

GREENVILLE HISTORIC PRESERVATION COMMISSION MINUTES

January 22, 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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| Dennis Chestnut | N. Yaprak Savut, Vice-Chair |
| Jeremy Jordan, Chair | Richard Weir |
| Franceine Rees | Chris Woelkers |

COMMISSION MEMBERS ABSENT:

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| Greg Jarrell | Dale Sauter |
| Candace Pearce | Rick Smiley |

STAFF MEMBERS PRESENT: David Brown, City Engineer; Sandy Gale Edmundson, Secretary; Dave Holec, City Attorney; Bill Little, Assistant City Attorney; and Tom Wisemiller, Planner

OTHERS PRESENT: Calvin Mercer, City Council Liaison

ADDITIONS/DELETIONS TO AGENDA

Motion was made by Dr. Dennis Chestnut and seconded by Mr. Richard Weir to add to the agenda: Item E. Discussion of State Historic Preservation Office Training in Greenville and Item F. Historic Preservation Awards. Motion carried unanimously.

APPROVAL OF MINUTES OF NOVEMBER 27, 2007

Motion was made by Ms. Franceine Rees and seconded by Mr. Richard Weir to approve the November 27, 2007 minutes. Motion carried unanimously.

PUBLIC COMMENT PERIOD

No public comments were made.

CONSIDERATION OF APPLICATION FOR A CERTIFICATE OF

APPROPRIATENESS (COA)

COA Application 08-01 (530 Evans Street: Sheppard Memorial Library)

Mr. Jordan: The first COA application is for 530 Evans Street: Sheppard Memorial Library to relocate and extend the brick retaining/perimeter wall.

The Notary Public, Sandy Gale Edmundson, swore in David Brown, Dave Holec, and Tom Wisemiller.

Mr. Wisemiller: The historic building on the property is a brick, two-story Colonial Revival public building, constructed in 1930. It is one of Greenville's finest Colonial Revival buildings. Designed by Leslie N. Boney of Wilmington, the building features a slate hipped roof with pedimented dormers; a two-story pedimented portico that dominates the façade; a heavily ornamented pediment with fluted composite columns; and arched windows with fanlight transoms. Additions to the original building were completed in 1969, 1985, and 1999.

The subject property is located at the corner of Evans Street & Reade Circle. It is a Local Landmark.

The applicant requests approval to relocate and extend the low retaining/perimeter brick wall on the edge of the property as part of the Dickinson Avenue road realignment.

Considerations

Applicant proposes to relocate and extend the low brick retaining/perimeter wall on the northern property line of the Sheppard Memorial Library property so that it will extend from the existing brick retaining wall in front of the library and "wrap around" along the new northern property line and adjacent to the right-of-way of the relocated Dickinson Avenue. In addition to the brick retaining wall in front of the library, a similar low brick wall currently divides the parking lot, which lies on the north side of the property, from the library grounds (i.e., at that location, the low brick wall does not serve the function of being a retaining wall). As this parking lot and low brick wall will be removed to make way for the Dickinson Avenue realignment, and since the brick retaining wall on the front of the property will remain, applicant proposes to relocate the low brick wall so that it extends from the front retaining wall, so as to maintain design continuity on the grounds of the property.

Applicant proposes to build or rebuild the relocated/extended portion of the brick wall described above using salvaged bricks, extracted from the aforementioned low brick dividing wall, and/or by using new bricks that match the original bricks of the front retaining wall in terms of size, color, and finish. The height of the relocated/extended wall will likewise generally match the height of the existing front brick retaining wall, with some variance depending on street elevation: the top of the wall will be level with and will not exceed (3) feet in height from the ground level.

Location: the wall will extend from the point where it ties into the existing front retaining wall on Evans Street, from there "wrap around" the corner of the property that will be formed by Evans Street and the newly realigned Dickinson Avenue, and then will travel westward along the edge of the property parallel to the relocated Dickinson Avenue to a point even with the back of the

Library (See Exhibit B, Plot Plan).

| <u>Chapter</u> | <u>Title</u> | <u>Pages</u> |
|----------------|------------------|--------------|
| 4 | Fences and Walls | 56-58 |

- **1.** Retain and preserve original fences and walls.
- **2.** Retain and preserve all architectural features that are character-defining elements or original fences and walls, including gates, granite pillars, hardware, decorative pickets, and rails.
- **3.** Retain and preserve historic fence and wall material whenever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not technically feasible.
- **5.** If replacement of a fence or a wall element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
- **7.** If a new fence or wall is to be constructed, base the design on accurate documentation of a historic fence or wall, or create a new design compatible with the historic character of the building and the district.
- **9.** Generally, construct new fences or walls to follow property lines and not to abut existing structures.
- **10.** Fences along rights-of-way shall be setback three (3) feet from the interior edge of the sidewalk or three (3) feet from the interior edge of the right-of-way, whichever is greater.
- **11.** When measuring fence height, consider all fence elements including posts.
- **12.** Front and side yard fences shall not exceed three (3) feet in height.
- **14.** It is not appropriate to add elements or details to a fence or a wall in an attempt to create a false historical appearance.
- **15.** It is not appropriate to use contemporary fence or wall materials, such as vinyl and chain link fencing that were not historically available and are inconsistent with the character of the district.

Mr. Jordan asked if the applicant would like to speak.

Mr. Holec: The improvement is the relocation of the existing low brick wall on the northern property line of the Sheppard Memorial Library so that it conforms with the new property line of the Library adjacent to the southern right-of-way of relocated Dickinson Avenue. The low brick wall is currently located adjacent to the former Taft Furniture Store property serving as the delineation of the northern property line of the Library in the same manner as the low brick wall adjacent to Evans Street marks the eastern line of the Library. With the relocation of the northern property line of the Library as a result of the relocated Dickinson Avenue, the low brick wall is being moved.

Mr. Holec: The low brick wall is a continuation of the existing low brick wall adjacent to Evans Street. It will tie into the existing low brick wall adjacent to Evans Street. Salvaged brick from the existing wall will be used to the extent possible with new brick, if required, to match the existing brick. The height of the wall will match the height of

the existing wall varying slightly depending on street elevation. The top of the wall will be level and not exceed three (3) feet in height from the ground level. It will extend from the point where it ties into the existing wall on Evans Street westward to a point even with the back of the Library adjacent to relocated Dickinson Avenue. It will be located upon Library property behind a newly constructed sidewalk and the southern right-of-way line of relocated Dickinson Avenue.

Mr. Jordan: What questions does the Commission have for the applicant? Is there anyone to speak in favor of the application? Is there anyone to speak in opposition of the application? What is the recommendation of the Design Review Committee?

Mr. Jordan: The Design Review Committee recommends approving this request. Is there any discussion?

Mr. Jordan: What is staff's recommendation?

Mr. Wisemiller: Staff recommends that the Historic Preservation Commission *approve* the Certificate of Appropriateness to relocate and extend the low retaining/perimeter brick wall on the edge of the property as part of the Dickinson Avenue road realignment, based on the following findings:

- No character-defining elements of the grounds will be impaired as a result of the project.
- The low brick wall, which is to be removed as part of the Dickinson Avenue realignment, and which currently divides the parking lot from the northern side of the grounds, is **not** historic.
- The low brick retaining wall, which borders the (front) Evans Street side of the property, will be retained and preserved as part of the project. If the retaining wall is deemed to be historic, replacement of sections of this wall should use new material that matches the historic material in composition, size, shape, color, (brick course) pattern, and texture.
- The proposed relocated/extended low brick wall would be "based on the design of that historic wall" by virtue of it matching the existing retaining wall in composition, size, shape, color, pattern, and texture, and it would be compatible with the historic character of the building and the district. If the existing retaining wall were **not** deemed to be historic, the proposed wall would still be compatible with the historic building and grounds and would blend in with the existing retaining wall.
- The proposed wall would follow property lines and would not abut existing structures.
- **Fences** along rights-of-way are to be setback 3-feet the sidewalk or right-of-way; however, the proposed wall was designed to be compatible with the existing **retaining wall**. In contrast to decorative or privacy fences/walls, a retaining wall, like the one on the subject property, often must directly abut the sidewalk or right-of-way to perform its primary function. The proposed relocated/extended low brick wall will not perform the function of a retaining wall; however, if it were to veer back from the property line to maintain a 3-foot setback not shared by the existing retaining wall, the result would be awkward & inconsistent and therefore would detract from the character of the property.
- The proposed wall would not exceed three (3) feet in height.

- The proposed wall would not create a false historical appearance: the relocated/extended low wall will use materials that match the materials of the existing retaining wall in composition, size, shape, color, pattern, and texture; however, the salvaged brick from the non-historic brick dividing wall and/or new materials will be differentiated from the bricks on the retaining wall by the patina of age, etc.

Recommended Motion: Approve request for approval to relocate and extend the low retaining/perimeter brick wall on the edge of the property as part of the Dickinson Avenue road realignment.

Mr. Jordan: Is there anymore discussion before moving on to the Findings of Fact?

Mr. Jordan: The applicant desires to relocate and extend the brick retaining/perimeter wall.

Motion was made by Dr. Dennis Chestnut and seconded by Ms. Yaprak Savut to accept the Findings of Fact. Motion carried unanimously.

Motion was made by Dr. Dennis Chestnut and seconded by Ms. Yaprak Savut that the application is congruent with the Design Guidelines. Motion carried unanimously.

Mr. Jordan: Is there any further discussion? If not, is there motion as to the Certificate of Appropriateness application?

Motion was made by Dr. Dennis Chestnut and seconded by Ms. Yaprak Savut to approve COA 08-01 for 530 Evans Street: Sheppard Memorial Library. Motion carried unanimously.

COMMITTEE REPORTS

Design Review Committee

The Design Review Committee met and the Commission heard the committee's recommendation.

Selection Committee

The Selection Committee did not meet.

Publicity Committee

The Publicity Committee did not meet. Dale Sauter has some great ideas for the committee.

NEW BUSINESS

Minor Works Certificate of Appropriateness (MWCOA) Report

Mr. Wisemiller: There were no Minor Works Certificate of Appropriateness applications to report.

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 | New owner requested and received extension; work completed and reimbursement in process. |
| 06-03 | 714 Dickinson Avenue | New owner requested and received extension; work completed and reimbursement in process. |
| 06-04 | 716 Dickinson Avenue | New owner requested and received extension. |
| 06-08 | 712 Dickinson Avenue | New owner requested and received extension. |
| 06-09 | 712 Dickinson Avenue | New owner requested and received extension. |
| 06-10 | 714 Dickinson Avenue | New owner requested and received extension. |
| 06-11 | 716 Dickinson Avenue | New owner requested and received extension. |
| 06-12 | 120 W. 5 th Street | 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 | Staff in process of contacting owner: w/out express commitment, funds will be released. |
| 06-18 | 110 W. 5 th Street | Staff in process of contacting owner: w/out express commitment, funds will be released. |
| 06-19 | 110 W. 5 th Street | Staff in process of contacting owner: w/out express commitment, funds will be released. |
| 06-20 | 110 W. 5 th Street | Staff in process of contacting owner: w/out express commitment, funds will be released. |
| 07-01 | 222 E. 5 th Street | In process of completing Final Work Plan |
| 07-02 | 223 E. 5 th Street | In process of completing Final Work Plan |
| 07-03 | 224 E. 5 th Street | In process of completing Final Work Plan |
| 07-04 | 631 Dickinson Avenue | In process of completing Final Work Plan |
| 07-05 | 632 Dickinson Avenue | In process of completing Final Work Plan |
| 07-06 | 633 Dickinson Avenue | In process of completing Final Work Plan |
| 07-07 | 424 Evans Street | Project to be completed in tandem with 426 Evans Street. |

Update on Non-Compliant Historic Properties

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

At 2909 Memorial (Oakmont), replaced windows without Certificate of Appropriateness (COA). COA continued; applicant to come back within 60-days of date of COA order letter from staff with plan of action. Applicant is in the process of submitting a revised COA.

At 401 South Jarvis Street, grace period established for inappropriate ductwork has now well expired and without completion of which property is non-compliant. Applicant told staff he intended to submit revised COA but not yet submitted. First offense fine issued.

At 407 South Holly Street, cut new doorway prior to/without COA; COA denied. In January 2008, site visit confirmed that no work has begun to rectify non-compliance. First and second offense fines issued.

At 707 East Fourth Street, 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 for February or March 2008 Commission meeting.

At 805 Evans Street, exterior paint job is incomplete with paint cracking and falling off; primer coat is inappropriate if left exposed. In January 2008, site visit confirmed that work not yet initiated. First offense fine issued.

At 1303 East Fifth Street, the extent of ongoing work fall under original MWCOA. As of yet, no clear-cut evidence that work exceeded parameters of previous MWCOA; however, (re)raises question of extent of siding replacement that can fall under MWCOA.

At 1001 East Third Street, replaced non original door without COA. COA amended to allow applicant to keep door 3-years (October 2010) then replace with appropriate door.

At 110 South Harding Street, replaced front door without COA. COA 06-07 continued until applicant presents to HPC historically appropriate replacement door within a period not to exceed 3-years (August 2009) from date of COA order letter from staff.

At 1101 Johnston Street, COA was approved on the condition that the fence be painted; not yet completed. Letter was sent, so owners are on the clock to paint the fence the same color as house trim by March 18, 2008.

At 310 South Harding Street, installed glass enclosure on front porch without COA. Sent letter and applicant has 30-days to remove enclosure or submit COA by February Commission meeting.

At 400 South Summit Street, replaced windows without COA. COA denied. In light of circumstances, applicant was given 1-year (November 2008) to restore windows or

replace with appropriate windows.

At 405 South Eastern Street, cut new driveway without COA. Staff received complaint that new driveway was cut; no COA submitted; site review suggests driveway not new, rather vegetation/debris cleared; further investigation warranted; if non-compliant, applicant will receive letter.

Discussion of 2007-2008 Certified Local Government (CLG) Grant Application Proposal

Mr. Wisemiller presented a Strategic Historic Preservation Plan for Greenville, North Carolina to the Commission. He asked that comments be sent to him as soon as possible, so that the grant application may be submitted to the Certified Local Government.

Discussion of State Historic Preservation Office (SHPO) Training In Greenville

Mr. Wisemiller: Greenville was selected as one of three sites for SHPO training in May 2008. The Historic Preservation Commission suggested that the dates of the training be between May 10 and 20, 2008.

Historic Preservation Commission Awards

Mr. Wisemiller: Commission members should be thinking about the recipients of the 2008 Historic Preservation Commission Awards. Please be ready to discuss this further at the February Commission meeting. There are four different awards to be awarded and they are:

Sallie Southall Cotten Award for Community Activism

Robert Lee Humber Award for Preservation Leadership

Architectural Award for Restoration Excellence

Stewardship Award for Preservation Commitment

ANNOUNCEMENTS/OTHER

Mr. Wisemiller: The district entry way signs are going up throughout the City.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Tom Wisemiller
Planner