

Charles B. Aycock Neighborhood Association
Minutes of Board of Directors Meeting
June 24, 2013

Present: Linda Fusco, Sara Farnsworth, Shawn Wriede, Christina Cantrell, Mindy Zachary, Joe Kilpatrick

Absent: Jon Mitchell, Bert VanderVeen, Betsey Baun, Khalil Perilstein

Guests: Sgt. Larry. Patterson and Lt. Kevin Moore of GPD, Bob Coltun, Dr. Tammy Artis, Matthew Thomas

The regular meeting of the Board of Directors was held on June 24, 2013 at Sternberger Artist Center, 712 Summit Ave. Meeting was called to order at 6:35 pm by President Linda Fusco. Secretary Sara Farnsworth was in attendance to take the minutes.

- 1. Board Membership:** Board members voted to appoint Joe Kilpatrick as a regular board member (rather than alternate), to replace David Wharton, who officially resigned via email to board members.
- 2. Community Resource Officer Report:** Sergeant Patterson reported on six area crime incidents between 5/20/2013 and 6/24/2013, including a break-in which occurred at Aycock Middle School's gym, with a mess made but nothing stolen. A scooter was stolen on 6/4/2013 from the 700 block of Chestnut.
- 3. Welcome of New Property Owners:** Board members welcomed Dr. Tammy Artis, who purchased a dental practice at 706 Summit Avenue, and Matt Thomas, who purchased the home at 600 Summit Ave. New property owners were given advice about historic district guidelines.
- 4. Secretary's Report: Minutes from the May 20, 2013 board meeting were reviewed and approved. ACTION ITEM for Shawn Wriede: Post approved minutes to the website.**
- 5. Treasurer's Report:** Christina Cantrell distributed the monthly Treasury Report, which showed a balance of 8,448.22 with \$4,063.77 in escrow accounts. \$1000 is being held in escrow for the 2013 Building Stronger Neighborhoods grant for the use of Zora Medor. Esther Maltby was commended for her stewardship of the Dunleith Community Garden using donated funds.

Christina presented options for handling the \$3000 fee paid by the city to the association for marketing the property at 711 Park Avenue several years ago. The funds have been in escrow since June 2006, specifically designated to be used for property rehabilitation, but without guidelines ever set up for the use of the money. Christina presented options for these funds: 1) Leave the money in the separate fund, continuing to await a possible future revival of the idea of a revolving fund for property rehabilitation. 2) Use it for an undetermined neighborhood project which does not fall under MSD funding guidelines. 3) Revert the money to the Neighborhood Association's general fund. We could go to probate

court to seek a change in the designated use of the funds, but in the interest of transparency, Christina would like to send an email to the neighborhood listserv to explain the situation and seek input on options. Board members decided to table action on this issue for now, because it is possible that these funds could come into play in a potential rehabilitation of the 740 Chestnut St. property.

- 6. Community Development:** Betsey Baun was absent. Linda Fusco and Shawn Wriede confirmed the correct list of eight locations/intersections for placement of sign toppers. They are:

1. Charter & Fifth
2. Cypress & Sullivan
3. Chestnut & Leftwich
4. Chestnut & Heritage
5. Percy & Fifth
6. Percy & Cypress
7. Percy & Brandon
8. Percy & Park

Stefan-leih Geary reported on the project for the neighborhood sign at Aycock Middle School. It will most likely be put out for bid the week of July 8th so that she can be available to answer questions. The element of the specialty brick replication has become a complex task and will be coordinated by the contractor/mason.

- 7. Community Watch:** Joe Kilpatrick has begun attending meetings hosted by the city for neighborhood representatives at which crime statistics in the city's neighborhoods are outlined. Joe has found that our crime rate is not unique in the city, though in some specific areas it is higher, such as for car break-ins, which spiked last summer. Joe and board members discussed potential methods for making the neighborhood aware of crime prevention strategies.

Joe reported that he has communicated with the individual on Chestnut Street whose scooter was recently stolen.

- 8. Newsletter:** Linda reported that the delivery schedule has been sent around, and routes have been reassigned as needed. Christina reported **completion of her ACTION ITEM** to write an article for the next newsletter to emphasize the fact that the newsletter printing is provided without cost to the neighborhood and thank Mike McQuaid and his company for their generosity.

- 9. Technology -** Shawn Wriede reported that he has a pending **ACTION ITEM** to **update the calendar with the correct new location for neighborhood board meetings.**

- 10. Welcoming:** Linda plans to deliver baskets to new property owners Matt and Tammy.

- 11. Alleyway Issues/Cultural Landscapes Committee:** The Alleyway Issues Committee has been renamed as the Cultural Landscapes Committee. Stefan-leih Geary has identified

Glenn Stach, a highly recommended preservation landscape architect, to potentially perform a Cultural Landscape Historic Report for the neighborhood. At the federal level, historic preservation has come to be designated as encompassing "historic properties" rather than "historic structures" - a great deal more than just the houses, and also more than just alleys. Our clearly delineated alleys may make us unique in the city and may be an important historical feature of our neighborhood, but alleys are just a piece of the historic fabric of the neighborhood. The next step for the neighborhood is for the board to get an idea of what the cost would be and whether this project is something we would want to pursue. Glenn Stach plans to come to visit the neighborhood, describe the scope of the work he would do, and give a cost estimate to the board (not to the city). Stefan-leih Geary is working on the process from the city's standpoint to have Stach considered a sole source provider with a unique skill set instead of having to send the project out for bids. Glenn Stach was recommended by Jeff Adelson of the state Historic Preservation office, and is reported to be excited about the potential project.

12. Old Business

a) Pending Action Items:

- i. Pending **ACTION ITEM** for **Betsey Baun: Submit sign topper application when you're back in town, using 8 revised locations verified by Christina/Shawn/Linda.**
- ii. Pending **ACTION ITEM** for **Joe Kilpatrick: Email listserv with new crime mapping website.**
- iii. Pending **ACTION ITEM** for **Mindy Zachary - Contact appropriate city official about granite curb replacement.**

b) Trash Cans/Vote on MSD-funded Project: Linda reported that she, Shawn, Stefan-leih, and two other city officials went around the neighborhood with Stefan-leih and two other city officials. They proposed that we modify the plan to put one can at Sternberger Park, two at the Leftwich tunnel area (one by the tunnel and one by the Dog-i-pot station), and only one rather than two at the Max Thompson Bridge - just on the Aycock side of the bridge. The plan includes putting an Aycock neighborhood logo on the trash cans. The plan has also evolved to include some landscaping around the trash cans. Estimates for landscaping were received from Dunlap and Great Atlantic. Dunlap estimates were \$603 for the tunnel area and \$2675 for the bridge area, including a bench. Great Atlantic's estimate was for \$765 near the tunnel and \$1985 for the bridge. Dunlap already maintains the bridge area, and Great Atlantic maintains the Breedlove area near the bridge. **Motion to award Great Atlantic the contract for the tunnel-area planting and Dunlap the contract for the bridge-area planting was unanimously approved.**

c) Tree Inventory Program: Stefan-leih Geary reported that the College Hill neighborhood is planning to embark on a tree inventory as a result of concern about tree preservation in the wake of Duke Energy's tree trimming controversy. College

Hill is utilizing William Lock and Associates, one of the best arborists in Greensboro. Geary suggested that we streamline the process for a tree inventory of our own by tagging on to College Hill's inventory. She is still waiting to obtain estimates for the Aycock portion of the tree inventory. We should be able to do a contract amendment to attach Aycock to College Hill's contract, with College Hill's tree inventory occurring in the summer and ours in the fall. The tree inventory would also include a provision for an ongoing maintenance of the tree inventory.

d) 740 Chestnut Street: Linda Fusco reported on the findings thus far of the 740 Chestnut Street Task Force:

- i. We are still waiting for a definitive answer as to whether MSD funds could be used for restoration, but city official Mike Williams thought that using MSD funds for demolition would be possible.
- ii. Carl Myatt, an architect and Fisher Park resident who has been involved in the property with Children's Home Society, and his contractor Jack Sharp, provided initial estimated costs for various possibilities:
 1. Demolition: \$45,000 including \$20,000 removing all the buildings, \$16,000 abatement, then balance for removal of paving, buried tanks, and other subsurface items.
 2. Restoration: \$375,000-400,000, based on removing old 1960s brick buildings, abatement, new grading/landscaping, leaving the original two-story house and the one story piece at the rear left that has siding. The main house would be gutted/restored with a bathroom on each floor. There would be some design fee included in the cost range.
 3. Replacement: \$190,000-\$220,000 for a new, not plush, 2,000 SF house.
- iii. Beverly Kehayes, neighborhood realtor, thinks the property could be marketed for \$99,000 or less "as-is".
- iv. Benjamin Briggs of Preservation Greensboro Inc. expressed willingness to take over the project if we sign the property over to PGI. They would add deed restrictions to the property, rezone it back to single family, market it looking for the right investor to restore it, and sell it (sometimes for a small profit). They have saved several houses using this method, including one in Fisher Park featured recently in *O.Henry* magazine.

13. Historic Preservation (COA): Linda Fusco reported that there is one COA application for consideration this month.

- a) **COA Application #1657 for 509 Park Avenue:** Board members considered the application for general renovation of house including enclosing back porch and

adding new back porch, enlarging rear dormer, and replacing front porch railing.
**The board voted unanimously to support the COA, with current Historic
Preservation Commission member abstaining.**

Meeting Adjourned: 8:20 pm