

ADOPTED MINUTES TO BE ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION

February 4th 2020

The Greenville Historic Preservation Commission met on the above date at 6:00 pm in Room 337 of City Hall.

Candace Pearce - Chairperson - *

Jeremy Jordan – Vice chair - *

Dr. Myron Caspar - *

Dr. Andrew Morehead - *

Dr. Justin Edwards - *

Betty Nurse – X

Blake Belch - *

Roger Kammerer – *

Israel Mueller -*

Scott Wells - *

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 of Planning and Development Services; Camillia Smith, Staff Support Specialist II

OTHERS PRESENT: Donald Phillips, Assistant City Attorney; Valerie Shiuwegar, City Clerk

MINUTES:

Motion made by Ms. Wells to approve the November 26 2019 minutes, 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

2019-0002: 508 W. 5th Street, Local Landmark

Applicant: Zeta Tau Alpha Fraternity

Project: Clean & paint exterior of garage and install new garage doors.

Located near Elizabeth Street, the subject garage is in the rear of the property and abuts the property line of 505 W. 4th Street. The garage is associated with the E.B Ficklen House that was built between 1923 and 1929 and is used primarily for storage. It is characterized as a one-story, hip roof, brick structure. Currently the garage has two plywood doors, one of which is inoperable. The sides of the structure require painting and the interior still has remnants of the “round-the-corner” hardware for the non-operational door. The new plan calls for the doors to be replaced. The new doors will be overhead doors and made of steel and/or aluminum but have the appearance of beaded board. *Design Guidelines* state that if the original doors are not possible then additional hardware for the new doors can be added to ensure the doors are operational.

Chairperson Pearce asked what became of the plan for the doors to be fiberglass or hardy plank.

Mr. Michael Moore, spoke on behalf of the applicant, stating he wasn't at the original meeting so he can't speak to that plan. I was told bead board simulation.

Chairperson Pearce said we would like for you to give us a beaded board fiber glass door. Repair and replace all wood, out riggers and beaded board. It can be fiber glass or hardy plank or any of the similar material

Mr. Morehead stated that he has had personal experience with similar garage doors and know that although the wood door would be original it is hard to locate and from a durability stand point the aluminum/steel door is better.

Chairperson Pearce asked Mr. Moore are you also going with the hardware that is shown in the brochure?

Mr. Moore replied yes.

Chairperson Pearce replied if the steel beaded board would give the look of wood then that is fine. However, the wood under the eaves and out riggers would have to be wood, fiberglass or hardy plank.

Mr. Moore stated that replacing wood was not part of our application. The application is just to replace the garage door and paint the exterior.

Chairperson Pearce asked do you plan on repairing the brick, some are broken and need to be repaired before they are painted. In addition, if you are not going to solve the problem of the roof then what would be the point of the garage doors being repaired?

Mr. Moore stated he can only do what the client allows him to do and they did not approve any roof work.

Mr. Morehead asked would you point any brick that needed it before you painted?

Mr. Moore replied yes.

Chairperson Pearce stated you might want to discuss it with your father-in-law. Since you were not present at the Design Review Committee meeting, which your father-in-law was, it makes it difficult for us to know what you are going to do and what we will allow you to do. So, what do we want him to do? Come back with a complete plan?

Mr. Jordan replied it sounds like he proposes to do what we talked about just not as much as what we talked about with the exception of the doors being steel instead of fiberglass.

Mr. Edwards asked is it beyond the scope of the committee to tell a homeowner what they can do to repair their home, aren't we here to approve just what they are asking to do?

Attorney Phillips informed the board that their focus should be the subject of the application, and that they're allowed to make suggestions and add conditions that can be tied to that. You address the application.

Mr. Morehead stated he would be more than happy to recommend that the owners take a look at repairing the outriggers. It is quite a big job. We don't want to discourage the applicant that is trying to do some part of the renovation and, for cost purposes, is being staggered. I don't think it was being implied that we would send them away and have them return with a border plan.

Chairperson Pearce replied in the future it would be better if you and your father-in-law came to the Design Review Committee meeting so that we are talking to one source.

Mr. Edwards stated that it sounds as if there is question on if there will be rafter repairs or brick repointing before we can approve it. Are we going to recommend to approve with the conditions?

Mr. Jordan replied that maybe we can approve it with the recommendation that they do these other things.

Mr. Morehead stated it's not clear if the exposed rafter were included in the painting, if the repointing of the brick is part of the repairs and if there is roof repairs included.

Chairperson Pearce responded it's not even clear if it is brick.

Mr. Moore replied it is brick.

Motion made to approve the Findings of Facts by Mr. Morehead, seconded by Mr. Kammerer. Motion passed unanimously.

Motion made to approve COA 2019-0002 with the recommendation that exposed rafters be painted white by Mr. Morehead, seconded by Mr. Jordan. Motion passed unanimously.

2019-0003: 215 S. Library Street, College View Historic District
Applicant: Pirate Place Dot Com, LLC – Robert O’Connor
Project: Repair of fire damage, addition of a porch at the front of the house, reinstallation of deck at the rear of the house, and repair to front walkway

Located at the intersection of 3rd Street and South Library Street, the unassuming two-story wood framed house was built in 1935 and has a low hip roof with a central chimney. The three bay façade home has a flat roof over the entranceway at the center of the porch. The 2019 fire damaged the rear and a portion of the side of the home. The vinyl siding begins to peel towards the side of the home and continues to the rear back towards where the entire deck was destroyed. Most of the wood underneath the vinyl is salvageable and will be reused on the project as well as a few of the windows. At the front of the house the applicant intends to put in railings as shown. For the front walkway the applicant intends to repair the divot that is at least 6-8 inches and poses an extreme tripping hazard. The *Design Guidelines* outlines the parameters for the exterior walls, siding and windows as well as porches, entrances and balconies. The Design Review Committee met and decided that the scope of the project should be brought to the entire commission.

Mr. Robert O’Conner, applicant, spoke in favor of the request stating he intends to give the tenants a much better historical home than what was there before.

Mr. Morehead asked does it violate the guidelines to allow railings to be added to the piece of concrete at the front? The roof extension sounds like a good idea however I am not sure it’s enforceable unless it is somehow added to the application.

Mr. Conner asked what if I agree to the roof extension today. Could I amend the application so that satisfied?

Chairperson Pearce replied why don’t we just scratch through what you have planned to do with the front of the house and allow us time to assist you in finding a more appropriate design.

Mr. Conner replied stated I have been able to find 6x6 windows like those that were original in the home from another home built in the 1930s. The plan eventually would be to make it all wood.

Mr. Casper asked if the portico is leaking then he would need to obtain a minor works COA.

Mr. Cunningham explained that he can get a MWCOA to repair it.

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

Motion made to approve COA 2019-0003 with the exception of the front porch addition by Ms. Pearce, seconded by Mr. Jordan. Motion passed unanimously.

2. Minor Works COAs

2019-0026: 401 Rotary Avenue

Applicant: George Bailey

Project: Repair roof on accessory structure

2019-0001: 405 S. Holly Street

Applicant: Hall Tec HVAC

Project: Adding HVAC unit to the home

2019-0004: 215 S. Library Street, College View Historic District

Applicant: Pirate Place Dot Com, LLC- Robert O'Conner

Project: Repair Deck

3. Annual Chair/Vice-Chair Elections

Attorney Phillips opened the election process and informed the chair of her duties. He further explained the nomination and voting procedure to the board.

Mr. Morehead nominated Jeremy Jordan for Chair, no other nominations were made. Mr. Jordan was unanimously voted the new 2020-2021 Chair.

Mr. Edwards nominated Candace Pearce as Vice-Chair, no other nominations were made. Ms. Pearce was unanimously voted the new 2020-2021 Vice-Chair.

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 – The current roster remains the same
3. Selection Committee – The current roster remains the same

Approved COA/MWCOA Staff Update

Mr. Cunningham provided the commission with an updated COA Status spreadsheet.

Announcements / Other

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

Meeting adjourned at 7:00 pm

Respectfully submitted,

Domini Cunningham

Historic Preservation Officer