

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

September 23, 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
KERRY CARLIN
DAVID HURSH

JEREMY JORDAN
ROGER KAMMERER
ALICE ARNOLD

DAVID DENNARD
WILLIAM GEE

STAFF MEMBERS PRESENT: THOMAS WEITNAUER, CHIEF PLANNER; AMY NUNEZ, STAFF SUPPORT SPECIALIST.

OTHERS PRESENT: BILL LITTLE, ASSISTANT CITY ATTORNEY; NIKI JONES, SENIOR PLANNER; JONATHAN EDWARDS, COMMUNICATIONS TECHNICIAN.

ADDITIONS/DELETIONS TO AGENDA

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

APPROVAL OF MINUTES

Mr. Kammerer made a motion to approve the June 24, 2014 minutes, Mr. Hursh seconded the motion and it passed unanimously.

NEW BUSINESS

**Resurvey of the Skinnerville-Greenville Heights National Register Historic District
AND**

**Resurvey of the Perkins Town-Cherry View Area and Briefing of Consultant's
Recommendations for Potential National Register District(s)**

Mr. Thomas Weitnauer, Chief Planner, stated that Seth Laughlin resigned from the City of Greenville for an opportunity in Beaufort County. He stated he would oversee the Historic Preservation Commission until a replacement is found. He introduced Niki Jones who would review the informational items.

Mr. Niki Jones, Senior Planner, presented the surveys. He stated this would be a brief overview and that he would return next month to discuss it further. He wanted the members to have the information for review before any decisions were made. There are two (2) districts within the West Greenville Area that have "historic significance"- Skinnerville and Cherry View-Perkins Town. In 2004, the initial Cherry View-Perkins Town Historic Survey was completed. In 2005, Skinnerville was established as a

National Register Historic District. During 2004-2014, the implementation of the West Greenville Redevelopment Plan took place. In 2014, SHPO (State Historic Preservation Office) requested that the City of Greenville complete a historic survey update for West Greenville. He stated they came across a historic structure that they wanted to rehab that was owned by a non-profit. The non-profit organization had every intention to rehab the structure. The rehab was not financially feasible and therefore it was thought it would be better to demolish the structure and rebuild. SHPO was not happy and the house sat for a few years weathering. In time SHPO realized nothing could be done and gave their blessing to rebuild a similar structure in its place. It is at 901 Douglas Avenue and currently under construction. He indicated on maps the 2 historic districts. The Skinnerville Historic District is intact. The Cherry View-Perkins Town Historic District is not intact and contains new construction homes which will not be part of the Historic District.

Chairman Webb asked if the district would split or change due to the new construction.

Mr. Jones stated the consultant hired for the survey gave two options: one full district or break it down into three different districts. These were options not recommendations.

Mr. Kammerer stated three districts would provide better control.

Mr. Jones stated staff is flexible and would like the Commission to look at it and provide feedback. It will later go to City Council.

Chairman Webb stated that the HPC has not had a lot of input into the Redevelopment Plan in the past but there is an opportunity to do so now. He would like to see ways historic preservation ties in more with what is going on in areas like around Chestnut Street or the 40 block area. A lot of the efforts have been for new construction but there are some properties that could be rehabbed.

Mr. Kammerer asked about the Higgstown area and if the new street is going there.

Mr. Jones stated that the 10th Street Connector would bisect that area.

Chairman Webb stated he would like to salvage some of the properties instead of being bulldozed.

Mr. Kammerer stated the reason development started in this area was due to one structure, the Methodist College, built about 1883 on Contentnea Street. It was known

as the Magalan House. Before this area was called Higgstown, it was called College City. He felt it was a valuable building that should have been saved instead of torn down.

Chairman Webb stated that the Commission is interested in any efforts or partnerships with the Redevelopment Commission. More can be done if they work together. There are a lot of stories and other information compiled by consultants about some of the houses. He stated the need to figure out how to save them or at least do markers for these properties. He suggested getting the private sector involved.

Mr. Jones stated they are open to partnering with the Historic Preservation Commission. He stated a lot of the new construction has the bungalow look. When the process began, the area was extremely blighted. Rehab costs are skyrocketing but they are trying to be good stewards of the dollar. He stated they have 2 rehab houses in the Cherry View-Perkins Town district, in front of the Police Substation, that he would love to have the HPC help market.

Chairman Webb stated that there must be some type of information available from records that could go with pictures and with help from private partner funds to help market those properties.

PUBLIC COMMENT PERIOD

No one spoke for public comment.

COMMITTEE REPORTS

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

Chairman Webb stated that new committees were formed and encouraged members to meet before the next meeting.

Mr. Hursh asked who was chairing the committees.

Chairman Webb stated the members need to meet and then elect a chair.

Mr. Jordan stated the Design Review Committee needs to be cautious not to miss a cycle for a local landmark designation due to staff changes.

ANNOUNCEMENTS

Chairman Webb stated that Seth Laughlin will be missed and wished him the best.

Mr. Weitnauer stated that today the Historic Preservation Planner position was advertised. He hopes to fill the position quickly. If the Commission has questions or suggestions, they should contact him. He referenced the handouts at the Commissioner's seats. The first was replacement pages for the Design Guidelines that were approved March 25, 2014. He asked if members received final copies.

Members stated no, that they only had working copies.

Chairman Webb stated they never got final colored copies.

Mr. Weitnauer stated he will get those to the members. The second handout was memberships to the National Trust for Historic Preservation. If any member would like a membership, or would like to continue a membership, please contact him. The last handout was regarding the 2014 Annual Preservation North Carolina Conference to be held October 8-10 in Raleigh. He asked if anyone was interested, to contact him. He also stated the new City website would launch tonight. The Historic Preservation Story Map, pictures of historic properties, will be featured on the homepage. The Design Guidelines will be also be available on the website.

With there being no further discussion, Mr. Kammerer made the motion to adjourn, Mr. Hursh seconded it and it passed unanimously. The meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Thomas Weitnauer, Chief Planner