

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

August 27, 2013

The Greenville Historic Preservation Commission held a meeting on the above date at 7:00 p.m. in the City Council Chambers of City Hall located at 200 West Fifth Street.

**COMMISSION MEMBERS PRESENT:**

RYAN WEBB, CHAIR	JEREMY JORDAN
KERRY CARLIN	JORDAN KEARNEY
SARA LARKIN	DAVID HURSH
ROGER KAMMERER	ALICE ARNOLD

**STAFF MEMBERS PRESENT:** SETH LAUGHLIN, PLANNER II; ELIZABETH BLOUNT, STAFF SUPPORT SPECIALIST.

**OTHERS PRESENT:** BILL LITTLE, ASSISTANT CITY ATTORNEY; JONATHAN EDWARDS, COMMUNICATIONS TECHNICIAN.

**ADDITIONS/DELETIONS TO AGENDA**

Mr. Jordan made a motion to approve the agenda as written, Ms Larkin seconded the motion and it passed unanimously.

**APPROVAL OF MINUTES**

Mr. Laughlin stated the final balance of the façade improvement grant account was misquoted. The balance is \$9,230. Mr. Kammerer made a motion to amend the minutes as stated, Mr. Kearney seconded the motion and it passed unanimously.

**NEW BUSINESS**

**Second Reading of Local Landmark Designation Report for 300 S. Pitt Street  
(Cobb House)**

Mr. Seth Laughlin, Planner II, provided the background history of the designated local landmark. A completed report prepared by Drucilla York was provided at the July 23<sup>rd</sup> meeting. The Commission can make a recommendation to City Council and City Council will make the final decision on the designation ordinance which will be recorded at the Courthouse.

The board had neither questions nor comments.

Chairman Webb opened the public hearing.

No one spoke during the public hearing.

Chairman Webb closed the public hearing.

Ms Larkin made a motion to send the recommendation to City Council, seconded by Mr. Kammerer and the motion passed unanimously.

**FIG Applications 13-23: Submitted by R. Cherry Stokes for: repair and painting of wood paneling and replacement of windows for the property located at 107 W. Third Street**

Mr. Laughlin reported that the FIG Application is for the Hassell- James house for the front façade. The application was to replace windows and any rotten wood along with repainting the front 2<sup>nd</sup> story façade for a total of \$5,000. The building is a contributing property of one of the five national registered districts of the Greenville Historic Commercial Districts. The Design Review Committee (DRC) recommended to not replace the original windows because they were intact.

Mr. Kammerer asked if the repairs were just for the casing around the windows.

Chairman Webb asked what the wood would be replaced with.

Mr. Laughlin stated that the applicant was not represented but that the applicant stated the eight windows on the front would be replaced with custom windows.

Mr. Kearney asked if the windows would be vinyl.

Mr. Laughlin stated he spoke with someone from Carolina Windows and Doors and they provided a quote for an alloy metal window.

Mr. Kammerer stated that the look of the building will change if metal windows are used.

Mr. Laughlin stated that the windows will be covered with a PVC trim and painted white.

Mr. Kammerer stated that the Commission would need to make sure that is the case.

Mr. Laughlin stated that the appearance of the window can be a condition for funding.

Mr. Jordan stated he would like to see a statement from the State Historic Preservation Office stating the condition of the existing windows.

Mr. Hursh asked if any plans were being made for the lower windows.

Mr. Laughlin stated that the project is expensive but he was unsure of any future plans.

Ms Larkin asked if a picture was available to show the original structure.

Mr. Laughlin stated that he did not have any pictures.

Mr. Kearney stated that the sashes could be replaced versus the whole window.

Attorney Little suggested a motion be made to continue the consideration of the application with the specific items the Commission would like to be addressed until the next meeting.

Mr. Jordan made a motion to continue the application until next month and have staff to contact the applicant for a narrative concerning the project along with contacting SHPO to do an assessment on the condition of the current windows, seconded by Mr. Kammerer and the motion passed unanimously.

**COA 13-03: Submitted by Margaret Bauer for: replacement of front entrance door for the property located at 409 S. Harding Street**

Mr. Laughlin delineated the area on the map. He reported that the existing door is not the original door. The proposed door was a cherry door with a fixed panel and an opening door. Notice was placed in the Daily Reflector on August 12 and 19<sup>th</sup>, 2013. Adjacent property owner notifications were mailed on August 16<sup>th</sup>. Applicable design guidelines are from Chapter 2, Changes to Buildings. Staff recommended approval.

Mr. Andrew Morehead, owner of property, spoke in favor of the request. He stated that the door was divided in two spots which matched the windows.

Mr. Jordan asked if the applicant knew when the original door was replaced.

Mr. Morehead stated he did not know because it was done before the applicant occupied the home.

Mr. Jordan asked if the door would have three panes instead of two.

Mr. Morehead stated correct.

Ms Arnold asked if the storm door will be changed also.

Mr. Morehead stated that the storm doors were built with the doors and they are not intending to replace them at this point.

Mr. Jordan asked if the patterns in the windows of the door were selected or if that was the only pattern available.

Mr. Morehead stated the pattern was chosen.

Ms. Larkin asked if the applicant was replacing a double door with a single door.

Mr. Morehead stated yes.

Ms Larkin asked if the screen doors were going to be double.

Mr. Morehead stated that the screen doors would not be reinstalled. The two half's of the existing doors are hard to close so the single door will be more secure.

Ms Larkin made a motion to approve the COA, seconded by Mr. Jordan and the motion passed unanimously.

### **MINOR WORKS COA'S**

Staff reported three Certificates of Appropriateness issued: (1) 707 E. 4th St – minor wood repair on porch and overhang; (2) 402 S Eastern St. – HVAC change out; (3) 503 E. 5<sup>th</sup> St. – repair of roof around chimney.

### **PUBLIC COMMENT PERIOD**

Mr. Myron Casper, resident of College View area, spoke concerning the illegal front yard parking in the College District. He mentioned the front yard parking at 803 E 3<sup>rd</sup> Street had increased over the years and wanted an update from the Commission concerning the enforcement of front yard parking.

Ms Arnold did agree that over 60% of the front yard of the residence was parking and the railroad tires were pushed back to accommodate more parking.

Attorney Little stated the purpose of the public comment period and informed the Commission that no action can be made since the topic was not an agenda item. He stated that the parking ordinance has been established and is enforced by Community Development and Code enforcement.

Mr. Jordan stated that the Commission did express their concerns about front yard parking during the discussion concerning the parking ordinance.

Mr. Caspar asked if the Commission took responsibility for enforcing the existing parking regulations.

Attorney Little stated that Code Enforcement could follow up with the issue.

Chairman Webb closed the public comment period.

### **COMMITTEE REPORTS**

None of the committees met.

### **ANNOUNCEMENTS**

Chairman Webb stated that the Commission needed to reorganize the committees and suggested that the members sign up.

Chairman Webb asked if the Commission could have a workshop to discuss what the committees should work on.

Attorney Little stated that he, staff and the Chairman should meet to develop the workshop and then schedule a meeting near the end of October along with a workshop to discuss the new design guidelines.

**With there being no further discussion, Mr. Kearney made the motion to adjourn, Mr. Hursh seconded it and it passed unanimously. The meeting adjourned at 7:32p.m.**

Respectfully Submitted,

Seth Laughlin, Planner II