

MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION

May 23, 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 - Chair	Kerry Carlin
William Gee	Alice Arnold
Myron Caspar	
Mary Ellen Cole	Roger Kammerer

STAFF MEMBERS PRESENT: Collette Kinane, Planner II; Ben Griffith, Director of Community Development, and Amy Nunez, Secretary

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

Election of Officers

Attorney Phillips stated that the election of Chair at the last meeting created a vacancy in the Vice Chair position. The Commission tabled the election of Vice Chair to this meeting. The Chair and Vice-Chair are both one year terms with elections each January. The duties of the Chair is to conduct and preside over the Historic Preservation Commission meeting. The duties of the Vice-Chair is to preside as Chair in the absence of the Chair. The procedure of the elections for both are: 1- Open for nominations. Nominations do not require a second. 2- If no further nominations made, close the nominations by declaration of the Chair or vote by the Commission. 3- Vote in order of the nominations given. The first nominee to receive a majority vote is elected.

Chairwoman Pearce opened nominations for Vice Chair.

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

No other nominations made.

Ms. Cole suggested deferring the election until all vacancies are filled on the Commission.

Ms. Cole made a motion to table the election of Vice Chair, Mr. Caspar seconded and it passed unanimously.

ADDITIONS/DELETIONS TO AGENDA

Mr. Gee made a motion to accept the agenda as presented, Ms. Arnold seconded and it passed unanimously.

Approval of Minutes

Mr. Gee made a motion to accept the April 25, 2017 minutes as presented. Ms. Cole seconded and it passed unanimously.

Attorney Phillips stated he would not read the Conflict of Interest statement pursuant to North Carolina General Statute 168-388 and Section 4-H of the Historic Preservation Commission Rules of Procedure. He reminded Commissioners to be mindful of ex parte communications and to disclose any ex parte communication. He stated that conversations between Commissioners during discussion periods during HPC meetings or Sub-Committee meetings and are not ex parte communications.

NEW BUSINESS
Minor Works COAs

2017-0012: 211 S. Library Street; Tim Ferruzzi; Reroof/repaint w/like materials/same color – Approved

Facade Improvement Grants

Ms. Kinane stated that the current FIG account balance is \$26,000 but that \$17,991.50 had already been allotted for 4 approved FIGs. The remaining balance is \$8,008.50.

Ms. Kinane stated that the Design Review Committee met on May 16, 2017 to discuss the 3 FIG applications on tonight's agenda. Their recommendation is:

#2017-0001	203 E. 5 th St. – Blackbeard Coffee	\$1,872.50
#2017-0002	511 Cotanche St. – StillLife	\$2,000.00
#2017-0003	712-716 Dickinson Ave. – Maker's Market	\$4,136.00

2017-0002: 511 Cotanche Street (StillLife Greenville) – Travis Hixon applicant

Ms. Kinane showed photos of the property and stated StillLife requests funding for façade improvements that will be completed while the venue is upgrading the building and adding a rooftop bar. The Design Review Committee, though in support of the upgrades, determined that not enough information about the façade improvements was presented and requested that the applicant supply the HPC with more specific renderings at the HPC meeting. Though, based on the applicant's responses to the Committee's questions, the Committee recommended a grant in the amount of **\$2,000.00**.

Mr. Sharif Hatoum, owner, spoke in favor of the request. He stated that the style is industrial architectural. He will be adding a rooftop venue. He owns a portion of the alley which will be redeveloped as a pedestrian walkway. They will have a lot of greenery and all this will enhance the area.

Mr. Kammerer asked if the structure would hold the additional level.

Mr. Hatoum stated he is working with engineers to build a steel building over the existing and then tying it together.

Chairwoman Pearce stated the original building was a tin shop, an industrial style building. She stated the application is for the front façade.

Ms. Arnold made a motion to approve the Design Review Committee Recommended amount of \$2,000.00 for the FIG application. Ms. Cole seconded and it passed unanimously.

2017-0003: 712, 714, 716 Dickinson Ave (Farmers & Markers Market) – Ryan Webb applicant

Ms. Kinane showed photos of the property and stated Ryan Webb is requesting funding for exterior repairs to the storefronts, including replacing rotten wood and trim and repainting the brick. The Design Review Committee appreciated Mr. Webb's intent to replace in kind and make sensitive repairs. The Committee recommended a grant in the amount of **\$4,136.00**.

Mr. Ryan Webb, applicant, was present to answer questions.

Mr. Kammerer made a motion to approve the Design Review Committee Recommended amount of \$4,136.00 for the FIG application. Ms. Arnold seconded and it passed unanimously.

2017-0001: 203 E. 5th St. (Blackbeard Coffee Roasters) – Michael Fox applicant

Ms. Kinane showed photos of the property and stated Blackbeard Coffee requests funding for an awning, signage, and lighting. During the meeting, the applicant presented another design schematic for the awning and exterior that was not included in the application materials. The Design Review Committee felt that this design was more suitable and recommends approval of the request for funding based on the new design. The Committee also asked for further clarification on the lighting, as that was not discussed in the meeting with the applicant. The Committee chose to recommend funding only for the awning at an amount of **\$1,872.50**.

Mr. Michael Fox, applicant, was not present.

Mr. Kammerer made a motion to approve the Design Review Committee Recommended amount of \$1,872.50 for the FIG application. Ms. Cole seconded and it passed unanimously.

PUBLIC COMMENT PERIOD

No public comment made.

COMMITTEE REPORTS

Design Review Committee

Chairwoman Pearce stated they met to consider the FIGs on tonight's agenda.

Publicity Committee

Ms. Arnold provided a copy of notes from the May 18, 2017 meeting. Ms. Arnold was elected Chair.

Highlights: hold on Demolition by Neglect, move forward with Legacy Markers, and create Legacy Trail "The Block" (from 5th & Elizabeth Streets to Imperial Tobacco site).

Selection Committee

Mr. Gee spoke about the May 22, 2017 meeting. He was elected Chair.

Highlights: Selection of Local Landmark Designation properties – 905 Dickinson Ave (Hines Bldg), 629 Albemarle Ave (Roxy Theatre), Greenville Tar River Locks-no address, 1208 W. 4th St and 401 Moye Dr (properties owned by Dr. Best), and 410 Evans St (Brody's).

ANNOUNCEMENTS

No announcements made.

With there being no further discussion, Mr. Gee made a motion to adjourn, Ms. Cole seconded, and it motion passed unanimously. The meeting adjourned at 6:51 pm.

Respectfully Submitted,

Collette Kinane, Planner II