



Agenda

Greenville Historic Preservation Commission

August 23, 2022

6:00 PM

City Hall Council Chambers, 200 West 5th Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes

1. Minutes from the April 26, 2022 Historic Preservation Commission Meeting

V. New Business

1. Minor Works
2. Code Enforcement Report
3. Budget - Staff Update

VI. Public Comment Period

VII. Committee Reports

1. Design Review Committee
2. Publicity Committee

3. Selection Committee

VIII. Approved COA/MWCOA Staff Update

1. COA/MWCOA Staff Update

IX. Announcements

X. Adjournment

DRAFT MINUTES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

April 26, 2022

The Greenville Historic Preservation Commission met on the above date at 6:00 pm in the City Council Chambers.

Andrew Morehead - Chairperson - *

Candace Pearce – Vice chair - *

Myron Caspar – *

Scott Wells - *

Justin Edwards - X

Louis Warren - *

Kerry Carlin - *

Israel Mueller -*

Jeremy Jordan - *

Robert Wright - *

The members present are denoted by an “*” and the members absent are denoted by an “X”.

PLANNING STAFF: Chantae Gooby, Chief Planner; Tony Parker, Planner I; Taylor Bland, Staff Support Specialist II

OTHERS PRESENT: Dene’ Alexander, Assistant City Attorney

MINUTES:

Motion made by Dr. Carlin, seconded by Ms. Pearce, to accept the March 22, 2022 minutes as written. Motion passed unanimously.

City Attorney Dene’ Alexander read the following statement:

Pursuant to North Carolina General Statute 160A-388 and Section 4, H. of the Historic Preservation Commission’s Rules of Procedure:

H. Conflict of Interest. No member of the Historic Preservation Commission shall participate in either the discussion or vote on any certificate of appropriateness in any manner that would violate the affected persons’ constitutional right to a fair and impartial decision maker. Prohibited conflicts include but are not limited to a member having a fixed opinion prior to hearing the matter and not willing to consider changing his or her mind; undisclosed ex parte communications with the person before the Commission, any witnesses, staff or other Commission members; a close familial, business or other associational relationship with the affected person; or a financial interest in the outcome of the matter before the board. On any other matter before the Commission where such decision by the Commission shall be in an advisory capacity only, no member shall participate in the discussion or vote on such advisory matters where the outcome on the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Decisions on either a request for recusal by a member or objections by a person appearing before the board shall be decided by a simple majority vote. A member so disqualified will not be counted or included in the count to determine the appropriate voting majority for the issue before the Commission and will not negate a quorum of the Commission.

If a Commission member has had an ex parte communication that needs to be disclosed at this time.

As a reminder, as members of the Commission conversations among yourselves during the discussion periods of this meeting and your committee meetings are **NOT** ex parte communications.

Clerk Taylor Bland swore in presenting staff and speakers.

New Business

DOC# 1162222

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1. Major Work COAs

2022-0009: 901 E. Fifth Street

Applicant: Azad Atashi (ECU)

Project: Landscaping, repair garden wall, move sign

Mr. Parker delineated and discussed the subject property. The applicant wishes to remove overgrown and diseased shrubs at the front of the house and replace them and plant two canopy trees. The applicant also wishes to move the Taylor-Slaughter Alumni Center sign to a new location and to repair a brick garden wall. Staff finds the scope of the requested work is compatible with the Design Guidelines. The Design Review Committee unanimously recommended approval of the request. Staff recommends to approve the landscaping renovation, repair of the garden wall, and the sign move as presented per the Design Review Committee's recommendation.

Azad Atashi, applicant, spoke in favor. He stated the idea is to add more streetscape trees and remove the old landscaping to allow a better view of the house. Repairing the garden wall and replacing the old landscaping will better compliment the house.

Chairman Morehead asked Mr. Atashi to explain the trees they will be planting.

Mr. Atashi stated the trees are Elm and turn yellow in the fall.

Chairman Morehead closed the public hearing.

Motion made by Ms. Pearce, seconded by Dr. Carlin, to adopt the Findings of Fact. Motion passed unanimously.

Motion made by Ms. Wells, seconded by Ms. Pearce, that the proposal is congruent with the special character of the Historic District and the Design Guidelines and that the Applicant's application for the Issuance of a Certificate of Appropriateness should be approved. Motion passed unanimously.

Mr. Morehead affirmed the COA was approved

2022-0010: 605 E. Fifth Street

Applicant: Ricky Hill (ECU)

Project: Remove, repair and replace front porch, remove and replace shrubbery with like species

Mr. Parker delineated and discussed the subject property. The applicant wishes to stabilize the front porch and remove and replace the current tile with pavers, add a ramp to the west side of the house to conform to the Americans with Disabilities Act (ADA), and to remove overgrown landscaping along the front porch and replace it with new. Staff finds the scope of the requested work is compatible with the Design Guidelines. The Design Review Committee unanimously recommended approval of the request.

Ricky Hill, applicant, spoke in favor. He stated the ADA ramp is an issue because the current ramp is not compliant. It is more appropriate to put the ramp on the west side adjacent to ADA parking that is already in place. Replacing the pavers on the porch will make it a more inviting and safer porch. They would like to remove the current shrubs will lower shrubs to give a more open look.

Ms. Pearce asked if the current finish is original to the porch.

Mr. Hill stated it is not original to the house and was probably put on about 40 years ago.

Chairman Morehead closed the public hearing.

Motion made by Mr. Jordan, seconded by Mr. Mueller, to adopt the Findings of Fact. Motion passed unanimously.

Motion made by Ms. Pearce, seconded by Mr. Jordan, that the proposal is congruent with the special character of the Historic District and the Design Guidelines and that the Applicant's application for the Issuance of a Certificate of Appropriateness should be approved. Motion passed unanimously.

Mr. Morehead affirmed the COA was approved

2. Minor Work COAs

2022-0011: 530 Evans Street

Applicant: Greg Needham

Project: Remove dying and damaged tree, replace with like species

3. 2022 Historic Preservation Fund Pass-Through Grant Resolution – Staff Update

Tony Parker stated on April 14th, staff presented to City Council information regarding the 2022 Historic Preservation Fund Pass-Through Grants. Council unanimously approved applying for two grants and directed staff to do so. Staff sent the signed applications to SHPO (State Historic Preservation Office) on April 22nd, and received confirmation of receipt. SHPO will notify staff in June about the decision on the grant applications.

4. HPC 2022-2023 Draft Work Plan and Budget (As per HPC Planning Session 4/29/2022)

Motion made by Ms. Pearce, seconded by Mr. Jordan, to approve the Greenville Historic Preservation Commission Work Plan for 2022-2023. Motion passed unanimously.

5. Code enforcement report

Tony Parker presented the code enforcement cases for March 16, 2022 through April 19, 2022 in the College View Historic District to the Commission.

6. African American Cultural Heritage Action Fund 2022 Grant – Staff Update

Staff was informed on April 12, 2022, by Brent Leggs, Executive Director of the African American Cultural Heritage Action Fund, that the grant application we submitted was not selected for funding. This grant was highly competitive and had over 625 Letters of Interest submitted. Mr. Leggs encouraged the commission to apply again next year.

Public Comment Period

Refer to page 3 of agenda for public comment guidelines. No Public Comments.

Committee Reports

1. Design Review Committee – Met April 7, 2022
2. Publicity Committee – Did not meet
3. Selection Committee – Did not meet

Announcements/Other

Mr. Jordan stated after looking at their work plan during the workshop and reviewing budget items, he would like to see the 2018 to present budget allocation and what was spent. He stated it would be helpful moving forward to have a monthly report of what was spent and what is remaining.

Ms. Pearce stated it should be a detailed line item expenditure report.

Motion made by Mr. Jordan, seconded by Ms. Pearce, to receive the budget allocation for 2018 to present and for the Commission to receive a monthly report of expenses and remaining balance. Motion passed unanimously.

Motion made by Dr. Carlin, seconded by Mr. Caspar, to adjourn. Motion passed unanimously.

Meeting adjourned at 6:30 p.m.

Respectfully submitted,

Tony Parker

Planner I



City of Greenville, North Carolina

Meeting Date: 08/23/2022

Title of Item: Minor Works

Explanation: Minor Work COA

2022-0013: 1201 E. Fifth Street

Jeremy Russell (ECU)

Restore and repaint wood rot with like materials and color

2022-0014: 805 E. Fifth Street

Aaron Lucier (Tri Sig House)

Main House - restore, repaint, repair wood rot, repair slate tiles,
and repair integrated gutters

2022-0015: 805 E. Fifth Street

Aaron Lucier (Tri Sig House)

Garage - restore, repaint, repair wood rot, roof slate, and molding

2022-0016: 1204 E. Third Street

Danny and Sara Allen

Repair and replace wood rot on back deck

2022-0017: 304 S. Harding Street

Dempsey Hill

Replace and repair roof with like shingles

2022-0018: 300 W. Fourteenth Street

James P. Utz

Repair and replace handrail on access ramp with like material

2022-0018: 300 W. Fourteenth Street

James P. Utz








Repair and repaint woodrot with like materials and colors (facia boards)

2022-0018: 300 W. Fourteenth Street

James P. Utz

Repair and repaint woodrot with like materials and colors (siding)

ATTACHMENTS

-  [HPC_1201_E_5th_Ward_House_MW.pdf](#)
-  [HPC_TRI_SIG_HOUSE.pdf](#)
-  [HPC_805_E_Fifth_St_MAIN_HOUSE.pdf](#)
-  [HPC_805_E_Fifth_St.pdf](#)
-  [HPC_1204_E_3rd_St_HOUSE.pdf](#)
-  [HPC_304_S_Harding_St.pdf](#)
-  [HPC_300_W_14th_St.pdf](#)



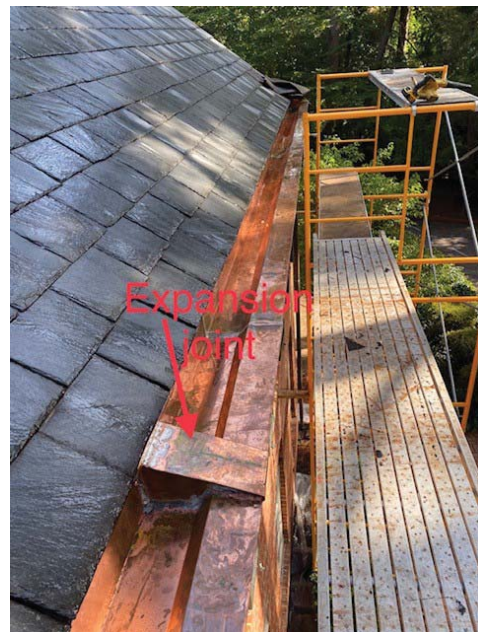
2022-0013 – 1201 E. Fifth Street (Ward House)

Restore and repaint wood rot with like materials and color

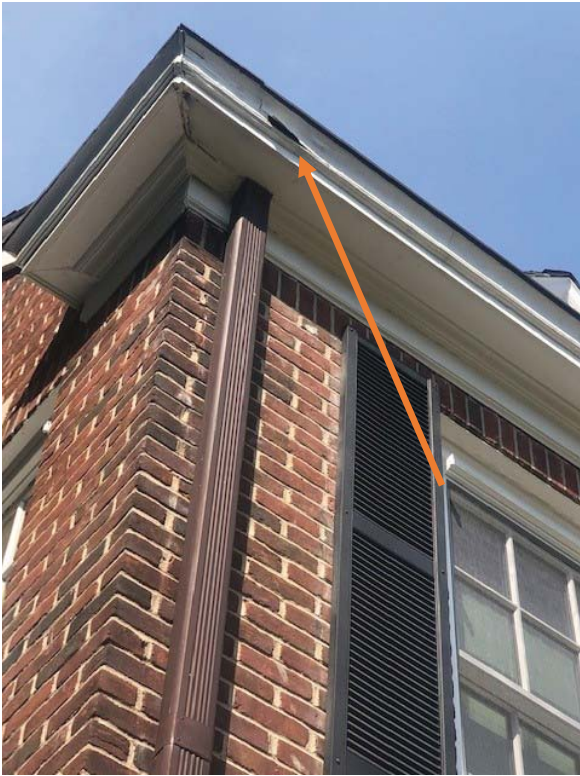


2022-0014 & 0015 805 E. 5th Street – Tri Sig House

Key areas for repair of gutter and slate



2022-0014 805 E. 5th Street - Main House



Key areas of repair of wood rot.



2022-0014 805 E. 5th Street - Main House



Areas of concern on the garage roof.

Will be restored with similar materials.



2022-0015 805 E. 5th Street - Garage



2022-16 – 1204 E. 3rd Street

Repair and replace wood rot on back deck



2022-0017 304 S. Harding Street
Replace and repair roof with like shingles



Patrick – Arthur House 300 W. 14th Street

2022-0018 Repair and replace handrail on access ramp with like material

2022-0019 Repair and repaint wood rot with like materials and colors (facia boards)

2022-0020 Repair and repaint wood rot with like materials and colors (siding)



City of Greenville, North Carolina

Meeting Date: 08/23/2022

Title of Item: Code Enforcement Report

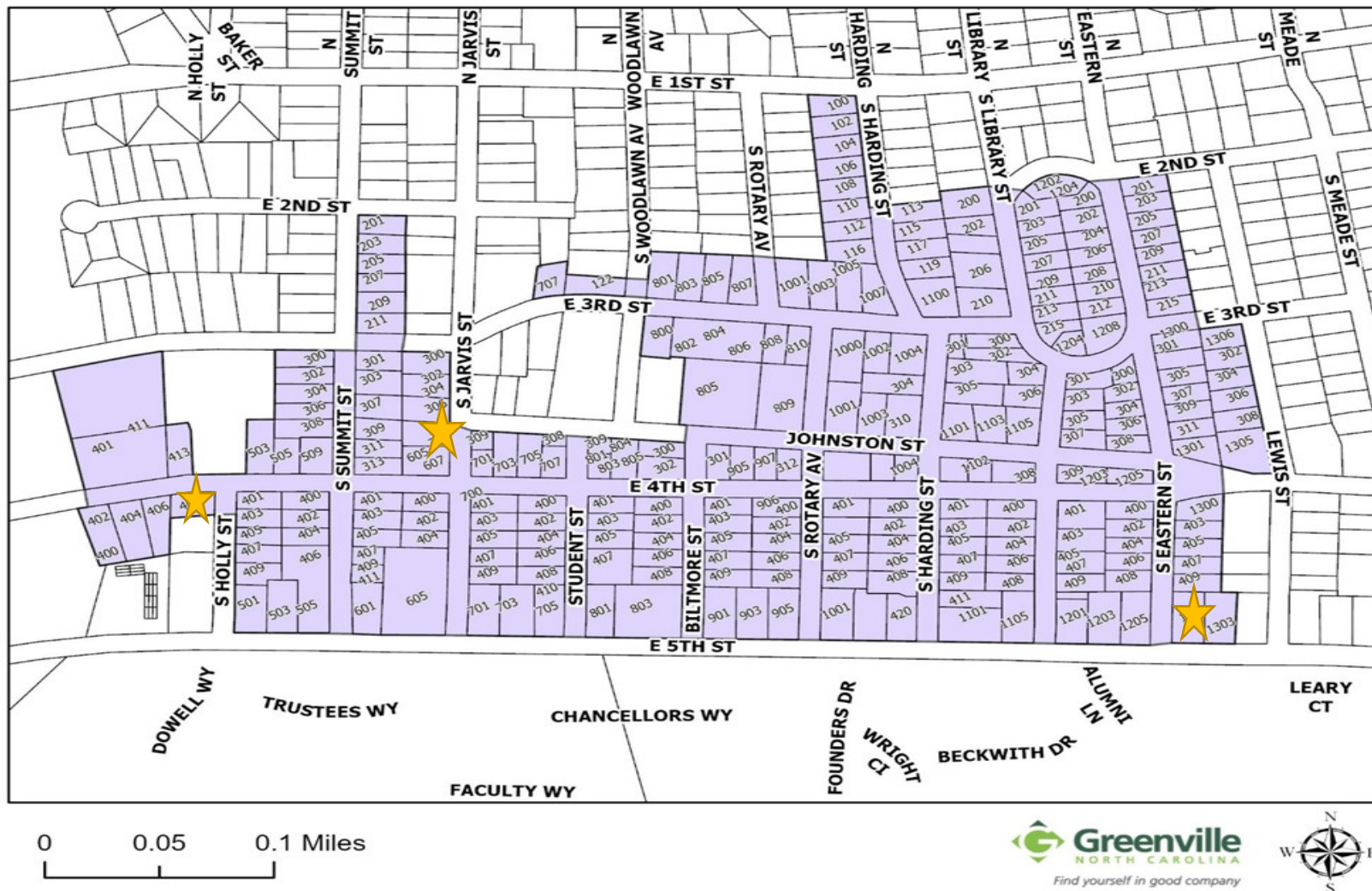
ATTACHMENTS

- 📎 [HPC_College_View_Historic_District_Code_Enforcement_Cases.pdf](#)
- 📎 [HPC_CODE_VIOLATION_STATIC_MAP_AUG_23_2022.pdf](#)
- 📎 [HPC_Min_Housing_400_Holly.pdf](#)
- 📎 [Min_Housing_310_S_Jarvis.pdf](#)
- 📎 [HPC_Min_Housing_1301_E_5th_St.pdf](#)

| College View Historic District Code Enforcement Cases | |
|--|--------------|
| April 20, 2022 to June 22, 2022 | |
| Total Number of Days | 118 |
| Total Number of Incidences | 32 |
| | |
| Incident Type | Cases |
| Parking | 2 |
| Cardboard & Trash | 9 |
| Tall Grass & Weeds | 18 |
| Minimum Housing | 3 |

College View Historic District Code Enforcement Cases

April 19, 2022 – August 15, 2022



Minimum Housing: 400 S. Holly Street, 310 S. Jarvis Street, 1301 E. 5th Street



Minimum Housing – 400 S. Holly Street
Sagging floors, sealed windows, mildew



Minimum Housing – 310 S. Jarvis Street
Wood rot (deck), missing smoke
detectors, electrical issues.



Minimum Housing – 1301 E. 5th Street

Large tarp on structure for over two years, excessive vines and vegetation growing on the structure.



City of Greenville, North Carolina

Meeting Date: 08/23/2022

Title of Item: COA/MWCOA Staff Update

ATTACHMENTS

- 📎 [HPC_8-23-2022_Approved_COA.pdf](#)
- 📎 [HPC COA UPDATE 1204 E 3rd.pdf](#)
- 📎 [HPC COA UPDATE 304 HARDING.pdf](#)

| | | | |
|---------|----------------------|-------|---|
| 2021-17 | 215 S. Library St. | Minor | Incomplete - Replace dilapidated fence in-kind and style and paint front door white |
| 2021-21 | 605 E. 5th St | Minor | Incomplete - Repair and repaint wood rot with like materials and colors (siding and trim around sidelight windows) |
| 2021-34 | 605 E. 5th St. | Minor | Incomplete - Repair window sashes |
| 2021-35 | 1001 E. 5th St. | Minor | Incomplete - Repair window sashes |
| 2022-02 | 1001 E. 5th St. | Minor | Incomplete - Replace roof with like color and shingles, repair wood rot and paint with like color, remove two diseased and dead trees and replant with like species |
| 2022-04 | 605 E. 5th St. | Minor | Incomplete - Restore paint on exterior soffit and shutters with like color |
| 2022-09 | 901 E. 5th St. | Major | Incomplete - Landscaping, repair garden wall, move sign |
| 2022-10 | 605 E. 5th St. | Major | Incomplete - Remove, repair, and replace front porch, ADA upgrades, landscaping upgrades |
| 2022-11 | 530 Evans St. | Minor | Incomplete - Remove dying and damaged tree, replace with like species |
| 2022-13 | 1201 E. Fifth St. | Minor | Incomplete - Restore, repaint, repair wood rot, repair slate tiles, repair integrated gutters |
| 2022-14 | 803 E. Fifth St. | Minor | Incomplete - Main House - restore, repaint, repair wood rot, repair slate tiles, repair integrated gutter |
| 2022-15 | 803 E. Fifth St. | Minor | Incomplete - Garage - restore, repaint, repair wood rot, repair slate and molding |
| 2022-16 | 1204 E. 3rd Street | Minor | Complete - Repair and replace woodlot on back deck |
| 2022-17 | 304 S Harding Street | Minor | Complete - Replace and repair roof with like shingles |
| 2022-18 | 300 W 14th Street | Minor | Incomplete - Repair and replace handrail on access ramp with like material |
| 2022-19 | 300 W 14th Street | Minor | Incomplete - Repair and repaint woodrot with like materials and colors (facia boards) |
| 2022-20 | 300 W 14th Street | Minor | Incomplete - Repair and repaint woodrot with like materials and colors (siding) |

Approved COA/MWCOA Update



2022-0016 1204 E. 3rd Street
Repair wood rot on back deck



2022-17 304 S. Harding Street
Replace and repair roof with like shingles