

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

March 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	Rick Smiley
Greg Jarrell	Franceine Rees	Chris Woelkers
Jeremy Jordan, Chair	N. Yaprak Savut, Vice-Chair	

COMMISSION MEMBERS ABSENT:

Shelva Davis	Richard Weir
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STAFF MEMBERS PRESENT: Sandy Gale Edmundson, Secretary; Dave Holec, City Attorney; and Tom Wisemiller, Planner I

OTHERS PRESENT: Kelly Burkhead and Debbie Tavik-Frank

ADDITIONS/DELETIONS TO THE AGENDA

Mr. Wisemiller asked that the Update: Historic Properties be deleted from the agenda until the April meeting upon which time he will give a Historic Properties Update.

Motion was made by Mr. Rick Smiley and Mr. Greg Jarrell to approve the amended agenda. Motion carried unanimously.

APPROVAL OF AMENDED MINUTES OF FEBRUARY 27, 2007

Motion was made by Mr. Rick Smiley and seconded by Ms. Yaprak Savut to approve the February 27, 2007 minutes as amended. Motion carried unanimously.

CONSIDERATION OF APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

COA 07-03: 803 East Fifth Street by Sigma Sigma Sigma (Debbie Tavik-Frank):

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 Ms. Debbie Tavik-Frank and Mr. Tom Wisemiller.

Mr. Wisemiller: COA Application 07-03 by Sigma Sigma Sigma/Debbie Tavik-Frank for 803 E. 5th Street to erect a rear fence on the grounds.

Background

The subject property, known as the Dr. Louis C. Skinner House (now Sigma Sigma Sigma sorority house), is located on the corner of E. 5th and Biltmore streets in the College View Historic District. Dr. Skinner was a prominent Greenville physician in 1929 when this ambitious two-and-a-half-story brick Colonial Revival house constructed. The house has numerous noteworthy features including a slate roof, pediment front stoop executed in the Doric order, keystones above first floor windows on the façade. The overall composition and symmetry of the façade compliments the classical columns while an enclosed sunroom on the east elevation has engaged Doric columns.

The applicant requests approval to erect a rear fence on the grounds of the property.

Considerations

Applicant proposes to install a new 6-foot tall wrought iron privacy fence on the rear property line. The proposed fence is Alumi-Guard, Inc.'s Belmont style, residential grade "estate fencing." The horizontal channels are 1" x 1" x .062" top wall, with 0.078" sidewalls. Pickets are 5/8" x 5/8 inch x 1/2" wall spaced at 4 1/2" centers. Posts are 2" x 2" and offered in .062," 0.093"" or .125" wall thickness. Gates are spring-loaded hinges with a self-closing gravity latch. The Belmont style is rustic in appearance compared to the more delicate Victoria style. Applicant will survey property to determine exact location of rear property line prior to installation of above product.

Will fence as proposed extend past the rear wall of the structure? If so, how will this issue be resolved?

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
4	Fences & Walls	57-58

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.
8. Keep new picket fences substantially open in character, and paint them white or a color appropriate to the color of the building.
9. Generally, construct new fences or walls to follow property lines and not to abut existing structures.
10. Fences along right-of-ways 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.
13. Rear yard fences shall not exceed six (6) feet in height and may not extend past the rear wall of the structure.
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.

Ms. Debra Frank: The Housing Corporation of the Gamma Beta Chapter of Sigma Sigma Sigma is proposing the installation of a new fence on the rear of the property located at 803 East Fifth Street. The fence would identify the yard and prevent students from driving through the yard. Previously, a wooden privacy fence did exist, however, it deteriorated and either fell down or was removed or some combination thereof. The plan is to install a 6 foot aluminum (wrought iron look) fence on the rear of our property where the previous fence existed. Two styles of fence, the Alumi-Guard Belmont and Victoria, are being proposed that are made of commercial and residential grade materials. Since price is an issue, both styles and grades should be an alternative.

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

Mr. Smiley: Will the fence be placed along the entire back line of the property parallel to Fifth Street?

Ms. Frank: The fence will be placed where it was originally.

Mr. Woelkers: Does the Commission have the recommendations from the Design Review Committee?

Mr. Jordan: Are there anymore questions of the applicant? If not, what does the Design Review Committee recommend?

Ms. Pearce: The fence that was there was pushed down. The Design Review Committee believes that the fence is appropriate to this house. The style of fence has been used in the neighborhood for years and years. The fence will not be impeding any views and the fence is made out of the appropriate material. The Design Review Committee recommends approval of the fence.

Mr. Jordan: Is there any further discussion? Is there a motion on the Finding of Fact?

Motion was made by Dr. Dennis Chestnut and seconded by Mr. Rick Smiley that COA 07-03 for 803 East Fifth Street by Debra Frank for Sigma Sigma Sigma is congruent with the Design Guidelines. Motion carried unanimously.

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

Motion was made by Mr. Rick Smiley and seconded by Mr. Greg Jarrell to approve COA 07-03 for 803 East Fifth Street. Motion carried unanimously.

COA Application 07-04 (1105 E. 5th Street)

Mr. Woelkers asked that he be recused from this agenda item.

Motion was made by Mr. Rick Smiley and seconded by Mr. Greg Jarrell to accept Mr. Woelkers' recusal from COA 07-04. 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 Woelkers and Mr. Tom Wisemiller.

Mr. Wisemiller: COA Application 07-04 by Chris Woelkers for 1105 E. 5th Street to enclose the rear garage on the grounds.

Background

The subject property, known as the Charles W. Shuff House, is located on the corner of E. 5th and Library streets in the College View Historic District. Although frame construction, the circa 1928 house is among the most substantial Colonial Revival houses in the district. Two-and-a-half-stories tall, it has a gable roof with three dormers, and is sheathed in weatherboards. The three bay façade is dominated by a gabled stoop with a barrel-vaulted ceiling and supported by Doric columns. The stoop shelters a front door with sidelights and a fanlight. Other prominent features include bracketed cornices and Palladian windows at attic level on each gable end. The west elevation has a flat-roof porte-cochere and the east elevation has a screened porch – both supported by Doric columns.

The applicant requests approval to enclose the rear garage.

Considerations

Applicant proposes to enclose the rear garage with two sets of double French-style, 15-pane, divided light glass and fiberglass (faux wood) doors. The doors and framing members will enclose an opening that is 18'6" wide and 8'5" tall. Each pair of double doors will be 6-feet wide and approximately 7-feet tall. The existing garage has horizontal wood siding (painted white) with a hipped shingled roof. The garage floor plate is 17'7" by 17'9". The use of fenestration in the proposed enclosure is intended to be compatible with door and window openings on the main house. Additional renovations and/or repairs necessary to support the said enclosure might involve

replacement of rotted interior wood support I-beams but will not otherwise change the appearance of the historic outbuilding.

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
2	Garages & Outbuildings	25

- **1.** Retain and preserve historic garages and outbuildings.
- **2.** Retail and preserve all architectural features that are character-defining elements of garages and outbuildings, including foundations, steps, roof forms, windows, doors, architectural trim, and lattices.
- **3.** Retain and preserve historic garage and outbuilding materials, such as siding, masonry, roofing material, and wooden trim. If replacement is necessary, use new materials that match the historic materials in composition, dimension, shape, color, pattern, and texture. Consider substitute materials only if original materials are not technically feasible.
- **4.** Protect and maintain garages and outbuildings in appropriate ways:
 1. Check the condition of all wooden elements regularly for signs of water damage or rot.
 2. Keep wooden joinery adequately sealed to avoid moisture damage.
 3. Maintain a sound paint film on all elements that were traditionally painted.
 4. Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.
 5. Follow the guidelines for maintenance of masonry, wood, or architectural metals where appropriate.
- **8.** In constructing new garages and outbuildings, use traditional roof forms, materials, and details compatible with the main building or historic outbuildings in the district. It is not appropriate to construct prefabricated metal storage buildings in the historic district.
- **11.** Modern garage doors shall be decided upon a case-by-case basis.

Mr. Jordan: Would the applicant like to speak?

Mr. Woelkers: Complete enclosure for the front entrance to the original garage located at the rear of the property. Considerable effort will be made to maintain the existing historical nature of the house and would be in keeping with neighbors' property. There are four homes that have enclosed garages with French doors. The garage will be used as a workshop.

Mr. Jordan: Are there anymore questions? What does the Design Review Committee have to say?

Ms. Pearce: The Design Review Committee believes it is a great job and a wonderful use of the building. Because the French doors are not replacement doors, the use of French doors would be an appropriate solution. Saving the garage is important. The

use of fiberglass doors is all right, because they look exactly like wood. The Design Review Committee believes the COA should be approved as submitted.

Mr. Jordan: Is there anyone present to speak for or against the application? If not, the public hearing is closed. Is there any discussion? Is there a motion on the Finding of Fact?

Motion was made by Ms. Yaprak Savut and seconded by Mr. Greg Jarrell to approve COA 07-04 for 1105 East Fifth Street by Mr. Chris Woelkers. Motion carried unanimously.

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

Motion was made by Mr. Greg Jarrell and seconded by Ms. Yaprak Savut to COA 07-04 for 1105 East Fifth Street. 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 gave the following MWCOA Report.

At 209 South Eastern Street, replace sewer line.

At Career Services Building at East Carolina University, install English Edge Paver on front walk; replace deteriorated wood porch flooring with in-kind material.

At 803 East Fifth Street, repair brick foundation with in-kind material, repair rear flat roof with in-kind material, and remove hazardous tree (not in right-of-way).

At 403 Maple Street, remove brick chimney on north elevation and replace chimney with in-kind material and in same style or apply for a COA within 90 days of this application.

Discussion of Amendment to Rules: Public Comment Period

The Commission agreed that instructions for the Certificate of Appropriateness application should be given to the applicants for the meetings, so the applicants would understand the process for their application. The Commission agreed that Public Comment should be added to the agenda.

Mr. Holec: City Council has their Public Comment period at the end of the scheduled public hearings and before acting on all other items. The rule is that the person cannot talk about something that was subject of the public hearing that night. That gives them the opportunity to talk about other items of business.

Ms. Pearce provided the Commission with a gavel that can be used at the Commission meetings.

Mr. Wisemiller: These changes will be reflected in the Rules of Procedure and brought back for Commission approval at the April meeting.

Motion was made by Mr. Rick Smiley and seconded by Mr. Greg Jarrell to instruct Staff to make the proposed amendments to the Rules of Procedure and bring the procedures back for review and approval at the April meeting. Motion carried unanimously.

Mr. Woelkers: There is an attitude out there that folks are scared of the Historic Preservation Commission. I serve on the Tar River University Neighborhood Association (TRUNA) and that encompasses the Historic District. What can the Commission do to change that attitude? I am trying to change that by giving a report of what happens at Commission meetings. Property owners have been watching investors do things in the district and nothing is done about it.

Mr. Jordan suggested that concerned property owners call in the violations to Tom Wisemiller for investigation and if it does not fall under the Community Development Department, Tom will send the violation to the appropriate department in the City.

Map of Local Historic District at HPC Meetings (Informational Item)

Mr. Wisemiller presented a map to the Commission of the Local Historic District.

Motion was made by Ms. Candace Pearce and seconded by Ms. Yaprak Savut to approve the Local Historic District Map. Motion carried unanimously.

Update: Historic Properties

Mr. Wisemiller said that he would give a complete report on this agenda item at the April meeting.

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.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Tom Wisemiller
Planner I