

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

July 28, 2015

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:**

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

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

**OTHERS PRESENT:** BILL LITTLE, ASSISTANT CITY ATTORNEY AND JONATHAN EDWARDS, COMMUNICATIONS TECHNICIAN.

**ADDITIONS/DELETIONS TO AGENDA**

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

**APPROVAL OF MINUTES**

Mr. Kammerer requested to clarify his comment on page four to state that he is not in favor of funding logos.

**Mr. Dennard made a motion to approve the minutes with the amendment, Ms. Arnold seconded the motion and it passed unanimously.**

**NEW BUSINESS**

**Minor Works COA's**

Staff reported five Certificates of Appropriateness issued:

#2015-13: 303 S. Library St., GT Electric – Replace electric service panel. Approved.

#2015-14: 903 E. 5<sup>th</sup> St., Advanced Air Solutions – Install condenser/evaporator coil.

Approved.

#2015-15: 1205 E. 4<sup>th</sup> St., Jeffrey Sawyer – Upgrade electrical from 100 to 200 amps. Approved.

#2015-16: 1205 E. 4<sup>th</sup> St., Ben Beachum – Install gas furnace/attic condenser. Approved.

#2015-17: 215 S. Eastern St., Ben Beachum – Change out HVAC/furnace. Approved.

### **Facade Improvement Grants**

#15-04: 213 B East 5<sup>th</sup> Street, SupDogs.

Ms. Kinane stated the application was for window and door replacement. She stated the Design Review Committee met regarding this application but had a few questions before making a final decision. She introduced Mr. Bret Oliverio, applicant and owner of SupDogs.

Mr. Webb asked if the application was for the windows and doors of SupDogs only.

Mr. Oliverio stated yes.

Mr. Webb asked if it included the patio area.

Mr. Oliverio stated yes.

Mr. Webb asked if he owned the property or if he was the tenant.

Mr. Oliverio stated he is the tenant.

Mr. Webb asked Ms. Kinane about correcting an error on the application about Mr. Oliverio being the property owner. He stated that the property does not have historic significance.

Mr. Oliverio agreed.

Mr. Webb stated the Design Review Committee recommended funding part of the request since the property is not historic and that is really what the grant is for. The recommendation is to fund \$1,000.00 per side. With two sides, the total would be \$2,000.00.

Mr. Oliverio stated he wants to make the area look better.

**Mr. Webb made a motion to fund \$1,000.00 per side for the Façade Improvement Grant, Mr. Kammerer seconded the motion and it passed unanimously.**

**Review of FIG Guidelines-Awning standards/requirements for graphics**

Ms. Kinane stated the Design Review Committee reviewed the guidelines. She provided options and verbiage for the revisions: Add 'personalized awnings' or 'wording' to ineligible projects list; Alter #6: "Awnings that include business related graphics or wording are strongly discouraged"; Detachable valance for wording; and Repayment stipulations.

Mr. Hursh stated he was concerned about following up on repayment stipulations and asked if there were more specifics.

Ms. Kinane stated in her research she found that Mount Holly, NC and Tracy, CA include a specific chart in their contracts stating the percentages that need to be repaid to the City if a business closes within a certain timeframe after awarding the grant.

Mr. Hursh asked how they would know.

Mr. Kinane stated they would police the historic district.

Mr. Webb stated the Redevelopment Commission grants have something similar where the application is flagged.

Mr. Hursh asked who would monitor if the businesses left or went under.

Mr. Webb stated that notice is given to the City when a business goes under or leaves their current location.

Ms. Arnold stated she liked the information from Mount Holly, NC regarding their repayment stipulation. For the case of simplicity, she suggested no graphics allowed and then they could consider non-repayment. It is possible that someone has lost their business and it is insult to injury to them to have to repay their grant.

Mr. Webb stated he agreed.

Mr. Hursh stated he liked the removal of the side panel suggestion.

Mr. Webb stated that the detachable valance could be a very good option.

Mr. Gee agreed as long as the applicant pays for it.

Chairman Godley stated the Design Review Committee was looking for a middle ground approach with the City making a wise long-term investment and a conscious approach for detachable valances. This would be a smart balanced approach.

Mr. Kammerer stated the applicant needs to know what they are getting into before they apply.

Attorney Little stated it is going to take a revision to the Design Review Guidelines. Awnings meet the City Code requirements. The guidelines need to state specifically what kind of awnings are and are not eligible. If the Commission is going to establish a repayment program, it would be more complicated because this is a grant and grants by tradition are a gift and not designed for repayment. The Redevelopment Commission has a descending grant and they are required to have a Deed of Trust to be filed on the property. With that, the application would need to be made by the property owner instead of the tenant. This type of request with a repayment program also would need City Council approval.

Mr. Hursh stated that in last month's meeting it was said that there is a 2-year repayment plan already in place.

Attorney Little stated with the suggestions the Commission is considering regarding repayment, it would get convoluted.

Mr. Webb stated they should just stay away from repayment but still fix the guidelines.

**Mr. Webb made a motion to add 'personalized awnings' or 'wording' to ineligible projects lists, alter #6: "awnings that include business related graphics or wording are strongly discouraged", and add detachable valance for wording to the Guidelines, Ms. Arnold seconded. No vote was taken. Board discussion.**

Mr. Hursh stated the first and second items seem to be the same.

Mr. Webb stated the first is that you cannot have a name and the second is you cannot have a picture. It's not just wording but also related graphics.

Attorney Little stated that Mr. Webb's motion is to amend the Design Guidelines that ineligible projects are awnings with personalized logos or names. However, if the applicant desires to add a detachable valance to the awning, names and logos would be

permitted but would not be part of the grant funding. The rest of the awning still needs to meet the City's guidelines.

Mr. Hursh stated that the first part says ineligible but the second part says strongly discouraged. It can't be both.

Attorney Little suggested eliminating the words "strongly discouraged".

Ms. Kinane stated the valance would be below the awning or there could be a detachable patch as well.

Chairman Godley stated it should be strongly considered to determine the size of the detachable valance so not to damage the awning.

Attorney Little stated that an amendment to Mr. Webb's motion is needed. It would be to approve the motion made and add an amendment that any logo or name on a detachable valance needs to be pre-submitted to the Design Review Committee for approval of size, shape, dimension and material.

Mr. Webb stated that instead of adding another amendment, that they should just alter the words in the current guidelines.

Mr. Jordan stated that Attorney Little clarified Mr. Webb's initial motion.

Mr. Webb stated that there is no need to change his motion since Attorney Little clarified it and the reason the words are listed twice is because similar verbiage is found in two separate sections of the guidelines. He agrees with Attorney Little's suggestion to remove "strongly discouraged".

Mr. Hursh agreed since he did not like those words in the guidelines.

Mr. Dennard stated there is the option for Mr. Webb to withdrawal his motion or an option to accept Mr. Webb's motion with a friendly amendment and do it all in one motion.

Mr. Gee stated that Mr. Webb would need to accept the friendly amendment to his motion.

Mr. Hursh requested to add a friendly amendment to remove "strongly discouraged" from Mr. Webb's motion.

Mr. Webb accepted the amendment request by Mr. Hursh.

Vote. Passed unanimously.

**Mr. Webb made a motion to add ‘personalized awnings’ or ‘wording’ to ineligible projects lists, alter #6: “awnings that include business related graphics or wording are strongly discouraged”, and add detachable valance for wording to the Guidelines, Ms. Arnold seconded. Mr. Hursh requested to add a friendly amendment to remove “strongly discourage” and Mr. Webb accepted the request to his motion. It passed unanimously.**

### **PUBLIC COMMENT PERIOD**

No one spoke for public comment.

### **COMMITTEE REPORTS**

#### *Design Review Committee*

Chairman Godley stated the items from the committee have already been mentioned.

#### *Publicity Committee*

Mr. Webb stated they did not meet in July. He also mentioned that they would like help from the Selection Committee regarding what should go on the historic marker signs.

Chairman Godley asked if the historic tour could be done in September or October.

Mr. Kammerer stated he prefers October.

Chairman Godley stated they will tentatively schedule it for October. He asked when they should have the Scavenger Hunt with the Boys and Girls Club with Jarvis Church.

Mr. Hursh stated when the weather got cooler.

Mr. Webb suggested finding out when Jarvis Church would like to have it.

Chairman Godley stated he would reach out to the Jarvis Church to see when they would prefer.

#### *Selection Committee*

No reports.

Chairman Godley stated he was able to get the contact information regarding the sorority house located in the Johnston House that has been selected for a local landmark. He asked staff if they received a response.

Ms. Kinane stated no.

## **ANNOUNCEMENTS**

*Preservation Day! July 30, 2015*

Ms. Kinane provided a slide indicating the schedule for the July 30<sup>th</sup> Preservation Day Workshop. She stated Carl Kessler, his company is called The Historic Workshop, will have a Rehab Code Workshop. There also will be a CLG (Certified Local Government) session in the afternoon from 1pm to 4pm. There is an evening session at the Lucille Gorham Intergenerational Center.

Mr. Dennard asked if the sessions would be videotaped.

Ms. Kinane stated the morning sessions would be.

Chairman Godley asked if the media was contacted.

Ms. Kinane stated yes via a press release.

**With there being no further discussion, Mr. Dennard made the motion to adjourn, Mr. Kammerer seconded it and it passed unanimously. The meeting adjourned at 7:32p.m.**

Respectfully Submitted,

Collette Kinane, Planner II