

GREENVILLE HISTORIC PRESERVATION COMMISSION MINUTES

February 26, 2008
Greenville, NC

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:

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| Greg Jarrell | N. Yaprak Savut, Vice-Chair |
| Jeremy Jordan, Chair | Dale Sauter |
| Candace Pearce | Rick Smiley |
| Franceine Rees | Chris Woelkers |

COMMISSION MEMBERS ABSENT:

Dennis Chestnut Richard Weir

STAFF MEMBERS PRESENT: Sandy Gale Edmundson, Secretary; Bill Little, Assistant City Attorney; Carl Rees, Urban Development Senior Planner; and Tom Wisemiller, Planner

OTHERS PRESENT: Calvin Mercer, City Council Liaison

ADDITIONS/DELETIONS TO AGENDA

Motion was made by Ms. Candace Pearce and seconded by Mr. Greg Jarrell to add two items to the agenda: the State Historic Preservation Office (SHPO) Regional Training and the Imperial Tobacco Company on Atlantic Avenue. Motion carried unanimously.

APPROVAL OF MINUTES OF JANUARY 22, 2008

Motion was made by Ms. N. Yaprak Savut and seconded by Mr. Greg Jarrell to approve the January 22, 2008 minutes. Motion carried unanimously.

PUBLIC COMMENT PERIOD

No public comments were made.

COMMITTEE REPORTS

Design Review Committee

The Design Review Committee did not meet.

Selection Committee

The Selection Committee did not meet.

Publicity Committee

The Publicity Committee did not meet. Dale Sauter would like to serve on the Publicity Committee.

NEW BUSINESS

Minor Works Certificate of Appropriateness (MWCOA) Report

Mr. Wisemiller reported on the following Minor Works Certificate of Appropriateness applications.

At 703 East Fourth Street, install 2-inch PVC pipe (exhaust) on rear side of house as part of installation of heating system in basement.

At 305 South Library Street, change gas pack unit with same size unit.

Discussion of 2008 Historic Preservation Commission Awards

Mr. Wisemiller: Commission members should be thinking about the recipients of the 2008 Historic Preservation Commission Awards. There are four different awards to be awarded and they are:

The Sallie Southall Cotten Award is for Community Activism. In the past, the award has been given to a woman who has contributed to historic preservation in Greenville.

The Robert Lee Humber Award is for Preservation Leadership. In the past, the award has been given to professionals and an organization that have contributed to historic preservation in Greenville.

The Architectural Award is for Restoration Excellence. It is restoration of a residential or commercial building by an individual, organization or company. The building should be located within the City of Greenville's jurisdiction.

The Stewardship Award is for Preservation Commitment. It is for an individual, organization, or a company's ongoing commitment to maintaining a historic building. The building should be located within the City of Greenville's jurisdiction.

The Commission agreed to send ideas of possible recipients for the 2008 Historic Preservation Commission Awards to Tom Wisemiller by March 7, 2008 in order for an award winners' list to be compiled for consideration by the Commission in March.

Update on Past Façade Improvement Grant (FIG) Projects

Mr. Wisemiller went over the past FIG projects.

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| 06-01 | 903 Dickinson Avenue | Project completed using Building Block Grant. |
| 06-02 | 712 Dickinson Avenue | At the front, work completed and reimbursed. |
| 06-03 | 714 Dickinson Avenue | At the front, work completed and reimbursed. |
| 06-04 | 716 Dickinson Avenue | At the front, work completed and reimbursement in process. |
| 06-08 | 712 Dickinson Avenue | On the Pitt Street side, new owner requested and received extension. |
| 06-09 | 712 Dickinson Avenue | On the side, new owner requested and received extension. |
| 06-10 | 714 Dickinson Avenue | At the rear, new owner requested and received extension. |
| 06-11 | 716 Dickinson Avenue | At the rear, new owner requested and received extension. |
| 06-12 | 120 W. 5 th Street | At the front, party in negotiations to purchase property; staff will ask new owners if they wish to take over FIG project. |
| 06-17 | 110 W. 5 th Street | At the front, south, owners requested and were granted extension to complete project. Six months extension granted. |
| 06-18 | 110 W. 5 th Street | At the west side, owners requested and were granted extension to complete project. Six months extension granted. |
| 06-19 | 110 W. 5 th Street | At the east side, owners requested and were granted extension to complete project. Six months extension granted. |
| 06-20 | 110 W. 5 th Street | At the back, north, owners requested and were granted extension to complete project. Six months extension granted. |
| 07-01 | 222 E. 5 th Street | At front, south, intends to develop final work plan in consultation with Design Review Committee and staff. |
| 07-02 | 223 E. 5 th Street | At west side, intends to develop final work plan in consultation with Design Review Committee and staff. |
| 07-03 | 224 E. 5 th Street | At back, north, intends to develop final work plan in consultation with Design Review Committee and staff. |
| 07-04 | 631 Dickinson Avenue | At front, intends to develop final work plan in consultation with Design Review Committee and staff. |
| 07-05 | 632 Dickinson Avenue | At side, intends to develop final work plan in consultation with Design Review Committee and |

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| 07-06 633 Dickinson Avenue | staff. At back, intends to develop final work plan in consultation with Design Review Committee and staff. |
| 07-07 424 Evans Street | At front, project to be completed in tandem with 426 Evans Street. |

Mr. Smiley: During the FIG workshop, timelines in completing applications should be mentioned to the applicants. The work should be completed in nine to twelve months. I see some applications that have not been completed that were submitted in 2006.

Ms. Pearce: If extensions are granted, certain guidelines should be followed.

The Commission asked that the Design Review Committee and Publicity Committee be a part of the Façade Improvement Grant Workshop, so that members of the Commission can help educate members of the public interested in obtaining such a grant.

Ms. Pearce suggested that an advertisement be sent out two weeks prior to the FIG workshop. Also, if applicants cannot attend the workshop, applicants may send someone to represent them in their absence. At the workshop, there should be a board with a before and an after picture of the property awarded the FIG to give applicants an example of what should be done.

Mr. Smiley asked that the grant amount allowed increase from \$2,500.00 to \$5,000.00.

The Commission also agreed that the grant amount awarded should increase from \$2,500.00 to \$5,000.00.

Motion was made by Mr. Rick Smiley and seconded by Ms. Candace Pearce to increase the amount of the grant award to \$5,000.00. Motion carried unanimously.

Ms. Pearce suggested that the FIG advertisement of the upcoming workshop display the grant award has increased to a maximum of \$5,000.00.

Update on Non-Compliant Historic Properties

Mr. Wisemiller gave the Commission an update on non-compliant historic properties.

Certificate of Appropriateness (COA) applications submitted for the March Historic Preservation Commission (HPC) meeting:

At 2909 Memorial (Oakmont), Michael Barberio replaced windows without Certificate of Appropriateness (COA). COA to keep as is continued to allow applicant time to revise

proposal. Revised COA submitted for March HPC meeting. Fines issued. New deadline is pending.

At 401 South Jarvis Street, Tim Ferruzzi installed inappropriate ductwork. Grace period was established by COA 07-01 and has now well expired and without completion of which property is non-compliant. Revised COA submitted for March HPC meeting. First and second offense fines issued.

At 407 South Holly Street, Tim Ferruzzi cut new doorway prior to/without COA; COA denied. Revised COA submitted for March HPC meeting. First, second, and third offense fines issued.

Ms. Pearce: Do we have a plan in place to fine them until they come into compliance?

Mr. Wisemiller: Once the applicant submits the COA fining of the applicant ceases.

Ms. Pearce: We have tried to do it by trying to do the right thing and it has not worked. I think we need to fine them especially with repeat offenders. The Design Review Committee makes it easy for the applicant to help them with the specific building.

Mr. Rees: I want it to be clear that on the consensus of the Commission if the complete COA application is not submitted by the March meeting, then the Commission wants the applicant to be fined.

The Commission agreed.

Ms. Pearce: What are the fines?

Mr. Wisemiller: The first offense is \$50.00, the second offense is \$100.00, and the third offense is \$250.00. The fines are applied weekly.

Ms. Pearce: The Commission is here to help the applicant all of the time.

Other Non-compliant properties:

At 1101 Johnston Street, Bert Powell has a COA with a condition that the fence be painted; not yet completed. Owners granted 2-month extension due to season. Action deadline is April 18, 2008.

At 310 South Harding Street, Myron Caspar installed glass enclosure on front porch without COA. Applicant granted extension (family concern), intends to submit COA for March HPC meeting. Remove or submit application for March 2008 HPC meeting.

At 707 East Fourth Street, Michael and Miriam Carey installed porch posts and rails without COA. Letter sent to owners informing them that they must submit a COA for previously completed work. COA must be submitted no later than March 25, 2008.

At 805 Evans Street, Jack Richardson has an exterior paint job that is incomplete with paint cracking and falling off; primer coat is inappropriate if left exposed. Work not yet initiated; owner granted 2-month extension due to season. Action deadline is April 18, 2008.

Fines on Non-Compliant, Locally Designated Historic Properties (since August 2006)

At 100 South Harding Street, an exterior alteration was completed without COA (replaced door). First offense amount was \$50.00.

At 402 Library Street, an exterior alteration was completed without COA (painted exterior masonry). First offense amount was \$50.00.

At 401 Jarvis Street, an exterior alteration (ductwork) was completed without COA. First offense amount was \$50.00. Failure to complete work under approved COA without which previous alteration is non-compliant (ductwork). First offense is \$50.00. Second offense is \$100.00.

At 2909 South Memorial Drive, window replaced without COA. First offense amount was \$50.00. Failure to submit COA by deadline. Second offense amount was \$100.00.

At 407 South Holly Street, exterior alteration (cut new doorway) was completed without COA. First offense was \$50.00. Second offense was \$100.00. Third offense was \$250.00.

At 1001 East Third Street, exterior alteration (replaced door) was completed without COA. First offense was \$50.00.

At 805 Evans Street, failure to complete work under approved MWCOA (repaint exterior) without which exterior appearance is non-compliant. First offense is \$50.00,

Discussion of State Historic Preservation Office (SHPO) Regional Training In Greenville, North Carolina

The Commission agreed that the State Historic Preservation Office (SHPO) Regional Training in Greenville, North Carolina should occur in June. The training is open to topics. An ad hoc committee was set up of Jeremy Jordan, Candace Pearce, N. Yaprak Savut, and Chris Woelkers to come up with topics for review by the Commission for the training.

Imperial Tobacco Warehouse Company on Atlantic Avenue

Mr. Rees: In discussions over the last couple of weeks with the Chair, the Chair asked me to come before the Commission to give an update on the issues with the Imperial Tobacco Warehouse Company located in the Historic Tobacco Warehouse District on Atlantic Avenue just off of Dickinson Avenue. The property consists of seven acres with the main facility constructed in 1902 with additions in 1927 and 1964 for tobacco processing. The property was in use until the late 1970s. It is owned by an out of town investor. City Code Enforcement officials have had some concerns about the building being unsecured. There have been vagrants inside and outside. Recently, the level of concern has gone up significantly with open fires inside the building. Portions of the interior floor structure and the roof and ceiling structure have begun to collapse. One of the main concerns is for any individual who might be inside during a fire and for the public safety officials who might go in and try to save those people. With those very serious concerns in mind, the Chief Building Inspector has taken action under the Unsafe Building Codes which is a part of the North Carolina General Statutes, specifically Section 160A-428. There is a process involved which includes placarding the building as an unsafe building, serving the owner with a notice of a hearing, conducting the hearing, letting the owner know what the findings are, and issuing an order for the owner to take necessary action. The order can be enforced through the courts if necessary. The goal is to start a dialogue with the property owner to find out his interest and to let him know our interest of securing the building. The City would like to see the building repaired and put back into productive use. It is possible that the owner could demolish the building. It is not a preference of the City. In downtown Rocky Mount, a local arts interest group gained ownership of the Imperial building and worked collaboratively with the City to completely redevelop that building. It was a \$30 million dollar project. The City of Rocky Mount stepped up the support. The citizens agreed to a tax increase to get the project done. The Edenton Cotton Mill was a working facility for nearly 100 years. The City and County were able to persuade the owners to make a donation of the property to a nonprofit historic preservation group in North Carolina. Subsequently, developers purchased the property and built condominiums that sell for \$500,000.00 to \$750,000.00 a piece. In Durham, the American Tobacco Development near the Durham Bulls Ball Park was purchased by the Capitol Broadcasting Corporation owned by the Goodman Family purchased the American Tobacco facilities and redeveloped. It was a collaborative effort between major players in Durham. The City of Durham and the County of Durham stepped up to fund two \$10 million dollar parking decks. Next Duke University and Glaxo-Smith Kline agreed to upfront long term fairly high dollar leases of 50,000 square feet a piece in that redevelopment before the screw was turned. Private and public sectors make these projects possible. All of these things are possible in Greenville. It is not the goal of the City of Greenville to see this property demolished. Our Redevelopment Plan calls for the adaptive reuse of the development of the buildings such as the Imperial. We will bring any updates to the Commission.

Election of Officers

Mr. Jordan: Nominations are needed for the Chair of the Historic Preservation Commission.

Ms. Rees nominated Ms. Candace Pearce as Chair of the Historic Preservation Commission.

Mr. Woelkers nominated Mr. Greg Jarrell as Chair of the Historic Preservation Commission.

Motion was made by Mr. Rick Smiley and seconded by Mr. Greg Jarrell to close the nominations. Motion carried unanimously.

Motion was made by Ms. Franceine Rees and seconded by Mr. Jeremy Jordan to vote Candace Pearce as Chair of the Historic Preservation Commission. Motion carried unanimously.

Ms. Pearce: Nominations are needed for the Vice-Chair of the Historic Preservation Commission.

Mr. Smiley nominated Mr. Greg Jarrell as Vice-Chair of the Historic Preservation Commission.

Motion was made by Mr. Rick Smiley and seconded by Mr. Chris Woelkers to close the nominations. Motion carried unanimously.

Motion was made by Mr. Rick Smiley and seconded by Mr. Chris Woelkers to vote Greg Jarrell as Vice-Chair of the Historic Preservation Commission. Motion carried unanimously.

ANNOUNCEMENTS/OTHER

Mr. Little: The City Manager will have to approve the Façade Improvement Grant increase from \$2,500.00 to \$5,000.00. Based on the Commission's recommendation, Tom Wisemiller will prepare the information to give to Merrill Flood and then Mr. Flood will submit the information to City Manager Wayne Bowers. The Façade Improvement Grant guidelines will be amended.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Tom Wisemiller
Planner