. The original porch railing is not beyond repair. However, it does not meet Code for a business use. The extra height will not be as conspicuous in this case because this house is situated on a major thoroughfare.

Guidelines (page 64)

2. Preserve and maintain historic materials and features of historic porches such as tongue-and-groove flooring, beaded board ceiling boards, trim, railings, lattice, entablatures, columns, steps, balustrades, brackets, soffits, fascia boards, and decorative trim. If a porch element or detail is deteriorated and requires replacement, replace only the deteriorated element to match the original in material, size, scale, texture and detail. It is not appropriate to replace deteriorated porch elements with incompatible materials, such as metal supports and railings for wooden columns and rails, or concrete for wooden steps.

In Support:

Shawn Patch, 1006 Yanceyville Street
Mindy Zachary, 604 Summit Avenue

In Opposition:

None.

Discussion and Summary:

Mr. Cowhig explained that the house is outside of the Summit Avenue National Register Historic District and this has some significance. At one point in its history, it was addressed on Percy Street, but Yanceyville Street was cut through the neighborhood and left this property removed from the main body of the Historic District, so it lost some of the physical association with the district. It has been used as an office for a very long time and fallen into disrepair. The new owners want to repair it and use it for office use again.

Shawn Patch, 107 Cypress Street, the owner, stated that his company purchased the building and they are planning to move their office to this location. They need to replace the railings but they have insurance liabilities and safety concern about people using the 2nd floor balcony and they want to make sure the railing meet Code and are safe. They will be more than happy to donate the 1st floor materials to Architectural Salvage. In regard to questions about the steps, the concrete steps have sunken backward to the house and need to be re-set as part of the foundation repair. Metal railing are the suggested material for the railing. There is also a handicap ramp on the side that will be repair and replaced. They plan to remove the vinyl siding and bring it back to the original wood. Mindy Zachary, 604 Summit Avenue, stated the Dunleith Neighborhood Association unanimously supports the application.

There was no one present to speak in opposition to the request.

Finding of Fact:

Ms. Lane moved that based upon the facts presented in application number 2069 and the public hearing the Greensboro Historic Preservation Commission finds that the proposed project is congruous with the *Historic District Program Manual and Design Guidelines* and that staff comments in guidelines on page 64, number 2, are acceptable as finding of fact. The motion was seconded by Mr. Arneke. The Commission voted 5-0 in favor of the motion. (Ayes: Wharton, Pratt, Stringfield, Lane, Adams, Arneke. Nays: None.)

Motion:

Therefore, Ms. Lane moved that the Greensboro Historic Preservation Commission approves application number 2069 and grants a Certificate of Appropriateness to Shawn Patch, for work at 1006 Yanceyville Street with no conditions. The motion was seconded by Mr. Pratt. The Commission voted 6-0 in favor of the motion. (Ayes: Wharton, Hoggard, Stringfield, Lane, Smith. Nays: None.)

(c) Location: 811 Cypress Street (Aycok Middle School)**Application Number 2070****Applicant: Stuart Johnson, Assistant Principal****Owner: Guilford County Schools****Date Application Received: 5-19-17****(APPROVED WITHOUT CONDITION)****Description of Work:**

Construct outdoor classroom.

Staff Recommendation:

Based on information contained in the application the staff recommends in favor of granting this Certificate of Appropriateness. In the staff's opinion the proposed work will not be incongruous with the *Historic District Design Guidelines—Roofs (page 51-54)*, for the following reasons:

Fact:

The outdoor classroom is needed for the school to fulfill its educational mission. The "Classroom" will consist of a podium and wood benches in a semi-circular arrangement. It should be an attractive addition to the campus and have little impact on the character of the historic school building or the historic district.

Guidelines (page 9)

When interpreting the Historic District Design Guidelines for their applicability to commercial and institutional properties there are two factors that must be considered when reviewing an application. 1) The functional needs of the commercial or institutional property owner must be considered. The property owner should be allowed to use the property in the manner needed, as long as it maintains the character of the Historic District. 2) The architecture of the building should be valued and preserved in its own right, and any changes should respect the original contributing building on the property. Modifications that are consistent with the architectural style of the building are appropriate when required to meet a functional need. Often a balance between function and architectural appropriateness must be struck in order to meet the objectives of both the property owner and the intent of the guidelines.

In Support:

Stuart Johnson, Assistant Principal
Mindy Zachary, 604 Summit Avenue

In Opposition:

None.

Discussion and Summary:

Mr. Cowhig said that this application is for an Eagle Scout project to construct an outdoor classroom on the campus that will consist of a podium and benches in a semi-circular fashion. A drawing was presented for review. It is felt that this addition will be an attractive addition to the campus and have little impact on the character of the historic school or the historic district. There are no guidelines for projects like this so the Commission is referred to guideline language to the guidelines and there is a section that was added to deal with institutional property within a historic district because of the

special needs that they have. "When interpreting the historic district guide design guidelines for their applicability to commercial and institutional properties, there are factors that must be considered when reviewing an application: 1) the function needs of commercial or institutional property owners must be considered. The property owner should be allowed to use the property in the manner needed as long as it maintains the character of the historic district. 2) The architecture of the building should be valued and preserved in its own right and any changes should reflect the original contributing building on the property." Staff feels that this outdoor classroom project is needed for the school to fulfill its educational mission and it meets the guidelines for institutional properties. Guilford County Schools has reviewed the project plan and supports it.

Speaking in support of this application was Stuart Johnson, Assistant Principal of Aycock Middle School. He stated that GCs is in support of the project and the rest of the Administrative team is also in support of the project. It will enhance the educational experience of the students. He acknowledges Andrew Cogman, one of the Scouts who will be working on the project.

Mindy Zachary, 604 Summit Avenue. The Dunleith Neighborhood Association supports this project, unanimously. This is a lovely spot that is currently underutilized and they think it will be a perfect place for an outdoor classroom. It was suggested that Greensboro Beautiful may be able to help on the project in terms of recyclable materials for the benches so they may last longer. Perhaps the City Arborist may want to get involved to make sure the tree roots are not damaged or disturbed.

Finding of Fact:

Mr. Arneke moved that based upon the facts presented in application number 2070 and the public hearing the Greensboro Historic Preservation Commission finds that the proposed project is not incongruous with the *Historic District Program Manual and Design Guidelines* and that the staff comments as submitted and *Guidelines on page 9* are applicable and are acceptable as finding of fact. The motion was seconded by Ms. Stringfield. The Commission voted 5-0 in favor of the motion. (Ayes: Wharton, Pratt, Arneke, Stringfield, Lane. Nays: None.)

Motion:

Therefore, Mr. Arneke moved that the Greensboro Historic Preservation Commission approves application number 2070 and grants a Certificate of Appropriateness to Stuart Johnson for work at 811 Cypress Street without conditions. The motion was seconded by Ms. Stringfield. The Commission voted 6-0 in favor of the motion. (Ayes: Wharton, Adams, Arneke, Stringfield, Lane, Pratt. Nays: None.)

(c) **Location: 609 S. Mendenhall Street**
Application Number 2068
Applicant: Arlen Nicholls
Owner: College Hill Neighborhood Association
Date Application Received: 5-15-17
(APPROVED WITH CONDITIONS)

Description of Work:

Construction of new house.

Staff Recommendation:

Based on information contained in the application the staff recommends in favor of granting this Certificate of Appropriateness. In the staff's opinion the proposed work will not be incongruous with the *Historic District Design Guidelines—New Construction (pages 77-80)*, for the following reasons:

Fact:

The proposed house has many of the design characteristics of craftsman style houses in the neighborhood; front porch, wide roof overhangs, lap siding with shingles in the gable ends, a shingled dormer, wide window and door casings, etc. The height, setback, spacing, orientation, roof form, massing and fenestration are similar to other houses on the street.

Guidelines (page 80)

1. Site new buildings so that the setback, spacing and orientation to the street are consistent with historic buildings within the district.
2. New construction should have a similar height and width of existing buildings within a block or street.
3. Relate the roof form, pitch, and overhang of new construction buildings to historic roofs within the district within the district.
4. Design the spacing, pattern, proportion, size, and detailing of windows, doors, and vents to be compatible with existing historic examples within the district.
5. Incorporate architectural elements and details that provide human scale to proposed new buildings. Design new buildings using exterior materials typical of historic buildings in the districts including brick, wood, stucco, and stone. Materials such as steel, cast stone, fiber cement, and concrete are appropriate for new construction if they are used in a manner compatible with construction techniques and finishes used for historic buildings in the district. It is not appropriate to substitute vinyl or aluminum siding in place of traditional materials typical of the district.
6. Incorporate existing large trees and historic landscape features, such as retaining walls and gardens, into the proposed site plan. During construction protect trees and site features to be retained by temporary fencing, and do not disturb or contaminate the soil or store construction materials within the root zone of trees to be saved.

Guidelines (page 4)

The commission may balance the cost of a project against the degree of impact the change (that would be engendered by such project if completed) will have on the district, as long as the project meets the intent of the guidelines.

Conditions:

The applicants will work with City staff regarding any trees that need to be removed for construction; and the applicants work with staff to find the most appropriate windows, doors and soffits and staff to approve the final decisions on appropriate materials.

In Support:

Arlen Nicholls, realtor
Gary Silverstein, builder
Dan Curry, 305 S. Mendenhall Street
Melody Bassett, 850 Spring Garden Street
Jessie Arnette, 3004 Stratford Drive

In Opposition:

None.

Discussion and Summary:

Mike Cowhig stated that the applicant wishes to build a new house on the property. Arlen Nicholls is the real estate agent for the people wishing to build the new house. Slides of the property were shown for review. Elevations drawings and site plan were also reviewed. There is a warehouse building located behind the property. The house immediately south of the property is a Queen Anne cottage style house and directly across the street is a Craftsman bungalow with very common gable front look and front porch. Next to that is a two-story Craftsman and in the neighborhood is an interesting mixture of houses from the 1900s. The lots in this area are very small. Staff feels that the design principles are met for height, setback, spacing, the orientation, the roof form, the massing and fenestration is all very similar to other structures in the neighborhood and captures the spirit and sense of place for College Hill. Staff also feels that some of the finer details and materials are things that help strengthen the relationship of a new building to the surrounding historic buildings. Staff recommends materials that are compatible with the historic district. There are composite windows that are more expensive but can be painted so composite materials for porch flooring and ceilings and those kinds of things would be a better choice in terms of being as compatible with the neighborhood as possible. The siding and trim boards will be made of fiber cement.

Arlen Nicholls, real estate agent for the proposed owners, 216 S. Mendenhall Street, stated that she is a resident of College Hill and a member of the Board, today she is present in the capacity as a realtor representing Jane and Richard Green. They wish to construct a home that will complement the historic district and add value to the neighborhood. They are retirement age and on a fixed income and the proposed project is within their budget. Their goal is to work in a good faith effort to build as nice a home that is close in keeping to what the guidelines call for. There are some restrictions in regard to costs and budget. They are asking for a slab built foundation and they have been very careful to modify the elevation so it would not be readily noticeable.

Gary Silverstein, the builder, Silverstein Construction, 7917 Windspray Drive, Summerfield, NC, stated that he is the contractor for this project and in response to question, stated that there will be a brick foundation with a slab on-grade so from the exterior, it would appear to be a brick foundation very much like the other homes in the neighborhood. There is a change in grade on the property, so the foundation will show more brick work on the left side to follow the grade. The elevations have not been shot yet but the grade does run lower toward the street. The fiber cement material will be used.

Dan Curry, 305 S. Mendenhall Street, stated that the Neighborhood Association unanimously supports the request. This lot was acquired many years ago through a donation and they are looking forward to having a productive solution that puts this lot back on the tax rolls and becomes a benefit, visually, to the neighborhood. They appreciate the team that put this project plan together and feel that this plan addresses the elements regarding the vinyl windows. Alternative window materials are being used in other historic districts. They would ask that if there is an opportunity to make an additional statement in the guidelines concerning fiber cement siding being an acceptable alternative material and have a statement similar to that for vinyl windows, exclusively on new construction.

Melody Bassett, 850 Spring Garden Street, stated that she is neither in support or against the application. She has questions about the parking arrangements for this property. She also would like to know how long the construction of the house will take. The last ten years in the neighborhood have been a nightmare and she hopes this will be a very speedy construction project. She is also worried about the elevation of the windows in relation to the house next door, will the windows be looking into each other on both sides? This is a very small lot and the houses will be close together.

Arlen Nicholls returned to the podium and stated that in response to Ms. Bassett's questions, there is a public alleyway that would allow access and would be to the north of the house and connects to the adjacent property, so this is used by the current homeowners for parking. They have also looked at obtaining the stickers so the homeowners can park on the street. It is her understanding that there is no paintable PVC that would be involved in this project. With regard to the windows elevations, she does not feel that is going to be an issue for this particular home.

Jessie Arnette, 3024 Stratford Drive, stated that he is with White Oak Residential Design and in regard to the windows of the proposed house, it would not be a condition that is any different than what is found in any of the other neighborhoods that have narrow lots. The grade change will also help that situation because on the south side of the house, the neighbor's house actually has a retaining wall that is probably 3 feet tall along the property line.

Gary Silverstein returned to the podium and stated that this project should only take about six months to complete. The windows will have a wide casing profile which would be typical for an older Craftsman style home. In regard to the trees that will have to be removed there are some stumps and overgrowth on the lot and there will have to be some site prep. At this time, he is unsure of how many trees will be removed.

Arlen Nicholls returned to the podium and stated that they understand the importance of the trees within the neighborhood. They will try and protect and retain as many of the trees as possible.

Mr. Pratt stated that he has concerns about the use of vinyl for the soffits and does not feel that if it is not installed properly it can look very bad. He would prefer not to see any vinyl. Ms. Stringfield stated that this is a lovely project but she is also concerned about the use of vinyl. Mr. Wharton stated that he has the same concerns about the use of vinyl. Mr. Arneke thanked the applicants for their responses to the concerns raised by the sub-committee. He is persuaded by the Presbyterian house and the use of the PVC windows that were installed on that house. He asked if it would be appropriate to have a condition to have staff work with the applicants to see if they can identify the PVC soffit material to make sure it is compatible or if there are alternatives that are affordable and practical.

Finding of Fact:

Mr. Arneke moved that based upon the facts presented in application number 2068 and the public hearing the Greensboro Historic Preservation Commission finds that the proposed project is not incongruous with the *Historic District Program Manual and Design Guidelines* and that the staff comments as submitted and guidelines on pages 80 for New Construction, 1 through 5, are acceptable as finding of fact. The motion was seconded by Ms. Lane. The Commission voted 4-2 in favor of the motion. (Ayes: Wharton, Adams, Lane, Arneke. Nays: Pratt and Stringfield.)

In response to questions, Mr. Silverstein stated that the porch floor will be concrete as there are many examples of this use in the neighborhood.

Motion:

Therefore, Mr. Arneke moved that the Greensboro Historic Preservation Commission approves application number 2068 and grants a Certificate of Appropriateness to Arlen Nicholls for work at 609 S. Mendenhall Street with the following conditions: The applicants will work with City staff regarding any trees that need to be removed for construction; and the applicants work with staff to find the most appropriate windows, doors and soffits and staff to approve the final decisions on appropriate materials. The motion was seconded by Ms. Lane. The Commission voted 5-1 in favor of the motion. (Ayes: Wharton, Pratt, Adams, Lane, Arneke. Nays: Stringfield.)

**4. REVIEW AND RECOMMENDATION: REQUEST TO CHANGE NAME OF CHARLES B. AYCOCK HISTORIC DISTRICT TO DUNLEITH HISTORIC DISTRICT.
(RECOMMENDED)**

Stephen-Leigh Geary stated that Aycock Middle School has petitioned to change the name and part of the long, on-going conversation has been the association with Charles B. Aycock. The name change of the middle school, which is also the name-sake for the neighborhood, that became the point at which neighborhood did extensive research to help determine what an appropriate new name

for this historic district would be and why it would be associated with the actual history of the neighborhood. The school and the land are located on property that was originally part of the Dunleith Estate and staff feels that is an appropriate choice. If the name change is adopted by City Council it will require text amendments that were presented to the Commission members for review. The Commission would make a recommendation to the Planning Board and they would review both the change and name to the district and also the text amendment to the Development Ordinance and make their recommendations to be forwarded to City Council for their July 18, 2017 meeting. City Council has final authority over adopting a Resolution for the name change and the text amendment. It will also be forwarded to the State Historic Preservation Office for documentation.

Chair Wharton asked if there was anyone wishing to speak on this matter and no one came forward.

Mr. Arneke moved to recommend approval of the name change to City Council, seconded by Ms. Stringfield. The Commission voted unanimously 5-1 in favor of the motion. (Ayes: Wharton, Arneke, Stringfield, Lane, Adams. Nays: Pratt.) **(RECOMMENDED)**

5. REVIEW AND RECOMMENDATION: REZONING APPLICATION, 424 FISHER PARK CIRCLE, FROM R-5 (Residential Single Family) TO CD-RM-8 (Conditional District Residential Multi-Family) (RECOMMENDED)

Mr. Cowhig said that at the last meeting the Commission approved a Certificate of Appropriateness to demolish the building located at 4242 Fisher Park Circle in the Fisher Park Historic District in order for the owners to construct six (6) townhouse units on the property. This will require a rezoning of the property and the process to be followed is presentation to the HPC for review and recommendation. Presentation was made at the last meeting and there are many apartments within the neighborhood. Multifamily units would be consistent with the goals of the Historic District.

Chair Wharton asked if there was anyone wishing to speak on this matter.

Debbie Aberman, 304 St. Lauren Drive, stated that she is the Manager of Zion Holdings, LLC and they are developing the property. She is available to answer questions, if there are any. She explained their plans for the property and the buildings they plan to have constructed. They have notified several of the neighbors about their plans and they have not received any negative comments.

Cheryl Pratt, 910 Magnolia, representing the Fisher Park Neighborhood Association Board, and stated that they support the request.

Ms. Stringfield moved that the HPC recommend this rezoning request for 424 Fisher Park Circle as submitted by staff, seconded by Mr. Arneke. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Wharton, Adams, Pratt, Stringfield, Lane, Arneke. Nays: None.)

ITEMS FROM COMMISSION CHAIR:

Chair Wharton stated that he had no items for discussion at this time.

ITEMS FROM PLANNING DEPARTMENT:

Stefan-Leih informed members that there will be a Commission Training Session in Sanford, scheduled for August 16. Information will be sent to Commissioner members by e-mail and anyone interested in attending can respond.

Mike Cowhig stated that there has been a lot of discussion about alternative materials that are appropriate for an historic district during construction, renovation and rehabilitation. Staff is going to be in Raleigh on June 16th to hear more about this so this information will be discussed at a later date.

SPEAKERS FROM THE AUDIENCE:

None.

ADJOURNMENT:

There being no further discussions before the Commission, the meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Mike Cowhig, Executive Secretary
Greensboro Historic Preservation Commission

MC:jd