

## **MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION**

August 23, 2016

The Greenville Historic Preservation Commission held a meeting on the above date at 6:00 p.m. in Council Chambers of City Hall located at 200 West Fifth Street.

### **COMMISSION MEMBERS PRESENT:**

JEREMY JORDAN-CHAIR  
KERRY CARLIN  
ALICE ARNOLD  
WILLIAM GEE

JAKE POSTMA  
ELIZABETH WOOTEN  
TYRONE WALSTON  
MYRON CASPAR

**STAFF MEMBERS PRESENT:** COLLETTE KINANE, PLANNER II and BEN GRIFFITH, COMMUNITY DEVELOPMENT DIRECTOR

**OTHERS PRESENT:** DAVE HOLEC, CITY ATTORNEY; DONALD PHILLIPS, ASSISTANT CITY ATTORNEY AND KELVIN THOMAS, COMMUNICATIONS TECHNICIAN

### **ADDITIONS/DELETIONS TO AGENDA**

Chairman Jordan requested to add item number 4 under new business for election of Vice-Chair and add number 3 under announcements for discussion of neighborhood conversation districts.

**Mr. Postma made a motion to accept the amended agenda, Mr. Carlin seconded and it passed unanimously.**

### **APPROVAL OF MINUTES**

Minutes from the July 26, 2016 meeting were not available.

### **NEW BUSINESS**

#### **10 Minute Training – Cleaning & Treating Masonry Buildings**

Ms. Kinane stated several weeks ago she attended a conference and one of the attending commissions mentioned that they hold a "10 minute training" as part of each meeting. Because the world of preservation is so broad and members are expected to know so much, she thought this was a great idea. She chose the first preservation brief: cleaning and treating masonry buildings because this topic comes up frequently during FIG discussions.

Ms. Kinane stated inappropriate cleaning and coating treatments are a major cause of damage to historic masonry buildings. While either or both treatments may be appropriate in some cases, they can be very destructive to historic masonry if they are not selected carefully. Historic masonry, as considered here, includes stone, brick, architectural terra cotta, cast stone,

concrete and concrete block. We have examples of almost each of these types within our jurisdiction, with the exception of stone.

First, it is important to determine whether it is appropriate to clean the masonry. The objective of cleaning a historic masonry building must be considered carefully before arriving at a decision to clean. There are several major reasons for cleaning a historic masonry building: improve the appearance of the building by removing unattractive dirt or soiling materials, or non-historic paint from the masonry; deter deterioration by removing soiling materials that may be damaging the masonry; or provide a clean surface to accurately match repointing mortars or patching compounds, or to conduct a condition survey of the masonry.

The general nature and source of dirt or soiling material on a building must be identified to remove it in the gentlest means possible--that is, in the most effective, yet least harmful, manner. Soot and smoke, for example, require a different cleaning agent to remove than oil stains or metallic stains. Other common cleaning problems include biological growth such as mold or mildew, and organic matter such as the tendrils left on masonry after removal of ivy.

It is important in each case to learn whether or not the current condition of the masonry is historically appropriate. And, it is necessary to consider why the building was painted. Was it to cover bad repointing or unmatched repairs? Was the building painted to protect soft brick or to conceal deteriorating stone? Or, was painted masonry simply a fashionable treatment in a particular historic period? Many buildings were painted at the time of construction or shortly thereafter; retention of the paint, therefore, may be more appropriate historically than removing it. And, if the building appears to have been painted for a long time, it is also important to think about whether the paint is part of the character of the historic building and if it has acquired significance over time. In the example of the White House, though not initially painted - it would be far more appropriate to retain the paint than to remove it.

Sometimes cleaning the masonry could be more damaging than leaving it as it is and could result in removing some of the stone surface. Even where unpainted masonry is appropriate, the retention of the paint may be more practical than removal in terms of long range preservation of the masonry. In some cases, however, removal of the paint may be desirable. For example, the old paint layers may have built up to such an extent that removal is necessary to ensure a sound surface to which the new paint will adhere.

Although not always necessary, in some instances it can be beneficial to have the coating or paint type, color, and layering on the masonry researched before attempting its removal. The masonry material or materials must be correctly identified. It is sometimes difficult to distinguish one type of stone from another; for example, certain sandstones can be easily confused with limestones. Or, what appears to be natural stone may not be stone at all, but cast stone or concrete. Historically, cast stone and architectural terra cotta were frequently used in combination with natural stone, especially for trim elements or on upper stories of a building where, from a distance, these substitute materials looked like real stone. Other features on

historic buildings that appear to be stone, such as decorative cornices, entablatures and window hoods, may not even be masonry, but metal. Repairs may have been stained to match a dirty building, and cleaning may make these differences apparent. De-icing salts used near the building that have dissolved can migrate into the masonry. Cleaning may draw the salts to the surface, where they will appear as efflorescence (a powdery, white substance), which may require a second treatment to be removed. Allowances for dealing with such unknown factors, any of which can be a potential problem, should be included when investigating cleaning methods and materials. Just as more than one kind of masonry on a historic building may necessitate multiple cleaning approaches, unknown conditions that are encountered may also require additional cleaning treatments.

The importance of testing cleaning methods and materials cannot be over emphasized. Applying the wrong cleaning agents to historic masonry can have disastrous results. Acidic cleaners can be extremely damaging to acid-sensitive stones, such as marble and limestone, resulting in etching and dissolution of these stones. Other kinds of masonry can also be damaged by incompatible cleaning agents, or even by cleaning agents that are usually compatible.

Masonry cleaning methods generally are divided into three major groups: water, chemical, and abrasive. Water cleaning methods are generally the gentlest means possible, and they can be used safely to remove dirt from all types of historic masonry. There are essentially four kinds of water-based methods: soaking; pressure water washing; water washing supplemented with non-ionic detergent; and steam, or hot-pressurized water cleaning.

#### Soaking

Prolonged spraying or misting with water is particularly effective for cleaning limestone and marble. It is also a good method for removing heavy accumulations of soot, sulfate crusts or gypsum crusts that tend to form in protected areas of a building not regularly washed by rain.

#### Water Washing

Washing with low-pressure or medium-pressure water is probably one of the most commonly used methods for removing dirt or other pollutant soiling from historic masonry buildings. Starting with a very low pressure, even using a garden hose, and progressing as needed to slightly higher pressure is always the recommended way to begin. Scrubbing with natural bristle or synthetic bristle brushes can help in cleaning areas of the masonry that are especially dirty.

#### Water Washing with Detergents

Non-ionic detergents—which are not the same as soaps—are synthetic organic compounds that are especially effective in removing oily soil. A non-ionic detergent, unlike most household detergents, does not leave a solid, visible residue on the masonry. Adding a non-ionic detergent and scrubbing with a natural bristle or synthetic bristle brush can facilitate cleaning textured or intricately carved masonry. This should be followed with a final water rinse.

### Steam/Hot-Pressurized Water Cleaning

Steam cleaning is actually low-pressure hot water washing because the steam condenses almost immediately upon leaving the hose. This is a gentle and effective method for cleaning stone and particularly for acid-sensitive stones. Steam can be especially useful in removing built-up soiling deposits and dried-up plant materials, such as ivy disks and tendrils. It can also be an efficient means of cleaning carved stone details and, because it does not generate a lot of liquid water, it can sometimes be appropriate to use for cleaning interior masonry.

Any cleaning method involving water should never be done in cold weather or if there is any likelihood of frost or freezing because water within the masonry can freeze, causing spalling and cracking. Since a masonry wall may take over a week to dry after cleaning, no water cleaning should be permitted for several days prior to the first average frost date, or even earlier if local forecasts predict cold weather.

### Chemical Cleaning

Chemical cleaners are another material frequently used to clean historic masonry. They can remove dirt, as well as paint and other coatings, metallic and plant stains, and graffiti. Chemical cleaners used to remove dirt and soiling include acids, alkalies and organic compounds. Acidic cleaners, of course, should not be used on masonry that is acid sensitive. Both alkaline and acidic cleaning treatments include the use of water. Both cleaners are also likely to contain surfactants (wetting agents), that facilitate the chemical reaction that removes the dirt. Generally, the masonry is wet first for both types of cleaners, then the chemical cleaner is sprayed on at very low pressure or brushed onto the surface. The cleaner is left to dwell on the masonry for an amount of time recommended by the product manufacturer or, preferably, determined by testing, and rinsed off with a low- or moderate-pressure cold, or sometimes hot, water wash.

If not carefully chosen, chemical cleaners can react adversely with many types of masonry. Obviously, acidic cleaners should not be used on acid-sensitive materials; however, it is not always clear exactly what the composition is of any stone or other masonry material. For, this reason, testing the cleaner on an inconspicuous spot on the building is always necessary. A very common building product, muriatic acid, should not be used on historic masonry, because it can dissolve lime-based mortar, damage brick and some stones, and leave chloride deposits on the masonry.

### Abrasive and Mechanical Cleaning

Generally, abrasive cleaning methods are not appropriate for use on historic masonry buildings. Abrasive cleaning methods are just that—abrasive. Grit blasters, grinders, and sanding discs all operate by abrading the dirt or paint off the surface of the masonry, rather than reacting with the dirt and the masonry which is how water and chemical methods work. Since the abrasives do not differentiate between the dirt and the masonry, they can also remove the outer surface of the masonry at the same time, and result in permanently damaging the masonry.

## Water-repellent vs. Waterproof

It is important to understand that waterproof coatings and water-repellent coatings are not the same. Although these terms are frequently interchanged and commonly confused with one another, they are completely different materials. Water-repellent coatings—often referred to incorrectly as "sealers", but which do not or should not "seal"—are intended to keep liquid water from penetrating the surface but to allow water vapor to enter and leave, or pass through, the surface of the masonry. Water-repellent coatings are generally transparent, or clear, although once applied some may darken or discolor certain types of masonry while others may give it a glossy or shiny appearance. Waterproof coatings seal the surface from liquid water and from water vapor. They are usually opaque, or pigmented, and include bituminous coatings and some elastomeric paints and coatings.

## **Minor Works COA's**

2016-13: 113 S. Harding Street; Pitt Heating & Air; Mechanical change-out – Approved

2016-14: 100 S. Harding Street; Brann & Sons; Mechanical change-out – Approved

2016-15: 707 E. 3<sup>rd</sup> Street; Mike Carey; Pillar repair, wood siding replacement – Approved

2016-16: 701 E. 4<sup>th</sup> Street; Rob O'Conner; Scraping and painting exterior – Approved

2016-17: 309 S. Summit St; David Lundquist; Refresh gravel driveway, railroad ties – Approved

Mr. Postma stated the tenants of 701 E.4<sup>th</sup> Street park in the back yard which is on Jarvis Street, corner lot. It doesn't look attractive or historic. He stated that when people apply for COAs they should be reminded of these issues.

Chairman Jordan asked the City Attorney regarding parking requirements in the historic district.

Attorney Holec stated there are provisions for parking on appropriate surfaces and requirements, found in the zoning ordinance, for allowable parking surfaces areas.

Chairman Jordan asked if it was appropriate to refer this to zoning enforcement or a notice to the property owner.

Attorney Holec stated that any issue can be referred to the appropriate department. It is beyond the scope of approving a minor COA application.

Mr. Caspar asked Attorney Holec if the HPC could raise an issue regarding parking on this property, pass a resolution and send a letter to Code Enforcement from the HPC.

Attorney Holec stated that it is not within the HPC scope but they could request to have it looked in to and Staff can get their concern to the appropriate department.

Mr. Postma stated a change of behavior is needed. He stated he does not have faith in Code

Enforcement. He is not looking for punitive damages. He just wants the City to be proactive in planning this area, and this property, to look more historic.

Mr. Carlin asked about the 4-unrelated rule being rescinded and back to 3-unrelated in one property.

Ms. Kinane stated that some properties are grandfathered.

Mr. Postma stated that just because they might have 4 cars does not mean it can't look historic. Conversations need to be had with the property owners to encourage them to maintain the historic look of the district/neighborhood. By approving a COA it says that their request is approved but any issues on the property doesn't matter. He then stated that there is a car parked in the front yard of 309 S. Summit Street and the parking area is all dirt and not gravel. He asked if railroad ties were not allowed in front yards by Code Enforcement.

Mr. Caspar stated that railroad ties were not allowed in the old guidelines.

Chairman Jordan stated that gravel has to be contained. He asked where the railroad ties are to be located.

Ms. Kinane stated the applicant said back edge so it will prevent tenants from parking in the front yard.

Mr. Caspar asked if the HPC approved the paint color of the minor COA at 701 E. 4<sup>th</sup> Street.

Ms. Kinane stated that if the owner is painting with the same color that exists currently, it doesn't need to be reapproved.

Mr. Caspar asked about the purple door.

Ms. Kinane stated the door is not being changed. The color is discouraged but has been there for years and HPC cannot force the owner to change it.

Mr. Caspar stated there are many doors in the district that have been painted in the last 2 years.

Ms. Kinane stated it is too late to have the owner come forth with an After the Fact COA. If something is caught in the last few months then yes notify Staff. Notifying Staff of changes from years ago and trying to get the owners to change will not encourage good historic neighborhood relations and will not create a positive image.

#### **Updates from members on Pokémon Go Research**

Mr. Postma stated he downloaded the game and walked around with it. He said it is an interesting idea. He stated the idea is to collect things in order to do other things with the game.

The initial collecting is where the concern is. The game will provide a map of where you are and of the Poke stops where you can collect the items to play. The Poke stops are actual locations and places in the City. He read the article of Savannah Georgia who is using Pokémon Go. He stated Savannah is very historic and has many historic spots. Stops were selected by the game company and there are not many historic stops. A Poke stop cannot be created. It must be requested to the company and as of right now, the company is not accepting new stops. The Poke stops do not provide any historic education of the stops (locations). He stated it could be a good idea to harness and to educate people, but not right now. He will continue to research to see if it can be used later.

### **Vice Chair Election**

Chairman Jordan stated that Vice Chair David Hursh has resigned from the HPC. A vote for a new Vice Chair is needed.

Attorney Holec stated the vice chair election will be until the January 2017. The process would be: open floor for nominations which do not need motion second, close nominations, and then vote in order of nominations.

Mr. Carlin nominated Alice Arnold. Ms. Arnold declined nomination.

Ms. Wooten nominated Kerry Carlin. Mr. Carlin declined nomination.

Mr. Postma volunteered.

Mr. Carlin nominated Jake Postma.

**Attorney Holec closed nominations. He called a vote on all those in favor of Mr. Postma serving as Vice Chair. All members were unanimously in favor.**

### **PUBLIC COMMENT PERIOD**

No one spoke for public comment.

### **COMMITTEE REPORTS**

#### *Design Review Committee*

Chairman Jordan stated they met with a resident of the College View Neighborhood about a potential COA that will not move forward at this time.

#### *Publicity Committee*

Mr. Postma stated they met. He referenced the two page plan that all members received a copy of. He mentioned a spreadsheet with listed tasks. He requested member input after review.

Chairman Jordan stated they will review and will comment at next month's meeting. He stated that it is a good list and the most active the publicity committee has been in a long time.

#### *Selection Committee*

Chairman Jordan stated they did not meet.

### **ANNOUNCEMENTS**

#### **Mandatory Training**

Ms. Kinane stated to maintain their Certified Local Government status, each year they are required to have at least two Commissioners attend training. This year training will take place after the regularly scheduled September 27<sup>th</sup> meeting in Room 337. The training is Architectural Styles and Details by Scott Powers with the State Historic Preservation Office.

#### **FIG Boundaries**

Ms. Kinane stated in the last few months she has received several requests from property owners that are just outside the current boundaries: Greene St/ Albemarle Ave/ Dickinson Ave. She stated there are several historic properties in this area. Extending the boundaries could help to vital renovation work.

Chairman Jordan asked if either the Tobacco Warehouse District or the Dickinson Avenue District reach Albemarle Avenue.

Ms. Kinane stated she was not sure but it may be very close to the eligible Higgs District.

Chairman Jordan stated that a long time ago FIGs were only available to properties downtown inside the horseshoe (Reade Circle). They were expanded later to the West and 10<sup>th</sup> Street because of few applications and those who wanted to apply already did. He stated it might be a good idea to review expanded the area again due to the redevelopment of Dickinson Avenue.

Ms. Arnold stated she would like to see the current area and possible expansion on a map.

**Ms. Arnold made a motion to direct Staff to present a map of the eligible area of expansion of the FIG boundaries for consideration to the next meeting, seconded by Ms. Wooten, and the motion passed unanimously.**

#### **Discussion of a Neighborhood Conservation District**

Chairman Jordan stated he briefly mentioned this during the HPC City Council Presentation last month. He stated that it is useful for the West Greenville Area where there are vacant lots that do not meet current setback requirements and therefore cannot be built on. This district will allow overlay zoning which would not have the same setback requirements.



Ms. Kinane stated this can provide uniformity in the streetscape of the historic district. She stated it would primarily be for new construction.

Chairman Jordan stated that the area would not have to follow Design Guidelines at this time.

Ms. Wooten stated that it seems like a wise thing to do.

**Ms. Arnold made a motion to direct Staff to explore and bring a report to the next meeting on Neighborhood Conservation Districts, seconded by Mr. Carlin, and the motion passed unanimously.**

Mr. Postma mentioned that he saw 45 trashcans in the College View Neighborhood. He read from the Design Guidelines (Chapter 4 Driveways and Off-Street Parking page 91): *The introduction of additional off-street parking must be weighed carefully and should only be considered if the parking area can be located unobtrusively in the rear yard or rear side yard, can be visually screened from the street and adjoining properties, will not abut the house, and will not destroy the residential character of the site by eliminating significant landscape features or substantial portion of the rear yard.* The example he mentioned earlier does not follow these guidelines. These things need to be looked at and spoken with the property owners to remind them. He read Design Guidelines (Chapter 4 Landscaping page 94 # 12): *Edging materials that are inconsistent with the character of the historic district, such as exposed landscaping timbers, are not permitted.*

Ms. Arnold referenced page two of the communications plan under Inform owners about rules. She said she would like to see the implementation of educating prospective historic property owners. She stated there needs to be a way to do this.

Mr. Caspar stated that at his house on 310 S. Harding Street tonight around 10pm he will have a display of 10 night time cactus blooming. He invited people to watch from his porch.

Mr. Ben Griffith introduced himself as the new Community Development Director. He mentioned he was looking forward to working with the HPC members.

**With there being no further discussion, Mr. Carlin made a motion to adjourn, seconded by Ms. Arnold, and the motion passed unanimously. The meeting adjourned at 7:04 pm.**

Respectfully Submitted,

Collette Kinane, Planner II

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