

## **GREENVILLE HISTORIC PRESERVATION COMMISSION MINUTES**

May 22, 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:**

Dennis Chestnut	Candace Pearce	Rick Smiley
Greg Jarrell	Dale Sauter	Richard Weir
Jeremy Jordan, Chair	Yaparak Savut	Chris Woelkers

### **COMMISSION MEMBERS ABSENT:**

Franceine Rees

**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

### **ADDITIONS/DELETIONS TO THE AGENDA**

The Commission added the Jarvis Memorial United Methodist Church Property information item under VIII. New Business as agenda Item C.

Motion was made by Ms. Candace Pearce and seconded by Ms. Yaparak Savut to add the item to the agenda. Motion carried unanimously.

### **APPROVAL OF MINUTES OF APRIL 24, 2007**

Motion was made by Ms. Yaparak Savut and seconded by Mr. Chris Woelkers to approve the April 24, 2007 minutes. Motion carried unanimously.

### **CHANGE IN RULES OF PROCEDURE: PUBLIC COMMENT PERIOD**

Ms. Candace Pearce and Mr. Rick Smiley expressed displeasure of the new meeting location for the Commission being the Council Chambers, because it is not as friendly of a setting for public participation as Conference Room #337.

The remaining of the Commission members present expressed that the new meeting location for the Commission would encourage public participation and would highlight the Commission through the televised meetings.

The Commission agreed to give the City Council Chambers a try.

Mr. Rees pointed out to the Commission that the first televised meeting of the Commission would be in July.

Under Amendment to the Rules of Procedure – Paragraph V. E., add Public Comment Period under Conduct of Meeting. With further information under Paragraph V., add F. as follows:

- F. Public Comment Period. Each meeting under the provisions of N.C.G.S. §160A-81.1 authorizes the conduct of a public comment period or period of public expression as a part of the agenda item for each regular meeting of the Commission. If no monthly meeting is conducted, there will be no period of public comment for that month. The Public Comment period shall be conducted under the following guidelines:
1. The Public Comment Period shall not exceed a total of thirty minutes, unless the Commission, by majority vote, extends this limit.
  2. Each individual will be allowed no more than three minutes for comments, unless the Commission, by a majority vote, extends this time.
  3. An individual wishing to address the Commission during the Public Comment Period shall register with the Secretary of the Commission prior to the opening of the meeting by signing his or her name, address and short description of his or her topic on a sign up sheet provided by the Secretary to the Commission.
  4. Any item which is the subject of a public hearing conducted at the same meeting shall not be discussed during the Public Comment Period.
  5. If the thirty minutes allocated to the Public Comment Period has not expired after the individuals who have registered have spoken, individuals who have failed to register before the meeting may speak during this comment period and will speak following those who have registered in advance. If time remains the Chair will ask if any other individuals desire to address the Commission during this comment period. An individual wishing to speak shall raise his or her hand to ask to be recognized by the Chair. After being recognized by the Chair, the individual shall state his or her name, address and the topic to be addressed. If permitted to speak, the individual shall limit his or her comments to the same three minutes limit.
  6. The Chair shall act as official timekeeper. When an individual has thirty seconds left in their time to speak, the Chair will state "Thirty Seconds." The individual will need to bring their comments to a close. When time

expires, the Chair will announce “Time Up.” At that point, the individual must stop talking and return to their seat or leave the meeting room. No additional comments will be permitted or accepted once time has expired.

7. No action will be taken on matters raised during the Public Comment Period. If matters discussed require action by the Commission, the Chair will request staff to review and provide a recommendation at the next meeting.

Motion was made by Mr. Rick Smiley and seconded by Mr. Greg Jarrell to approve the first reading of the Rules of Procedure with a final vote to occur at the June meeting. 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.

### **NEW BUSINESS**

#### **Minor Works Certificate of Appropriateness (MWCOA) Report**

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

At 1001 East Third Street, repair/replace exterior wood door apron with in-kind material.

At 402 South Library Street, repaint exterior brick masonry using historically appropriate paint color.

At 803 East Fifth Street, repair window, replace glazing, and repaint and repair deteriorated wood.

## **Discussion: Historic Preservation Commission Retreat and 2007-2008 Annual Work Plan**

Mr. Wisemiller: The Historic Preservation Commission's Planning Retreat will be held on Friday, June 15, 2007 from noon until 5:00 p.m. in the Municipal Building on the third floor. Staff will be securing speakers for the retreat. The three top topics will be Diversifying Historic Preservation Activities, Public Outreach and Education, and Cultivating Networks and Partnerships.

Mr. Wisemiller: The 2007-2008 Annual Work Plan should be voted on at the June meeting and in place for the next fiscal year.

### **Regular HPC Work Projects (Items that appear an annual basis):**

1. National Register and Local Historic District Surveys and Research Reports; Nominations
2. Historic Preservation Commission's Elections
3. Façade Improvement Grants
4. Certified Local Government Program
5. City of Greenville Historic Preservation webpage
6. HPC Public Relations and Goal Setting
7. HPC Awards (even numbered years)
8. Historic Property Database: inventory, data entry, data management, online accessibility

### **Special Carryover Projects (Items that do not appear on an annual basis)**

9. Installation of Historic District Signs
10. Preserve America's Community Program
11. Historic Preservation Outreach Programs
12. Research and Analysis of Historic Preservation Trends

### **New Special Projects**

13. Diversifying Heritage and Preservation Programs

## **Jarvis Church: Street Closure**

Mr. Wisemiller: A Commission member requested more information on the Jarvis United Methodist Church Property Exchange Authorized by the Greenville City Council. Although a presentation could not be made tonight, a memorandum by Merrill Flood, Director of Community Development has been distributed and the exchange was approved in order to accomplish a number of objectives such as but not limited to: (1) improving parking for the Sheppard Memorial Library; (2) providing additional area for a future parking deck; (3) creating a unified campus for the Church; and (4) retaining Dickinson Avenue and Sixth Street roadway that connects to Dickinson Avenue. Is there any discussion? I should say that the Director of Community Development, who is Merrill Flood and the Director of Public Works, who is Tom Tysinger, could not attend the meeting tonight on such short notice, but they may be able to attend the June meeting to give a presentation.

Ms. Pearce: The June meeting would be after the City Council's vote on this issue.

Mr. Wisemiller: That is correct. I don't see that as being the only thing with that, but the presentation would come after the vote.

Mr. Smiley: There are three historic properties on this block: the Humber house, the Church and the Sheppard Memorial Library.

Ms. Pearce: The Municipal Building is also an historic property, so there are four historic properties on this street.

Mr. Smiley: This change would impact the Streetscapes related to the Church and the Humber House.

Ms. Pearce: Let's assume that City Council voted to approve to close the street. Is this plan part of that approval or what is this plan?

Mr. Wisemiller: I wouldn't be able to make a definitive statement on that. It is my understanding that the plans are still in flux.

Ms. Pearce: Carl, would you be able to make a comment on this? Is this plan in flux?

Mr. Rees: I am honestly not even familiar with this drawing.

Mr. Jarrell: What is the issue before the Commission?

Ms. Pearce: I have an issue, and I am the one who asked for further information. The City is not asking the Commission to do anything, but I am asking the Commission to do something. Property owners such as Edgar Wall who owns the Theatre; Bob Dietrich and Carney Taylor who owns the Globe Hardware Building; and Phil Dixon who was the Chair of the Bond Referendum Money Raising Committee plus the Uptown Greenville

Design Chair, the Uptown Greenville Merchants Chair, Uptown Greenville in general, and the Merchants have no information about this. I realize there were public meetings with City Council; however, historically in the past twelve years, the City of Greenville through both the Planning Department and the Public Works Department have held public forums where groups of people are gathered together to gain input from people who will be impacted prior to these decisions going before City Council for a final vote. The people I have contacted are all in the dark on this issue. They do not have information on what will happen when the streets are actually closed. There is no plan. Let's assume that the City Council with the public's permission and public input voted to close these streets. Is this street going to be the plan? Carl does not know and this falls in his pile and he can't state what the plan is. Merrill Flood, Tom Tysinger, and Wayne Bowers could not say that this plan for where this street is going to go to solve the issue that is going to occur when the streets are closed is not part of the closing of the street issue. Therefore, I believe that the public including this Commission since there are four local landmarks on this street that the Commission have control over. These are properties that fall under our jurisdiction, because they are local landmarks. The Commission designated the central business core as the central business historic district national register. We also designated Dickinson Avenue and West Greenville. Although Martin Luther King, Jr. Drive does not dead stop there, it will be impacted by these street closings. The Commission has three historic districts that fall under our pile of designating and determining the character defining historic properties in this area, and the Commission has no information about it. I believe that the public needs to have more information before the City Council votes on it. I would like for the Commission to request of the City Council that they continue this decision pending more public involvement and public forum meetings as the City has previously done in situations smaller than this. With a certificate of appropriateness, all of the neighbors have to be notified, but none of the neighbors of the street closing have been notified, and I believe the public may or may not want the \$2,000,000.00 of bond money to be spent in this way. It is irresponsible of the Commission to not say something to indicate that the public needs to have more information on what is getting ready to happen in the central business core in our historic districts where we have already spent more than a \$1,000,000.00 to stop street closings like we had the street closed at Evans Street, but it killed the City, so we had to open it back up. Closed streets are not necessarily what the Revitalization process worldwide recommends. Did we have a parking and transportation survey?

Mr. Wisemiller: Yes.

Ms. Pearce: Did it recommend that we close these streets?

Mr. Wisemiller: I am not aware.

Ms. Pearce: Carl, did we have any kind of street recommending closings? Did we have a recommendation when we did the traffic circulation for this, did it recommend closing these streets?

Mr. Rees: I am sorry I have not reviewed that in reference to this. Ms. Pearce and I had a chance to talk. Our office had very peripheral involvement at best with this particular development project. This is a City Council initiative to acquire property. Therefore, I just have not had the opportunity to review this matter to discuss in the level of detail that the Commission may want tonight.

Ms. Pearce: We do not know about the traffic pattern study. The Uptown Greenville Design Chair that he was told by the City Manager that the transportation study with the street actually suggested that the streets not be closed. If Carl does not know, I am merely telling the Commission what the Design Chair said the Manager told him. However, I am saying that if Staff and the Commission do not know, the public certainly needs to have more information on the issue. What I am proposing is a resolution that I have created. I will read the resolution.

### RESOLUTION OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

WHEREAS, the Historic Preservation Commission is charged by this Greenville City Council to identify, promote, and protect the architectural heritage of Greenville; and

WHEREAS, the City is considering the closure and rerouting of Dickinson Avenue, Washington Street, and Sixth Street in and around the grounds of their intersection; and

WHEREAS, the Humber House, Sheppard Memorial Library, and Jarvis United Methodist Church are all historic landmarks located along these streets in this area; and

WHEREAS, streetscapes are recognized by various references as significant aspects of historic architecture including the US Department of the Interior Standard for Historic Preservation; and

WHEREAS, the proposed street closures and rerouting have not been the subject of a careful and inclusive public review process; and

WHEREAS, the Historic Preservation Commission whose expertise regarding the significance of these properties is the basis of the City Council's delegation of its powers to it, has been given no opportunity to explore the effects of the proposed street closings on the historical and cultural assets in the area; and

THEREFORE, BE IT RESOLVED that the Greenville Historic Preservation Commission calls upon the City Council to defer any final consideration of the closure and rerouting of Dickinson Avenue, Washington Street, and Sixth Street until the proposal can be fully considered by the Commission and the public at large.

This the \_\_\_\_ day of \_\_\_\_\_, 2007.

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Jeremy Jordan, Chair

ATTEST:

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Tom Wisemiller, Secretary

I am asking for a motion to accept the resolution.

Mr. Jordan asked for discussion.

Dr. Chestnut: I am concerned about the public knowing this. The Commission has an immediate task to talk about the fact that there are historical structures there and the façade grants. The Commission should encourage the public to attend the City Council meeting.

Mr. Woelkers: I commend Ms. Pearce for bringing this forward to the Historic Preservation Commission. Who asked for this?

Ms. Pearce: Jarvis Memorial United Methodist Church made this request.

Mr. Woelkers: Did they ask the Public Works Department?

Ms. Pearce: I think it was more involved than that. I am aware personally that the Tafts desired to sell the buildings to the City and the use of that bond money to purchase those buildings was brought up.

Dr. Chestnut: This may be information that might be relevant, but is it really relative to the motion that is on the floor.

Ms. Pearce: I think this is why there was not a motion in the first place, so discussion can take place.

Ms. Savut: The surprising part of this project is that this is a very serious project and the people who are responsible and must review this project have no idea what is going on. The proposal was received at the very last moment.

Mr. Weir: That is disturbing.

Ms. Savut: Someone is trying to get this done without being noticed. They will be do big changes that will have huge impacts. The change cannot be reversed.

Dr. Chestnut: The Commission should respond in a straightforward way.



Ms. Savut: A detailed presentation is needed.

After several revisions were made to the abovementioned resolution, the Commission asked that the following Resolution be submitted to City Council. Motion was made by Dr. Dennis Chestnut and seconded by Ms. Yaprak Savut to approve the following resolution for submission to City Council. Motion carried unanimously.

RESOLUTION OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

WHEREAS, the Greenville Historic Preservation Commission is charged by the Greenville City Council to identify, promote, and protect the architectural heritage of Greenville;

WHEREAS, the City is considering the closure and rerouting of Dickinson Avenue, Washington Street, and Sixth Street in and around the grounds of that intersection;

WHEREAS, the Humber House, Sheppard Memorial Library, the Municipal Building and Jarvis United Methodist Church are all historic landmarks located along these streets in this area;

WHEREAS, the Greenville Historic Preservation Commission whose expertise regarding the significance of these properties is the basis of the City Council's delegation of its powers to it, would appreciate the opportunity to explore the effect of the proposed street closings on the historical and cultural assets in the area; and

NOW, THEREFORE, BE IT RESOLVED that the Greenville Historic Preservation Commission calls upon the City Council to defer any final consideration of the closure and rerouting of Dickinson Avenue, Washington Street, and Sixth Street until the Greenville Historic Preservation Commission can entertain a detailed presentation of the impacts of the proposal.

This the \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Jeremy Jordan, Chair

ATTEST:

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Tom Wisemiller, Secretary

Mr. Wisemiller: The public can speak about items that have been advertised as a public hearing or non agenda items as part of the public comment period. The public cannot speak on this item.

Ms. Pearce: This does not make the Commission look friendly.

Dr. Chestnut: During the public hearing, one can speak about anything except what is on the agenda. However, when there is an agenda item, there is no public hearing.

Mr. Wisemiller: No, there is. This is an unusual situation.

Mr. Smiley: If there was a Certificate of Appropriateness application, there would have been public notice in the paper. Therefore, there would be a legal public hearing in the laws of the state.

Dr. Chestnut: There are some items such as this that may come up on which the public will not have opportunity to speak.

Mr. Rees: There will be occasions at Commission meetings that there will be an agenda item where the public will not be given an opportunity to speak.

## **ANNOUNCEMENTS/OTHER**

### **Horne House Designated a Local Landmark**

Mr. Wisemiller: City Council designated the Horne House as a local landmark. Staff is in the process of getting out a press release and materials out on the website.

Mr. Jordan: Has the plaque been ordered?

Mr. Wisemiller: It is on the list.

Ms. Pearce: What is the status of Jack Richardson's Jones-Lee House at 805 Evans?

Mr. Wisemiller: At this point, the City has not fined anyone, because the violation is not clear. There may be some recourse. I have not been able to make contact with Mr. Richardson.

Ms. Pearce: I will give you a current phone number for Mr. Richardson.

Mr. Woelkers: What is the status of the renovations to the Humber House?

Ms. Pearce: The Commission requested a status report from the State Historic Preservation Office about the renovations to the Humber House.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

Tom Wisemiller  
Planner I