

**DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE  
GREENVILLE HISTORIC PRESERVATION COMMISSION**

February 24, 2009

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:**

Candace Pearce, Chair	Minnie Anderson	Jeremy Jordan	Ryan Webb
Dennis Chestnut	N. Yaprak Savut	Christy Koren	Dale Sauter
Rick Smiley	Ashley Wetherington		

**COMMISSION MEMBERS ABSENT:**

None

**STAFF MEMBERS PRESENT:** Seth Laughlin, Planner; Sarah Radcliff, Secretary; Jonathan Edwards, Communications Technician; Bill Little, Assistant City Attorney; Merrill Flood, Community Development Director

**ADDITIONS/DELETIONS TO THE AGENDA**

Motion was made by Mr. Jordan, seconded by Mr. Smiley, to add the discussion of the Place Properties sign amendment to the agenda as item F under New Business. Motion carried unanimously.

**APPROVAL OF MINUTES OF JANUARY 27, 2009**

Motion was made by Mr. Jordan, seconded by Ms. Savut to approve the January minutes as submitted. Motion carried unanimously.

**PUBLIC COMMENT PERIOD**

There were no public comments.

**OLD BUSINESS**

**CLG Grant Application**

Mr. Laughlin stated the CLG Grant Application was submitted on February 11<sup>th</sup> prior to the deadline and the Selection Committee had selected the East Fifth Street District as the area to receive assistance.

## **COA 08-11 Update**

Mr. Laughlin stated the property owners, Stuart and Denise Sanderson, had submitted a new COA application for the property in question and the adjacent property. He said both COA's would be before the Commission at March's meeting.

Ms. Pearce asked if they planned to meet with the Design Review Committee.

Mr. Laughlin said the applicant had indicated that he would like to set up a meeting with them and that he would be sure he was aware of the deadlines.

## **Historic Greenville Landmark Plaques**

Mr. Laughlin stated he had been in contact with a local sign vendor and had a preliminary estimate of \$800 per sign if they kept with the ½" thickness. He said the sign vendor had indicated that ¼" would be more than enough and cost about half as much.

Ms. Pearce said the ¼" would be fine. She said the signs would need to be ready to install by Preservation Week.

Mr. Laughlin said there was a 30 day turn around time, which would give them plenty of time to get the signs.

## **NEW BUSINESS**

### **Update of Greenville Intermodal Bus Transportation Center**

Mr. Laughlin stated the items being covered for February were as follows:

- Requests for proposals for appraisals issued. The City hopes to complete appraisals of all properties by June 15, 2009 and complete acquisition of all properties by Fall 2009
- City staff slated to begin surveying site
- RFP for Legal Services to be issued
- Meeting with North Carolina State Historical Office on February 27, 2009. Scheduled to review project elements and coordinate site tour and discuss potential project impact on Jones-Lee House
- City Staff will meet with Campus Walk residents and property owners affected by the ITC project on February 19, 2009, to provide information and guidance on their rights and access to benefits

### **Discussion of Historic Preservation Week**

Mrs. Pearce stated she had received the Proclamation by the Mayor indicating May 10-16, 2009 had been proclaimed as Historic Preservation Week. She said there had been discussion with the SHPO regarding a reception in combination with the opening of the

Humber House.

**Staff Report: Minor Works COA's**

Mr. Laughlin stated there had been four Minor Work COA's submitted since the last meeting; at 1100 E. Third Street for replacement of wood trim along rear walls of home; at 401 S. Rotary Street to install tankless/on-demand hot water heater on rear wall of home and to install 5" PVC vent pipe for water heater; at 207 S. Library Street to replace existing sewer lines from home to street and to repair associated damage to driveway and at 304 S. Harding Street to repair of existing gutters and trim and for replacement of shingles necessary to repair leaking roof.

**Staff Report: Update on non-compliant historic properties**

Mr. Laughlin said for the property located at 400 S. Summit Street BOA denied the application for variance at the January 22, 2009 meeting. He stated enforcement action could begin on February 27, 2009. For the properties located at 405 & 407 S. Eastern Street the applicants submitted COA applications to go before the HPC on March 24, 2009.

Ms. Pearce said they had also been talking to GUC and the Public Works department regarding the trees that could be put back at 405 and 407 S Eastern Street.

**Staff Report: Update on the Façade Improvement Grant program**

Mr. Laughlin stated the amount available for the Spring 2009 cycle would be \$9,355.75. The advertisement date would be April 15, 2009 with the workshop held on May 1, 2009. Applications will be due by June 1, 2009. Awards will be decided at the June 23, 2009 HPC meeting.

**Discussion of Place Properties Amendment**

Ms. Pearce stated Place Properties was not on a site covered by the Design Guidelines; however it abuts National Registered property. Place Properties is requesting a sign regulation change because they have zero lot line. She said even though the property seeking the amendment wasn't a historically registered property, they were concerned because the sign would be viewed from several registered properties.

Mr. Laughlin stated the applicant was seeking to amend the sign regulations for multi-family development in the Commercial Downtown zoning district to allow wall identification signage. Currently wall signs are allowed in the commercial district. At any entrance to a multi-family development there may not be more than two signs identifying such subdivision or development. A single side of any such sign may not exceed fifty square feet or a height of 10 feet above the property grade. He said zero lot line development is allowed in the CD zoning district and where it was employed there may

not be sufficient room for freestanding identification signage.

Ms. Pearce stated the Commission's concern was that there were several of these kinds of apartment complexes being planned for the area and did not want huge signs being visible from a street level. She encouraged commissioners to express their concerns at the public hearing of the City Council on March 5<sup>th</sup>.

## **COMMITTEE REPORTS**

### **Design Review Committee**

The Design Review Committee had several meetings.

### **Selection Committee**

The Selection Committee did meet. Motion was made by Mr. Jordan, seconded by Mr. Smiley to select White's Theatre for a local landmark designation. Motion carried unanimously.

### **Publicity Committee**

The Publicity Committee did meet and discussed the FIG workshops. They will be working with staff to coordinate the workshops and advertisement options.

### **Announcements**

Ms. Savut announced that Ms. Pearce had been named a 2009 Woman of Distinction and a reception will be held on March 4, 2009 in Joyner Library at 4p.m.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:35p.m.

Respectfully submitted,

Seth M. Laughlin  
Planner II