

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

January 26, 2016

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

COMMISSION MEMBERS PRESENT:

DAVID HURSH-VICE CHAIR

RYAN WEBB

JEREMY JORDAN

WILLIAM GEE

KERRY CARLIN

ROGER KAMMERER

STAFF MEMBERS PRESENT: COLLETTE KINANE, PLANNER II and BETTY U. MOSELEY, SECRETARY

OTHERS PRESENT: BILL LITTLE, ASSISTANT CITY ATTORNEY; JEWEL JONES, COMMUNICATIONS TECHNICIAN AND KELVIN THOMAS, COMMUNICATIONS TECHNICIAN.

ADDITIONS/DELETIONS TO AGENDA

Mr. Jordan made a motion to accept the agenda as written, Mr. Webb seconded the motion and it passed unanimously.

APPROVAL OF MINUTES

Mr. Webb made a motion to approve the October 27, 2015 minutes as written, Mr. Gee seconded the motion and it passed unanimously.

NEW BUSINESS

Vote on Chair/Vice Chair

Mr. Little stated that the members should give nominations for Chair or volunteer. The newly elected Chair will assume leadership role.

Nominations for chair: Mr. Carlin nominated David Hursh. Mr. Hursh declined the nomination.

Mr. Hursh nominated Jeremy Jordan. Mr. Jordan accepted nomination.

Motion was made by Mr. Hursh to elect Mr. Jeremy Jordan as Chair of the Historic Preservation Commission, Mr. Jordan seconded and the motion passed unanimously.

Mr. Little stated that the members should give nominations for Vice-Chair or volunteer. The newly elected Vice-Chair will assume role.

Nominations for Vice-Chair: Mr. Gee nominated David Hursh. Mr. Hursh accepted nomination.

Motion was made by Mr. Jordan to elect Mr. Hursh as Vice-Chair, Mr. Carlin seconded and the motion passed unanimously.

Minor Works COA's

Staff reported two Certificates of Appropriateness issued:

#2015-23: 600 West Third Street, Josh Seymour – Replace AC on East wing classroom. Approved.

#2015-24: 301 South Evans Street, Baker Roofing – Replace roof membrane, repair insulation. Approved.

Certificates of Appropriateness

#2015-09: 403 South Holly Street, George Hamilton – Replace/alter siding. (Approved)

Those speaking in favor or against the application were sworn in.

Ms. Collette Kinane presented the application for the City. The property is a contributing structure in locally designated College View Historic District. The proposed project is to be evaluated on the basis of Chapter Two: Exterior Walls and Trim in the City's *Design Guidelines*. The proposed project is to replace the deteriorated asphalt siding in the gable end of the west façade with fiber-cement composite siding. The original plan was to replace the asphalt with cedar siding, but found it to be cost prohibitive for such a relatively small space. The guidelines neglect to identify asphalt siding as a preservation concern or even mention it as a material in our district. Therefore, the historic nature of the material should be discussed, especially as to whether it is original or the replacement of another earlier material due to Guideline number 1. She gave a historical analysis of the structure at 403 South Holly Street and showed pictures of the area to be replaced. She also showed pictures of similar structures in the same neighborhood.

Vice-Chairman Hursh opened the public hearing.

Mr. George Hamilton, applicant, spoke in favor of the request. He stated that he had

owned the house for over 30 years. Since he feels an example would be better, he brought in a sample of the siding he proposed to use.

No one spoke in opposition of the request.

Vice-Chairman Hursh closed the public hearing and opened for board discussions.

Attorney Little stated the Committee could grant a partial approval to substitute siding within guidelines as long as the request did not create undue hardship.

Ms. Kinane stated that the application does say shake.

Vice-Chairman Hursh read the Findings of Facts for application 2015-09 for 403 South Holly Street.

The COA application was completed and submitted on October 20, 2015. The COA application is for replacement of asphalt shingles with fiber-cement composite in the gable end of the west façade. A notice of hearing was published in the Daily Reflector on January 11 and January 18, 2016. A notice was mailed out to surrounding property owners on January 5, 2016. This hearing was held on January 26, 2016. Collette Kinane presented for the city and George Hamilton presented for the applicant. For this application, Design Guidelines Chapters 1, 2, 3, 4, 10 are applicable. The replacement of asphalt shingles with fiber-cement composite shingles is found to be congruent with the applicable guidelines.

Mr. Jordan made a motion to adopt the findings of facts, Mr. Webb seconded and the motion passed unanimously.

Mr. Kammerer made a motion to approve the COA application without restrictions, Mr. Kerry seconded and the motion passed unanimously.

#2016-01: 805 Evans Street, Taft-Ward Investments – Relocation (Approved)

Those speaking in favor or against the application were sworn in.

Ms. Kinane stated that according to Chapter 7, Section 9-7-17 (a) of the city's rezoning ordinance, which states "An application for a certificate of appropriateness authorizing the relocation, demolition, or destruction of a designated landmark or a building, structure or site within a designated district may not be denied. However, the effective date of such certificate may be delayed for a period of up to 365 days from the date of approval." She presented the application for the City. The property is a locally

designated Local Landmark. The proposed project has been evaluated on the basis of Chapter Five: Demolition and Relocation in the *City's Design Guidelines*. Taft-Ward Investments plans to relocate the Jones-Lee House to an undisclosed location to allow for future commercial development on the parcel. She gave a historical analysis of the structure at 805 Evans Street and showed pictures of the house to be moved. Given that the application cannot be denied, she recommends that Guidelines #1-4 be met, and consideration given to the location as per Guideline #5.

Mr. Jim Ward, applicant, spoke in favor of the request. He stated that it is the intent of Taft-Ward Investment to preserve the historical integrity of this house. Taft-Ward is the current owner. There is a lot of history associated with this property. Pandora's Box for Presbyterian Women was situated there for a long while. The owner desires to relocate this house and has the expertise to move it safely. They have not decided on location yet. The plan is to move the structure no more than half a mile.

Mr. Dustin Mills, Vice President of the Taft Group, spoke in favor of the request. He stated that the Taft Group was an alliance with Taft-Ward. They are currently considering multiple sites. The main concern is being able to lift house and then travel uneven terrain. To ensure that the house will continue to be usable, they are looking for a site that will produce the best end use. The house will be reestablished with upgrades and repairs. It will look the same but be newer. This should prolong the life of the project. Taft-Ward is committed to community.

No one spoke in opposition to the request.

Vice-Chairman Hursh closed the public hearing and opened for board discussion.

Mr. Kammerer stated that he has always loved this place. It would be nice to see it beside the Fleming House on Reid Circle with other Victorians.

Mr. Ward stated that the house had parking challenges in current location. The new location should offer enhanced, better parking.

Mr. Webb stated that others had considered prior intents to move it. He just wants it to be placed somewhere safe.

Mr. Ward stated that they will decide on location. They will canvas the area to find a place that will not compromise the integrity of the house.

Mr. Webb stated that he hoped they would put something great there that would be better for the future.

Mr. Mills stated that they were creating a like-kind village. They are designating those areas for historical houses. There are no deadlines to move. They are still in need of a master plan.

Mr. Jordan asked if the house will it lose national registry.

Ms. Kinane state that as long as it maintains integrity should be fine.

Mr. Webb stated that the upper strata will probably have a good number of artifacts. There is an original mantle on inside.

Ms. Kinane responded that there was no archeological mention about the things inside house.

Vice-Chairman Hursh stated that he assumed the items mentioned was probably in the upper part of the grounds.

Mr. Ward stated that it was important to note that nothing will slip by Dustin.

Vice-Chairman Hursh asked if the 365 day delay would become a condition.

Ms. Kinane replied that they could approve with delay or immediately.

Mr. Webb asked if the commission gets to decide where it sits on the lot.

Attorney Little stated that the commission can authorize staff to approve the location as long as it can maintain status. If a problem occurs, then staff can bring it back to HPC for further evaluation.

Mr. Mills stated that the request of 365 days prohibitive to them if they found the ideal lot tomorrow then they would not want anything to preclude making the move.

Attorney Little stated that if they found a location within one year, they would not need to come back to ask about moving.

Vice-Chairman Hursh asked if the motion is that everything will proceed with the approval of staff. But if the house does not move within a year, then the applicant has to come back?

Attorney Little stated that the application is for relocation. If issues arise, then they will need to come back and show that the house cannot be moved because of undue burden.

Mr. Hursh asked if they should add the condition regarding the approval of staff.

Mr. Webb replied that he would prefer staff know what was going on and not cause an undue burden.

Mr. Ward stated that he was not sure how an approval with staff would work. Dustin will stay engaged with staff all along the way.

Attorney Little stated that the only approval that staff would be doing is the spot it is going. It is not in a historical district, it is a landmark. It does not have to be a historic district or a special property as long as the structure will fit. Staff would assist with getting setback lines accommodations. However, where they move it or how they move it is up to them. We just make sure the delivery works.

Mr. Webb asked if anyone would take photos to document the condition.

Ms. Kinane replied that she would document the structure before it is moved.

Vice-Chairman Hursh read the Findings of Facts for application #16-01 for 805 Evans Street.

The COA application # 16-01 for 805 Evans Street, parcel number 12469, was completed and submitted on December 22, 2015. The COA application is for the relocation of the Jones-Lee House to another parcel. A notice of hearing was published in the Daily Reflector on January 11 and January 18, 2016. A notice was mailed out to surrounding owners on January 5, 2016. This hearing was held on January 26, 2016. Collette Kinane presented for the city and Jim Ward and Dustin Mills presented for the applicant. For this application, Chapter five of the Design Guidelines is applicable as well as Zoning Ordinance Chapter 7, Section 9-7-17 (A). The relocation of the Jones-Lee House is found to be congruent with the applicable guidelines.

Mr. Webb made a motion to adopt the findings of facts, Mr. Jordan seconded and the motion passed unanimously.

Mr. Jordan made a motion that staff should keep the commission apprised of the relocation, Mr. Kammerer seconded and the motion passed unanimously.

Mr. Kammerer made a motion to approve the COA application with the conditions, Mr. Jordan seconded and the motion passed unanimously.

Mr. Webb requested that staff get relocation added to the actions.

NAPC Membership (National Association of Preservation Commissions)

Ms. Kinane stated that the NAPC was formed in 1983. Its mission is to build strong preservation programs through education, advocacy, and training. They provide technical support and manage an information network to help local commissions accomplish their preservation objectives. They also serve as a national voice representing the particular needs of commissions to Washington. She requested that the commission use \$150 of the training budget for a membership.

Mr. Gee asked how much the training budget was.

Ms. Kinane replied \$1,000.

Mr. Gee asked if in previous they usually don't use it.

Ms. Kinane replied that last year they had used \$300 to invite Mr. Carl Kessler to come and speak about the building code. Also, \$150 was used for training in Greensboro.

Mr. Webb made a motion for the Historic Preservation Commission to use \$150 to join the National Association of Preservation Commissions, Mr. Gee seconded and the motion passed unanimously.

Committee Assignments

Ms. Kinane asked if the commission members would want to maintain their current committee assignment or did they want to change.

The commission collectively responded yes to maintaining their current status.

Public Comment Period

No one spoke for public comment.

Committee Reports

Design Review Committee

Ms. Kinane stated that they had a COA meeting in November.

Publicity Committee

No reports. Did not meet.

Selection Committee

No reports. Did not meet.

Announcements/Other

EPA Brownfield's Grant

Ms. Kinane stated that she had included a letter from David Hursh in support of the EPA Brownfield grant for the Redevelopment Commission.

Mr. Webb asked if the office building at Imperial Street could be saved. The site is not completely empty, there is a building there.

HPC Awards

Ms. Kinane stated that it had been two years since the last awards. She plans to announce winners in May. She asked the commission to send her nominations and ideas, and they will be passed on to the Selection Committee.

Design Guidelines Index

Ms. Kinane stated that she had added an index, a glossary, fixed spelling errors, and added items omitted in the Design Guidelines.

Vice-Chairman Hursh expressed thanks to past Chair McLean Godley and to departing members Ryan Webb and Roger Kammerer.

Mr. Jordan stated that the fence that was approved for 510 West 4th Street was up and it looked good.

Ms. Kinane stated that there had been a ground breaking at 410 South Holly Street.

Adjournment

With there being no further discussion, Mr. Webb made the motion to adjourn, Mr. Gee seconded it and it passed unanimously. The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Collette Kinane, Planner II