

MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION

August 28, 2018

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 *	Justin Edwards *
Myron Caspar *	Chris Nunnally X
Mary Ellen Cole *	Bernard Schulz *
Jeremy Jordan *	Roger Kammerer *
Blake Belch X	

The members present were denoted by an “*” and those absent by an “X”.

ADDITIONS/DELETIONS TO AGENDA

Seeing none, Chair Pearce made a motion to accept the agenda as it exists. Mr. Schulz seconded the motion.

STAFF MEMBERS PRESENT: Thomas Barnett, Director; Thomas Weitnauer, Chief Planner; Domini Cunningham, Planner II; Gwendolyn Turnage, Administrative Assistant; Corinne Becker, Support Specialist; Camillia Smith, Support Specialist

Chair Pearce introduced and welcomed the new Director of the Community Development Department, Thomas Barnett.

Chair Pearce thanked Corinne Becker, Support Specialist (Temporary Employee) for filling in until the position was filled permanently. Chair Pearce welcomed Camillia Smith, Support Specialist, who will be filling the position permanently.

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

Gwendolyn Turnage swore in all of those who would be speaking at the meeting.

MINUTES:

Mr. Schulz stated that his name was spelled wrong on page 7 of the July Minutes.

Motion made by, Mr. Kammerer to approve the July 24, 2018 minutes as amended and Ms. Cole seconded the motion. 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 an ex parte communication that also 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.

Chair Pearce stated that she had spoken with Brad Williams, architect for FIG 2017-0016 and clarified guidelines.

Attorney Phillips asked if she had a fixed opinion prior to hearing the matter.

Chair Pearce answered, no.

OLD BUSINESS

FIG 2017-0016: 401 Evans St.
Applicant: Morris Moye Jr. (Presented by Brad Williams)
Project: Amendment to exterior restoration of lower west façade

Mr. Cunningham stated that the approved ramp design for the west entrance on Evans Street did not meeting Building Code requirements. The ramp leading up to the storefront does not

provide a code compliant landing nor does it have handrails. Therefore the recipients of the previously awarded FIG, which is still active, seek the commission's approval for a new design.

Recommendations:

The Design Review Committee (DRC) met on August 16, 2018 to discuss the proposed design. The committee and applicant's representative discussed the new design for the proposed ramp that varied from the original design. The revised design is attached.

Staff recommends approval of the revised design of the Evans Street ADA ramp. The committee recommends approval of the revised design of the Evans Street entrance.

Mr. Brad Williams reiterated what Mr. Cunningham described and offered to answer questions.

Chair Pearce referenced the Proctor Hotel, which is being used as an example of the design being used. She asked about the wrought iron being used.

Mr. Williams stated the entrance to the Martinsborough was an example of the design used.

Ms. Cole asked when construction would begin.

Mr. Williams stated they will apply for permits now that this step is complete and will get started soon after they're issued.

Paige Hamilton, tenant, introduced herself. She said she has operated two drug stores in Jones County. A letter of authorization from the owner was provided.

Chair Pearce made a motion to approve the request for the alteration to FIG 2017-0016. Mr. Kammerer seconded the motion and it passed unanimously.

COA 2018-0017: 803 East 5th Street, College View Historic District, Contributing, # 189
Applicant: Kelly Schillig – CSL Management (Presented by Michael Moore)
Project: Update on the replacement of garage doors

Mr. Cunningham stated this is an update on the garage doors.

Staff Findings:

The applicant completed the installation of the garage doors with modifications to the proportions of the overall door due to the finished floor elevation of the poured concrete.

Recommendations:

The Design Review Committee met on August 16, 2018 to discuss the installation of the new garage doors. The committee recommended the completed installation be reviewed by the full Historic Preservation Committee for discussion and put to a vote for acceptance.

Mr. Michael Moore stated that his original plan was to restore the existing door and build two new doors to match it. However, the concrete slab, which was poured high enough to prevent flooding, prevented the use of the old door. The wood was rotten and had already been repaired in several places and would not have provided the needed support if they had cut the old door. Therefore he built three new doors.

Chair Pearce stated that he could have used a “Dutchman repair” in order to retain the old door.

Joseph Hillard stated that he built the new doors. He showed how the old door was rotten and had been repaired multiple times before. He felt it was beyond repair.

Chair Pearce stated that the doors and windows now look horizontal instead of vertical as they did previously. She stated that these properties save in property taxes in exchange for retaining as much of the old material as possible.

Ms. Cole stated that she thought they’ve done a good job working within the parameters they had in terms of maintaining the original design. She doesn’t see a problem approving three rather than two doors. She asked if additional work will be done.

Mr. Moore said more work will be done at a later date such as a new roof. He asked if there were any recommendations on hardware for the doors.

Chair Pearce said if they bring them pictures of hardware the HPC can help them pick some out. She stated she thought the original door was not beyond repair and that they chose not to repair it.

Mr. Hillard stated that he begged to differ. He feels it was beyond repair

Ms. Cole made a motion that the modifications be accepted and that they approve the alteration under COA 2018-0017. Mr. Edwards seconded the motion. The motion passed 8-1 with Chair Pearce voting to oppose the motion.

NEW BUSINESS

1. Major Works COA

2018-0019: 401 East 4th street, College View Historic District, Contributing # 206
Applicant: St. Paul’s Episcopal Church (Presented by Cathy Palmer)
Project: Installation of awnings on the east side of the transept

Mr. Cunningham described the application, which is for the installation of awnings over the east transept doors located north of the garth. The awnings will match the existing awning over the main doors that currently face the garth. There will be two awnings attached to the east face of the transept without posts; one long awning over three of the doors and a second shorter awning over the fourth door.

From the Design Guidelines (shortened to include only those that apply):

Chapter Title Pages

3 Exterior Color 67-68

*1. Select material and paint colors appropriate to the historic period of the building and district.
11. For Fabric Awnings, Select Colors that are comparable in hue and intensity with the exterior colors of the historic building.*

Staff Findings:

The applicant intends to install awnings on the eastern wall of the newer building in the corridor between the two buildings on the property. This location the awnings would be slightly visible from Fourth Street. The awnings are intended to be of the same material and design as the current awning in the garth with the exception of not being supported by posts.

Recommendation:

The Design Review Committee (DRC) met on August 16, 2018 to discuss this application. The DRC recognizes that the new awnings will match the existing awning on site with the exception of not having posts and they are being installed on the newer building on site. The awnings will be an added benefit to the parishioners. The DRC recommends approval.

Ms. Cathy Palmer, applicant, stated the awnings will protect the doors from rain and sun damage. The awnings are anticipated to last approximately ten years at which time, depending on finances, the church would like to build something more permanent.

Ms. Cole asked if it was anticipated that the awnings will hold up in the wind without posts.

Ms. Palmer said they didn't think posts would look good and that the awning company has assured them they will hold up to wind.

Mr. Schulz asked if they would be bolted to the wall.

Ms. Palmer answered, yes.

Mr. Schulz asked if they anticipate gutter issues related to the location of the awnings.

Ms. Palmer stated that it's possible and if there's water build-up, they'll come back to the HPC.

Chair Pearce moved to approve staff's recommendations and find they are congruent with the guidelines. Ms. Cole seconded. The motion passed unanimously.

Chair Pearce moved to approve the COA 2018-0019 with the modification. Mr. Edwards seconded. The motion passed unanimously.

Mr. Cunningham stated that someone will be back in a few months from St. Paul's for an awning over the playground.

2. Staff Report: Minor Works COA's

2018-0018: 400 South Rotary, College View Historic District, Contributing # 76
Project: Installation of two AC units at the rear of the home.

Mr. Cunningham showed pictures of the two AC units that were installed.

2018-0020: 707 East 4th Street, College View Historic District, Contributing # 215
Project: Repairs to deck and exterior stairs.

Mr. Cunningham showed pictures of the house and stairs and stated that it was not handled as a Major COA because the stairs were not original to the house. New stairs have been permitted but not completed. The existing steps have been firmed up to make them safe.

Chair Pearce stated that the owner agreed to do several things including the removal of the railing that was not original to the house. He is also going to re-deck the porch. She would like to see the door in the front, not the side of the house, but the house was purchased this way. He will also add footings and pour a slab on the side where the parking is. He will paint in either a red or gray tone. He will have it done by 9/31/18 after which time he would be considered non-compliant and subject to fines. He will be submitting plans.

PUBLIC COMMENT PERIOD

Seeing no speakers, Chair Pearce closed the public comment period.

COMMITTEE REPORTS:

Design Review Committee

Did meet.

Publicity Committee

Did not meet.

Doc # 1087073

Selection Committee

Did not meet.

STAFF UPDATE:

Mr. Cunningham referenced the HPC 2018 Index that he handed out. He included the status of many COA's both Major and Minor. 2018-0004 Roof Repair and Maintenance, owner is in the process of selecting a different contractor. 2018-0006, lights have been installed. 2018-0010 is partially complete, wood has been replaced but it's not painted yet.

Ms. Cole asked if White's Theatre has an updated survey yet.

Mr. Weitnauer stated they are still working on the survey.

Mr. Caspar asked what the COA time period is.

Mr. Cunningham stated that a COA has one year to be completed. If no work is done in that time they can request a Minor Works.

ANNOUNCEMENTS/OTHER:

Chair Pearce announced that Greenville HPC will be having a workshop on 9/22/2018. There is also a workshop in New Bern on 09/21/2018. There will be a workshop in Goldsboro but date is not known yet.

Ms. Cole will attend the workshop in New Bern.

FIG workshop is scheduled for 9/14/2018 at 10am in the 3rd floor gallery.

With no further discussion, Ms. Cole made a motion to adjourn, Mr. Caspar seconded, and it passed unanimously. The meeting adjourned at 7:00 pm.

Respectfully Submitted,

Domini Cunningham, Planner II
Historic Preservation Planner