

Guilford County Historic Preservation Commission

Regular Public Meeting

February 21, 2023

Carolyn Q. Coleman Conference Room, 1st Floor,

Guilford County Courthouse

301 W. Market St., Greensboro, NC

\*\*Tour of Mebane House 3:30-5:30 p.m. at 3247 Alamance Church Rd, Julian, NC 27283\*\*

AGENDA

**A. Call to Order**

Chair Briggs called the meeting to order at 6:00 p.m.

**B. Roll Call**

The following members were in attendance:

Briggs, Payne, Chaney, Hammond, Horth, Millsaps (6)

Chair Briggs welcomed a guest, Greg Berg, to the meeting. He then announced the policies and procedures followed by the Guilford County Historic Preservation Commission.

**C. Agenda Amendments**

None

**D. Approval of January 17, 2023, Minutes**

Several edits were made to the January minutes: 1) Pg. 8 the paragraph beginning, "Mr. Dowell pointed out..." halfway down in that paragraph, the location of the Thomas-Martin house is actually Greensboro, NC. 2) Pg.9 "Chair Briggs pointed out..." the correct word is "historical" and not "extracortical". 3) Pg. 7 end of first paragraph should read, "that if it was never there".

Ms. Payne moved approval of the minutes as corrected, seconded by Ms. Chaney. The Commission voted unanimously 6-0, in favor of the motion. (Ayes: Briggs, Payne, Chaney, Hammond, Horth, Millsaps. Nays: None.)

**E. Old Business:**

None.

**F. New Business:****Public Hearing Item:**

1. Recommendation of local Historic Landmark Designation for the Mebane House, located at 3247 Alamance Church Rd, Julian, NC 27283. **(CONTINUED TO NEXT AVAILABLE MEETING)**

Kaye Graybeal provided the following information concerning the Mebane House, 3247 Alamance Church Road, Julian, NC. The William Mebane House, originally constructed in c. 1818, is one of few remaining early 19th century properties in Guilford County. The house is locally significant for its Federal style architecture. During the 1 Civil War, the structure reportedly served as a residence, tavern, and post office. The oldest section of the house was constructed with logs and designed in the hall-parlor plan, a ubiquitous form in North Carolina from the 1800s into the 1840s. A later, frame construction addition on the east elevation converted the form to a center-hall plan. The period of significance is the home's c. 1818 construction date.

No known archaeological features are present at this time. Integrity Statement • Location: The William Mebane House remains in its original location. • Design: The log and frame traditional vernacular design has been retained. The current property owners have taken great care to preserve period-appropriate design features. In 1997, a rear addition was added to the property to accommodate a larger kitchen, dining room, living room, and upstairs main bedroom, laundry room, linen closet, and full bathroom. The addition is differentiated from the main house because it is shingle-clad. The historic log and frame portion of the house is clad in period-appropriate weatherboard siding. • Setting: The rural setting on 30.19 acres has been retained. There has been little to no development in the surrounding area. Changes to the landscape on the parcel itself include a rental house that was constructed c. 1970 to the east of the main house. Over the years, several of the original outbuildings have deteriorated over time and many are now gone. Only a historic tobacco barn remains, which was updated for tractor parking in 2015. A man-made, 3-acre, spring-fed pond was constructed to the rear (north) of the property c. 1970 and landscaping, hardscaping, and carports were constructed c. 1990. Old growth, native plants like cedars, oaks, and boxwoods, were retained in the new landscaping. • Workmanship: The skillful workmanship of the original builders and the workmanship of other craftsmen and restoration specialists who have worked on the home over the years has been carefully and thoughtfully undertaken to preserve the home's architectural details and features. • Materials: Many of the period-appropriate materials and finishes of the home have been preserved or restored. From the weatherboard siding, wood windows, interior doors, moldings, Federal staircase, Federal mantle, and floors, the home has retained a high level of integrity on the interior and exterior, despite the 1990s addition to the rear of the historic structure. The roof of the home, once wood shingle, is now metal. The porch posts, historically turned, were replaced with square posts in the 1990s. There is a fabulous Federal mantle in the east parlor, but the west parlor mantle is not original to the house. It was salvaged from a nearby historic property and installed c. 1990. • Feeling: Due to the care taken by owners over the years, the home's feeling has been retained. When approaching the house, the forested setting and careful landscaping design along with the retained, period-appropriate details,

contribute to the historic feeling of the home. ● Association: The home has always been utilized as a residence. The proposed boundary for Local Landmark Designation is the property's current 30.19 acre parcel (PIN: 8811-23-8314). This designation will cover both the exterior and interior of the historic resource.

In the Piedmont of North Carolina, there are several buildings from the Early National Period that are still standing; however, in Guilford County specifically, few early 19th century structures remain. The most prolific architectural style found throughout the early 19th century American South was the Federal style. The Federal style, and hall-parlor plan specifically, dominated this region. When William Mebane began construction of his home, he utilized log framing (Photo 20) to build a traditional vernacular hall-parlor home with simple Federal detailing, found in the decorative brackets on the staircase (Photo 14a-b) and simple rounded chair rail in the west parlor. Today, this early section of the house is comprised of the entrance hall and west parlor on the first floor and the two rooms on the second floor. Later on, possibly in the 1830s when he made his second land purchase, Mebane added on to the home utilizing a frame construction. The second phase building extension included a large east parlor with a similar footprint large second-floor bedroom, reportedly used to house overnight tavern guests. The eastern wing addition transformed the home's simple hall-parlor plan into a center-hall plan by opening the central entryway to a large east parlor with an incredible, Federal style mantle. In the third building phase c.1860s, a northeast frame addition was built off the east parlor allegedly used as a post office during the Civil War. Mebane's architectural decisions in the expansion of his home mirror popular design trends and styles among yeoman farmers in this region. Although traditional hall-parlor plans continued to dominate into the 1830s and even 1840s in the North Carolina Piedmont, the 1830s saw a dramatic rise in fashion of the classical styles of architecture, which valued symmetry and artistic embellishment. Changing aesthetic values in the 1830s and 40s led many homeowners to make adjustments of proportion to their homes that trended towards these classical values of symmetry and craftsmanship. This trend holds true for William Mebane, who decided to transform his small, simple hall-parlor house into a symmetrical center-hall plan with dramatic architectural detailing reflected in his choice of mantle in the new east parlor of his home. Although no written documentation could be found to support this claim, oral tradition passed down from previous owners of the William Mebane House report that the home was used not only as Mebane's residence, but also as a tavern/Quaker wayfarer's inn (food and drink in the east parlor and rooms for boarders upstairs) and post office (in the room north of the east parlor) during the Civil War. Architecturally, this is potentially possible. The William Mebane House bears a remarkable resemblance to the Wright Tavern (c. 1816) in Wentworth (Fig. 1). The Wright Tavern (c. 1816- NR 1970) in Wentworth, North Carolina follows a similar building pattern and building use history as the Mebane House. Like the Mebane House, the earliest portion of Wright Tavern was a simple, two story hall-parlor plan with a large room off the entrance hall. A later addition expanded the 4 home into a larger, more symmetrical plan. The Mebane House and Wright Tavern both have identical, one-story shed roof porches that extend across the entire facade. Both buildings were also reportedly used as taverns and post offices during the Civil War. The structures differ however, because the Wright House 4 Zehmer, J. C. and Sherry Ingram.

“Wright Tavern.” National Register of Historic Places Nomination Form. Washington, D.C: U.S. Department of the Interior, National Park Service, 1970. 3 Bishir, Catherine W. North Carolina Architecture, Chapel Hill: University of North Carolina Press, 2005, p. 69. 2 Bisher, Catherine W. and Michael T. Southern, “A Guide to Historic Architecture in the Piedmont of North Carolina,” Chapel Hill: University of North Carolina Press, 2003, p. 25-29. Completed January 2023 2222 Guilford County Landmark Application Page 13 of 52 expansion was completed in a unique, “dog-run” fashion, meaning its two sections are separated by an open stair passage that provides a dual indoor-outdoor, public-private space.<sup>5</sup> Another property similar to the Mebane House is the Maxwell-Chambers House (c. 1819- NR 1971) (Fig. 2) in Salisbury. The properties are similar in their Federal style architectural details. Both houses exhibit the delicate Neoclassicism of the Federal period in their stylish pedimented gable ends. In their interiors, both <sup>6</sup> houses exhibit high-style Federal detailing in their curved staircases with decorative brackets and their high-style Federal mantles. Both houses represent the stylistic values of the late Federal Period and are two of the increasingly few examples of Federal houses in the Piedmont.<sup>7</sup> Similar to the Mebane House, Mendenhall Plantation House (c. 1811- NR 1972) (Fig. 3) in Jamestown, North Carolina is part of a larger farm complex, however many of the Mendenhall outbuildings are still extant. The Mendenhall Plantation House follows a hall-parlor plan. Similar to the Mebane House, the Mendenhall Plantation House has six-paneled Federal style doors. Like the upper room of the Mebane <sup>8</sup> House, the Mendenhall Plantation House features Greek Revival mantles in some rooms. The houses differ in that the Mendenhall Plantation House is constructed of brick and underwent a complicated process of additions that have left the interior room configurations rather convoluted. Architectural Description Setting The William Mebane house is situated on a 30.19 acre lot in southeast Guilford County. The property is located on Alamance Church Road, a rural two-lane highway historically known as Greensboro-Kimesville Road. The long driveway leading up to the main house significantly adds to the historic feeling of the property. Mature cedars, oaks, and a rare specimen hemlock tree surround the main house, contributing to the historic landscape (Photo 1). Although there are three, newer structures surrounding the main house, they do not detract from the historic feeling of the home. In the front (south) side of the main house, several period-appropriate plantings, including boxwoods and cedars, have been retained. A 3-acre, spring-fed pond, built in the 1970s by previous owner David A. Wagoner is situated at the rear (north) side of the main house. Between the pond and house, a native plant pollinator garden, established by current owner Minta A. Phillips provides a lush landscape for the beehives she keeps on her property. Unfortunately, the majority of the historic outbuildings around the property, which once included log cabin dwellings for enslaved workers, are now gone. Only a historic tobacco barn remains, which was upfitted in 2015 to serve as a garage for tractors (Photo 2a-b). Front (South) Elevation The front (south) elevation of the William Mebane House has a remarkable level of integrity (Photo 3). Although the overall design is traditional vernacular, there is a Federal flair in the pedimented eaves of the <sup>8</sup> Survey and Planning Unit Staff, State Department of Archives and History, “Richard Mendenhall Plantation Buildings” National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1972. 7 Wells, John B., “Maxwell Chambers House,” National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National

Park Service, 1971. 6 Bisher, Catherine W. and Michael T. Southern, "A Guide to Historic Architecture in the Piedmont of North Carolina," Chapel Hill: University of North Carolina Press, 2003, p. 32. 5 Bisher, Catherine W. North Carolina Architecture, Chapel Hill: University of North Carolina Press, 2005, p. 83. Completed January 2023 2323 Guilford County Landmark Application Page 14 of 52 house and its double-entrance and center-hall form (Photo 10). The six-over-six wood sash windows and wide weatherboard siding have all been restored and are period-appropriate. The 1977 surveyor reported traces of beaded siding among the plain exterior siding. The five square porch posts on the full-length, one-story, shed-roof porch are replacements (Photo 8). In survey photos from 1977, these posts were once turned, matching the inset pilasters on the far west and east side of the facade (Photo 9). It is unclear what the original porch posts and inset pilasters looked like. The crawl space foundation of the home is constructed of common bond brick and the chimneys are a fabulous example of stepped shoulder common bond. The roof, originally wood shingle, has been replaced with metal.

**Side (West) Elevation** The side (west) elevation of the main house reveals two six-over-six windows (Photo 19) on the first story, the chimney, and the side of the front porch (Photo 4). The west side of this elevation, constructed in the 1970s and rebuilt in 1997, is clad with cedar shingles. It is five bays wide.

**Rear (North) Elevation** The rear (north) elevation of the house mostly reveals the 1997 addition, including the kitchen/dining room/living room addition, the master bathroom on the second story, and a screened-in porch (Photo 5). The east side of this elevation reveals the c. 1860 addition of a northern room off the east parlor, reportedly used as a post office during the Civil War.

**Side (East) Elevation** The side (east) elevation reveals the 1830 eastward addition which converted the house to a center-hall plan and the 1860 northward "post office" addition (Photo 6). This elevation is unique from the others because of its half-width windows compared to the six-over-six standard wood sash found throughout the rest of the home (Photo 7a-b). From south to north, this elevation is comprised of a thin six-over-six window, a stepped shoulder chimney, and another thin six-over-six window, a pattern that is symmetrically mirrored on the second story. The one-story "post office" addition on the northern side of this elevation also includes two windows in the thinner style.

**Interior** The interior of the William Mebane House has an exceptional level of integrity, especially considering the home's age. The center-hall entrance of the home (Photo 11) reveals original, thick, horizontal paneling, an original Federal staircase with fabulous details, an original Federal mantle in the east parlor (Photo 13), original heart pine floors (Photo 18), original Federal-style six paneled doors with flat panels, and original, thick paneled ceilings. A simple molded chair rail was added to the entrance hall in the 1970s by David A. Wagoner to match the historic chair rail relief found throughout the rest of the home. Current property owner Minta Phillips has also added chair rail to match the historic relief. The two large rooms on the second floor (Photo 15-16) of the home's historic section have retained much of their original fabric, including beaded horizontal siding (Photo 17), Federal six-paneled doors, simple molded chair rails, and in the east room, a simple, early Greek Revival mantle (Photo 13).

Completed January 2023 2424 Guilford County Landmark Application Page 15 of 52 IV. Historical Background

**William Mebane Ownership** On April 1, 1770, parts of Rowan County and Orange County were annexed to form Guilford County. Over the next several decades, other counties like Randolph and Rockingham were carved out and boundary lines between these Piedmont counties continued

to shift. When William Mebane purchased 3.5 acres from the State of North Carolina on March 9, 1818 (Fig. 4), and, in 1830, when he expanded his land by purchasing 214 more acres (Fig. 5), his property was located in Orange County. By the 1930s, the William Mebane House and acreage were located in the Clay Township of Guilford County. Today, this area of Guilford County is still referred to as Clay Township (Figure 6). As an affluent farmer with substantial acreage in the early 19th century North Carolina Piedmont, William Mebane was also an enslaver. There are multiple William Mebanes living in this region of North Carolina during this period, making it difficult to connect him with full certainty to this document, however, a September 1850 Slave Schedule for "The Southern Division" of Guilford County lists a "William M. Mebane" and three enslaved individuals, a thirty year old woman, a four year old boy, and a two year old boy (Fig. 7). Other Slave Schedules from earlier periods list "William Mebane" with dozens of enslaved 10 individuals, however it is unclear if this is the same William Mebane because these documents do not specify location outside of the general county. It is likely that between 1818-1840, as Mebane drastically grew his acreage and wealth, that he enslaved many more individuals who would have been working the land. This is substantiated by Mebane's ability to purchase over 200 acres in 1830, when he was only able to purchase 3.5 acres in 1818, and his financial ability to expand his house and include finer Federal detailing in the expansion. This is also substantiated by the multiple dwellings (now gone) for enslaved laborers that were recorded in the 1977 survey of the property. Unfortunately, no additional records for William Mebane or the people he enslaved could be found. There are also no known records of deed or estate transfer that record William Mebane leaving the property. It is likely that at the end of the Civil War, with the emancipation of enslaved individuals and subdivision of large plantations, that William Mebane's fortunes from exploiting enslaved labor became depleted. Like other large plantations in this region at the close of the Civil War, it is probable that the Mebane acreage was broken up into smaller plots, still owned by wealthy white families, and worked by disenfranchised Black and white sharecroppers.<sup>11</sup> Frazier Family Ownership Evidence of the Frazier family living in the Clay Township of Guilford County first appears in the 1930 United States Federal Census (Fig. 8). Originally from Deep River, closer to the Guilford-Forsyth county line, the Fraziers continued to buy land in Deep River even after relocating Clay Township. Soon after the death of Jabez Lee Frazier's mother, Jane Elizabeth Caldwell, in Deep River in 1928, the family moved to the historic Mebane House. No deed or estate record could be found of this land purchase, so there may be a chance that the land was inherited by Jabez Frazier after his mother's death. In the 1920 and 1930 United States Federal Census, the first in Deep River and the second in Clay Township, the Fraziers are listed as "farmers." Lula and Jabez Frazier had three children who were all in their young adult years when the Jabez 11 Leloudis, James, and Kathryn Walbert. "Life on the Land." Like a Family, The Making of a Southern Cotton Mill World. (Accessed December 5, 2022) . <sup>10</sup> Southern Division of Guilford County, Slave Schedule, 1850 9 David Leroy Corbitt, The formation of the North Carolina counties, 1663-1943. NCPedia, 2000, p. 113-114 (Accessed December 2, 2022) . Completed January 2023 2525 Guilford County Landmark Application Page 16 of 52 and Lula Frazier moved to the Mebane House. None of the children are listed as living at the Mebane House in 1930. Their children, in order of birth, were Ralph Alton Frazier (1904-1993), Roy Lee Frazier (1907-1988), and Leota Lula Frazier (1909-2006). On January 19, 1941, Lula Lee Bloejack

Frazier, who was 13 years older than Jabez, died at the age of 73. After Jabez Frazier's death in 1959, his estate was split into three parcels and inherited by his three children. His daughter Leota Frazier Cobb and her husband Numa W. Cobb inherited 28 acres, likely farmland with no properties attached. Jabez Frazier's son, R. Alton Frazier and his wife Lessie C. Frazier also inherited 28 acres of farmland. The 30.19 acre parcel that includes the William Mebane House, now owned in its entirety by Minta Phillips, passed to Roy and Arliene Frazier. Roy and Arliene retained the property for eight years before selling it to David A. Wagoner. David A. Wagoner Ownership David A. Wagoner purchased the 30.19 acre lot and historic home from Roy and Arliene Frazier on January 31, 1968 (Fig. 9). He lived there until he passed away in 1995. While David Wagoner owned the home, he added a simple molded chair rail in the entrance hall, replaced a mantle where it had been missing in the west parlor with a popular 1970s style multicolor brick with a rustic walnut wood shelf mantle, constructed a second residence to the east of the main house, and built a 3-acre spring-fed pond behind the house. Minta Phillips Ownership Minta Phillips, owner of the home and property since 1996 and sole owner of the property since 1998, constructed a rear addition to the house in 1997 (Fig. 10-11). The addition was designed to be differentiated from the exterior historic fabric by utilizing cedar shake shingles, a period-appropriate material, but differentiated from the original weatherboard paneling. This addition allowed for the opening of a kitchen/family room, a second story main bedroom, second story full bath, laundry room, and linen closet. This 1997 work also included restoration of the chimneys and covering of the west parlor 1970s brick mantel with a historical mantel recovered from a nearby demolition.. In c. 2005, a detached carport was built and the historic exterior shutters (deteriorated and in disrepair) were replaced with working, painted wood shutters (period appropriate)

After a lengthy discussion among the Commission members, the Commission members felt that they needed more information and suggested that this case be held over to the next meeting.

Mr. Millsaps moved to continue this case to the next available meeting, seconded by Mr. Horth. The Commission voted unanimously 6-0, in favor of the motion. (Ayes: Briggs, Payne, Chaney, Hammond, Horth, Millsaps. Nays: None.)

#### **Evidentiary Hearing Item:**

2. Certificate of appropriateness application to install two 6'4" tall powder-coated steel double entry gates at Tabernacle United Methodist Church located at 5721 Methodist Rd, Greensboro, NC 27406. **(APPROVED)**

Kaye Graybeal stated that Tabernacle United Methodist Church is requesting a certificate of appropriateness to install two black, double, powder-coated steel entry gates to control access to the historic cemetery on site. The gates will be utilitarian in design as opposed to ornamental, which will allow them to blend in with the setting. The gates are designed to prevent unauthorized access to the site and to prevent potential damage by heavy church traffic and/or vandals.

Exterior Changes Proposed: 1. New 6'4"-tall powder-coated black steel double entry gates located at the Liberty Road entrance to the cemetery. The gates will be automatically-controlled. These are identified as location "C" on the attached map. 2. New 6'4"-tall powder-coated black steel double entry gates located at the cemetery entrance accessed from the southernmost asphalt parking lot. The gates will be manually-controlled. These are identified as location "B" on the attached map. Interior Changes Proposed: None. Background Information for the Project: 1. The landmark designation includes the original church building built in 1891, the interior and exterior of the church building, all decorative features including moldings, pews, alter, floors, ceilings, walls, light fixtures, windows, and the cemetery, and it was designated as a Historic Landmark in August of 1995. 2. The church was listed on the National Register of Historic Places in March of 1995. 3. The architecture of the 1800s church building is Gothic Revival. 4. The chosen style of steel entry gates is simple and utilitarian to avoid being conjectural in style. 5. Fences and gates for non-residential uses shall not exceed eight feet in height above grade, including the posts and caps, per the Unified Development Ordinance (UDO). 64 GUILFORD COUNTY PLANNING AND DEVELOPMENT Historic Preservation Commission Staff Report for Certificate of Appropriateness 6. Access to the cemetery, which is part of the landmark, is requested to be controlled by the gates to limit vandalism and property damage to gravesites. 7. Gates are see-through and will not obstruct the view of the cemetery or church, nor will it conceal any character-defining architectural features of the building or site. 8. The gates at the Liberty Road entrance are to be set 24 feet back from the NCDOT right of way. 9. NCDOT has reviewed the request and had no reported issues with the gate locations. The Secretary of the Interior's Standards for Rehabilitation: The Standards (Department of Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

To meet the **Standards for Rehabilitation**, new site elements should: 1. Preserve significant landscape features on the site. 2. Be compatible with the historic character of the property. Basic guidance for new site features that will meet the Standards is: 1. New site features should be compatible with the building(s) and the significant landscape features on the site. 2. Additionally, new site features should be consistent with the historic use of the property. 3. New site features should be as unobtrusive as possible in both location and design. 4. New site features should preserve the historic relationship between the building(s) and the significant landscape features. Proposed Conditions: 1. Any exposed conduit or electrical outlets shall be located behind the gates and screened from view from the public right-of-way by evergreen shrubs, if visible. 2. Gates shall either open inward into the site, or they shall open parallel. They shall not open outward toward the parking lot or toward Liberty Road.



Mr. Briggs moved approval of this request for a COA for exterior changes in terms of new, 6' 4" tall powder-coated painted black steel double-entry gates located at Liberty Road entrance to the cemetery. The gates will be automatically controlled, in two (2) locations. The other gate will be identified as location "B", on the map attached to the COA. The proposed conditions are that any exposed conduit or electrical outlets shall be located behind the gates and screened from view from the public right-of-way by evergreen shrubs if visible and the gates shall either open inward into the site or they shall be opened parallel, they shall not be opened outward towards the parking lot or towards Liberty Road. The proposed gates are not incongruous with the historic nature, feel, materials, and composition of the entire church property and the cemetery and that it meets the standards of the Secretary of Interior Standards for Rehabilitation, seconded by Ms. Payne. The Commission voted unanimously 6-0, in favor of the motion. (Ayes: Briggs, Payne, Chaney, Hammond, Horth, Millsaps. Nays: None.)

#### **G. Non-Public Hearing Item:**

Kaye Graybeal reported that in regard to the Blair-Coltrane House, a change was made that is actually better because they decided not to put the secondary hardware (ADA), on the upstairs and to just leave it like it is. Also, in their packet last month, they had included a proposed new front door but at the time they had not made an application for that. Now they are able to do it and it is a Crossman-style door with the small lights (6) at the top and long handles below. So, that renovation is moving along.

#### **H. Other Business**

She has turned in the request for reimbursement for mileage to the Conference for those that attended.

Also, staff met with the State Preservation Office regarding applying for a Grant to update the County's Historic Resource Survey, which has not been done since the mid-90s. However, the State has said that it is a massive project and might take as much as three years, over three Grant cycles, and they were prompted on what to do to be ready for next time. Their concern is that they don't have the staffing resources that they need to be able to review it or to pull the files that would be needed. They encouraged staff to try again next year.

Kaye Graybeal also stated that the City did get a Grant to update and expand the Downtown Greensboro Historic National Register District, which is proposed to include Governmental Plaza, the Truist Building and the Independence Building and would include the Law Center and Detention Center. It does not include the Otto Zenke property or the Strauss House as they were determined to have too many changes in them to be included in the Downtown District and wasn't a part of the commercial character of the District. The Strauss House may be eligible to be individually nominated.

Ms. Chaney stated that the Zenke House should certainly be saved, if possible.

I. Adjournment

There being no further business before the Commission, the meeting adjourned at 6:44 p.m.

Next Scheduled Meeting - March 21, 2023