

MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION

November 26th 2019

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

Candace Pearce - Chairperson - *

Jeremy Jordan – Vice chair - *	Blake Belch - *
Dr. Myron Caspar - *	Roger Kammerer – *
Dr. Andrew Morehead - *	Israel Mueller -X
Dr. Justin Edwards - X	Scott Wells - *
Betty Nurse – X	

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

PLANNING STAFF: Domini Cunningham, Planner II; Tawanda Cage, Staff Support Specialist II

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

MINUTES:

Motion made by Mr. Morehead to approve the September 24 2019 minutes, seconded by Mr. Jordan. Motion passed unanimously.

Old Business

1. Review amended Survey and Research Report for the Frank Wilson Store located at 401 Evans Street.

Mr. Cunningham noted that the primary change to the report is that it now focuses on the architect that is associated with the property, which is Hill Carter Linthicum

Motion made to recognize the amended survey and research report for the Frank Wilson Store located at 401 Evans Street to be of special significance in terms of its Historical, Prehistorical, architectural and cultural importance and possesses integrity of design, setting, workmanship, materials, feeling and or association” by Ms. Pearce, seconded by Mr. Jordan. Motion passed unanimously.

City Attorney Donald Phillips 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.

New Business

1. Major Works COAs

2019-0022: 402 S. Eastern Street, College View Historic District

Applicant: Lynnmarie LLC.

Project: After-the fact application for the replacement of windows.

Located on the west side of South Eastern Street, the home is a modest example of a Colonial Revival Style home. The previous owner replaced all but one of the windows in 2018 without a COA, which is required for all exterior work done on homes locate in the College View Historic District. Recognizing that the current owner did not replace the windows, the Design Review Committee has decided that when replacement of the windows are that they should be replace with historically accurate windows.

Motion made to approve the Findings of Facts by Ms. Pearce, seconded by Mr. Jordan. Motion passed unanimously.

Motion made to approve COA 2019-0022 by Ms. Pearce, seconded by Mr. Kammerer. Motion passed unanimously.

2019-0023: 403 Maple Street, Local landmark

Applicant: Dr. William Wooten & Erin Wooten.

Project: Relocation of outbuilding from another parcel.

Located on the east side of Maple Street, the property is a two-story brick veneer in the Colonial Revival Style home. The tool shed is located to the rear of the adjacent property on 402 South Elm Street and will be a hindrance to the proposed residence that will be located on that property. The shed is historically associated with the Wooten home. The requirements for the move and relocation are that as follows: The shed is protected during the move; it is not set in the rear of the property, it five feet off the property line, five feet from any other accessory structure and ten feet from the home. This COA meets all of the requirements. The Design Review Committee met on November 4th and recommend approval of the application.

Motion made to approve the Findings of Facts by Ms. Pearce, seconded by Mr. Jordan. Motion passed unanimously.

Motion made to approve COA 2019-0023 by Ms. Pearce, seconded by Mr. Jordan. Motion passed unanimously.

2. Minor Works COAs

2019-0020: 403 Maple Street, Local landmark
Applicant: Dr. William Wooten & Erin Wooten
Project: Tree removal

2019-0021: 213 S Library Street, College View Historic District
Applicant: Brown & Brown of Carolina LLC
Project: Replace missing shingles, repair exterior with the same color, and replace missing fence panels.

2019-0024: 403 Maple Street, Local landmark
Applicant: Dr. William Wooten & Erin Wooten
Project: Repair damaged wooden shutters and replace missing shutters

2019-0025: 407 S Rotary Avenue, College View Historic District
Applicant: Southeast Foundation Repair
Project: Foundation Stabilization

2. Review HPC Work Plan

The Commission will review the work plan and return any comments to Mr. Cunningham by the first of the year.

VII. Public Comment Period – Refer to page 2 of agenda for public comment guidelines

No Public Comments

Committee Reports

1. Design Review Committee – Meet and discussed the aforementioned Major Works COA.
2. Publicity Committee – Meet to discuss the Work Plan for 2019-2020
3. Selection Committee – Considered the Sarah Larkin application.

Motion made to recognize the application for the Larkin house at 903 East 5th Street to be of special significance in terms of its Historical, Prehistorical, architectural and cultural importance and possesses integrity of design, setting, workmanship, materials, feeling and or association **by Ms. Pearce, seconded by Dr. Morehead. Motion passed unanimously.**

Approved COA/MWCOA Staff Update

Mr. Cunningham provided the commission with an updated COA Status spreadsheet indicating the project status of COAs/MWCOAs from January 2018 to present.

Announcements / Other

Façade Grant Update:

The Mooney project is completed and gone into the repayment stage.

The Hayes project is completed and gone into the repayment stage.

Motion made to adjourn by Ms. Wells seconded by Dr. Morehead, Motion passed unanimously.

Meeting adjourned at 6:30 pm

Respectfully submitted

Domini Cunningham

Historic Preservation Officer