

MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION

August 22, 2017

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:

Candace Pearce – Chairwoman	Alice Arnold
Kerry Carlin	Myron Caspar
Mary Ellen Cole	William Gee
Justin Edwards	Roger Kammerer
Bernard Schulz	

STAFF MEMBERS PRESENT: Collette Kinane, Planner II; Domini Cunningham, Acting Secretary

OTHERS PRESENT: Donald Phillips, Assistant City Attorney and Kelvin Thomas, Communications Technician

ADDITIONS/DELETIONS TO AGENDA

Mr. Gee made a motion to approve the agenda as presented, seconded by Mr. Edwards, and the motion passed unanimously.

NEW BUSINESS

Minor Works COAs

2017-0022: 407 Biltmore Street; mechanical change-out - Approved

2017-0023: 505 E. Fifth Street; change-out Greek letters - Approved

2017-0024: 605 E. Fifth Street; reissue MWCOA 16-11 - Approved

Discussion about Resolution to Increase Façade Grant Support

Chairwoman Pearce stated she did not get the resolution written. She stated she would like to discuss not just adding façade grant support but for additional support. The Legacy Plan needs funding. Funds would be needed if the request to expand the FIG area is approved. She would like Committee feedback.

Ms. Cole asked to what amount is the increased request.

Chairwoman Pearce stated the increase is to be beyond \$20,000.00. She stated she believes there is no limit that they cannot ask for.

Our National Register Districts – a review

Ms. Kinane stated she provided all members with a notebook which contains information on the 5 National Historic Districts in Greenville. She reviewed some of the information.

The National Register of Historic Places

- Recognizes districts, buildings, structures, objects, and sites for their significance in American history, archeology, architecture, engineering, or culture, and identifies them as worthy of preservation.
- A program of the U. S. Department of the Interior, National Park Service.
- Administered at the State level by the Department of Cultural Resources, State Historic Preservation Office.

Effect of listing on property owners...

- Honors the property by recognizing its importance to the community, State, or to the Nation.
- Confers a measure of protection from harm by Federal or State activities.
- Does not place any restrictions on the actions of private property owners.
- Donations of preservation easements on Register-listed properties also may qualify for charitable tax deductions.

Differences between a National Register District and a Local Historic District:

National

Designation by SHPO & National Park Service
Honorary designation
Secretary of Interior's Standards encouraged
Federal income tax incentive for rehab

Local

Designation by Greenville City Council
Exterior changes require approved HPC COA
Design Guidelines developed and used
Local 0% loan program available

Ms. Kinane stated that something unique to the National Register is what is called a contributing property or a non-contributing property status. Each property listed on the register is given a status. When the boundary lines are drawn for a district, it includes all the properties in that boundary area. Individual properties are given the contributing or non-contributing status. A contributing property is any building, structure, object or site within the boundary area that reflects the significance of the district as a whole either because of its historic association, architectural qualities, archeological features and holds high historic integrity. The more heavily altered the property, the less integrity the proper has and becomes a non-contributing property. Non-contributing properties do not have the historic significance required to be considered contributing but it does not mean the property is not compatible with the district. Another non-contributing quality is that the property does not meet the age requirement. At the time of designation, the property needs to be 50 years or older. The City's five districts are: Skinnerville-Greenville Heights, Greenville Commercial, Dickinson Avenue, Tobacco Warehouse and College View.

College View Historic District: 343 contributing buildings, 51 non-contributing buildings. Period of significance 1909-1941. Designated February 1992. This is the largest and most intact early 20th century residential areas. The district is eligible for listing under Criterion A in the area of community planning and development as a representative of the city's growth and development as an educational hub for central eastern North Carolina. The neighborhood

developed following the establishment of the East Carolina Teachers' Training School in 1909. The school grew steadily throughout the second and third decades of the twentieth century resulting in the expansion of the adjacent College View neighborhood. Many of the properties in the District are associated with educators and other people important in the city such as William Haywood Dail, Jr., who established the brickworks in Greenville during one of its most rapid periods of growth, and Judge F.C. Harding, a leading Greenville citizen. The District also qualifies under Criterion C in the area of architecture because it represents a well-preserved collection of primarily residential buildings erected between 1909 and 1941, with examples of the Colonial Revival, Craftsman Bungalow, Italian Renaissance Revival, Spanish Colonial Revival, Spanish Eclectic, and Tudor Revival styles. Although a few houses have been altered, the overwhelming majority retain integrity of design, workmanship, materials, setting and location. Development occurred primarily from 1909 through World War II and followed the growth of the college, growing in size as the school expanded, and often appropriating prevailing architectural ideas executed on campus buildings. Typical of other early twentieth century neighborhoods in Greenville such as Skinnerville and Greenville Heights, College View, though dotted with examples of large, high-style dwellings, is predominantly characterized by modest and informal expressions of popular period styles. The simply detailed dwellings, mostly Craftsman Bungalows, located along the 200 block of Eastern Street are good examples of less formally executed styles found particularly on the fringes of the district and usually date from the post-Depression era when houses of ambitious design were rarely constructed. The majority of the houses within the College View district are popular designs most probably taken from period magazines or stock builders' plans available during the early twentieth century.

Structural types: Domestic – single or multiple family dwellings, Social Meeting Hall, Religious Structures

Architectural Styles: Craftsman Bungalow, Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival, Italian Renaissance Revival

Tobacco Warehouse Historic District: 7 Contributing buildings, 2 non-contributing buildings. Period of significance 1905-1947. Designated April 1997 and expanded in 1999. The focus of the district is its seven contributing buildings, all enormous sales warehouses, processing factories, or storage warehouses constructed during the early twentieth century when Greenville rose to prominence as a major marketing and processing center for flue cured tobacco. It meets the requirements of Criterion A for its contributions to the commerce and industry of Greenville, and Criterion C for the architecture of its important intact grouping of eclectic tobacco industry buildings. The period of significance begins in 1905, when the earliest contributing building is thought to have been constructed, and continues through 1947, the last year for which the district is eligible for listing in the National Register. Equally important

though less prominent in appearance than the buildings, a short segment of the Norfolk and Southern (now CSX) Railroad tracks (CS#1, [Contributing Structure, 1907) provided the incentive around which the historic district developed.

Structural Types: Commerce/Trade – warehouse; Industry – processing & industrial storage

Architectural Styles: Industrial, Italianate, Art Deco

Greenville Commercial Historic District: 51 contributing buildings, 21 non-contributing buildings. Period of significance 1900-1952. Designated July 2003 and expanded in 2009. This district is important as a representative and intact collection of commercial, civic and residential buildings dating from the period 1860-1952. The overwhelming majority of buildings are post-1900 brick commercial structures with retail space on the first story and offices above. This common building form proliferated nationally in the first half of the twentieth century. Greenville's examples are evidence of the city's status as a medium-sized town and regional commercial center. The district also retains examples of architect-designed civic buildings such as the 1911 Pitt County Courthouse designed by the Washington, D. C. architectural firm of Milburn and Heister, and the town's 1940 United States Post Office credited to eastern North Carolina architect Frank W. Benton. Due to Greenville's numerous fires in the central business district, the historic district retains only two buildings that date prior to 1900.

All but seven of the seventy-two buildings in the Greenville Commercial Historic District were constructed for commercial purposes. Commercial uses include stores and offices, a bank, and a theater. Although the building sizes, materials, and architectural styles may differ, their forms are similar. Commercial buildings are one and two-story, with the exception of the four-story 1911 Proctor Hotel (# 11) and the three-story 1929 Montgomery-Ward Department Store (# 52) and display first story glass storefronts or display windows that enable pedestrians to view the goods or services being offered. Generally, interior spaces are open on the first floor, and divided into smaller office spaces on the floors above, or in the case of the 1919 Dail-Hodges Building (# 61), into apartments. Almost all of the district's commercial buildings fall into the architectural category of early-twentieth century standard commercial design. However, a few commercial buildings are also rendered in the Classical Revival, Art Deco and Art Moderne styles. Standard commercial design buildings are constructed of red or blonde brick and feature large, first-story display windows, and decorative brick or metal cornices, or parapets, on the upper part of the building. Patterned masonry is also common. Second-story windows have arched or flat arched openings. Surviving windows are wood divided light sash. Because many of the first stories and/or lower storefronts have been remodeled over the years, the style is most evident on the upper facades.

Structural Types: Commercial, trade, business, professional, financial institution, specialty store, & department store; Government - post office, fire station, & county courthouse

Architectural Styles: Greek Revival, Queen Anne, Classical Revival, Commercial Style, Art Deco

Skinnerville-Greenville Heights Historic District: 282 contributing buildings, 55 non-contributing buildings. Period of Significance 1845-1955. Designated December 2005. The period of significance begins in 1845, the date of the oldest marker in Cherry Hill Cemetery. Located just west of downtown Greenville and north of Fifth Street, the locally-significant district contains a mix of nationally popular architectural styles and vernacular house forms common to suburbs that developed in North Carolina in the first half of the twentieth century. Although the period of significance begins with the earliest marker in Cherry Hill Cemetery, the circa 1882 Glenn Pender-Moore House, a weatherboard I-house with vernacular references to Italianate design, is the district's oldest dwelling. More than three quarters of the resources date from around 1900 through 1940 with some post-World War II houses interspersed. The Skinnerville-Greenville Heights Historic District is significant due to Criterion A in the area of Community Planning and Development. The district encompasses Skinnerville, platted in 1882 as Greenville's first suburban development and Greenville Heights, a subdivision laid out in 1907. While development of Skinnerville started in the 1880s, both suburbs were built-out gradually. By the mid-1940s, only infill lots and lots on the district's far northwest streets were left open for Minimal Traditional dwellings, apartment buildings, and a few Ranch houses which illustrate the neighborhood's continued viability. Skinnerville was developed by local attorney, politician, and businessman Harry Skinner within an easy walk of Greenville's central business district. Greenville Heights is considerably farther away from downtown, making the suburb's development nearly dependent on car ownership, and as a result, the development did not see many new homes until the 1920s. The district owes much of its growth to Greenville's tobacco market which generated economic prosperity from the early 1890s into the mid-twentieth century and to East Carolina University, which was established in 1907 as the East Carolina Teachers Training School. In fact, Greenville Heights' developers waited to advertise their plans until after the city had secured the college. This district encompasses 272 primary resources that consist mostly of dwellings plus one contributing site (Cherry Hill Cemetery) and one contributing structure (the Wilmington and Weldon Railroad Corridor). Primary or principal resources are defined as the main building, structure or site on a property; a house with several outbuildings is the primary or principal resource while the outbuildings are secondary resources.

Structural Types: Domestic – single or multiple family dwellings, accessory structures; Education – school; Funerary – cemetery

Architectural Styles: Queen Anne, Bungalow/Craftsman, Colonial Revival, Tudor Revival, Cape Cod, Minimal Traditional, Ranch, Period Cottage

Dickinson Avenue Historic District: 38 contributing buildings, 7 non-contributing buildings. Period of significance 1902-1956. Designated March 2007. This district is locally important as a distinguishable and intact collection of commercial, industrial, and ecclesiastical buildings dating from the period ca. 1902 to 1956. Dickinson Avenue, located southwest of Greenville's commercial core, was primarily residential in nature during the latter half of the nineteenth century. The arrival of the railroad in 1907 and the resulting proliferation of tobacco warehouses and factories adjacent to the Dickinson Avenue corridor caused a gradual metamorphosis of the district from residential to commercial. The overwhelming majority of buildings in the district are post-1900 one- and two-story brick commercial structures rendered in the early-twentieth-century Commercial Style. This common building design, typified by recessed entrances flanked by large display windows, raised parapet roofs, and decorative brickwork at the cornice, proliferated nationally in the first half of the twentieth century. The commercial buildings along Dickinson Avenue were constructed during a period of business expansion in the 1910s and 1920s when the central business district began to edge out along Dickinson Avenue towards the railroad tracks, replacing the formerly residential area with brick commercial buildings. Although the district is comprised primarily of commercial buildings, it also includes a church, a movie theater, a tobacco warehouse, and the remains of the Imperial Tobacco Company's factory and office building. Almost all of the district's commercial buildings fall into the architectural category of early-twentieth-century standard Commercial Style design. Standard Commercial Style buildings are constructed of red or blonde brick and feature large, first-story display windows, and decorative brick or metal cornices, or parapets, on the upper part of the building. Patterned masonry is also common. Second-story windows have arched or flat-arched openings. Surviving windows are wood double-hung, divided-light sash. Because most of the first stories and/or lower storefronts have been remodeled over the years, the style is most evident on the upper facades. The majority of the buildings rendered in standard Commercial Style in the Dickinson Avenue Historic District are one-story, each distinguished by design details such as the shape of the parapet or the decorative brickwork on the façade. Many of the buildings were designed for occupation by multiple stores and include several entrances on the façade.

Structural Type: Commerce/trade - specialty store, department store, & restaurant; Industry/processing - industrial storage & manufacturing facility; Religion - religious facility; Recreation and culture – theater; Transportation - rail-related

Architectural Style: Commercial Style, Classical Revival, Art Deco, Romanesque, Industrial Italianate

Ms. Kinane stated that in addition to maintaining the national register list, the State also maintains a study list. We have a good number of eligible districts included on the study list. The study list indicates that there are districts that preliminary have been deemed worthy of being included on the National Register. The next step is to have a report written. One of the largest is the Perkinstown Cherryview district which is south of W. Fifth Street. There are other neighborhoods that have been included on the study list: Lakewood Pines, Brookgreen, Cogg Hill and a few others. Due to age, they are becoming eligible to become historic districts.

Chairwoman Pearce stated that some Historic Preservation Commissions actually provide help to people who are trying to fill out the forms for tax credit projects. She stated she has done tax credit projects and that they are not complicated just tedious.

Chairwoman Pearce recognized Mayor Kandie Smith who was present. Mayor Smith is the City Council liaison to the HPC. She also recognized Charlie Ogletree who was present.

Public Comment Period

No public comments were provided.

Committee Reports

Design Review. Publicity. Selection. Chairwoman Pearce stated committees did not meet.

Announcements/Other

Ms. Cole asked about the minutes for June and July 2017.

Ms. Kinane stated they are in progress. Next month they will have an election of Vice Chair.

Chairwoman Pearce recognized new member Bernie Schulz. She asked each member of the HPC to write, email her, a biography of themselves to share with current and new members.

Mr. Caspar provided an update about the facilities service building on 4th Street which the HPC had approved for alterations. He had an impromptu conversation with the Director of Facility Services and was told they are in phase I-extensive interior remodeling. Phase II will start shortly which was the removal of a wall from the approved HPC application.

With no further discussion, Ms. Cole made a motion to adjourn, Ms. Arnold seconded, and it passed unanimously. The meeting adjourned at 6:50 pm.

Respectfully Submitted,

Collette Kinane, Planner II