

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

May 26, 2015

The Greenville Historic Preservation Commission held a meeting on the above date at 7:00 p.m. **Due to a special session of City Council, the meeting was held in room #337 of City Hall located at 200 West Fifth Street.**

COMMISSION MEMBERS PRESENT:

MCLEAN GODLEY, CHAIR	DAVID HURSH
RYAN WEBB	JEREMY JORDAN
KERRY CARLIN	ALICE ARNOLD
ROGER KAMMERER	
DAVID DENNARD	BRITTNEY WHITNEY

STAFF MEMBERS PRESENT: COLLETTE KINANE, PLANNER II; THOMAS WEITNAUER, CHIEF PLANNER; and AMY NUNEZ, SECRETARY.

OTHERS PRESENT: BILL LITTLE, ASSISTANT CITY ATTORNEY

ADDITIONS/DELETIONS TO AGENDA

Mr. Dennard made a motion to accept the agenda as written, Mr. Kammerer seconded the motion and it passed unanimously.

APPROVAL OF MINUTES

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

NEW BUSINESS

Façade Improvement Grants

Ms. Kinane, Planner II, stated the City received a FIG application for 425 Evans Street for O'Shun Barbershop. Mr. Carr has requested funding for a new canvas awning and some repair. From the estimates he provided, one was \$2,010 and therefore the grant amount would be for \$1,005. The Design Review Committee met and stated they would like to have the address on the awning instead of the name. Mr. Carr wants the name on the awning because the address is on the window. The Design Review Committee stated that they have been encouraging the address on the awning instead of the name of the business for these types of applications because of turnover of businesses. There would be no need to change the awning.

Mr. Kammerer stated businesses that left five years ago still have their names on the awnings.

Ms. Kinane stated that Mr. Carr has been at this location since 1982.

Mr. Dennard asked if this was policy or practice.

Ms. Kinane stated there is no written policy.

Mr. Webb stated that over the years they have been accepting certain awnings. Since Mr. Carr had requested a FIG ten years ago, he stated he would have a hard time denying this similar request. He suggested that a precedent be set with address only awnings to protect the investment of the area.

Mr. Hursh stated that if a grant was approved before with the name, then it should be allowed now.

Mr. Kammerer asked if the amount being paid is only a portion.

Ms. Kinane stated yes.

Ms. Arnold stated the name on the awning is a way to advertise and better for the applicant.

Mr. Hursh stated it would be better to have the address on the awnings since changing a name in the window is easier.

Mr. Dennard stated they shouldn't change since they funded his similar request 10 years ago.

Mr. Webb stated if they approve the request they need to state why they are approving it because of the similar request 10 years ago and why the current practice has been to have the address.

Mr. Kammerer agreed and stated the location it possibly considered "grandfathered".

Attorney Little stated that precedent is whimsical. He stated that they could request to have grandfathered properties that would be approved before the adoption of changed awning design guidelines. With a policy in place, everyone will know what properties are grandfathered.

Chairman Godley suggested that policy should include a specific date to distinguish what properties fall under old and new policy.

Mr. Webb asked if the estimate included the cost of the name.

Ms. Kinane stated yes.

Mr. Webb recommended that part come off since they should not fund advertising.

Ms. Kinane stated the graphics was not broken down in the estimates.

Attorney Little stated they would need to make a decision on this application but that a new policy could be established that no portion of the grant is to be used as part of advertising for future applications.

Mr. Hursh asked how that would be done.

Attorney Little stated there would need to be a request to change the rules and procedures. It would be on the agenda for discussion. Staff then would return with language on the change and there would be a public hearing and vote. There would be a second vote the next month for final acceptance. There are two votes on all procedure changes.

Mr. Jordan proposed a motion to approve the application with the condition that it does not include advertising. Ms. Arnold seconded. No vote was made.

Mr. Dennard asked for clarity on new policy that would not fund advertising but will not prohibit advertising done out of pocket from applicant and that awnings have address only and not name.

Attorney Little stated that no portions of funds are to be used for advertising expenses to include names on building, window, or awning. If the owner does it himself (without grants funds) and doesn't violate the Design Guidelines, then it is okay. There are two sets of rules to be met: the Design Guidelines and the Façade Grant Guidelines.

Mr. Jordan stated the intent of his motion is to preserve the precedent and by saying the half funded by the City does not included the name.

Mr. Hursh stated that once new guidelines are set, and then estimates would need to be specific regarding how much is advertising and it would be kept out of the grant.

Ms. Kinane stated that number three in the Design Guidelines for signs states that graphics may be applied to awnings and signage to fabric awnings is appropriate.

Mr. Jordan stated that it is okay to do as long as the City isn't paying for it.

Mr. Weitnauer stated the goal is to fund a project for long term. If the City grants funding and the owner puts a name on the awning and then goes out of business, then the City has spent money on an awning that would need to be changed.

Mr. Webb stated that a long-term policy should be addressed with no name on the awning. He favors Mr. Carr's application since he has been there so long.

Attorney Little stated that the Design Guidelines could be modified for commercial applications to include only addresses on awnings and nothing else.

Ms. Arnold agreed with Attorney Little to alter the guidelines.

Mr. Jordan made a motion to approve the application with the condition that it does not include advertising. Ms. Arnold seconded it and it passed unanimously.

Minor Works COA's

Staff reported one Certificates of Appropriateness issued:

#2015-09: 1203 E. 5th St, Michael Dorsey - Replace heat pump. Approved.

PUBLIC COMMENT PERIOD

No one spoke (no one present) for public comment.

COMMITTEE REPORTS

Design Review Committee

Chairman Godley stated the Design Review Committee would meet in June. He requested the members talk after the meeting to decide what date in June.

Publicity Committee

Mr. Webb stated the Publicity Committee discussed yard signs for FIG/COA applications.

Ms. Kinane stated she is waiting on approval from the Public Information Office. The COA signs would be similar to political signs for the yard. The FIG signs would be placed in the windows.

Mr. Webb stated the committee discussed a smaller less expensive HPC brochure for ease of use. They also considered local historical land markers. These are iron signs where the panel slides out. About 6 of them were removed from the parking lots. They would like to use these signs as historical markers around town. They also discussed social media.

Ms. Kinane stated that she has permission to post on the City's Twitter and Facebook pages. She also does "Thursday Photo". It has been getting attention and the City wants her to continue these posts. She stated that next year is Preservation 50 (1966-2016), the 50th anniversary of the National Historic Preservation Act. She hopes to have many events planned next year.

Selection Committee

Ms. Kinane stated she has sent letters to the 5 Selection Committee nominations for local landmark. She has had no response.

ANNOUNCEMENTS

Preservation Day

Ms. Kinane announced Preservation Day is July 30, 2015. She has partnered with the Housing Division for workshops at City Hall and Winslow's. SHPO (State Historic Preservation Office) will have a workshop for CLG (Certified Local Government). There will be an evening session at the Intergenerational Center (IGC) at 1100 Ward Street.

Mr. Dennard asked if the feel of the pulse of the community with regards to historic preservation has moved in the right direction.

Ms. Kinane stated this is our test.

Ms. Whitney agreed with Mr. Dennard.

Ms. Kinane stated that historic preservation has had a bad reputation for many years. Now people are taking a more holistic approach to communities. It is not about preventing change but managing it instead.

Ms. Arnold asked about the possibility of PR pieces on GTV.

Ms. Kinane stated they are getting things together for some radio spots, short summer clips on GTV and newspaper ads.

Ms. Arnold stated that would raise awareness and appreciation.

GTAC update

Ms. Kinane stated the GTAC is to be built beyond the police department parking lot. There are currently 2 designs: (A)-wooden trusses with a glass façade building and (B)-a modern steel/glass building. Both are 2-story. They will have bus bays on the north side, event space on the second floor, two galleries and a waiting area.

Mr. Webb stated that both options were very similar. They will take down two current buildings on this site in order to build new. He stated he asked how they would reuse the materials and trees on site. It does not seem to have much historic preservation in the building and does not seem to fit in the rest of the area.

Mr. Kammerer suggested they follow a similar project done in Rocky Mount that feels ancient but is modern.

Ms. Kinane stated they would like to begin construction in Fall 2015 and be completed by next year.

Document Redesign

Ms. Kinane stated she has updated the HPC documents. She would like input from the Commissioners.

Mr. Jordan stated they look better.

Attorney Little stated that the ordinance states that the Commissioners approve processes in applications. Staff will do the actual details on the application as set forth in the guidelines and policies.

Mr. Dennard asked if staff was editing, revising and updating the documents to standards and if staff wanted feedback.

Ms. Kinane stated yes.

Ms. Arnold asked if all the forms were on the City website.

Ms. Kinane stated not all, not yet.

Mr. Jordan stated he is also on the Selection Committee, which was omitted on the member sheet.

Chairman Godley suggested that the Commissioners meet on a Saturday to take Mr. Kammerer's historic tour.

Ms. Arnold stated it would be very helpful and informative.

Mr. Jordan stated he would love it.

Mr. Kammerer stated it is a two-hour tour of broad history and odd points of history.

Mr. Hursh made a motion to review the design guidelines/façade grant guidelines to make sure policies and procedures are consistent. Mr. Dennard seconded it and it passed unanimously.

With there being no further discussion, Mr. Dennard made the motion to adjourn, Ms. Arnold seconded it and it passed unanimously. The meeting adjourned at 7:52p.m.

Respectfully Submitted,

Collette Kinane, Planner II