

ADOPTED MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION

March 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 - *

Dr. Myron Caspar - *

Dr. Andrew Morehead - *

Dr. Justin Edwards - *

Roger Kammerer – *

Blake Belch - X

Edward Puchner -*

Israel Mueller -X

Scott Wells - *

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

PLANNING STAFF: Domini Cunningham, Planner II; Thomas Barnett, Director of Community Development, Chantae Gooby, Chief Planner and Camillia Smith, Secretary

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

ADDITIONS/DELETIONS: FIG #2010-0005 was requested to move up on the agenda due to the applicant’s representative being from out of town.

**Motion made to approve the amended agenda by Mr. Jordan, seconded by Mr. Kammerer
Motion passed unanimously**

MINUTES: Motion made by Mr. Kammerer to approve the February 26 2019 minutes, seconded by Mr. Puchner. Motion passed unanimously

New Business

1. Major Works COAs

2019-0005: 803 E. 5th Street, Local Landmark, College View Historic District

Applicant: Designco Inc.

Project: Repair slate roof

Mr. Cunningham identified the property at 803 E. 5th Street as The Dr. L.C Skinner House, located on the north side of East 5th Street. He stated the work being done will be on the carriage house located on the property. Pictures of missing shingles and the rotting ridge cap show the state of the slate roof. The 20’ X 29’ structure matches the Colonial Revival style of the home. Mr. Cunningham presented his findings of facts for the roof repair and shared the applicant’s intentions to salvage some of the ridge cap if it were possible.

Mr. Michael Moore spoke on behalf of the applicant, stated that the plan is to salvage the ridge cap.

Dr. Morehead asked what he plans to do about the rot damage.

Mr. Moore replied he will repair the rot damage and use wood.

Motion made to accept the Finding of Facts by Mr. Jordan, seconded by Mr. Kammerer.

Motion passed unanimously.

Motion to recommend the COA for approval made by Mr. Kammerer, seconded by Puchner.

Motion passed unanimously.

2. Façade Improvement Grants

19-05: 403 Evans Street

Applicant: Mrs. Nell & Mr. Larry Hayes

Project: Repair brickwork on the east façade

Requested: \$3400.00

Mr. Cunningham stated the property is a two-story bond brick commercial building built in 1901. The original storefront and a flat roof awning were replaced with a c. 1970 entry. The Proposed work is to repair the rotting wooden support beam, repoint the brick and rebuild the loose parapet while staying true to the historic brick work where possible.

Mr. Jackson Hayes spoke on behalf of the applicant; Mr. Hayes stated that based on the recommendation of the engineer and Mr. Reid Thomas with SHPO, the repairs will be done in sections.

Chairman Pearce asked if painting over the façade is still being considered.

Mr. Cunningham replied that painting the brick facade is no longer part of the application.

Motion made to accept the Finding of Facts by Mr. Kammerer, seconded by Ms. Wells.

Motion passed unanimously.

Motion to recommend the COA for approval made by Mr. Kammerer, seconded by Jordan.

Motion passed unanimously.

3. Façade Improvement Grant

19-01: 625 Clark Street

Applicant: Mr. Ekow & Mrs. Joyce Monney

Project: Repair storefront

Requested: \$5,000.00

Mr. Cunningham gave a description of the one-story warehouse built in 1948. He shared a brief history of the property, stating that the roof has a parapet cap with terra cotta coping. The façade has two large store front windows that flank a central recessed splayed entry. The building first appeared in *Miller's Greenville, NC Directory [1949-1950]* as the J.A. Collins and Son Warehouse and the Alcoholic Beverage Control Board Warehouse. The building was vacant in *Miller's Greenville, NC City Directory [1951-1952]*. By 1954, J.A. Collins and Son was once again listed as the occupants of the warehouse and continued to use the location until 1958. The Dixie Supply Company occupied the space after Collins and Son and remained at the location until approximately 1963. The Monneys plan to restore the windows and door at the front of the property similar to how the Whirligig Stage on South Pitt Street was improved. The windows will be slightly tinted and the aluminum frames will have an aluminum finish.

Mr. Monney stated that he and his wife have had many interested tenants but all resulted in unsuccessful occupancy, so they are now moving forward with improving the property for retail or office space.

Ms. Pearce stated that the downtown clubs have not been especially welcoming to people of the African American community. An establishment such as the one the Monney's are considering, dedicated to this population, which lacks representation in the downtown area would be a great idea.

**Motion made to accept the Finding of Facts by Mr. Kammerer, seconded by Dr. Morehead.
Motion passed unanimously.**

**Motion to recommend the COA for approval made by Mr. Jordan, seconded by Kammerer.
Motion passed unanimously.**

4. Façade Improvement Grant

19-04: 300 Evans Street
Applicant: Morris J. Moye
Project: Clean and paint west façade
Requested: \$275.00

Mr. Cunningham stated that the one-story brick commercial structure was built c. 1958. It is a flat-roofed building that has metal roof eaves. This location was a part of the Rialto building located on the southwest corner of Third and Evans Streets, across from the Pitt County Courthouse. The building was built by the Elliott Brothers of Baltimore, MD. The proposed work is to clean and paint the west façade in the color "Posh Red" by the Valspar brand. This color resembles the natural brick on the Third Street façade.

Dr. Edwards asked to be recused from this Grant recommendation because he knew the property owner.

**Motion made to recuse Dr. Edwards by Mr. Jordan, seconded by Mr. Puchner.
Motion passed unanimously.**

**Motion made to accept the Finding of Facts by Mr. Puchner, seconded by Mr. Kammerer.
Motion passed unanimously.**

**Motion to recommend the COA for denial made by Mr. Kammerer, seconded by Wells.
Motion passed unanimously.**

5. Façade Improvement Grant

19-07: 404 Evans Street
Applicant: Holly Garriott
Project: Repair and paint front façade
Requested: \$5,000.00

Mr. Cunningham gave a brief description of the 1915 property, which was built by local merchant, real estate developer and tobacco warehouse owner, C. T. Munford. This is a one-story blonde brick building with stepped parapet and limestone trim. A limestone plaque with raised letters is inset in the central parapet and reads "CT Munford." Below it is a corbelled brick cornice. The three lower façade storefronts were constructed in the mid-1990s. The applicant plans to remove any existing weather damaged material and rebuild the front façade for two of the three bays using Hardie Board. The façade will also be painted once all repairs have been made.

Mr. Puchner asked to be recused from the Grant recommendation due to his employment affiliation with Emerge Gallery.

**Motion made to recuse Mr. Puchner by Dr. Edwards, seconded by Mr. Kammerer.
Motion passed unanimously.**

Ms. Myraiah Shewchuk and Mr. Len Tozer spoke on the behalf of the applicant.

Chairman Pearce asked about the use of MiraTec on this project.

Mr. Tozer, contractor, described how the MiraTec trim will be used on the project.

Dr. Morehead asked if the material contains wood fibers.

Mr. Tozer replied it is PVC-based and then gave a detail composition of the material and its durability and versatility in construction.

Dr. Caspar asked what the mechanical characteristics of the PVC are.

Mr. Tozer stated that once it's applied to the building, it's as strong as the structure behind it.

Chairman Pearce asked how the MiraTec will be affix to the building.

Mr. Tozer replied with galvanized nails.

**Motion made to accept the Finding of Facts by Dr. Edwards, seconded by Mr. Kammerer.
Motion passed unanimously.**

**Motion to recommend the COA for approval made by Mr. Jordan, seconded by Dr. Caspar.
Motion passed unanimously.**

I. Approved COA/MWCOA Staff Update

Minor work COAs

Mr. Cunningham gave an update on the following Minor COAs.

2019-0002: 803 E. 5th Street, Local Landmark, College View Historic District

Applicant: Foundations Solutions.

Project: Foundation repair using helical piers

2019-0003: 600 W. 3rd Street, Local Landmark

Applicant: Third Street Education Center.

Project: Replace HVAC unit

2019-0004: 901 E. 5th Street, College View Historic District

Applicant: William Bagnell/ECU.

Project: Remove and replace shingles

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

No Public Comments

III. Committee Reports

1. Design Review Committee – Meet, discussed and approved the current COAs
2. Publicity Committee – Meeting held to discuss informational postcards for homeowners in the Historic District
3. Selection Committee – Meeting held to discuss the disbursement of letters to the landmark owners asking if they wanted to have their property designated.

IV. Announcements / Other

Chairman Pearce shared her and the boards concerns about the Jones Lee House and its relocation deadline.

Director Thomas Barnett provided a response, stating that there are proposals being considered by the City Of Greenville and the intent is to have details ironed out before the impending deadline.

Preservation Month is May and Chairman Pearce stated that the May 28th commission meeting will be a brief award ceremony then proceed by the planned reception.

V. Adjournment

Motion made to adjourn by Mr. Kammerer

Seconded by Dr. Morehead.

Meeting Adjourn at 7:30 pm

Respectfully submitted

Domini Cunningham

Historic Preservation Officer