

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

April 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, VICE-CHAIR
RYAN WEBB	JEREMY JORDAN
KERRY CARLIN	ALICE ARNOLD
ROGER KAMMERER	WILLIAM GEE
DAVID DENNARD	BRITTNEY WHITNEY

STAFF MEMBERS PRESENT: COLLETTE KINANE, PLANNER II; THOMAS WEITNAUER, CHIEF PLANNER.

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

ADDITIONS/DELETIONS TO AGENDA

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

APPROVAL OF MINUTES

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

NEW BUSINESS

SHPO Response to FY2014 CLG Report

Ms. Kinane, Planner II, stated the City received a response from the State Historic Preservation Office regarding the FY2014 CLG (Certified Local Government) Report. It was overall positive but stated that the City is meeting the minimum requirements for participation in the program. There are areas that could use improvement like filling positions with professionals in the historic profession and sending in supporting documentation.

Mr. Webb asked if there was a workshop requirement.

Ms. Kinane stated yes and that staff and two committee members must attend training over the course of a year. For 2015, Brittney Whitney and Collette Kinane have attended. She stated she is working on a training opportunity for July 2015. The workshops are for committee members and staff.

Mr. Hursh stated the last training was last minute and he was not able to attend. He stated with advance notice, arrangements could be made to attend.

Mr. Webb stated he received an email earlier today with a training opportunity in Elizabeth City.

Ms. Kinane stated she also received it but it seemed that it was last minute. She stated she would provide the information to the members as she receives them.

Mr. Hursh stated at the bottom of the letter from Laurie Mitchell (from the meeting packet) mentioned that the federal law and the CLG Program guidelines require documentation of a “good faith effort” to locate professionals to serve on the commission. He stated no one on the committee is and did not understand it.

Ms. Kinane stated that in an ideal world, they would like the Commission to be comprised of an architect, developer, or someone from each industry that preservation can be found in. She stated many of our members meet the professional requirement by working in the arts or in history in some way. The requirement is broader than being a professional historic preservationist.

Mr. Hursh stated the letter continued to state that the resume of each new commission member be provided to the CLG. He stated he never was asked to provide one.

Ms. Kinane stated the application that is filled out with the City to be on the Commission is submitted and that more than fits their requirements.

Minor Works COA's

Staff reported four Certificates of Appropriateness issued:

- #2015-05: **905 E.5th St.**, Justin Edwards. Replace condensers. Approved 3/11/15.
- #2015-06: **306 Library St.**, Harrington's Signature Landscapes. Extensive landscaping. Approved 3/27/15.
- #2015-07: **304 S. Harding St.**, Dempsey Hill. Replace slate tiles. Approved 3/30/15.
- #2015-08: **510 W. 4th St.**, Michael Butler. Repair/repaint exterior, new heat pump, sidewalks, storm windows, and gutter repair. Approved 4/9/15.

Mr. Jordan stated that 510 W. 4th Street is the Glenn Pender Moore House, Local Landmark, which is from the 1880s. He stated it possibly is the oldest house in the Skinnerville district. It is good to see that someone is starting to fix it up.

Mr. Webb asked about an update on rear yard parking.

Ms. Kinane stated she was not ready to give an update.

Attorney Little stated that the rear yard parking project has been treading water.

Mr. Webb stated that enforcement letters were sent out to properties in order to begin enforcement. He asked if anything has happened since the initial letters.

Mr. Weitnauer stated that Seth Laughlin and Patrick House conducted a comprehensive survey of possible violations and prioritized which ones to start enforcing first. Mr. Laughlin left us. Mr. Weitnauer stated he hasn't briefed Ms. Kinane on the rear yard parking enforcement to date, but will do so in the near future. Ms. Kinane is now here and it would be good to revive this project.

Mr. Webb asked about the house at 4th & Holly Streets that seems to be treading water for two years. He believes that City Council approved demolition in December 2014.

Attorney Little stated it was demolished.

Mr. Jordan stated it was demolished about two months ago.

PUBLIC COMMENT PERIOD

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

COMMITTEE REPORTS

Ms. Kinane stated there a few applications to discuss with the Design Review Committee. The meeting will be either May 13th or 14th.

Chairman Godley wanted to remind the Publicity Committee that next month is National Preservation Month. He met with Ms. Kinane about using social media. The City does not want the Commission to have their own social media sites but will be able to have items posted on the City's sites. He stated each Thursday of the month would be a Throwback Thursday where a historic property or landmark will be featured. He asked if the properties were chosen.

Ms. Kinane stated she chose: streetscapes of downtown from the 1950's, the first Hardee's location, and a few others that would get people interested. She stated in addition to have Throwback Thursdays, she will be able to post items about the Commission and the programs offered.

Chairman Godley asked Mr. Webb if he could get a press release to the newspaper regarding Historic Preservation Month.

Mr. Webb stated yes.

Chairman Godley stated the Selection Committee met last month. He stated they have chosen 5 properties as potentially locally designated sites. They are: St. Andrews Episcopal Church, the Baker House, White's Theater, the Johnston House and the bus station.

Mr. Kammerer stated that the St. Andrews is the black Episcopal Church that is on Bonners Lane in the tobacco district has been there since about 1911. The Baker House is on 5th Street near the Music House. Although it is in bad shape, the interior has all of its original details. When it was built, it was known as the most beautiful house in Greenville. White's Theater was built in 1914. It was built by Sam White, who went into debt when he built it because he wanted to bring a piece of New York City Broadway to Greenville. The Johnston House is on Johnston Street and Mr. Johnston built it and wanted to develop the whole College View area in town. He gave the lot near it to the Rotary Club and it became the first Rotary Club Building owned by the Rotary Club in America. The bus station looks sad and neglected but when it was built, it looked like something out of Hollywood with reflective metals and neon lights. It was an Art Moderne style. This style for bus stations still exists and has been restored in places like Chicago.

Mr. Hursh made a motion to approve the five recommendations, Ms. Arnold seconded the motion and it passed unanimously.

Chairman Godley encouraged all Committees to meet each month.

Mr. Carlin gave up his seat in the Design Review Committee to Mr. Webb.

He stated the names of those on each committee: Publicity: David Hursh, Alice Arnold, Brittney Whitney and Ryan Webb. Design Review: McLean Godley, Ryan Webb, Roger Kammerer and Jeremy Jordan. Selection: Jeremy Jordan, Roger Kammerer, William Gee and David Dennard. He asked that each committee pick a chairperson who informs the Commission of their meeting.

ANNOUNCEMENTS

Ms. Kinane stated that City Council reappointed the following Commissioners to another 3-year term: William Gee, Kerry Carlin and David Hursh. Included in the meeting packet was new draft legislation that could potentially impact the Commissioners. The Committee on Local Government has revised the information. The section on Delay of Demolition has been removed. It is not clear if it is completely removed or if no changes

will be made the current verbiage.

Mr. Jordan asked how they could find out about the section on Delay of Demolition.

Ms. Kinane stated she was not sure. She asked Attorney Little if legislation is introduced to change a current statute or remove it, does it just go away.

Attorney Little stated it would just go away.

Ms. Kinane stated then there would be no delay.

Attorney Little stated it all depends on how the legislation was written. If a county or municipality has an ordinance on demolition based on neglect and it conflicts with new legislation, then that ordinance would be obsolete. He stated that the resolution by HPC has never made it to City Council.

Mr. Webb stated that the resolution has passed twice at the HPC.

Mr. Jordan stated that it is very important to have the delay of demolition. He stated that it was the only thing that concerned him in the new draft legislation because if there is no delay then there is no power to try to save properties.

Ms. Kinane stated the other item was the renovation reports that ideally are great documents. Any potential buyer or owner of a historic property could request a report that would lay out all exterior features on their property that the City is concerned with, all the City ordinances that relate to the property and all the materials the City would allow them to use to replace exterior features. It would be an excellent resource for homeowners, but the report would give the Commission only 60 days to complete from date requested.

Mr. Kammerer stated that a general form could be used since the same items will affect most properties and then just add the specifics to the particular property.

Chairman Godley stated that they could help Ms. Kinane by writing letters to the legislators about their concerns about this bill.

Mr. Hursh asked what length of time would be more appropriate for the reports.

Ms. Kinane stated she did not know since she has not done one yet. She stated she feels that the delay of demolition is a key item to address to legislature in addition to the reports.

Mr. Hursh asked would the report be done only when requested.

Ms. Kinane stated yes.

Mr. Hursh asked how someone would know the report is available and is it advertised.

Ms. Kinane stated this is new and she is unsure if it is required to be advertised.

Chairman Godley stated the renovation report could be a good thing so owners are aware of the historic district property.

Ms. Kinane stated that the legislation is in initial stages. It states that the report is transferable but expires in one year.

Mr. Gee stated that the Guidelines could change therefore the report would have the most recent information. It would be good for that year and if they wanted to do changes later, another report would need to be done to insure the most recent information.

Chairman Godley reminded Commissioners to fill out the Packet Review form that was in the meeting packet to Ms. Kinane. Also he encouraged Commissioners to inform everyone that May is National Historic Preservation Month.

Ms. Kinane stated that TRUNA is hosting an event May 30th. It is a Home and Garden Tour of homes in their district. Tickets are \$20.00 and can be purchased by TRUNA Board Members and at The Scullery, Maxwell Insurance, Twist Salon and Hair by Rick.

Chairman Godley stated the Neighborhood Symposium, hosted by the Neighborhood Advisory Board and the Community Development Department is Saturday May 2nd. It is free and consists of presentations, workshops, training and education. Pre-registration is required. Please call 252-329-4228.

Mr. Jordan asked if they could review what each Committee does. For example the Selection Committee just recommends a landmark for designation. There would be no reason to meet every month.

Mr. Hursh asked how many designations a year.

Ms. Kinane stated one per year.

Mr. Webb stated the City budget allows for one designation but there needs to be a way to have developers come to the HPC to ask for designations on their own as well.

Ms. Kinane stated that once a property is designated a Local Landmark, the owner needs to maintain the property and be in accordance with the Design Guidelines.

Ms. Arnold stated that there needs to be a flyer or something that directs people to the City's website to see the grants and loans available to them.

Mr. Hursh asked about the HPC awards.

Ms. Kinane stated the awards are done every other year. They were awarded in 2014. She stated that now is a good time to start thinking about next year.

Mr. Webb stated that recommending nominations could be something for the Selection Committee to do.

With there being no further discussion, Mr. Jordan made the motion to adjourn, Ms. Arnold seconded it and it passed unanimously. The meeting adjourned at 7:42 p.m.

Respectfully Submitted,

Collette Kinane, Planner II