

ADOPTED MINUTES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

March 23, 2021

The Greenville Historic Preservation Commission met on the above date at 6:00 pm via Zoom.

Jeremy Jordan - Chairperson - *

Candace Pearce – Vice chair - *

Kerry Carlin - *

Myron Caspar – *

Roger Kammerer – *

Andrew Morehead - *

Israel Mueller -*

Justin Edwards - *

Scott Wells - *

Robert Wright - *

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

PLANNING STAFF: Chantae Gooby, Chief Planner, Les Everett, Assistant Director of Planning and Development Services, Taylor Bland, Staff Support Specialist II

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

Motion made by Ms. Pearce, seconded by Ms. Wells, to amend the agenda to move Item 1 under Section 8 to Item 1 under Section 5. Motion passed unanimously.

MINUTES:

Motion made by Ms. Pearce, seconded by Dr. Carlin, to accept the January 26, 2021 minutes. Motion passed unanimously.

Will Clark spoke about his upcoming project, The Ficklen, which will entail renovating the warehouse for a mixed use project while retaining its historic character.

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. Minor Work COAs

- 2021-11 1301 Johnston St.
Applicant: Thomas Faulkner Trust
Project: Repair garage door, front wall, and balustrade; re-paint same color
- 2021-13 401 Student St.
Applicant: Robert O'Connor
Project: Replace front porch flooring
- 2021-14 400 Student St.
Applicant: Robert O'Connor
Project: Repair/replace wood rot; re-paint same color
- 2021-15 405 S. Jarvis St.
Applicant: Robert O'Connor
Project: Repair/replace wood rot; re-paint same color
- 2021-16 503 E. 4th St.
Applicant: Emerald City Real Estate Group, LLC
Project: Repair/replace wood rot, window, front columns, brick foundation; re-paint same color

2. Local Landmark Designation Consideration

Ms. Gooby presented the Local Landmark Designation Consideration for the house located at 903 E. Fifth Street. The Research Report was reviewed by the State Historic Preservation Office (SHPO). SHPO advised that the house has the requisite special significance and integrity for Local Landmark Designation.

Attorney Phillips stated there was an error in the presented ordinance and that it should be amended to say Article 9 Part 4.

Motion made by Ms. Pearce, seconded by Ms. Wells, to forward the Local Landmark Designation for 903 East Fifth Street with the amendment and recommend approval to the City Council. Motion passed unanimously.

Motion made by Ms. Pearce, seconded by Mr. Edwards, to recuse Mr. Kammerer after the fact from the previous vote. Motion passed unanimously.

3. Façade Improvement Grant Application

Ms. Gooby presented the Façade Improvement Grant application. The applicant, Corbett Harris, requests to re-paint the two facades of the building the same color. The Design Review Committee recommended denial due to the work being routine maintenance. This grant application is for the Jimmy Johns restaurant located at 540 Cotanche Street.

Corbett Harris, applicant, spoke in favor. He stated painting the building will make a better impression to the people coming to the downtown area.

Ms. Wells asked if the Bicycle Post is still located in the building.

Mr. Harris stated the Bicycle Post is no longer in operation and The Bicycle Post signage will be painted over when the new paint is applied.

Ms. Pearce asked Mr. Harris if he leases property.

Mr. Harris stated he does lease the property.

Motion made by Ms. Pearce, seconded by Mr. Caspar, to deny the Façade Improvement Grant application. Motion passed unanimously.

Public Comment Period

Refer to page 2 of agenda for public comment guidelines. No Public Comments

Committee Reports

1. Design Review Committee – met on March 8, 2021
2. Publicity Committee – met on March 18, 2021
3. Selection Committee – met on March 18, 2021

Announcements / Other

Ms. Pearce stated there will not be any Historic Preservation Month activities in May.

Mr. Edwards stated posting more often on the Historic Preservation Commission Facebook page would help keep people engaged.

Motion made by Ms. Pearce, seconded by Mr. Kammerer, to adjourn. Motion passed unanimously.

Meeting adjourned at 7:16 pm.

Respectfully submitted,

Chantae Gooby

Chief Planner