

March 24, 2009

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:

Candace Pearce, Chair
Dennis Chestnut
Ashley Wetherington

Minnie Anderson
N. Yaprak Savut

Jeremy Jordan
Christy Koren

Ryan Webb
Dale Sauter

COMMISSION MEMBERS ABSENT:

None

STAFF MEMBERS PRESENT: Seth Laughlin, Planner; Sarah Radcliff, Secretary; Jonathan Edwards, Communications Technician; Bill Little, Assistant City Attorney; Thom Moton, Assistant City Manager

APPROVAL OF MINUTES OF FEBRUARY 24, 2009

Motion was made by Mr. Jordan, seconded by Mr. Webb to approve the February minutes as submitted. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There were no public comments.

OLD BUSINESS

Mr. Laughlin stated the Historic Landmark plaques had arrived. He said there was a copy of the letter from Bill Little to Fred Mattox sent in the packet regarding 400 S. Summit Street.

Mr. Chestnut said the letter stated the Design Review Committee would approve an extension, if any, rather than the HPC. He asked if that was correct.

Mr. Little said it would ordinarily be the HPC, but because of the lengthiness of this particular case, it would be determined by the Design Review Committee in order to speed up the process.

Mr. Thom Moton, Assistant City Manager, gave the report on the Intermodal Bus Transportation Center. Mr. Moton stated it was staff's intention to emphasize an approach that will allow for the preservation of the Jones Lee House. Mr. Moton said staff had recently met with the State Historic Preservation officers to review the plans and other alternative sites.

NEW BUSINESS

COA 09-02: 405 S. Eastern Street

Mr. Laughlin stated the applicant, Stuart Sanderson, proposes removing the unauthorized crush brick parking pad at 405 S. Eastern Street in the southwest portion of the front yard and replanting the front lawn with centipede sod and foundation border with Japanese Holly. Notice of the public hearing was published in the Daily Reflector on March 9 and March 16, 2009. Mr. Laughlin stated the property was originally owned and occupied by Judge William J. Bundy. It is a one story brick structure of Tudor Revival style. Some of the identifiable features include half-timbering in front cross gables and side gables, protruding ceiling joists, and stone quoins on the recessed entrance stoop. Mr. Laughlin stated the property was located along the eastern border of the College View Historic District. The following are the Findings of Fact: COA was submitted on February 7, 2009; the applicant was previously before the Commission after installing a crushed brick parking pad without an approved COA; the previous COA 08-11 was denied because the parking pad was not congruent with the Design Guidelines. The current proposal is to remove the crushed brick parking pad, replant the southwest half of the front yard with centipede grass and replant foundation border with Japanese Holly. Chapter 4 of the Design Guidelines addresses landscaping and states if it is necessary to remove a large tree or a hedge because of disease or storm damage, replace it with a new tree or hedge of the same species or with a similar appearance. It also states when locating new landscaping features, to keep their locations consistent with locations of similar elements in the district. Mr. Laughlin said staff recommends approval of the COA.

Ms. Pearce stated there was a plan to replace the trees in the right-of-way with smaller trees that won't take over the sidewalk and that will make the neighborhood look the way it used to.

No one spoke in favor or opposition to the request.

Ms. Pearce read the Findings of Fact. Motion was made by Mr. Chestnut, seconded by Mr. Jordan to approve the Findings of Fact. Motion carried unanimously.

Motion was by Ms. Savut, seconded by Mr. Chestnut to approve the COA. Motion carried unanimously.

COA 09-03: 407 S. Eastern Street

Mr. Laughlin stated the applicant, Stuart Sanderson, proposes to install centipede grass in the front lawn, foundation plantings of Japanese Holly on each side of the front entrance and Crepe Myrtles in the front yard. They are proposing to install a gravel parking pad within the back yard and extend the driveway into the rear yard. Notice of this hearing was published in the Daily Reflector on March 9 and 16, 2009. The property is one of the several infill houses built in the 1950's and 1960's. This is a one story brick veneer structure with modern two-over-two windows and a large picture window in the front façade. The property is located next door to the previous COA property along the eastern border of the College View Historic District. The Findings of Fact are as follows: COA was submitted on February 7, 2009; prior to February 7, 2009 small canopy trees and shrubs were removed from the front yard and the right-of-way. The current proposal is to replant the front yard with centipede grass and two crepe myrtles, replant the foundation border with Japanese Holly, extend the driveway into the rear yard and install a gravel parking pad and turn-around in the rear yard to accommodate two cars. Chapter 4 of the

Design Guidelines addresses driveways and off-street parking. It states the following: retain and maintain the historic configuration and materials of existing driveways and alleys whenever possible; locate new parking areas as unobtrusively as possible in rear yards whenever possible; for new parking areas, use paving material that is compatible with traditional paving materials for driveways in the district; screen all new parking areas from adjoining properties with fencing or shrubbery; it is not appropriate to abut new driveways or parking areas directly to the principal structure; and it is not appropriate to create large off-street parking areas encompassing so much of the rear yard that the residential character of the site is lost. Mr. Laughlin stated staff recommends approval of the COA.

Ms. Pearce stated the Design Review Committee had met with Mr. Sanderson regarding this application. She said the size of the rear yard was designed so if they park there they can back into the turnaround space and drive straight out of the driveway, rather than having to back out. She said Mr. Sanderson had agreed to extend the wheel strips to the new parking pad.

Stuart Sanderson spoke on behalf of his request. Mr. Sanderson stated while unearthing the ground at 407 to prepare the wheel strips he found that they were already in place, but had just been covered up.

Mr. Jordan stated the Design Review Committee had met with Mr. Sanderson and voted to approve the COA based on the fact that the parking would be largely invisible from the street and it seemed like a good project.

Ms. Pearce read the Findings of Fact. Motion was made by Ms. Savut, seconded by Mr. Sauter, to approve the Findings of Fact. Motion carried unanimously.

Motion was made by Mr. Jordan, seconded by Mr. Webb, to approve the COA. Motion carried unanimously.

COA 09-04: 505 S. Fifth Street

Mr. Laughlin stated the applicant proposed to demolish the former ca. 1923 garage, its connecting concrete block addition, and the removal of an ingrown, mature tree. Notice of the public hearing was published in the Daily Reflector on March 9 and 16, 2009. He said the ca. 1923 shed has a small frame gable roof with one door and is covered in weatherboard siding. The ca. 1970 garage is a non-contributing structure. It is a modern concrete block building used for storage. The property is located in the College View Historic District. The following are the Findings of Fact: COA was submitted on February 24, 2009; the Clement Washington House located at 406 S. Summit Street was destroyed by fire on January 30, 2009. Chapter 5 of the Design Guidelines addresses demolition of buildings and states the following: work with the Historic Preservation Commission to seek alternatives to demolition such as relocation, sale to an entity that is willing to restore it, or restoration through state and federal tax incentives. If alternatives have been exhausted, follow these guidelines for demolition: make a permanent record of a significant structure before demolition; work with the Commission to identify salvageable materials and potential buyers or recipient of salvaged materials; clear the structure quickly and thoroughly; submit a site plan illustrating proposed landscaping and any other site development to be completed after development. Mr. Laughlin stated staff recommends approval of the COA.

Ms. Savut said she saw in the plans where a new tree was going to be planted and asked if it should be a part of the COA.

Mr. Laughlin said it would be part of the site plan for future development.

Ms. Pearce said the Design Review Committee had met several times with the fraternity, the architects and several of the advisors and they were doing everything they could do to follow the State Historic Preservation Officer's guidelines. She said the only thing this COA asked for was permission to demolish the buildings and the tree. She said other issues would be addressed in the next COA.

Ms. Pearce asked Mr. Laughlin to speak about the combination of the two parcels.

Mr. Laughlin stated the two parcels have been recombined by the city. He said the proposed reconstruction would bring the replacement structure closer to the existing front-house, which would create setback issues so the city staff recommended the lots be recombined. He said the property was surveyed and the final plat had been recorded so there was now one single parcel of land.

No one spoke in favor or opposition to the request; however there were approximately 50 members of the Sigma Phi Epsilon Fraternity present at the meeting.

Ms. Pearce read the Findings of Fact. Motion was made by Mr. Chestnut, seconded by Mr. Jordan to approve the Findings of Fact. Motion carried unanimously.

Motion was made by Ms. Savut, seconded by Mr. Chestnut to approve the COA. Motion carried unanimously.

Staff Report: Minor Works COA's

Mr. Laughlin stated there had not been any minor works COA's since the last meeting.

Staff Report: Update on non-compliant historic properties

Mr. Laughlin said the only non-compliant property was located on South Summit Street and was currently being negotiated.

COMMITTEE REPORTS

Design Review Committee

Mr. Jordan stated the Design Review Committee had met with Mike Hancock, contractor for Michael Gogoel regarding the windows at 400 Summit Street. They met with Sigma Phi Epsilon advisors and architect regarding the COA for 505 East Fifth Street. They met with Stuart Sanderson regarding the COA's for 405 and 407 Eastern Street. They met with Real Estate Broker and potential buyer for a house on 4th Street to discuss guidelines and the house.

Selection Committee

Mr. Sauter stated the Selection Committee met on March 13th. He said a main goal of the Commission was to initiate neighborhood awareness in Greenville as it relates to historic preservation. He said the committee had selected 6 houses in the Skinnerville District to work towards raising awareness of their historical significance. They discussed details for the upcoming Humber House grand opening on May 8th and the Umbrella Markets. They also discussed plans for news articles and promotional materials regarding placement of the Historic Landmark Plaques for the Blount-Harvey Building, the Proctor Hotel, the O'Hagan House and the Horne House.

Publicity Committee

Mr. Webb stated the Publicity Committee met on March 10th and discussed the FIG promotions. They will be working with staff to coordinate the workshops and advertisement options prior to the next meeting. He said they had secured a table at the Umbrella Market to promote the FIG workshop. They also discussed creating brochures to separate the idea of Municipal Service District from Zoning Overlay District.

There being no further business, the meeting adjourned at 7:40p.m.

Respectfully submitted,

Seth M. Laughlin
Planner II