

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

March 25, 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:

SARA LARKIN, CO-CHAIR	JEREMY JORDAN
KERRY CARLIN	ROGER KAMMERER
JORDAN KEARNEY	ALICE ARNOLD
WILLIAM GEE	

STAFF MEMBERS PRESENT: SETH LAUGHLIN, PLANNER II; AMY NUNEZ, STAFF SUPPORT SPECIALIST.

OTHERS PRESENT: BILL LITTLE, ASSISTANT CITY ATTORNEY; TOM WISEMILLER, PLANNER II; 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 minutes, Mr. Jordan seconded the motion and it passed unanimously.

OLD BUSINESS

Final reading of Updated Design Guidelines

Mr. Laughlin, Planner II, referred to the memo dated January 24, 2014 in the meeting packet. He stated the amendments could be incorporated into the Proposed Design Guidelines as stated in the memo and adopted into the record. He stated that copies of the final draft were mailed to Commissioners a few weeks ago for review. Below is the proposed amendments stated in the January memo:

1. **Chapter 3, page 75: New Construction**

Section intro: "The following guidelines are applicable primarily to residential structures located in predominately residential districts. For projects related to commercial structures, and/or structures located in predominantly commercial districts, allowances may be given to compatibility with the massing, size, scale, and architectural features of the surrounding structures/district."

2. **Chapter 3, page 77: Additions**

Section intro: “The following guidelines are applicable primarily to residential structures located in predominately residential districts. For projects related to commercial structures, and/or structures located in predominantly commercial districts, may exceed the height limits listed below.

Guideline #8. “The foundation height and the eave lines of additions to residential structures must generally align with those of the historic building.”

Guidelines #10. “Additions to residential structures must not be taller than the original building. Additions to commercial structures and/or structures located in predominantly commercial districts may exceed this height limit.

Mr. Jordan made a motion to adopt the Design Guidelines as written, seconded by Mr. Carlin and the motion was passed unanimously.

NEW BUSINESS

Economic Development Office Staff Update: Dickinson Avenue Area

Tom Wisemiller, Planner II with the Office of Economic Development, spoke about current projects in the Dickinson Avenue Area. He stated the area is in West Greenville. It covers the National Register Historic District (NRHD) neighborhoods of Dickinson Avenue Historic District and Tobacco Warehouse Historic District. It is a fulcrum between Uptown Greenville, ECU campus to the east and south, the 10th Street Connector and the medical campus to the west. He stated there are Streetscape and road improvement being done with the help of the NCDOT. There are public and private projects around the area like: GTAC (transportation center), Go Science, the Federal Courthouse, and the Taft project. The Office of Economic Development is currently working with consultants on two redevelopment planning projects for this area.

1. The Dickinson Avenue Corridor Market and Planning Study. The purpose for the study is to analyze market conditions, economic development sectors and opportunities, and downtown residential areas. It will address transportation connectivity, infrastructure, public spaces and gateways. It will support catalytic projects. It will develop urban design framework that will facilitate creation of vibrant nodes. It will preserve and capitalize on the area’s unique character. The project team consists of: Brian & Wishneff Associates, The City of Greenville,

Ayers Saint Gross, and Partners for Economic Solutions (PES). The project schedule is as follows: Dec 2013-Public Workshop #1; Jan-March 2014-Data analysis, initial test scenarios and redevelopment concepts; April 2014-Workshop #2 Vision & Development Scenarios; May 2014-Workshop #3 Refinement of Scenarios; June 2014-Plan and Design Framework; Aug 2014-Completion of final documents. The Dickinson Study is to provide opportunities to preserve historic resources by: adaptive use of historic warehouses, use of existing commercial buildings, historically-appropriate redevelopment, and the creation of the arts-entertainment district.

Ms. Larkin asked if this project is going to work around the 10th Street Connector.

Mr. Wisemiller stated that it is a design challenge, but yes, they will work around it.

Mr. Kammerer asked about the design of the overpass and if that would block off the Tobacco Warehouse District Area.

Mr. Wisemiller stated the possibility of the treatment of the walls to be elaborated or textured. He stated that any ideas are welcomed to overcome the design challenge.

2. Imperial Site Brownfield Clean Up. The purpose of this project is to clean up the area after the 2008 fire burned down the Historic Warehouse. Two structures remain on site: an Office Building and a Garage. The site is approximately 6.5 acres on 2 parcels. The United States E.P.A. provided cleanup grant funds totaling \$400,000.00 (\$200,000 for each parcel). The total clean up budget is \$440,000.00. The City previously received \$600,000.00 in E.P.A. brownfields assessment grant funds. A State of NC Brownfield Agreement will be made since the property will be redeveloped. The agreement will provide liability protection. The project team consists of: United States E.P.A., City of Greenville, NCDENR, Cardno, and Duncklee & Dunham. The cleanup will involve removal of debris and impacted soil to mitigate Recognized Environmental Concerns (RECs). The project schedule is as follows: Nov 2013-Public Open House; Jan-April 2014-Complete final ABCA and Brownfield Agreement with State of NC, develop cleanup plan in coordination with EPA and NCDENR; Summer 2014-Prepare and evaluate cleanup bids and negotiate contracts; May 2014-Workshop #3 Refinement of Scenarios; Fall 2014-Begin site cleanup activities. The Imperial Cleanup will provide opportunities to preserve historic resources by the reuse of the two outbuildings, historically-appropriate redevelopment, and for public art.

Staff Report: Minor Works COA's

Staff reported two Certificates of Appropriateness issued:

- (1) 705 E. 5th St. – porch repair and repainting.
- (2) 703 E. 5th St. – porch repair and repainting.

PUBLIC COMMENT PERIOD

No one spoke for public comment.

COMMITTEE REPORTS

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

With there being no further discussion, Mr. Kearney made the motion to adjourn, Mr. Kammerer seconded it and it passed unanimously. The meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Seth Laughlin, Planner II