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Historic Preservation Commission

A G E N D A

This meeting will be virtual and conducted via Zoom

Tuesday, August 25, 2020, 6:00 PM

200 West Fifth Street
Greenville, NC 27835

- I. Call to Order
- II. Roll Call
- III. Additions/Deletions to Agenda
- IV. Approval of Meeting Minutes
 - 1. July 28, 2020
- V. New Business
 - 1. Major Work COA
 - 2020-0018: 408 W. Fifth Street
 - Applicant: Richard Lambeth, Lambeth Restoration & Building Co.
 - Project: Build a wooden deck on rear of Jesse R. Moye House
- VI. Public Comment Period – Refer to page 3-5 of agenda for public comment guidelines
- VII. Committee Reports
 - 1. Design Review Committee – Met to discuss COA 2020-0018
 - 2. Publicity Committee – Did not meet
 - 3. Selection Committee – Did not meet
- VIII. Approved COA/MWCOA Staff Update
- IX. Announcements / Other
- X. Adjournment

MINUTES TO BE ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION COMMISSION

July 28, 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

Kerry Carlin - *

Dr. Myron Caspar - X

Roger Kammerer – X

Dr. Andrew Morehead - *

Israel Mueller -*

Dr. Justin Edwards - *

Scott Wells - *

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

PLANNING STAFF: Chantae Gooby, Chief Planner; Tom Barnett, Director of Planning and Development Services; Tony Parker, Planner I

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

MINUTES:

Motion made by Mr. Mueller, seconded by Dr. Morehead, to approve the February 4th 2020 minutes. Motion passed unanimously.

ADDITIONS/DELETIONS:

Chairman Jordan asked for additions or deletions to the agenda. Hearing none he asked for a motion to accept the agenda.

Motion made by Mr. Mueller, seconded by Dr. Edwards, to accept the agenda. 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 Work Certificate of Appropriateness (COA)

1. Major Works COAs

2020-0017: 803 E Fifth Street, Skinner House, College View Historic District

Applicant: Michael Moore, Designco

Project: Replace 15 wood, double hung windows with like wooden windows

Ms. Gooby discussed the subject property and the architectural features associated with the house. She shared photos that of the windows that showed signs of wear in varying degrees. Wood rot has been found on some of the window frames and several on the muntins are in need of repair. The DRC recognizes that the windows are in a state of disrepair, however, they recommend that the windows be restored rather than replaced.

Mr. Moore spoke in support of the application. This will be his third project in the historic district. In 2016 he replaced 32 windows at 801 E Fifth Street and 40 windows at 508 W Fifth Street. He did contact Reid Thomas with the NC State Historic Preservation Office for guidance, but was told the request would have to come through the city and would take time due to COVID. The home office of the Tri Sigma Sorority is requesting the windows be replaced due to inefficiency and safety concerns. He shared thermal images of the windows to demonstrate the energy inefficiencies of the windows. He showed the commission a sample of the replacement windows. He confirmed the replacement windows are all wood.

Dr. Morehead asked about the added cost of storm windows. He stated that they are energy efficient but can distract from the historic nature of the house.

Mr. Moore said there is an added cost, and that the owners do not want storm windows due to extra burden to the women should an emergency occur.

Dr. Morehead asked about the size of the windows and whether they would be built to custom fit the existing space.

Mr. Moore replied the windows will be the same size as the original windows. The original trim work would be taken down, the window installed, and the original trim placed back.

Mr. Jordan closed the public hearing.

Mr. Jordan opened up the floor to commission discussion.

Dr. Morehead expressed his mixed feelings about this project, stating that he would always favor repair. However, since a precedent has been set, he feels it is difficult to deny the current application. Dr. Edwards suggested that a combination replacement and repair depending on individual condition of the windows may not be practical, and may only extend the full replacement until a future date.

Mr. Mueller, seconded by Dr. Edwards, moved to accept the staff findings. Motion passed unanimously.

Dr. Morehead, seconded by Mr. Carlin, made a motion to approve the Major Work COA. Motion passed unanimously.

2. Minor Works COAs

2020-0008: 402 S Eastern Street
LynnMarie LLC
Paint existing front door with same color

- 2020-0010: 401 Biltmore Street
Liles Stott
Replace back half of the roof with like shingles and materials
- 2020-0013: 404 Rotary Avenue
Beverly Harris
Remove the aluminum siding and replace damaged wood with like materials to match the original pine wood
- 2020-0014: 809 Johnston Street
Bruce Wackelin, Rotary Club
Remove diseased oak tree, replace with two Japanese Maples
- 2020-0015: 603 E Fifth Street
Bill Bagnell / ECU
Add gutter and downspout, backside of the house
- 2020-0016: 404 Rotary Avenue
Beverly Harris
Repair rotten plywood on roof, replace shingles with architectural shingles

3. Required Additional Training Opportunities

Ms. Gooby told the commission that the City of Greenville is a Certified Local Government, and to sustain this status commission members and City staff have to attend training each year. Due to COVID, the state has developed online training videos. The members and staff will independently watch a training video and write up a synopsis about the video for credit.

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

No Public Comments

6. Committee Reports

1. Design Review Committee – Met to discuss COA 2020-0017
2. Publicity Committee – The current roster remains the same
3. Selection Committee – Met to discuss two possible historic landmark designations: 903 E. Fifth Street and 106 E. Fourth Street. The Committee suggested the owners proceed with creating reports for SHPO.

7. Approved COA/MWCOA Staff Update

Ms. Gooby presented the staff update for COA/MWCOA projects.

Ms. Gooby informed the commission that future meeting will be held via ZOOM. Staff will provide training to members to prepare for ZOOM meetings.

8. Announcements / Other

Mr. Jordan welcomed Kerry Carlin back as a former member and a new appointee to the Historic Preservation Commission.

Dr. Edwards, seconded by Dr. Morehead, moved to adjourn. Motion passed unanimously.

Meeting adjourned at 6:47 pm.

Respectfully submitted,

Tony Parker

Planner I

CERTIFICATE OF APPROPRIATENESS APPLICATION



Find yourself in good company

Historic Property Address: 408 WEST FIFTH STREET Parcel Number: _____

APPLICANT INFORMATION (please type or print legibly)

Applicant Name*: RICHARD LAMBETH

*If the applicant is not the owner, s/he must be authorized by the owner to commit to changes proposed by the Commission

Mailing Address: 108 WEST BATTLE AVE.

City: TARSPRO State: NC Zip: 27836 Fax: _____

Email: Fivetarbabies@gmail.com Day/Cell Phone: (252) 343-5223

Property Owner (if different from applicant): JEAN O'BRIEN

Mailing Address: 408 WEST 5TH ST Day/Cell Phone: (252) 307-1892

City: GREENVILLE State: NC Zip: 27834 Fax: _____

Email: obrienj@ecu.edu

EXISTING CONDITIONS:

Current Use: YARD

Previous Renovations _____

PROPOSED ACTION:

- | | |
|---|--|
| <input type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Addition |
| <input type="checkbox"/> Restoration | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Reconstruction | <input type="checkbox"/> Relocation/Demolition |
| <input type="checkbox"/> Other [utilities, etc] | <input type="checkbox"/> Landscaping/Environment |

ATTACHMENTS: (see page 3 for additional required attachments)

Written Description: describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Refer as specifically and completely as possible to the Historic Preservation Commission's Design Guidelines.

REQUEST PERMISSION TO CONSTRUCT A WOODEN DECK ADJOINING RECENT APPROVED ADDITION TO EXISTING RESIDENCE. DRAWINGS AND DETAILS ARE INCLUDED AS A PART OF THE APPLICATION ALL NEW CONSTRUCTION WILL BE AT THE REAR OF THE RESIDENCE AND NOT VISIBLE FROM WEST 5TH ST.

Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing notification sign. Applicants are required to attend the meeting to present their application and answer questions or the Commission may continue the application until the next scheduled meeting. If you cannot appear in person at the commission meeting, you may appoint a duly authorized agent. All application fees **must** be paid at the time the application is submitted. See page 1 for fee amounts.

By submitting this application you **agree** to the following statement:

I certify that I have read the instructions to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I agree to comply with all conditions of the COA.

[Signature] 7-27-20
Applicant's Signature Date

Property Owner's Signature (Required if not applicant) Date

THIS SECTION FOR STAFF USE ONLY	
Case #: _____	Date Received: _____
NR #: _____	Meeting Date: _____
Date Complete: _____	FOF: _____
APO sent: _____	Fee Paid: _____
This Certificate of Appropriateness is hereby	
MINOR	MAJOR
ROUTINE MAINTENANCE	
APPROVED/APPROVED WITH CONDITIONS/DENIED	
Commission Secretary _____	Date _____

COA 20-0018; Jessie R. Moye House

Request: The applicant intends to build a wood deck attached to the approved addition.

Applicant: Richard C. Lambeth Jr. (Lambeth Restoration & Building Co.)

Location: 408 West Fifth Street

Parcel Number: 25142

Historic Status: National Landmark

Attachments:

1. Site Photos
2. Supplemental Materials
3. Location map of property

The Commission should consider this request based upon general conformance with the Design Guidelines.

Structure The 1902 Jesse R. Moye House is an elegant Queen Anne-style frame residence defined by its large wraparound front porch, multiple projections, and multiple gable roofline, the house sits on a small lot facing south in close proximity to the street. The house was designed by Herbert W. Simpson, a well-known architect from New Bern. Typical of the Queen Anne Style, a complex mix of hip, gable and cross gables, as well as, gable roof dormers, define the roof line. The originally standing seam metal roof of the two-story main block of the house has been replaced with shingles, while the porch, the one-story dining room area, and rear addition retain a standing seam metal roof. An early one-story addition extends off the back of the house. The addition enclosed a breeze-way area between the house and the original detached kitchen, and added an additional room behind the formal living room.

Project Analysis The applicant intends to build a wooden deck approximately 20 feet by 35 feet in size off of the back of the Jesse R. Moye House. This deck will be attached to the recently approved addition to the house and will not be visible from the street or the nearby parking lot. The deck will be designed so that it can be removed in the future with no damage to the original house. The height of the deck will align with the floor level of the house, and will not obscure the historic aspect of the house.

From the Design Guidelines (shortened to include only those that apply):

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
3	Decks	79

1. Decks must be located in inconspicuous areas, usually on the rear or least character-defining elevation of the historic building.
2. Decks must be screened from public view.

3. Decks must be compatible in material, color, and detail with the historic building.
4. Deck railings must be compatible in material, color, scale, and detail with the historic building.
5. Decks must be constructed so that they can be removed in the future without damaging the historic structure.
6. Decks must be constructed so that there is the least possible loss of historic fabric. Character-defining features of the historic building must not be obscured, damaged, or destroyed.
7. Removal of significant features or elements of a historic building, such as a porch, to construct a deck is not permitted.
8. Decks should be painted or stained in colors compatible with the color of the historic building if desired.
9. The height of the deck should generally align with the floor level of the historic building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.

Staff Findings

The deck will be attached to the newer recently approved addition to the house, and will not be visible from the street or any other view. There will be design touches that will reflect the era of the house but will not deter from the house. Located on the same level as the floor of the house, the deck addition meet all of the design guidelines.

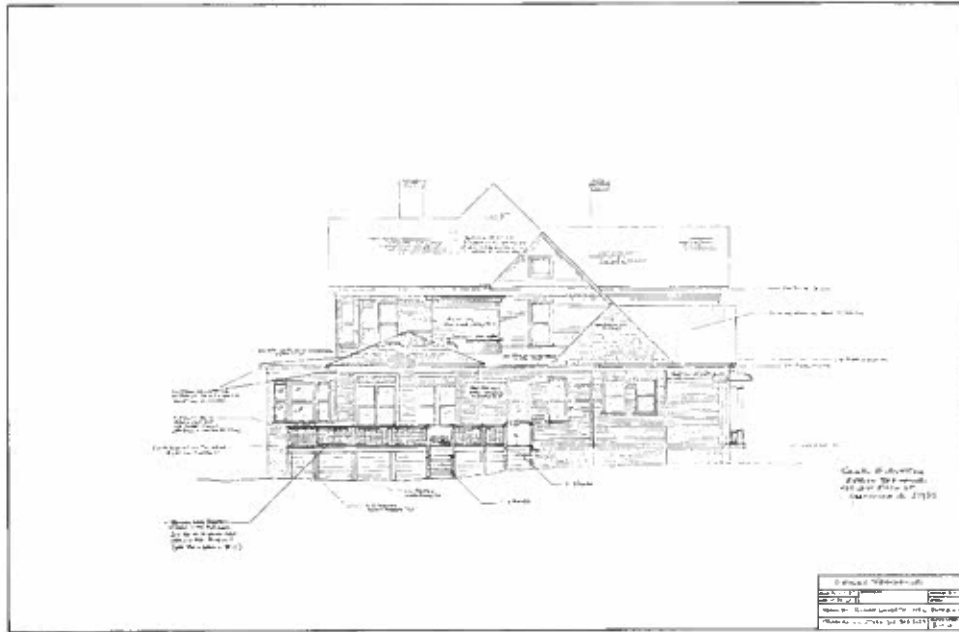
Design Review

The Design Review Committee met on August 5, 2020. The committee recommends approval.

Attachment: Photographs



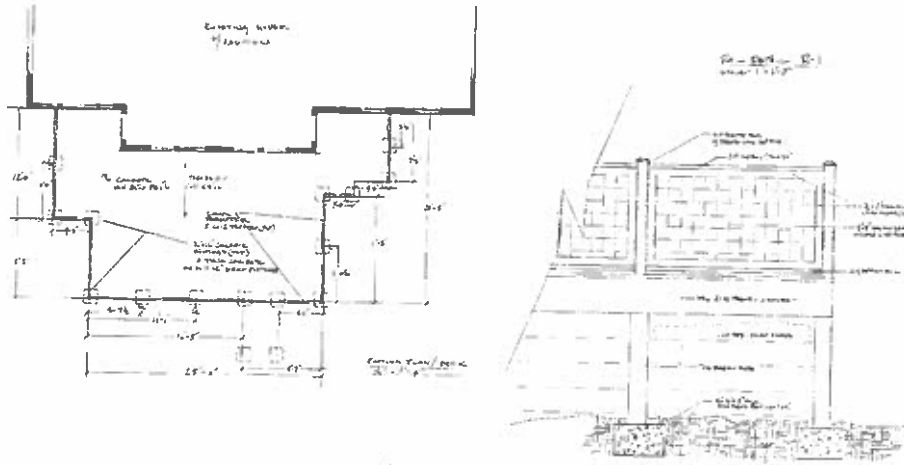
408 West Fifth Street – Front of the Jesse R. Moye House



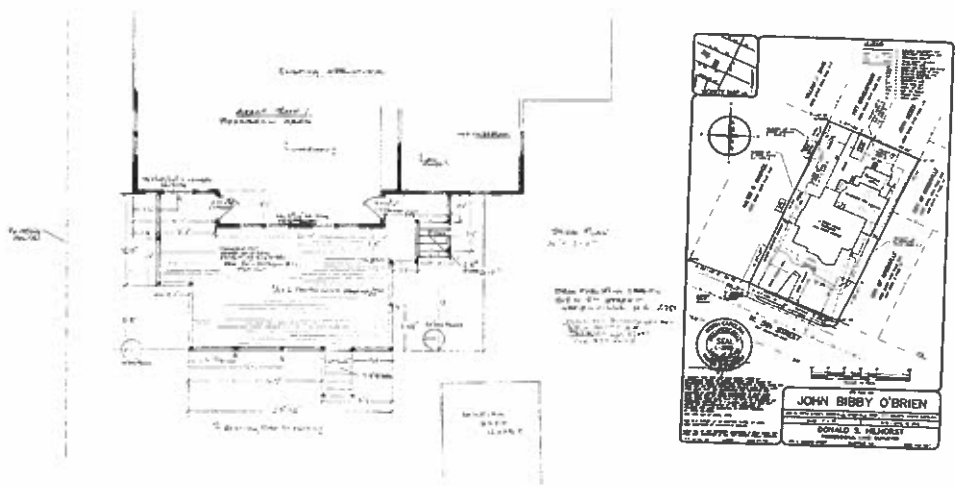
Rear Elevation - Proposed



Rear Elevation - Current



Rail Detail of Proposed Deck



Proposed Deck Plan



Right Side Elevation - Proposed



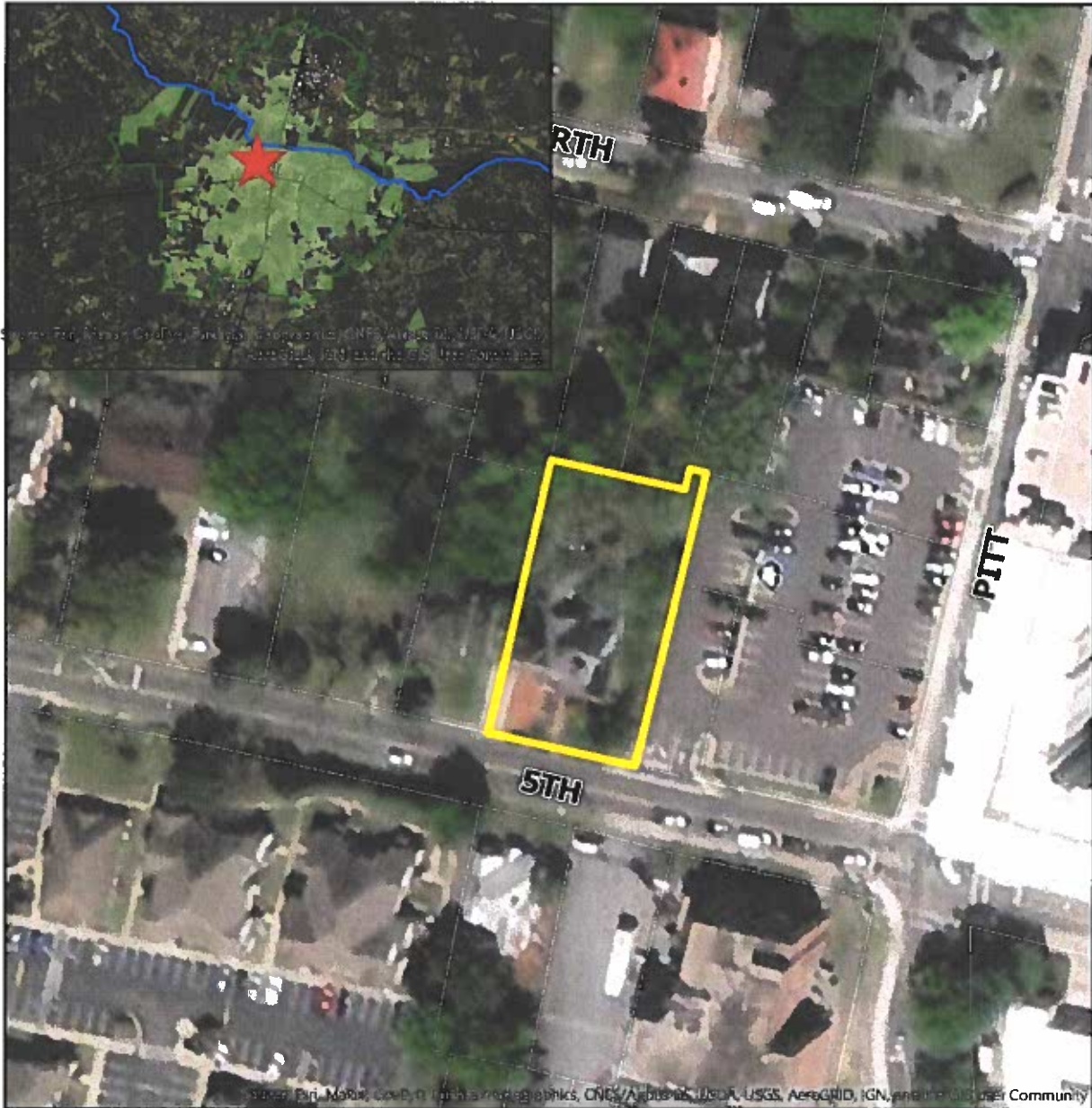
Right Side Elevation – Vegetation Screening - Current



Left Side Elevation - Proposed



Left Side Elevation - Current



Site Map – 408 West Fifth Street