

**ADOPTED MINUTES TO BE ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION**

February 25<sup>th</sup> 2020

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

Jeremy Jordan - Chairperson - \*

Candace Pearce – Vice chair - X

Blake Belch - X

Dr. Myron Caspar - \*

Roger Kammerer – X

Dr. Andrew Morehead - \*

Israel Mueller -\*

Dr. Justin Edwards - \*

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; Chantae Gooby, Chief Planner; Tom Barnett, Director of Planning and Development Services; Camillia Smith, Staff Support Specialist II; Tony Parker, Planner I / Neighborhood Liaison

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

**MINUTES:**

**Motion made by Ms. Wells to approve the February 4th 2020 minutes, seconded by Dr. Morehead. Motion passed unanimously.**

**ADDITIONS/DELETIONS:**

Chairperson Jordan requested the addition of item #4 to discuss Façade Improvement Grants.

**Motion made by Mr. Jordan to approve the addition to the agenda, seconded by Ms. Wells. 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. Local Landmark Designation**

Address: 401 Evans Street/100 East 4<sup>th</sup> Street  
Applicant: Morris Moye Jr. & Tony Khoury  
Project: Designation request for the Frank Wilson Store.

Mr. Cunningham provided a brief history and showed pictures of the building throughout the years. He stated the commercial building has undergone a number of alterations since its 1899 construction. Once the location of the City Hall and Board of Education, the building is known as the Frank Wilson Men's Clothing Store. Designed by architect Hill Carter Linthicum, the building's façade was first altered in 1917, then in the 1940s and 1960s, and more recently in 2019. Morris Moye and Tony Khoury's restoration of the property introduced a new store front and roof top terrace that has revitalized the façade. Mr. Cunningham supplemented his presentation with the architectural report prepared by Mr. Roger Kammerer and a letter from the local State Historic Preservation Office (SHPO). The SHPO letter stated that the property's renovation over the years have altered its design and it no longer illustrates the original architecture.

Dr. Caspar stated that he feels that the property doesn't meet the requirements for designation. It no longer possesses the integrity of design seeing as the architect is of some particular note and the current façade no longer shows that design.

Attorney Phillips read the motion approved at the February 4<sup>th</sup> 2020 Historic Preservation Commission meeting. **"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"**. He informed the commission that the local SHPO's comments are advisory and non-binding. This body and the City Council by statute can adopt the ordinance. Secondly, the applicants are present to answer any questions. Historic value can be multi-layered.

Dr. Caspar stated none of this changes my opinion. We didn't have the information when we considered this previously. To me the integrity of the design takes it back to the architecture.

Dr. Morehead replied I concur with Mr. Caspar however we have to consider the effect of 120 years. Part of the charge of this commission is not to make it so hard for restoration of historic buildings but rather to encourage those that take it on. We might push people away and more towards destroying them. We want them to keep it alive while doing new things with it. This was part of a Façade Improvement Grant, the application was approved so how can we now be super sticklers of the work.

Mr. Mueller stated there is enough percentage of the original for it to be considered. Basically, the commercial bottom seems to be what has changed the most.

Mr. Jordan stated that the SHPO letter was discouraging but once I read the report I think we have something to work with.

Mr. Jordan opened the public hearing.

Mr. Khoury, the applicant, shared that he and his wife along with the Morris's have fallen in love with the building. He shared how the property has evolved over the years at the hand of different owners. He then shared the work, repairs and restoration of the façade and the interior. He has opened the property for the board to tour and has engaged the local SHPO during the renovation process and has received insight from the office.

Dr. Caspar stated I believe that this will set a precedence. The negative letter from SHPO puts a negative light on the property.

Ms. Wells said we have seen so many of the signature buildings in the city torn down because restoration would be too much. I thank Mr. Khoury and Mr. Moyer for their investment.

Mr. Cunningham stated that a locally designated property has to comply with the *Design Guidelines* while a National Register property doesn't. There are advantages of state tax credits towards renovations to National Register properties.

Dr. Morehead stated that how we weigh this project will vary from the way SHPO weighs it. That letter addresses architecture and not the historical significance.

Dr. Edwards stated I think the SHPO letter is part of the application not the deciding factor. It doesn't dictate how we approve the grant or block the designation.

Mr. Caspar asked what advice SHPO gave during the renovation.

Mr. Khoury replied during the visits to the property we asked for advice on re-pointing the brick, keeping the sunbursts, sandblasting and converting to a side entrance. SHPO advised against some things.

**Motion made to recommend approval of the request for Local Landmark Designation of the Frank Wilson Store by Mr. Mueller, seconded by Dr. Morehead. Motion passed 5:1.**

**Voting in favor: Mueller, Morehead, Wells, Edwards and Jordan**

**Voting against: Caspar**

## **2. Minor Works COAs**

2020-0005: 401 Rotary Ave.  
Applicant: George Bailey & Catherine Walker  
Project: Repair rotten wood siding on accessory structure

2020-0006: 801 E. 3rd St.  
Applicant: Shallow Walk, LLC  
Project: Replace shingles with same color

2020-0007: 305 S. Eastern St.  
Applicant: Shallow Walk, LLC  
Project: Re-paint structure with the same color

## **3. 2020 Historic Preservation Fund (HPF) Pass-Through Grant**

Funds provided by the HPF would be used to update the current architectural survey and potentially expand the boundary of the College View Historic District (CVHD) and the National Register of Historic Places. This would include expanding the original survey area to include an additional 20 acres east to South Meade Street. This would provide an opportunity to include properties that were omitted during the original survey due to the age of construction as. This project is estimated to cost \$35,000.00. The Historic Preservation Commission requests that the City of Greenville commit to providing at least 40% of this amount (\$14,000). With this commitment, the City will submit an application for the HPF for the remainder of the estimate towards hiring an Architectural Historian, Historic Preservation Consultant, or equivalent to update the CVHD survey.

Item 4. Discussion of Façade Improvement Grant

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

No Public Comments

**Committee Reports**

1. Design Review Committee – The current roster remains the same
2. Publicity Committee – The current roster remains the same
3. Selection Committee – The current roster remains the same

**Announcements / Other**

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

Meeting adjourned at 8:00 pm.

**Respectfully submitted,**

**Tony Parker**

**Planner I**