

**MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION
COMMISSION**

May 27, 2014

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:

RYAN WEBB CHAIR	JEREMY JORDAN
KERRY CARLIN	ROGER KAMMERER
JORDAN KEARNEY	ALICE ARNOLD
DAVID HURSH	

STAFF MEMBERS PRESENT: SETH LAUGHLIN, PLANNER II; AMY NUNEZ, STAFF SUPPORT SPECIALIST.

OTHERS PRESENT: BILL LITTLE, ASSISTANT CITY ATTORNEY; TOM WISEMILLER, PLANNER II; JONATHAN EDWARDS, COMMUNICATIONS TECHNICIAN.

ADDITIONS/DELETIONS TO AGENDA

Mr. Carlin made a motion to approve the agenda as written, Mr. Kearney seconded the motion and it passed unanimously.

APPROVAL OF MINUTES

Mr. Kammerer made a motion to approve the minutes, Ms. Arnold seconded the motion and it passed unanimously.

NEW BUSINESS

Election of Officers

Mr. Laughlin stated that elections are to be done in January, but were not done because of missed meetings due to inclement weather and lack of agenda items.

Ms. Arnold nominated Ryan Webb, seconded by Mr. Jordan, to continue as Chair. No other nominations were made. All board members accepted Mr. Ryan Webb as Chair by acclamation.

Mr. Hursh nominated Sara Larkin, seconded by Mr. Carlin, to continue as Vice-Chair. No other nominations were made. All board members accepted Ms. Sara Larkin as Vice-Chair by acclamation.

Mr. Hursh stated that he would like to be on the Publicity Committee.

Mr. Jordan stated he would like to be removed from the Publicity Committee.

Ms. Arnold stated that she would like to be on the Publicity Committee.

Mr. Hursh nominated Sara Larkin to the Publicity Committee.

Chairman Webb appointed Ms. Sara Larkin to the Publicity Committee.

Chairman Webb appointed Mr. William Gee to the Selection Committee.

With changes, the Committees now stand as follows:

Design Review: Jeremy Jordan, Ryan Webb, Roger Kammerer, Kerry Carlin

Publicity: David Hursh, Alice Arnold, Sara Larkin

Selection: Roger Kammerer, Jeremy Jordan, Jordan Kearney, William Gee

2014 Preservation Award Nominations

Mr. Laughlin stated the Preservation Awards are presented every two years by the Greenville Historic Preservation Commission to honor leaders in the community dedicated to preserving and promoting Greenville's heritage resources. The HPC considers four different awards that may be given out. Chairman Webb read the following award descriptions:

- The Sallie Southall Cotten Award is conferred on women who have made important contributions to historic preservation in Greenville. Born in Virginia in 1846, Sallie Southall Cotten was educated in North Carolina and lived most of her life in the Greenville area. A leader in the women's movement, Mrs. Cotten helped found the North Carolina Federation of Women's Clubs; was a participant in the National Congress of Mothers; and in 1899 founded Greenville's End of the Century Club.
- The Robert Lee Humber Award is conferred on professionals or organizations that have contributed to historic preservation in Greenville. A renowned scholar, Dr. Humber held degrees from Wake Forest College and Harvard University and was a Rhodes Scholar. After spending much of his adult life in Paris, Dr. Humber returned to Greenville in 1940, where he established the Movement for World Federation and the State Museum of Art. Active in historic preservation, Dr. Humber was a charter member of the North Carolina Society for the Preservation of Antiquities, first life member of the North Carolina Literary & Historical Association, and President (1964-68) of the Pitt County Historical Association.
- The Architectural Award for Restoration Excellence is awarded to individuals, organizations, or companies responsible for the significant restoration of a residential or commercial building. In past years, the Award has celebrated the restoration of cherished local landmarks Globe Hardware and the Moyer House. The City of Greenville owes a debt of gratitude to those who

have expended the money, effort, & will to refurbish the city's architectural gems.

- The Stewardship Award for Preservation Commitment is awarded to individuals, organizations, or companies that have made a commitment to maintaining the long-term vitality and architectural character of historic buildings in the City of Greenville. The Award is in recognition of those quiet, steady stewards who look after Greenville's precious historic resources on a yearly basis.

Mr. Laughlin stated that eh HPC will consider nominations tonight. Awards will be presented at the June 24, 2014 regular meeting. Staff will contact recipients and media. Plagues will be presented to the recipients.

Nominations:

Sallie Southall Cotton Award for Community Activism. Mr. Kammerer nominated Elizabeth Ross, seconded by Ms. Arnold and it passed unanimously. Mr. Kammerer stated Elizabeth Ross is a retired professor from ECU School of Art and she created the computer art department. In the 1980's she put out a series of research books on Greenville and Pitt County and preserved a lot of historical records. Her name is highly respected in historical circles for her historical preservation work.

Robert Lee Humber Award for Preservation Leadership. Chairman Webb nominated Dr. Richard Rizzuti, seconded by Ms. Arnold and it passed unanimously. Chairman Webb stated that Dr. Rizzuti has restored his own property at 5th St/Elizabeth St. He also is one of the forces behind the 3rd Street Community Center.

Architectural Award for Restoration Excellence. Mr. Laughlin stated that staff received a nomination for Jarvis Methodist Church, seconded by Mr. Hursh and it passed unanimously. Mr. Laughlin stated that the church is continuously reinvesting in the structure. Currently they are in the process of restoring the stain glass windows. The bell tower was completely rebuilt.

Stewardship Award for Preservation Commitment. Mr. Laughlin stated that staff received a nomination for the 3rd Street Community Center, and it passed unanimously. Ms. Arnold stated that the 3rd Street Community Center is currently gaining speed with its after school arts program for local children. The director, Walter Strathy, is delightful. The School of Art is invested in art, music and theatre at the Community Center.

Mr. Laughlin stated that they are also partnering with Pitt Community College.

Mr. Jordan stated they are investing wisely in the building itself.

Mr. Laughlin stated that it is a local landmark.

Mr. Hursh stated they came before this board a few months ago seeking assistance and the board was able to help them out.

Mr. Webb stated that the building was in danger after the School Board decided they didn't want it anymore. This was the best outcome for this building especially for the long run.

Mr. Laughlin stated that they have gone to great lengths to restore the building.

Staff Report: Minor Works COA's

Staff reported four Certificates of Appropriateness issued:

- (1) 312 S. Rotary Avenue. – Exterior siding and trim repainting, HVAC change out, wood rot repair, porch repainting.
- (2) 302 S. Library Street – HVAC change out.
- (3) 402 S. Summit Street – HVAC change out.
- (4) 801 E. Third Street – Siding repair.

PUBLIC COMMENT PERIOD

No one spoke for public comment.

COMMITTEE REPORTS

The Design Review, Publicity and Selection Committees did not meet or did not have reports.

ANNOUNCEMENTS

Mr. Kammerer stated the ECU is expanding and possibly tearing down houses near Summit/Jarvis Streets. He wanted to know how HPC is affected.

Mr. Laughlin stated that the HPC's course of action, if ECU was to submit COA applications, is to approve with a delay up to 365 days.

Mr. Jordan stated he had an idea not to delay if the applicant were to agree to salvage architectural elements that are reusable and available to the public.

Mr. Hursh stated maybe they could incorporate or reuse them in the new structure.

Chairman Webb stated that it's an issue that ECU buys up land and takes it off the tax books. There is nothing stopping them. We are already behind and can only ask ECU at this point of their intentions.

Mr. Laughlin stated that ECU has not approached the City yet. If any changes are to be made, it would require a COA to come before the Commission.

Chairman Webb stated that ECU did come before the Commission for the house next door to the Chancellor's house about 2 years ago stating they wanted to make it a guest house. They ran into some issues using the property the way they wanted to and now it is a possibility that it could be torn down. He stated the Commission needs to know what ECU's plan is and what they want before the Commission can respond. He stated he is concerned with other things in ECU's 10 year plan with buildings coming down. A larger conversation with ECU is needed to understand their intentions. They could be good stewards of historic preservation but they are not always. We need to wait to be approached.

Mr. Hursh stated if we are not approached, then it goes like it goes.

Chairman Webb stated if they bought the houses, they would have to come before the Commission.

Mr. Kammerer stated not everything old has to be saved. The large house on 5th Street is worth saving and it's fearful to think it might be torn down.

Mr. Laughlin stated he has spoken with ECU staff and they have pledged to save the house on 5th/Summit Streets. He believes the adjacent properties being discussed will probably be incorporated to the Chancellor's compound.

Mr. Carlin stated that the article in the newspaper said the house would be incorporated and not torn down.

Chairman Webb stated that Mr. Jordan made a good point about salvaging. We saw, with the 10th Street Connector project, tons of materials of architectural elements that could have been sold that went straight to the landfill.

Mr. Kammerer asked if there was any update on the train station.

Chairman Webb stated they moved out about 2 months ago but the power is still on. He stated he hadn't heard anything else or anything about demolishing it.

Mr. Laughlin stated that if we could afford to relocate it, we could have it. He stated he hasn't heard anything about funding for that.

Chairman Webb stated he was not sure how public that was. He would like to see a newspaper article on it regarding what it would take to relocate it and or tear it down. He wondered what the time line would be and if there was salvageable materials.

Mr. Hursh stated there was issues with asbestos.

Mr. Jordan stated there was asbestos siding.

Mr. Kammerer stated he believed it to be the main issue. He stated that something that came before them showed the estimated cost to remove the asbestos or tear the building down was about the same. It needs to be replaced or moved.

Mr. Hursh asked that even with a move and restoration it costs the same as just tearing it down.

Mr. Kammerer stated that tearing it down was about the same cost as having the asbestos removed.

Mr. Hursh stated if the owners could take care of the removal of asbestos then someone else could carry the rest of the cost. He asked how is the other person found to carry the cost.

Mr. Kammerer stated by advertising and get the information about it really well know. The Publicity Committee could assist.

With there being no further discussion, Mr. Hursh made the motion to adjourn, Mr. Carlin seconded it and it passed unanimously. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Seth Laughlin, Planner II