

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

October 23, 2012

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:**

JEREMY JORDAN, CHAIR  
RYAN WEBB  
SARA LARKIN  
ANN SCHWARMANN

KERRY CARLIN  
DAVID HURSH  
RICHARD WEIR  
JORDAN KEARNEY

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

**OTHERS PRESENT:** BILL LITTLE, ASSISTANT CITY ATTORNEY; SCOTT POWER, DIRECTOR OF THE STATE HISTORIC PRESERVATION OFFICE AND JONATHAN EDWARDS, COMMUNICATIONS TECHNICIAN.

**ADDITIONS/DELETIONS TO AGENDA**

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

**APPROVAL OF MINUTES**

Mr. Hursh made a motion to approve the minutes as presented, Mr. Weir seconded the motion and it passed unanimously.

**NEW BUSINESS**

**Local Landmark Designation**

Mr. Seth Laughlin presented Local Landmark Designation Report for the Cobb House at 300 S. Pitt Street. He stated that the repairs by the current owners have brought the property value up five times as much as previously. He also described the local landmark designation process

Chairman Jordan asked if the committee had to have a public hearing.

Attorney Little stated yes.

No one spoke in favor or opposition of the recommendation.

**Ms Larkin made a motion to select the Cobb House as a Local Landmark, Mr. Weir seconded the motion and it passed unanimously.**

### **Design Guidelines Update**

Mr. Seth Laughlin introduced Laura Blokker, consultant from Southeast Preservation. She presented the scope of work and the projected timeline for the design guidelines update.

Chairman Jordan stated that the additional sidebars, tips and pictures should make the guidelines user friendly.

Ms Larkin stated that she would like the guidelines to incorporate as much information as possible concerning new construction materials.

Ms Blokker stated that the guidelines will look into new materials and its appropriateness for various situations.

Chairman Jordan asked if other cities are adding or making changes to guidelines.

Ms Blokker stated that it depended on the existing guidelines. Cities are looking more at energy efficiency and new codes.

Ms Schwarmann asked if the update would include a lot of codes to change.

Ms Blokker stated she would make sure that the current codes are compatible to the North Carolina Rehabilitation Code.

Chairman Jordan asked if revision would come from the public or the committee.

Ms Blokker stated both.

Chairman Jordan asked the mechanism for the public to have input earlier on the timeline.

Ms Blokker stated a questionnaire could be available for the public to list their existing concerns.

Chairman Jordan suggested that the public input period be earlier on the timeline so they will be involved in the process.

Ms Larkin stated that the opinions of the residents and the landlords should be considered.

Mr. Scott Power, Director of State Historic Preservation Office, asked if someone

investigates requests to ensure repairs are not misconstrued as replacements.

Mr. Laughlin stated that every Certificate of Appropriateness and Minor Work requires a site visit.

Chairman Jordan stated that the guidelines should explain the site visit.

Ms Blokker stated that the update will include the new Environmental Protection Act regulations on the treatment of lead paint.

Chairman Jordan stated that the current guidelines did not address the issue.

Ms Blokker stated that the removal of asbestos siding will also be addressed in the update.

Mr. Power stated that the update will also include a resource material index.

Mr. Laughlin stated that he envisioned a special call meeting similar in a workshop setting with copies of the guidelines for everyone to mark up.

Mr. Power asked if the draft of the guidelines could be online for the public to review.

Mr. Laughlin stated that he could scan a copy by February or late spring.

Ms Schwarmann asked if asbestos is found in a home would the inspector know that it would need to be removed immediately.

Ms Blokker stated that it depended on the regulations.

### **Minor Works COA's**

Staff reported minor works issued at (1) 600 W. Third St. – removal of hazardous pecan tree, screen existing HVAC equipment, repaint doors with like colors, removal and replacement of dead scrubs, and repainting of breezeway ceiling (2) 313 Summit St. – replace existing HVAC equipment

Chairman Jordan asked what the screen would be at the Third Street location.

Mr. Laughlin stated that either shrubbery or wood lattice work painted to blend in with the bricks.

Ms Larkin asked if the property on Summit Street be required to screen the HVAC equipment.

Mr. Laughlin stated it is not required.

No one spoke during public comment period.

### **COMMITTEE REPORTS**

Design Review Committee has not met.

Publicity Committee had not met.

Selection Committee had not met.

No announcements were made.

**With there being no further discussion, Mr. Webb made the motion to adjourn, Mr. Weir seconded it and it passed unanimously. The meeting adjourned at 7:36 p.m.**

Respectfully Submitted,

Seth Laughlin, Planner II