

MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION

October 23RD 2018

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

Commission Members Present

Candace Pearce - Chairperson - *

Chris Nunnally – Vice chair - *

Blake Belch - *

Myron Casper - *

Jeremy Jordan -*

Troy Demers - *

Israel Mueller -*

Justin Edwards - X

Bernie Schultz – X

Roger Kammerer – X

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

PLANNING STAFF: Chantae Gooby, Interim Chief Planner; Thomas Barnett, Director of Community Development and Camillia Smith, Secretary

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

MINUTES: Motion made by Jeremy Jordan to approve the agenda, seconded by Chris Nunnally. **Motion passed unanimously**

Motion made by Candace Pearce to approve the August 28th 2018 minutes as presented, seconded by Blake Blech. Motion passed unanimously

OLD BUSINESS

1. Tar River Navigational Locks – HPC Approved Selection in 2017

Ms. Gooby reminded staff that this item was identified as a local landmark designation by the Selection Committee on May 22nd 2017. The Commission received the report in July of the same year. March of this year the Commission approved the report. Tonight a motion is needed to officially send the item to City Council for the November 8th agenda to be considered for local designation.

Chairwoman Pearce moved to approve the selection

Seconded the motion Mr. Casper

Motion passed unanimously

Attorney Phillips stated pursuant to North Carolina General Statute 168-388 and Section 4-H of The Historic Preservation Commission Rules of Procedure:

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 reasonable 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 ex-parte communication that needs to be disclosed at this time.

As a reminder, please keep in mind as members of the Commission, conversations among yourselves during the discussion periods of this meeting and your Committee meetings are not ex-parte communications.

Chairwoman Pearce disclosed that she has had meetings with Bruce Wacklin, Jeff Walker and Michael Carey all of whom are present tonight. She has no preconceived opinions.

Chairwoman Pearce asked if anyone would like to recuse her.
No motion was made.

NEW BUSINESS

Major Works COAs

2018-0023: 809 Johnston St. Local Landmark, College View Historic District, Contributing # 227
Applicant: Walker Morrison Builders, Inc.: Jeff Walker
Project: Repair and replacement of roof and damaged wood

Ms. Gooby gave the staff report and delineated the property Ms. Gooby reviewed the application and pictures of the roof, views from Johnson Street and South Rotary Avenue. Old photos of the property were shown to reference the original roof profile and composition. The 20 year old shingles and felt are to be replaced with dimensional 2-tab shingles and 30 pound felt.

The Design Review Committee recommended approval on October 11th 2018

Chairwoman Pearce asked Mr. Walker if he still intended to put exposed rafter tails back on the porches.

Mr. Walker stated the agreement is to expose the rafter tails on the porches.

Chairwoman Pearce said much of the work done to the building was done by Rotarians over the years and someone put fascia over them. To expose them would put the porches back to the original. The DRC also suggested that if he chose to use fiber cement board in place of the rotten ply board would be appropriate because it is a flat surface.

Mr. Walker stated he provided those photos if needed.

Mr. Nunnally stated he thinks this property is a model for other property owners that have been renovated in the past with not like materials. Your agreement to go back to tongue and groove particularly adds a nice detail and finish appearance to this very important structure in our College View Historic Neighborhood. It's a testament to the application and, as a citizen of Greenville and a member of this commission, I appreciate the initiative.

Chairwoman Pearce said this is the oldest Rotary Club building in the United States that was built for a Rotary. They will celebrate a birthday in 2021 of 100 years.

Mr. Casper asked if the crossbar on the Johnston Street side of the main entrance at the peak of the roof is there presently.

Chairwoman Pearce said that the crossbar was take off at some point and should be replaced. She asked Mr. Walker if he was willing to replace this one.

Mr. Walker answered yes on the Johnston Street side and we have a current picture of the building.

Mr. Casper asked if the crossbar should be on both faces of the building.

Chairwoman Pearce stated yes

Mr. Walker said it wouldn't be difficult to add, if the owner is ok with it then its ok with him.

Mr. Wacklin stated that he was fine with it if isn't a costly addition.

Chairwoman Pearce moved to approve the COA 2018-0023 The Rotary Club Building

Seconded by Mr. Jordan

Chairwoman Pearce asked was there any discussion?

Mr. Nunnally said he would like to approve the COA with the addition and recommendation that we allow Mr. Walker and The Rotary Club to add back the architecture detail on the front of the club without having to come back to the commission for approval.

Mr. Casper second the motion.

Attorney Phillips said the last point is that the modifications are congruency with the special character of The Historic District.

Motion made by Chairwoman Pearce, seconded by Mr. Blech, to approve the COA with the amendment that the pediments (crossbar) on the front on Johnston Street can be added without any additional response from us. Motion passed unanimously.

2018-0024: 707 East 4th St., College View Historic District, Non-Contributing # 215
Applicant: Michael Carey
Project: Repair and alteration of exterior stairs and the addition of a deck.

Ms. Gooby gave the staff the report and delineated the property she reviewed the application and gave the history of repair and alteration done on the property and showed pictures of the property.

The Design Review Committee recommended approval on October 11th 2018

Mr. Nunnally stated that there was no mention of the addition of the roof profile on top of the deck in the application. It appears in the current pictures that there isn't a roof but a small overhang and in the proposed drawings there appears to be an extension of the roof line and a modification of the roof profile of the building.

Chairwoman Pearce answered that there isn't a modification of the roof profile because it's a freestanding portion and the owner didn't have an alternative. They really didn't want to put anything back but the stairs. However, part of the wall behind the vinyl siding had rot. The lack of a front door and the vinyl siding all existed before Mr. Carey bought the building.

Mr. Nunnally replied it looks very nice, but he would like to note or have a discussion for use of the variance provision in our guidelines. I see that the way the house was constructed it caused wood rot and water problems. This was the best way to remedy that but I would like to note in the application that this is a roof line modification and we approve it as a reasonable variance of the guidelines. Mr. Nunnally stated that in his readings of the guidelines if we modify a profile we need to make a finding of facts for that modification. If its non-conforming based on those guidelines then we can rely on Chapter 6 which allows a variance provision for property owners to apply to this commission to approve the work because it makes sense. If we make this motion I would for it to say that is in variance of the guidelines and not in conformance with the guidelines specifically as it applies to the roof line

Mr. Jordan asked if the fact that the stair roof doesn't attach to original roof does it in fact alter the roof profile. Do we have to consider it a new roof?

Mr. Nunnally stated the roof looks different to me with the porch, it looks like a modification to the profile of the house. In the future I feel if we base our decisions on the guidelines then it is safe to say that it's not conforming. However, if we don't allow the modification the property owner could endure further hardships such as, property damage.

Motion made by Mr. Nunnally, seconded by Mr. Jordan, made a motion to approve the application as conforming to the guidelines with the exception of the modification of the roof line that if not approve would cause hardship on the owner. Therefore, approving the variance makes the roofline congruent.

Motion passed unanimously.

Minor Works COA

2018-0021: 206 South Library, College View Historic District, Contributing # 121

Project: Replace Heat Pump

2018-0022: 510 West 4th St, Local Landmark, Skinnerville Historic District

Project: Replace Heat Pump

3. Local Landmark Designation Request: 905 East 5th Street, College View Historic District # 192 -
(See attachment)

Applicant: Dr. Justin Edwards

Ms. Gooby reviewed the request to be a local landmark by the applicant Dr. Justin Edwards and provided the history of the home. Dr. Edwards provided supporting evidence as to the significance of the home known as the Walter Harrington House. There is a preliminary report for the commission to review and decide if the commission would like to move forward w potentially designating the property as a local landmark Based on the criteria's the board can vote for the home to be moved to the next step for consideration.

Ms. Gooby said that the recommendation of the committee will start the process for staff to review the report provided and see if it meets SHPO standards before being submitted for review and comment by The State Historic Preservation Office (SHPO).

Motion made by Chairwoman Pearce, seconded by Mr. Nunnally, to move forward with the local landmark designation process.

Motion passed unanimously.

4. COA/MWCOA Identification Placard

Ms. Gooby presented the committee with blue placards that have been suggested as a possible identifiers for approved MWCOAs and COAs. The card would be given to the property owner/contractor to post on the property once a MWCOA or COA is approved.

City Attorney Phillips has concerns about the use of the cards and staff will do further research to determine if the use is possible and report back to the Commission.

5. HPC Work Plan Discussion – Section 1

Staff has started updating the HPC work plan and will bring back the final draft for the commission for adaption.

VII. Public Comment Period

No comments received

VIII. Committee Reports

No reports given

Motion made to adjourn by Mr. Jordan

Seconded by Mr. Blech