

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

June 26, 2007  
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 Martin Luther King, Jr. Drive.

**COMMISSION MEMBERS PRESENT:**

Jeremy Jordan, Chair	Dale Sauter	Rick Smiley
Candace Pearce	Yaprak Savut, Vice-Chair	Chris Woelkers

**COMMISSION MEMBERS ABSENT:**

Dennis Chestnut    Greg Jarrell                  Franceine Rees    Richard Weir

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

**OTHERS PRESENT:** Pat Dunn, City Council Member and Chris Mansfield, Tar River University Neighborhood Association

**ADDITIONS/DELETIONS TO THE AGENDA**

The Commission added an agenda item to review a letter written by Jeremy Jordan, Chair, to the State Historic Preservation Office about the street closings.

Motion was made by Ms. Yaprak Savut and seconded by Ms. Candace Pearce to amend the agenda. Motion carried unanimously.

**APPROVAL OF MINUTES OF MAY 22, 2007**

Motion was made by Ms. Yaprak Savut and seconded by Mr. Dale Sauter to approve the May 22, 2007 minutes. Motion carried unanimously.

**VOTE ON CHANGES IN RULES OF PROCEDURE**

Mr. Wisemiller: This is the final action on the changes in the Rules of Procedure.

Motion was made by Ms. Yaprak Savut and seconded by Mr. Dale Sauter to approve the changes in the Rules of Procedure. Motion carried unanimously.

## **PUBLIC COMMENT PERIOD**

No public comments were made.

## **CONSIDERATION OF APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS**

### **COA 07-05: 403 Maple Street by William Wooten**

Mr. Jordan asked that anyone speaking pertaining to the application be sworn in by the Notary Public.

The Notary Public, Sandy Gale Edmundson, swore in Mr. William I. Wooten and Mr. Tom Wisemiller.

Mr. Wisemiller: COA Application 07-05 was submitted by William Wooten for 403 Maple Street for previous removal of false chimney.

#### Background

Located at the corner of Maple and E. 4<sup>th</sup> streets, the Dr. William I. Wooten House is a Local Landmark. Built in 1934-35, the house is a handsomely detailed, representative example of the Colonial Revival style of the 1920s and 30s. One of a handful of buildings constructed in Greenville during the height of the Colonial Revival's development, the Wooten House successfully mixes the symmetry and formal design elements of the style taken from American Georgian, Federal and Greek Revival architecture with a relaxed plan formulated to meet the requirements of modern life.

The applicant requests approval for previous removal of false chimney.

#### Considerations

Applicant seeks approval for previous removal of false chimney on south elevation of house. On March 27, 2007, applicant was granted an emergency MWCOA on advice of Project Engineer Thomas Harwell, who stated that the chimney was failing and posed serious risk of harm to the dwelling. Applicant removed the false chimney and has since covered the original false chimney opening with in-kind slate tiles. Applicant now requests approval to keep the house in its current state without erecting a replacement chimney in place of the original false chimney. According to the Project Engineer, replacement of the false chimney would be unsafe and exorbitantly expensive. The false chimney was a significant architectural feature of the dwelling in that it contributed to the symmetry and formal design elements of its style; the false chimney was designed to compliment the main chimney on the north elevation of the dwelling. Note: the dwelling is in excellent condition and has been very well maintained over the years; the failure of the false chimney is not due to a pattern of neglect; rather, according to the Project Engineer, is the result of an original design weakness.

Notice: Advertised in *The Daily Reflector* on June 18 & 25, 2007

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

Mr. Wooten: Mr. Tom Harwell got someone to remove the chimney. The ceiling in the closet was in bad shaped where the chimney is located inside the house. It is a false chimney. Mr. Wooten read the following letter to the Commission from Mr. Thomas W. Harwell of Carolina Benchmark, Inc.

Mr. William Wooten  
403 Maple Street  
Greenville, NC 27858

Dear Mr. Wooten:

Subject: East Chimney – House located at the above address.

The easternmost chimney at the subject house was leaning inward over and toward the structure. The structure is a two story brick house with a false chimney on the east and an actual chimney on the westernmost side of the house. The wooden structure holding up the false chimney was severely rotten even down into the second story bedroom and bath. The chimney has been removed.

To replace the chimney will be extremely expensive involving steel piling penetrating the roof and going through the bedroom and bath on the second story and thru the first story into the basement and then into the ground. The chimney load would be extremely heavy. The pilings for the chimney to match the previous chimney would be inside the house. I know of no other way to support the chimney in concern with the existing NC building code, however, there may be some other method with which I have neither experience nor the structural engineering ability to design. Using the steel pile method would inhibit the use of a portion of the interior of the house.

I recommend that the chimney not be replaced and that the roof structure and interior be repaired.

Thomas W. Harwell

Mr. Jordan: Are there any questions of the applicant?

Ms. Savut: The chimney was one of the significant characteristics of that style of house. The chimney matched the chimney on the other side and made it symmetrical. Mr. Wisemiller, do you think the removal of the chimney has taken away the historical significance of the structure?

Mr. Wisemiller: The chimney did add to historic significance of the house; however, the house continues to be historically significant without the chimney. Staff recommends that the Historic Preservation Commission continues the request for approval for the previous removal of the false chimney until such time as an officer of the NC State Historic Preservation Office can visit to the property at 403 Maple Street to assess any impacts on the historic significance on the property as a result of the loss of the false chimney; moreover, at the time of the aforementioned site visit to 403 Maple Street, the officer of the NC SHPO should consult, if necessary, with a Project Engineer and/or professional contractor(s) to determine the likely costs of replacing the false chimney.

**Recommended Motion:** Continue the request for approval for previous removal of false chimney until such time as an officer of the NC State Historic Preservation Office can visit to the property to assess any impacts on the historic significance on the property as a result of the loss of the false chimney; moreover, at the time of the said site visit, the officer of the NC SHPO should consult, if necessary, with a Project Engineer and professional contractor(s) to determine the likely costs of replacing the false chimney.

Ms. Pearce: The chimney was character defining. I request that the State Historic Preservation Officer give their opinion on the chimney.

Motion was made by Ms. Candace Pearce and seconded by Ms. Yaprak Savut to continue the Certificate of Appropriateness 07-05 for 403 Maple Street submitted by William Wooten in order to obtain an opinion from the State Historic Preservation Office as to whether or not the chimney that was removed should be replaced. Motion carried unanimously.

Mr. Jordan: Mr. Wooten, Mr. Wisemiller will be in contact with you once the State Historic Preservation Office makes their recommendation on the replacement of the chimney.

### **COA Application 07-06 (407 S. Holly Street)**

Ms. Pearce asked she be recused from this agenda item, since she filled out the application for submittal, but she does not receive any financial gain.

Motion was made by Ms. Yaprak Savut and seconded by Mr. Rick Smiley to allow Ms. Pearce to recuse herself. Motion carried unanimously.

Mr. Jordan asked that anyone speaking pertaining to the application be sworn in by the Notary Public.

The Notary Public, Sandy Gale Edmundson, swore in Mr. Chris Mansfield, Ms. Candace Pearce and Mr. Tom Wisemiller.

Mr. Wisemiller: COA Application 07-06 was submitted by Tim Ferruzzi for 407 South Holly Street to replace a window with a door and install an awning.

## Background

The subject property is located on Holly Street in the College View Historic District. This one-and-a-half-story frame Craftsman Bungalow, built for original owner J.S. Willard, has a side-gable roof with a centrally located shed dormer. The front porch has been enclosed and modern two-over-two windows installed on the porch, dormer, and side elevations. The house is covered with vinyl siding.

The applicant requests approval to replace a window with a door and install an awning.

## Considerations

Applicant proposes to replace a window on the southwest elevation of the dwelling with a door that will match the existing two (2) doorways on the same elevation in size, style, material, trim, and color. Applicant will also install a white awning above the new door to match the two (2) existing awnings above the two (2) existing doors on the same elevation in size, style, material, and color. The existing awnings are made of a light weight metal (most likely aluminum). According to applicant, the dwelling was converted into a triplex dwelling decades ago and that, to meet City Code, it is necessary for each of the three dwelling units in the building to have their own separate entries. To accommodate the replacement of the window with a door, the existing utility meters below the existing (to be replaced) window will be relocated to another location.

Mr. Jordan: Would the applicant like to speak?

Ms. Pearce: I am not the applicant. I merely filled out the form. This building had a Minor Works about a year ago for removal of the vinyl siding and the replacement of wood underneath the house. These three awnings are not appropriate to the building and to the siding. The awnings need to be revisited after the siding is removed. There has always been that third building where you had to go in one apartment and go through a door to get to the third apartment. A door has to be added because of fire regulations. What Mr. Ferruzzi is asking to do is when he takes the siding off he wants to get the window out and put a door in to comply with the Building Code. The awnings should be not allowed until he gets the siding off.

Ms. Savut: Was this third apartment added later? How did it happen that there is an apartment without an appropriate entrance?

Ms. Pearce: At some point in time, it was made into three apartments and it was inappropriate.

Mr. Jordan: I think the third apartment was added before the Historic District was in place. What is Staff's recommendation?

Mr. Wisemiller: Staff recommends that the Historic Preservation Commission approve the request to replace a window with a door and erect an awning over the new doorway at 407 S. Holly Street, based on the following findings:

1. Replacement of the window with a door is necessary for, and/or is the most logical solution to, meeting City Code requirements that all dwelling units be provided with their own separate entryways.
2. The replacement main door and storm/screen doors will be painted to match the building or trim; they will be compatible with existing units in proportion, shape, positioning, location, pattern, size, and details; they will incorporate glazed panels in storm doors to maximize the view of the existing door and to match existing door openings on the same elevation; the introduction of the new door opening will not significantly diminish the original design of the dwelling or significantly damage historic materials and features on this southwest elevation, which has limited visibility from the street.
3. Aluminum or light weight metal awnings are not considered appropriate for the district; however, if light weight metal awnings have already been installed over the other two (2) doors on the same elevation, and the dwelling is covered in vinyl siding, it might be more beneficial to have the new match the existing awning style than to install a non-matching fabric awning; as proposed, a light weight metal awning would not conceal the proposed door opening and would not damage historic materials. Ideally, in the future the vinyl siding would be removed and the light weight metal awnings would be replaced by fabric awnings.

**Recommended Motion:** Approval to replace one (1) window with one (1) door as proposed with the following condition:

The utility meters are relocated to an inconspicuous side or rear wall where they will not be visible from the street and sidewalk

Notice: Advertised in *The Daily Reflector* on June 18 & 25, 2007

Mr. Jordan: Is there anyone present who would like to speak?

Mr. Mansfield, President of the Tar River University Neighborhood Association, said that he found out about the COA application through his wife and she read it in the paper. He said he thought there were going to be signs placed in the front yard of properties being brought before the Commission as Certificate of Appropriateness applications.

Mr. Jordan said that signs had been placed in the community once for a test run.

Mr. Mansfield: Is it my understanding that work cannot proceed until a COA is granted?

Mr. Jordan: That is correct.

Mr. Mansfield shared pictures taken today at 5:30 p.m. with the Commission. Does the Commission want to preserve the structure as a triplex?

Ms. Pearce: The Commission has no choice.

Mr. Mansfield: The picture shows five meters.

Mr. Jordan: I would like to suggest that a building official go out to the site to figure out what is going on.

Mr. Mansfield: I am speaking for neighbors and I would have to say that we have been concerned whether or not the Certificate of Appropriateness have been issued to in a number of these cases. Would it be appropriate to issue Certificate of Appropriateness to someone who is already in violation of the procedure who has been asked to rectify a situation and has not?

Mr. Jordan: Is there anyone else to speak in favor or opposition to the request?

Motion was made by Mr. Rick Smiley and seconded by Mr. Chris Woelkers to deny the Certificate of Appropriateness 07-06 for 407 Holly Street submitted by Mr. Tim Ferruzzi to deny the application and to ask Staff to investigate the property for the nature of the work. Motion carried unanimously.

Mr. Mansfield: With this Commission, I believe there are issues with accountability and authenticity.

Mr. Rees: On the issue of the house being a triplex or something more will be turned over to Zoning and if there is a violation, there is a process that can lead to civil penalties.

Ms. Pearce: The Commission really tries to have accountability through the Rules of Procedures and the Design Guidelines.

Mr. Mansfield: How many Commission members live in the Historic District? The Commission is making decisions for people who have committed their lives to be in that neighborhood. Perhaps, the Commission should have more members who actually live in the district.

Ms. Pearce: Franceine Rees lives in the district.

Mr. Smiley: I would gladly step down to allow someone living in the district to step forward and serve on the Commission.

Mr. Jordan: I live in a locally designated Historic Landmark. To become a member of the Commission, a talent bank form has to be filled out, so members can be selected by City Council.

## **COMMITTEE REPORTS**

### **Design Review Committee**

The Design Review Committee met to discuss the Certificate of Appropriateness applications.

### **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 reported on the following Minor Works Certificate of Appropriateness applications.

At 401 East Fourth Street, replace heat pump condenser located in interior courtyard of church grounds with same size dimension unit.

At 408 South Harding Street, change out 2-ton heat pump with same type unit.

### **Façade Improvement Grant Spring 2007 Cycle**

Mr. Wisemiller: The City of Greenville has allocated \$25,000.00, Uptown Greenville has donated \$10,000.00, the rollover amount from 2006-2007 was \$10,400, and replenished funds from cancelled grants total \$8,955.94. The funds available total \$54,355.94.

Ms. Pearce asked if the Façade Grants go with the building if the building is sold.

Staff said that they will find out the answer to Ms. Pearce's question.



Ms. Pearce: The Design Review Committee and Staff reviewed the Façade Improvement Grants prior to this meeting.

Application 07-01 submitted by Paul Wojciechowski for 222 East Fifth Street (front, south) to install awnings and doors. Grant amount requested is \$2,500.00.

Application 07-02 submitted by Paul Wojciechowski for 223 East Fifth Street (west) to install awnings, doors, windows and signage. Grant amount requested is \$2,500.00.

Application 07-03 submitted by Paul Wojciechowski for 224 East Fifth Street (back, north) to install an awning, doors and windows. Grant amount requested is \$1,779.50.

Motion was made by Ms. Candace Pearce and seconded by Mr. Chris Woelkers to approve applications 07-01, 07-02, 07-03 submitted by Paul Wojciechowski based on the Design Review Committee and Staff meeting again to review and recommend approval as long as the applications are historically applicable. Motion carried unanimously.

Application 07-04 submitted by City Center, LLC for 631 Dickinson Avenue (front) to install doors, steps, an entrance and light fixtures. Grant amount requested is \$2,500.00.

Application 07-05 submitted by City Center, LLC for 632 Dickinson Avenue (side) to remove brick to open windows. Grant amount requested is \$2,500.00.

Application 07-06 submitted by City Center, LLC for 633 Dickinson Avenue (back) to install doors, covered entry, lighting, windows and canopy. Grant amount requested is \$2,500.00.

Motion was made Mr. Rick Smiley and seconded by Ms. Yaprak Savut to approve applications 07-04, 07-05, 07-06 submitted by City Center, LLC. Motion carried unanimously.

Application 07-07 submitted by Christy Koren for 424 Evans Street to remove non-original blonde brick false front; clean, repair, restore and repoint original brick as needed; remove non-original canopy; and install new awning. Grant amount requested is \$2,500.00.

Motion was made by Mr. Rick Smiley and seconded by Ms. Candace Pearce to approve application 07-07 submitted by Christy Koren. Motion carried unanimously.

## **Discussion of 2007-08 HPC Annual Work Plan**

Ms. Pearce: Under Letter A., Number 2. HPC Elections. It should read, "The Greenville City Council appoints Historic Preservation Commissioners to three-year terms."

Mr. Wisemiller: I will make that correction on the Work Plan.

Mr. Woelkers: Under Letter C., Number 9. Installation of Historic District Signs, is there a date as to when the installation of the Historic District Signs will occur?

Mr. Wisemiller: There is no date. It is on the list of Public Works' projects.

Mr. Sauter: Does Number 8., under Letter A., Historic Property Database: Inventory, Data Entry, Data Management, Online Accessibility exist?

Mr. Wisemiller: We do have a database for College View and we are building one for Skinnerville-Greenville Heights.

Mr. Jordan asked that Certificate of Appropriateness signs be placed in the yards to notify the public of the application coming before the Historic Preservation Commission.

The Commission agreed that more work needed to be done to the Annual Work Plan before approval.

Motion was made by Ms. Yaprak Savut and Mr. Rick Smiley to table the 2007-08 HPC Annual Work Plan pending changes. Motion carried unanimously.

## **Historic Preservation Commission's July Meeting Date Change**

Mr. Wisemiller explained that Staff would be on a travel to Charleston, South Carolina on Tuesday, July 24, 2007, so he recommended that the Commission meet on Monday, July 30, 2007.

Motion was made by Mr. Rick Smiley and seconded by Ms. Yaprak Savut for the Historic Preservation Commission to meet on Monday, July 30 at 7:00 p.m. in the City Council Chambers of City Hall. Motion carried unanimously.

## **ANNOUNCEMENTS/OTHER**

### **Letter to the State Historic Preservation Office**

The Commission agreed that the following letter be sent to Mr. Scott Power.

June 23, 2007

Mr. Scott Power  
Regional Supervisor  
North Carolina State Historic Preservation Office  
117 Martin Luther King, Jr. Drive  
Greenville, NC 27858

Dear Mr. Power,

You may be aware of the proposed closing of portions of Washington Street, Sixth Street and Dickinson Avenue in and around the Jarvis United Methodist Church, Humber House and Historic Municipal Building area (Historic Five Points). The Greenville Historic Preservation Commission passed a resolution requesting City Council delay action on this issue for 90 days so that we might further explore any possible impacts to the adjacent Historic Landmark structures as well as the historic character of the area.

Unfortunately, we were not given 90 days, but the issue has been tabled until the August 6<sup>th</sup> Greenville City Council meeting. I have enclosed a copy of what the Commission was presented as the tentative plan for the street closures and rerouting of Sixth Street. The Commission is requesting that you provide an opinion on the impacts of this plan on nearby historic properties and on the historic character of the area. In order for the Commission to deliberate prior to the August 6<sup>th</sup> City Council meeting, we would need to have any information you might gather by our July 30, 2007 meeting. We regret that we do not have more time. Please let us know if this deadline makes our request infeasible.

If you could contact Tom Wisemiller, Staff Liaison to the Historic Preservation Commission, he can get the information to us in the most efficient manner.

Thank you in advance for your assistance.

Sincerely,

Jeremy Jordan, Chairperson  
Greenville Historic Preservation Commission

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

Tom Wisemiller  
Planner I