

MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION

September 24th 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 - X

Blake Belch - X

Dr. Myron Caspar - *

Roger Kammerer – *

Dr. Andrew Morehead - *

Israel Mueller -*

Dr. Justin Edwards - X

Scott Wells - *

Betty Nurse - *

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

PLANNING STAFF: Domini Cunningham, Planner II; Chantae Gooby, Chief Planner; Tom Barnett, Director and Camillia Smith, Secretary

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

MINUTES:

Motion made by Mr. Morehead to approve the July 23 2019 minutes, seconded by Ms. Wells. Motion passed unanimously.

Old Business

1. Presentation of the HPC Appreciation Award to Ms. Latashia Jenkins
2. Review of the Survey and Research Report for the Frank Wilson Store located at 401 Evans Street.

Research report was completed by Mr. Kammerer and the next step is to submit to the State Historic Preservation Office. A vote was required to send the report on to next phase; State Historic Preservation Office for historic landmark designation.

Mr. Muller voted that the report be sent to the next phase, seconded by Mr. Morehead. Vote 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.

Chairman Pearce stated that it was imperative to mention that many of the board members knew three (3) of the applicants through their cooperative relationship with the Historic Preservation Commission. However, that was not grounds enough for any of the members to recuse themselves on the notion that they couldn't be impartial.

New Business

1. Major Works COAs

2019-0014: 409 S. Rotary Avenue, College View Historic District

Applicant: Robert Thompson and Marie Pokorney.

Project: Demolish existing Garage and rebuild to zoning standards

Mr. Cunningham shared photos of the subject property and the neighboring property to show that the garage sits on the property line and conjoined with the garage at 407 South Rotary Ave. The demolishing of said garage would require the issuance of a Minor Works COA for 407 South Rotary. The damages that the garage experiences require systematic repairs that are just masking the problem. The best option which is to separate the structures by demolishing will eliminate the water damage that occurs.

Ms. Pearce opened the public hearing.

Mr. Thompson, applicant, stated that the garage is 80 years old and to continue to make repairs is just a band aid.

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

Motion made to approve COA 2019-005 by Mr. Jordan, seconded by Dr. Caspar. Motion passed unanimously.

Motion made to expedite the demolishing by Ms. Wells, seconded by Mr. Kammerer. Motion passed unanimously.

2019-0015: 402 S Eastern Street, College View Historic District

Applicant: Lynnmarie LLC

Project: Repair and repaint wood siding in a new color

Design Review Committee met to discuss the color change from yellow to gray and white. Decision was made to downgrade COA to Minor work.

Motion made to downgrade COA 2019-0015 to Minor work By Mr. Kammerer, seconded by Ms. Wells. Motion passed unanimously

2019-0016: 402 S Eastern Street, College View Historic District

Applicant: Lynnmarie LLC

Project: Demolish existing Garage

Applicant withdrew the request

2019-0018: 406 Student Street, College View Historic District

Applicant: Leonard Darby

Project: Adding a Handrail to the steps at the front of the home

2019-0019: 403 S Eastern Street, College View Historic District

Applicant: Dr. William Wooten & Erin Wooten

Project: Installing a new Fence.

2. Minor Works COAs

2019-0013: 1204 E 3rd Street, College View Historic District

Applicant: Sara and Danny Allen

Project: Repaint front and side porch with the same colors

2019-0017: 407 S Rotary Avenue, College View Historic District

Applicant: Matthew Horsman

Project: Repair exposed side of garage

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 – Will work from the current Potential Local Landmarks Priority List and present to City Council a request on the City owned properties eligible for Local Landmark Designation.

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

Ms. Pearce shared information on the upcoming Cultural Trail and the support from the Historic Preservation Commission.

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

Meeting adjourned at 6:44 pm

Respectfully submitted

Domini Cunningham

Historic Preservation Officer