

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

February 27, 2007
Greenville, NC

The Greenville Historic Preservation Commission held a meeting on the above date at 7:00 p.m. in the third floor conference room of the City Hall Building located at 200 Martin Luther King, Jr. Drive.

COMMISSION MEMBERS PRESENT:

Dennis Chestnut	Candace Pearce	Chris Woelkers
Greg Jarrell	Franceine Rees	
Jeremy Jordan, Chair	N. Yaprak Savut, Vice-Chair	

COMMISSION MEMBERS ABSENT:

Shelva Davis	Rick Smiley	Richard Weir
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STAFF MEMBERS PRESENT: Bill Little, Assistant City Attorney; Carl Rees, Urban Development Planner; Gwen Turnage, Administrative Secretary; and Tom Wisemiller, Planner I

OTHERS PRESENT: Myron Caspar, Pat Dunn, City Council Liaison, Tim Ferruzzi, J. Kenney, Joseph W. Sloan, William B. Sloan, and William H. Sloan.

APPROVAL OF MINUTES OF JANUARY 23, 2007

Motion was made by Ms. N. Yaprak Savut and seconded by Ms. Candace Pearce to approve the January 23, 2007 minutes. Motion carried unanimously.

CONSIDERATION OF APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

COA 07-01: 401 Jarvis Street by Ann Nunez and Timothy Ferruzzi:

Mr. Little asked Ms. Pearce to recuse herself from voting on this agenda item.

Ms. Pearce asked to recuse herself from this agenda item.

Motion was made by Dr. Dennis Chestnut and seconded by Ms. Franceine Rees to accept Ms. Pearce's recusal from COA 07-01. Motion carried unanimously.

Mr. Wisemiller: COA Application 07-01 by Ann Nunez & Timothy Ferruzzi for 401 Jarvis Street is for an alteration/addition on the north elevation to contain previously installed HV/AC system.

The subject property is located on the southeast corner of Jarvis & Fourth streets in the College View Historic District. The circa 1920 dwelling is a large side-gable Craftsman Bungalow seven bays wide with wraparound porch. A shed dormer rests just above the hip-roof porch and a large two-story addition is located to the rear of the house. The scale and fenestration pattern of the front façade suggest the house was constructed as a multiplex building.

The applicant requests approval to construct a bay addition similar to existing bay addition on north elevation in order to house previously installed HV/AC system and ductwork.

According to the applicant, the HV/AC system was installed at the only practicable location in order to bring it into compliance with the City Code. In its current condition, the system is unsightly. In its current condition, the presence of unsightly HV/AC system and associated ductwork on such a highly visible location of the property significantly harms that property's historic character. To mitigate that impact, applicant proposes to build a small "jut out" addition to fully screen and "house" the HV/AC system. The proposed addition would be similar in style, materials, size, and scale to existing bay on the north elevation of the rear addition. Matching the existing bay, the roof on the proposed bay addition would be a low hipped shingle roof with exposed rafter tails. The proposed addition would include an opening for louvers that matches the window opening of the existing bay in size and framing material and style. The proposed bay addition will be constructed with wood siding; on the east and west sides, the placement of the siding would alternate between being outside the framing, then inside the framing, to create additional built-in ventilation for the HV/AC system. According to applicant, from the street and sidewalk, the ventilated sides will look similar, upon casual observation, to the flush-sided north elevation of the existing rear addition. The foundation of the proposed bay addition would be left open rather than constructed of brick to provide further ventilation; ground bushes will be planted around the base of the proposed bay addition to mitigate the lack of continuity along the foundation line.

Ms. Pearce: The gas pack has to be ventilated. There will be 4 4x4 posts that will be dug into the ground and cemented. On that a roof will be built. On the side, it will look like the siding pictured. On the sides that are east and west, there will be 1x4 posts that will let air in. On the other side of the 4x4, staggering will occur so behind each vent space there will be a board painted yellow to match the house. The air has to come under the unit and air also has to go above the unit. This is the best that can be done to make it look like the rest of the house and still let the unit breathe. The vent on the gas pack has to have a piece of duct work to the outside and nailed.

Mr. Woelkers: I had an opportunity to make a site visit, and I found it to be an excellent renovation and an excellent adaptive reuse project. I think it is a great way to handle that problem situation.

Mr. Jordan: It is an excellent project, and the property owner is going beyond what has to be done. Mr. Ferruzzi, would you like to speak?

Mr. Ferruzzi: Other than the ventilation the other thing that is important is being able to service the unit. On the front, we have a panel as well. We have got to be able to service that as well, so we are going to have to build a pullout door with matching material that basically sits in there.

Mr. Jordan: At the Design Review Committee meeting, I noticed that you won't be able to tell that unless you get right up on that.

Dr. Chestnut: I think the significant thing about the application is this is the only alternative to leave it the way it is.

Mr. Jordan: Is there anyone present to speak in favor of the application? Is there anyone to speak against the application? I'll call the public hearing closed on this application. Would anyone like to make a motion that this is congruent with the Design Guidelines?

Motion was made by Mr. Chris Woelkers and seconded by Ms. Franceine Rees that COA 07-01 for 401 Jarvis Street submitted by Ann Nunez and Timothy Ferruzzi is congruent with the Design Guidelines.

Mr. Jordan: Is there a motion on the application?

Motion was made by Ms. N. Yaprak Savut and seconded by Mr. Greg Jarrell to approve COA 07-01 for 401 Jarvis Street. Motion carried unanimously.

COA 07-02: 1000 East Third Street by William and Joseph Sloan

Mr. Wisemiller: COA Application 07-02 by William & Joseph Sloan for 1000 E. Third Street is for a previously erected privacy fence

The subject property is located on the southeast corner of Third Street and Rotary Avenue in the College View Historic District. Built around 1940, this modest 1.5 story brick Colonial Revival house has a gable roof with front cross gable and dormer windows; a front façade chimney; standard six-over-six sash windows. It is nicely finished with a molded cornice and eave returns.

The applicant requests approval for previous erection of privacy fence.

The white vinyl (PVC) privacy fence previously erected on the property is 5 feet 10 inches tall. It runs about 6 feet from the house, bordering the rear-side (west) edge of the backyard and the back (south) edge of the backyard. The fence generally follows the property line and maintains acceptable setbacks from the house, sidewalk, and

public right-of-way. Partially screened by trees, with moderate-to-high visibility from its location on Rotary Avenue, the fence has very narrow openings between pickets and therefore provides virtually no view through to the back yard, porch, and rear elevation of the house.

The areas of the guidelines that pertain to this application can be found in Chapter 4, Fences and Walls, on pages 57 and 58. I'll go over these if anybody has any questions.

The Notary Public swore in William B. Sloan, Joseph W. Sloan, William H. Sloan, Myron Caspar, J. Kenney and Tim Ferruzzi.

Mr. Bill Sloan: My sons, Joe and Will Sloan, attend East Carolina University and live in the house at 1000 East Third Street. The fence prevents people from walking straight up to the back of the house. None of us realized that before the fence was installed that we needed to come before this Commission. Joe did call the City of Greenville. We thought we were fully in compliance. A neighbor walked by and told Joe that he needed a permit to put the fence up, so Joe called me, and I told Joe that he already spoke to the City of Greenville about the fence, so the fence could be put up. Mr. Wisemiller mentioned that there was some concern on the materials used for the fence. I am in the construction business in Virginia, so I chose the PVC fence, because it is much more durable than wood. I did not realize that I was in the Historical District. We are pleading mercy on the Commission and conform to the best that we can.

Mr. Wisemiller: The Sloans may have talked with City Staff and there was no connection made with the property being associated with the Historic District. There are different rules for those houses in the Historic District.

Mr. Joe Sloan: When I was looking at the house with the previous owners, the Gemperlines, a stranger walked up to us in the backyard asking for money or work to do, and it really startled me and made me uncomfortable, so I decided to put up a fence. I called the City, gave him my address, and said I want to put a fence up. He said the fence was okay as long as the fence is not on the corner blocking visibility. I said that will not be a problem, because I am putting it between my house and the garage. He said you are fine.

Mr. Bill Sloan: If we had known, I can promise the Commission that we would not have gone this route. There are fences in the neighborhood that are similar to the one that was built.

Ms. Pearce: The Commission knows that there is nonconformance in the district. This is why the guidelines are in place to try to keep that from happening. It is a lot better than it was twelve years ago.

Mr. Jordan: If there are no more questions of the applicant, is there anyone to speak in favor of the application?

Mr. John Kenney: I understand the reason why the property owners want the fence up, but it is a shame that the neighbors were not told before the fence was built. When we met, I mentioned to the property owners that their property was in the district.

Mr. Tim Ferruzzi: This is one of the nicer houses in the area. I have a real issue with the vinyl, because it takes away from the house and the neighborhood.

Mr. Myron Caspar: In the past, the Powells came before this Commission requesting a fence, and the Commission told them no. I think it took the Powells six months before they got the fence up, because they followed the guidelines. I think these property owners should do the same thing and follow the guidelines.

Mr. Jordan: Is there any discussion?

Ms. Rees: The previous owners, the Gemperlines, had on their seller sheet that the house is in the Historic District. If this information was not shared with you, I am extremely sorry.

Mr. Bill Sloan: We were not trying to go behind anybody's back.

Ms. Pearce: This is just a standard foul up. There is a problem, because the fence is a barricade and is not a part of the character of the neighborhood which is why there are the guidelines. One of the best ways to make the neighborhood safe is for everyone to be able to see what everybody was doing and that was the time period in history. The fence is on a side yard which has to be looked at by the Commission as a side yard or a front yard. This yard is just as much fronting on Third Street as it is on Rotary. That means it should have been a 3 foot high fence. The only other problem is that vinyl fencing is not allowed. Regardless of the fact that you did not mean to be wrong, the fence still will not comply. It has to be natural materials and it has to be shorter. The Powells have an excellent example of a fence. The Commission is bound by the guidelines.

Dr. Chestnut: The pictures taken of other fences not meeting the guidelines may have been built prior to the guidelines. There may be a number of reasons as to why those fences are in place.

Mr. Woelkers: If the Commission denies the fence tonight and the applicants want to put up another fence, do the applicants have to come back before the Commission?

Mr. Jordan: If the applicants take down the present fence and want to build another one, the Commission would certainly work with the applicant to build a fence that meets the guidelines.

Dr. Chestnut recommended that the Sloans work with Tom Wisemiller on building an appropriate fence that meets the guidelines.

Mr. Sloan: The vinyl planks can be removed and refasten wood, so that a portion of the fence may be salvaged.

Ms. Pearce: Please check with Tom to see what can be done to possibly salvaging a part of the fence.

Mr. Sloan: Could I meet with Mr. Wisemiller in the morning?

Mr. Jordan: Is there a motion in this case to continue this application until the applicant can have a chance to work with Mr. Wisemiller or the Design Review Committee to remedy the fence situation?

Motion was made by Dr. Dennis Chestnut and seconded by Ms. N. Yaprak Savut to continue COA application 07-02, so that the applicants may meet with Tom Wisemiller or the Design Review Committee. Motion carried unanimously.

COMMITTEE REPORTS

Design Review Committee

The Design Review Committee met.

Selection Committee

The Selection Committee did not meet.

Publicity Committee

The Publicity Committee did not meet.

NEW BUSINESS

Minor Works Certificate of Appropriateness (MWCOA) Report

Mr. Wisemiller: I will make a report at the March meeting.

Public Hearing on the Charles O'Hagan Horne, Sr. House

Mr. Wisemiller: The Survey and Research Report has been completed on the Charles O'Hagan Horne, Sr. House located at 706 West Fourth Street in Greenville, North Carolina. The current property owners are J. B. and Francine N. Taft. The house stands as a significant intact example of a substantial Colonial Revival and Craftsman style dwelling constructed during the early twentieth century in Greenville. Although vinyl siding was applied to much of the exterior surface, the principle decorative features remain visible. The best and highest use for the property is as a single-family

residence. Its educational value for the City of Greenville is highly significant as an intact property that clearly reflects important early twentieth century architectural and cultural trends associated with the development of Skinnerville as an early suburb of Greenville. This report was completed by Dru York. This is the public hearing to allow the public to speak for or against the Survey and Research Report and the local designation of the property.

Mr. Jordan: Is there anyone to speak in favor of this request? Is there anyone to speak in opposition of this request? The public hearing is closed.

Motion was made by Ms. Candace Pearce and seconded by Mr. Greg Jarrell to approve the Survey and Research Report on the Charles O'Hagan Horne, Sr. House located at 706 West Fourth Street in Greenville, North Carolina and local landmark designation of this property. Motion carried unanimously.

Discussion of Rules of Procedure for After-the-Fact COAs

The Commission recommended that Staff send out positive oriented postcards twice per year informing the public of the College View Historic District.

Update on Historic Signs

Mr. Wisemiller: There are several historic sign models for the Commission to see. The street signs will indicate with an emblem whether the street and properties are in the Local Historic District or the National Register District. These signs are only for Skinnerville, Greenville Heights entry points and the College View neighborhood. When entry points are trying to be determined to the Downtown Commercial District, the Dickinson Avenue and the Tobacco Warehouse Districts, there are limited access points for signs like these. The idea is to have the wayfinding system have signs for these districts. These wayfinding signs should be in place within 12-15 months

Mr. Ferruzzi: How do you get the signs that I see on houses in the district?

Ms. Rees: I know that Globe Hardware has a bronze plaque that has the circa on it, but the property needs to be at least fifty years old and a contributing structure.

Mr. Ferruzzi: I think the signs would really help the neighborhood. I think samples of the sign should be on the website.

Update on Historic Properties

Mr. Wisemiller: The local landmark property at 805 Evans Street is the Jones-Lee House. An encouraging letter has been sent to finish the work on the house. The other property is the Oakmont House on Memorial Drive. At one point, the property owner

told me that he was going through legal procedures to remove the property as a local landmark. Now the property owner has said that he will fill out a COA.

ANNOUNCEMENTS/OTHER

Historic Preservation Commission Invited to Chamber of Commerce Reception

Mr. Wisemiller: The Historic Preservation Commission has been invited by the Greenville-Pitt County Chamber of Commerce to a wine and cheese reception on Wednesday, March 7, 2007 from 4:30 p.m. until 6:00 p.m. to celebrate the completion of the renovations to the Fleming House. Please RSVP by March 2, 2007.

407 South Holly Street

Ms. Pearce: Mr. Ferruzzi, the property owner of 407 South Holly Street, wants to do some work that will not be visible from the street. He wants to move the window a little bit and separate the meter bases to a different location and put a door in the area. A COA application will be submitted for approval.

Dr. Chestnut: Is micro planning a conflict of interest?

Ms. Pearce: The Commission does allow the public to come in and ask for guidance.

Dr. Chestnut: Is appropriate for the person who has a business tie to the individual to seek guidance?

Mr. Jordan: Ms. Pearce is probably the only restoration contractor in Greenville.

Ms. Pearce: I do not do any of their work nor do I get any money for fixing the building. This is just an effort for Mr. Ferruzzi to comply with the guidelines.

Mr. Little: The appropriate way is for Mr. Ferruzzi to present this to the Commission.

Ms. Pearce: Let me share my intent. Sometimes the entire Design Review Committee can not meet on an application, so there is only one committee member.

Mr. Jordan: Sometimes I am alone meeting as a Design Review Committee member as well.

Dr. Chestnut: I raised the question for the Commission, so thank you for making me clear on this with your intent.

Mr. Rees: I think it is important for the minutes to reflect how in this case Candace Pearce is speaking whether as a paid or non paid consultant for Mr. Ferruzzi, so there is no question.

Ms. Pearce: I would like to suggest that Commission members go home and read their guidelines again.

Mr. Caspar: I thought it was inappropriate for Tim Ferruzzi to speak as if he is on the Commission. This is a Commission out of control. There are three Historic Preservation Commission appearances on the City's website and none of them are the same. Please check out your website and decide what the Commission wants the public to know about the Commission. I could not find an agenda for tonight's meeting on the website. All of the materials for Commission meetings should be on the website.

Mr. Wisemiller: The agenda is on the website. The website is a work in progress at the present time. The Commission wanted members of the public to feel welcomed at their meetings.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Tom Wisemiller
Planner I