



Agenda

Greenville Historic Preservation Commission

October 22, 2024

6:00 PM

City Hall Council Chambers, 200 West 5th Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call to Order

II. Roll Call

III. Approval of Agenda

1. Conflict of Interest/Ex Parte Communication Prohibition Reminder

IV. Approval of Minutes

2. July 23, 2024

V. New Business

3. Minor Works Update
4. Consideration of Local Landmark Designation of the O.B. Peatross House - Frances Speight and Sarah Blakeslee Home and Studio at 1910 East 6th Street
5. Major Work COA #2024-27: 405 South Eastern Street
6. Major Work COA #2024-28: 401 South Library Street
7. Major Work COA #2024-31: 117 West 5th Street (Humber House)
8. Update Annual Work Plan for 2024-25

VI. Public Comment Period

VII. Committee Reports

VIII. Approved COA/MWCOA Staff Update

9. Status Update on Approved Major and Minor Work Certificates of Appropriateness

IX. Announcements

10. Staff will provide an update on the several items.

X. Adjournment



City of Greenville,
North Carolina

Meeting Date: 10/22/2024

Title of Item: Conflict of Interest/Ex Parte Communication Prohibition Reminder

ATTACHMENTS

[HPC_Conflict_of_Interest.pdf](#)

Board Member Conflict of Interest/Ex Parte Communication Prohibition Reminder

Conflict of Interest: No member of the Historic Preservation Commission shall participate in either the discussion or vote on any Certificate of Appropriateness in any manner that would violate the affected persons' constitutional right to a fair and impartial decision maker. Prohibited conflicts include but are not limited to, a member having a fixed opinion prior to hearing the matter and not willing to consider changing his or her mind; **undisclosed ex parte communications** with the person before the Commission, any witnesses, staff or other Commission members; a close familial, business or other associational relationship with the affected person; or a financial interest in the outcome of the matter before the board. On any other matter before the Commission where such decision by Commission shall be in an advisory capacity only, no member shall participate in the discussion or vote on such advisory matters where the outcome on the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Decisions on either a request for recusal by a member or objections by a person appearing before the board shall be decided by a simple majority vote. A member so disqualified will not be counted or included in the count to determine the appropriate voting majority for the issue before the Commission and will not negate a quorum of the Commission.

If a Commission member has a conflict of interest or has had ex parte communication that needs be disclosed at this time.



City of Greenville,
North Carolina

Meeting Date: 10/22/2024

Title of Item: July 23, 2024

ATTACHMENTS

[COG-#1196745-v1-HPC_Minutes_July_23_2024.pdf](#)

DRAFT MINUTES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

July 23, 2024

The Greenville Historic Preservation Commission met on the above date at 6:00 pm in the City Council Chambers.

Jeremy Jordan, Chair - X
Dr. Andrew Morehead - *
Dr. David Dennard - *
Dr. Matthew Cox - *

Larry Hall, Vice Chair - *
Kerry Carlin- *
Marques Harrington- *
Sydney McLeod - X

The members present are denoted by an “*” and the members absent are denoted by an “X”.

PLANNING STAFF:

Chantae Gooby, Chief Planner; Blake Privette, Planner I; Latoya Yates, Staff Support Specialist II

OTHERS PRESENT:

Scott Dixon, Assistant City Attorney

III. APPROVAL OF AGENDA:

Motion made by Dr. Morehead, seconded by Mr. Carlin, to accept the July 23, 2024 agenda. Motion passed unanimously.

IV. APPROVAL OF MINUTES:

Motion made by Mr. Harrington, seconded by Mr. Cox, to accept the May 28, 2024 minutes as presented. Motion passed unanimously.

Assistant City Attorney Scott Dixon read the following statement:

Pursuant to North Carolina General Statute 160D-109(d) and Section 4, H. of the Historic Preservation Commission’s Rules of Procedure:

H. Conflict of Interest. No member of the Historic Preservation Commission shall participate in either the discussion or vote on any certificate of appropriateness in any manner that would violate the affected persons’ constitutional right to a fair and impartial decision maker. Prohibited conflicts include but are not limited to a member having a fixed opinion prior to hearing the matter and not willing to consider changing his or her mind; undisclosed ex parte communications with the person before the Commission, any witnesses, staff or other Commission members; a close familial, business or other associational relationship with the affected person; or a financial interest in the outcome of the matter before the board. On any other matter before the Commission where such decision by the Commission shall be in an advisory capacity only, no member shall participate in the discussion or vote on such advisory matters where the outcome on the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Decisions on either a request for recusal by a member or objections by a person appearing before the board shall be decided by a simple majority vote. A member so disqualified will not be counted or included in the count to determine the appropriate voting majority for the issue before the Commission and will not negate a quorum of the Commission.

If a Commission member has had an ex parte communication that needs to be disclosed at this time.

As a reminder, as members of the Commission conversations among yourselves during the discussion periods of this meeting and your committee meetings are NOT ex parte communications.

V. NEW BUSINESS

3. MINOR WORKS UPDATE

Blake Privette, Planner I, presented on behalf of City staff.

Case #	Location	Scope of Work
2024-15	401 S. Library St.	Touch-up painting of both structures with like colors, repair/repaint any rotten wood if found with like material and color
2024-16	401 E. 4th St.	Replace flat roof on 2 buildings
2024-17	400 Biltmore St.	Replace shingle roof with like kind and color, paint siding gray and front door dark green
2024-19	803 E. 5th St.	Repair and paint rotten wood on east sunroom & west porch, re-glaze/repair windows of 2 nd story sunroom, all in same material & color
2024-20	403 S. Eastern St.	Paint touch-up on front of house and awnings, in same color
2024-21	801/803 E. 4th St.	Remove existing deck in rear yard, repair rear door landing, move steps from deck to back door landing, repair damaged siding and trim boards all in like-kind, paint new boards with same colors

4. Consideration of a Survey and Research Report to be forwarded to the NC State Historic Preservation Office (SHPO) for review for the O.B. Peatross House - Frances Speight and Sarah Blakeslee Home and Studio at 1910 E. 6th Street for potential Local Historic Landmark designation.

Motion made by Dr. Morehead, seconded by Mr. Carlin, to adopt the survey and research report and forward to the NC State Historic Preservation Office (SHPO) for review. Motion passed unanimously.

5. AFTER-THE-FACT MAJOR WORK COA #2024-18: 400 BILTMORE STREET

Applicant: Robert Dietrich

Project: An After-the-Fact Certificate of Appropriateness for approval of the following:

1. Replacing louvered shutters in-kind with board and batten shutters;
2. Replacing a metal awning on the back entrance with a canvas awning; and
3. Adding a new canvas awning over the 2 front northern windows.

An After-the-Fact Certificate of Appropriateness for a variance for approval of the following:

4. Painting a previously unpainted chimney, foundation, and porch on the front and rear façades. No other portions of foundation shall be painted.

Notary swore in all speaking on behalf of set consideration.

Doc # 1196745

Blake Privette, Planner I, presented on behalf of City staff. Notices were mailed on July 9, 2024. Sign was posted on July 9, 2024. Legal ad was published in the *Daily Reflector* on July 13, 2024, and July 20, 2024.

Although this house is uncharacteristic in comparison to the dominant Craftsman Bungalow form found elsewhere on Biltmore Street, according to the Sanborn map and city directories, it was located on the street by 1929. Built in a modified Colonial Revival style, the one-story house is consistent in size, scale and materials with the somewhat older Bungalows on the street. The most interesting features on the house include an engaged chimney on the front façade with patterned brickwork, molded gable end returns, and a three-pane transom over the front door.

The *Design Guidelines* recommend the following:

Design Guidelines

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
2	<i>Windows and Doors</i>	27-36

- 7. *Replacement of absent shutters must be sized to window openings. Replacement shutters must match the appearance, size, design, proportions, and profiles of the historic shutters. Comparable detailed drawings of both the historic and proposed replacement shutters shall be reviewed. Documentary, physical, or pictorial evidence shall substantiate replacement of missing shutters. If the proposed shutters are made of a material other than wood, the applicant shall submit detailed drawings as described above, manufacturer's literature, and a sample of the proposed shutter.*
- 12. *If fabric awnings are historically appropriate, install them in porch, door, or window openings so that architectural features are not concealed and historic materials not damaged. Select colors appropriate to the color of the building.*
- 13. *Aluminum awnings should not be installed.*

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
2	<i>Exterior Color</i>	67-68

- 11. *For fabric awnings, select colors that are comparable in hue and intensity with the exterior colors of the historic building.*

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
2	<i>Masonry</i>	47-53

- 1. *Historic masonry must be retained and preserved to the fullest extent possible.*
- 7. *It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated. Application of paint or other coatings to unpainted masonry is not permitted.*
- 8. *Removal of paint from masonry surfaces is not recommended unless the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.*

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
2	Paint	67-68

1. *Painting of unpainted wood, brick, stone, copper, and bronze is not permitted.*

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
6	Variance Provision	107

The Historic Preservation Commission may vary the requirements of these provisions where strict compliance with the Design Guidelines could cause an unusual and unnecessary hardship on the property owner. The Commission may impose conditions on such variance in order to secure the objectives of the Design Guidelines.

The Design Review Committee (DRC) met on July 1, 2024, to discuss this application. The DRC recommended approval for the new shutters and awnings. The DRC recommended that the painted brick surfaces be approved with a variance as removing the paint could harm bricks in the process of removing paint. The DRC recommended approval of the variance with the conditions that the integrity of the bricks be monitored to ensure moisture is not causing damage, and that no other unpainted brick surface will be painted. While the *Design Guidelines* specifically state that painting unpainted brick surfaces is not permitted, removing paint from bricks is not recommended due to the potential damage when trying to remove paint.

Vice-Chair Hall opened public hearing.

Robert Dietrich, applicant, spoke in favor of the request.

No one spoke in opposition of the request.

Vice-Chair Hall closed public hearing.

For items 1, 2 and 3, staff recommends approval. For item 4, if the Commission wishes to approve this item, the Commission will need to grant a variance. The DRC also recommended including a condition that the newly painted surfaces be monitored for moisture damage and no other unpainted surfaces shall be painted.

Motion made by Dr. Cox, seconded by Mr. Carlin, to adopt the Finding of the Facts as presented by City Staff. Motion passed unanimously.

Motion made by Mr. Carlin, seconded by Dr. Dennard, to approve items 1, 2, and 3 of the Certificate of Appropriateness. Motion passed unanimously.

Motion made by Mr. Harrington, seconded by Dr. Morehead, to approve the variance for item 4 with the recommended conditions. Motion passed unanimously.

VI. PUBLIC COMMENT PERIOD

No Public Comments

VII. COMMITTEE REPORTS

1. Design Review Committee – July 1, 2024
2. Publicity Committee – No Meeting Held
3. Selection Committee – May 23, 2024

VIII. APPROVED COA/MWCOA STAFF UPDATE

Blake Privette, Planner I, presented on behalf of City staff.

STATUS UPDATE ON APPROVED COA/MWCOA

This work has been inspected by staff and has been completed. These items will no longer be reported to the HPC on future agendas.			
Case #	Location	Type	Status
2023-14	707 W. 4th St.	Minor	Incomplete - Repair wood rot, repaint with DRC approved colors
2023-21	204 S. Library St.	Major	Incomplete - New construction of a home on a vacant lot
2023-22	404 S. Rotary Ave.	Major	Incomplete - Restoration of carport, A frame roof, shingles, columns boxed in.
2023-29	403 Maple St.	Minor	Incomplete - Remove tree hazard, replace with like species
2023-37	210 S. Library St.	Minor	Incomplete - Remove diseased tree replace with canopy tree
2023-47	304 S Jarvis St.	Minor	Incomplete - Repair flat roof and damaged wood trim underneath with like materials
2023-48	801 E. 4th St.	Minor	Incomplete - Repair porch support column with like materials. Paint new materials with like color
2024-01	405/407 S. Library St.	Major	Incomplete - Replace windows damaged in fire with like materials and color
2024-02	405/407 S. Library St.	Minor	Incomplete - Repaint soffit to match existing color, paint front door to match soffit color
2024-04	1112 Dickinson Ave.	Major	Incomplete - Demolition and removal of dwelling, non-contributing vegetation, and two accessory buildings as ordered by City Council
2024-05	901 E. 5th St.	Minor	Incomplete - Recoating flat roof with like materials
2024-06	403&405 S. Eastern St.	Minor	Incomplete - Removal of a dead, diseased, or dangerous tree
2024-08	1103 Johnston St.	Minor	Incomplete - Replace roof with like material and color shingles
2024-09	400 Biltmore St.	Major	Incomplete - Install 6-foot fence along E. 4th St. that will replicate the existing fence
2024-10	905 E. 5th St.	Minor	Incomplete - Replace rotten fence posts and pickets with like material
2024-12	400 Biltmore St.	Minor	Incomplete - Replace damaged clapboards and fascia with hardie board with identical reveal and appearance. Paint boards to match house
2024-13	1201 E. 5th St.	Minor	Incomplete - Restore flat roof and decorative wood railing on East and West elevations with like material and color
2024-14	706 W. 4th St.	Minor	Incomplete - Removing storm windows, replacing broken windowpanes, re-glazing, repainting white
2024-15	401 S. Library St.	Minor	Incomplete - Touch-up painting of both structures with like colors, repair/repaint any rotten wood if found with like material and color
2024-16	401 E. 4th St.	Minor	Incomplete - Replace flat roof on 2 buildings
2024-17	400 Biltmore St.	Minor	Complete - Replace shingle roof with like kind and color, paint siding gray and front door dark green
2024-19	803 E. 5th St.	Minor	Incomplete - Repair and paint rotten wood on East sunroom & West porch, re-glaze/repair windows of 2nd story sunroom, all in same material & color
2024-20	403 S. Eastern St.	Minor	Incomplete - Paint touch-up on front of house and awnings, in same color
2024-21	801/803 E. 4th St.	Minor	Incomplete - Remove existing deck in rear yard, repair rear door landing, move steps from deck to back door landing, repair damaged siding and trim boards all in like-kind, paint new boards with same colors

IX. ANNOUNCEMENTS/OTHER

Chantae Gooby, Chief Planner, provided an update on Higgs House.

X. ADJOURNMENT

Motion made by Mr. Harrington, seconded by Dr. Dennard, to adjourn. Motion passed unanimously.

Meeting adjourned at 6:39 p.m.

Respectfully submitted,

Chantae Gooby
Chief Planner



City of Greenville, North Carolina

Meeting Date: 10/22/2024

Title of Item: Minor Works Update

Explanation: This is a list of Minor Work Certificates of Appropriateness that have been issued since the Commission's last meeting.

Recommendation: Receive staff report.

ATTACHMENTS

[New MWCOA October 22, 2024.pdf](#)

MWCOAs ISSUED SINCE THE COMMISSION'S LAST MEETING

Case #	Location	Scope of Work
2024-22	805 E. 4th St.	Replace roof with like material and color
2024-23	117 W. 5th St.	<p>Repair/replacement of deteriorated wood siding and trim with like material, profile, and exposure, replace two areas of siding with hardie board siding that matches profile and exposure. Scrape, prime and paint exterior to match existing color. Repoint existing masonry chimney with mortar to match existing in color and texture. Replace roof vent sealant with new. Repair porch columns, railings, and trim with wood putty or replace with solid wood to match existing. Repair and infill porch floor with wood decking to match existing and paint to match existing. Treat porch ceiling with fungicide and repaint, install new vents. Replace three storm windows with new storm windows. Install portable in-room air conditioning venting duct in the side attic window. Repair exterior doors. Re-slope rear patio to drain water away from building. Install leaf guards on gutters. Relocate gutter downspout that is discharging towards exterior wall. Replace deteriorated rim beam at rear patio. Scrape, prime, and repaint exterior metal elements to match existing. Repair/replace damaged window elements including windowsills, frames, muntins, sashes, and trim, and repaint. Ensure all heads and sills are flashed properly and remove paint on glass panes.</p>
2024-24	123 W. 3rd St.	Repaint trim to match existing color, repair hole in trim to match existing and repaint to match existing color, replace columns with wood box columns wrapped in hardie board to match existing design and color
2024-25	313 S. Summit St.	Repaint painted areas to match existing white
2024-26	400 S. Rotary Ave.	Repair/replace roof, roof trim components, and siding with like materials and color
2024-29	117 W. 5th St.	Repair/replace damaged elements of wood fence to match existing material, pattern, and construction, replace hardware at wood gates, repaint fence to match existing. Repair/replace damaged wood elements on outbuilding to match existing with solid wood or fiber cement board, repaint to match existing. Repair wood door at outbuilding to match original construction. Replace existing roof on outbuilding with new asphalt shingle roof to match existing, replace flashing and any deteriorated deck boards and rafters.
2024-30	1201 E. 5th St.	Removal of a dead, diseased, or dangerous tree in rear yard.
2024-32	302 S. Library St.	Repaint portion of front of house with same color
2024-33	409 S. Jarvis St.	Replace roof with like material and color



City of Greenville, North Carolina

Meeting Date: 10/22/2024

Title of Item: Consideration of Local Landmark Designation of the O.B. Peatross House - Frances Speight and Sarah Blakeslee Home and Studio at 1910 East 6th Street

Explanation: This is a request from Timothy S. and Jane M. Power to have the O.B. Peatross House - Frances Speight and Sarah Blakeslee Home and Studio, located at 1910 East 6th Street, to be designated as a Local Historic Landmark.

Along with the College View Historic District, there are currently 31 Local Historic Landmarks, which are individually designated because of their significance in terms of history, prehistory, cultural importance, and architecture. Examples of Local Landmarks include the Greenville Municipal Building (201 West Fifth Street), the William H. Long House (200 East Fourth Street), King Simmons Lodge (505 West 14th Street), and the Robert Lee Humber House (117 West Fifth Street).

Recommendations for Local Historic Landmark designations are made by the Historic Preservation Commission. City Council makes the final decision on which locations are given this honor. It signifies that the property is important to the heritage and character of the community and that its protection enriches all the community's residents. The following types of properties can be designated as Local Historic Landmarks: buildings, sites, areas, and objects.

Before recommending that a property be designated as a Local Historic Landmark, the Commission must investigate the property's significance and find that:

1. It has special historical, prehistorical, architectural, or cultural significance and
2. It shows integrity of design, setting, workmanship, materials, feeling, or association.

Criteria for Significance:

To have special significance, a property should meet at least one (1) of these criteria:

1. It is associated with events that have contributed significantly to our history.
2. It is associated with the life of a person significant in our past.
3. It embodies the distinctive characteristics of a type, period, or method of construction.
4. It represents the work of a master or possesses high artistic values.
5. It has yielded or is likely to yield important historical or prehistorical information.

Aspects of Integrity:

A property has integrity if it is able to convey its significance to the observer. In other words, the significance can be seen or experienced, not just imagined.

These aspects of properties contribute to their integrity:

1. "Design" refers to the combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
2. "Setting" is the property's "setting" is its physical environment (including natural or man-made features) as it relates to a property's functions, its significant role, or its design. Setting refers to the character of the place where a property played its significant role.
3. "Workmanship" is the physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.
4. "Materials" are the physical elements that originally were combined to form a property. It must be an actual historic property, not a re-creation.
5. "Feeling" is a property's expression of the historical or aesthetic sense of a particular period of time. A property has integrity of feeling when its physical features together enable it to evoke a sense of its historical character.
6. "Association" is a property's direct connection with a significant event or

person. It must be sufficiently intact to convey the connection to an observer.

On May 23, 2024, the Selection Committee recommended approval of the property to be designated as a Local Historic Landmark.

On July 23, 2024, the Historic Preservation Commission voted to adopt the survey and research report and forward to the NC State Historic Preservation Office (SHPO) for review and comment.

On August 30, 2024, SHPO provided the following comments:

According to the report, O. B. Peatross House- Francis Speight and Sarah Blakeslee Home and Studio is of special local significance as an excellent example of an American Foursquare and for its association with Francis Speight and Sarah Blakeslee, who made significant contributions to the local and regional art world during the mid-twentieth century.

The report is complete and provides a strong argument. We believe this report will provide the preservation commission and local governing board sufficient information to determine whether the O. B. Peatross House- Francis Speight and Sarah Blakeslee Home and Studio possesses the requisite special local significance and integrity for local historic landmark designation.

Legal Notice:

Letters (property owner and adjoining property owner) mailed on October 8, 2024.

Sign(s) posted on October 8, 2024.

Legal ad published in the *Daily Reflector* on October 12, 2024 and October 19, 2024.

Recommendation: Based on the Survey and Research Report and comments provided by SHPO, the property possesses the required significance and integrity to be designated as a Local Historic Landmark.

Specifically, the property is meets the required significance and integrity as listed below:

Criteria for Significance

2. It is associated with the life of a person significant in our past.
3. It embodies the distinctive characteristics of a type, period, or method of construction.

Aspects of Integrity

1. "Design" refers to the combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
3. "Workmanship" is the physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.
4. "Materials" are the physical elements that originally were combined to form a property. It must be an actual historic property, not a re-creation.

Provide recommendation to City Council

ATTACHMENTS

- [LLD Survey Report Speight House 1910 E. 6th St. Original Submission.pdf](#)
- [LLD Application Peatros-Speight House 1910 E. 6th St..pdf](#)
- [Excerpt - Handbook for Historic Preservation in North Carolina.pdf](#)
- [SHPO Comment Letter 1910 E. 6th St..pdf](#)
- [Petitioner Letter LLD 1910 E. 6th St..pdf](#)
- [APO Letter LLD 1910 E. 6th St..pdf](#)
- [Mailer Map LLD 1910 E. 6th St..pdf](#)
- [APO List LLD 1910 E. 6th St..pdf](#)

Survey and Research Report for the **O. B. Peatross House--Francis Speight and Sarah Blakeslee Home and Studio**

I. General Information

HISTORIC NAME OF PROPERTY

O. B. Peatross House--Francis Speight and Sarah Blakeslee Home and Studio

ADDRESS OF PROPERTY

1910 E. 6th Street, Greenville, NC

PIN # 4688508407

DEED BOOK & PAGE Deed Book 1017, p. 861

PLAT BOOK & PAGE No reference listed

ZONING Residential

Amount of land/acreage to be designated 0. 26 acres

Interior to be designated No

Property Owner's Address & Phone

Timothy S. Power and Jane M. Power, 1910 East 6th Street, Greenville, NC 27858

252-717-7708

II. Abstract

Statement of Significance

The O. B. Peatross House--Francis Speight and Sarah Blakeslee Home and Studio, located at 1910 E. Sixth Street, Greenville, NC, is proposed for local designation because of its architectural significance as a well-appointed American Four-Square style dwelling characterized principally by its large, low-sloping hip roof, exposed rafters, six-over-one Craftsman-era windows, three-quarter length hip roof front porch and simple board surrounds on doors and windows and as the home and studio of Francis Speight and Sarah Blakeslee Speight, a husband-and-wife team of artists associated with early-to-mid twentieth century movements in American regionalist art.

Although a once common housing style/type in early 20th century Greenville, very few examples remain in the city, and none as well appointed as the Peatross-Speight House. In addition to the well-preserved exterior, the interior of the house, likewise, maintains all its original details including darkly stained hardwood floors, French doors to the back hallway and dining room, five-panel doors elsewhere, crown moldings in all rooms, simple wood window and door surrounds, window weights and hardware, bathrooms with original porcelain tubs and pedestal sinks. The two original first floor mantel pieces are more Colonial Revival in style with colonettes and black subway tile hearths and surrounds. The staircase conforms to the standard square-in-section design with capped newels and plain balusters.

III. Historical Development and History

The house was built in what is colloquially referred to as the Central Business District according to the publication, *The Architectural Heritage of Greenville, North Carolina*, edited by Michael Cotter and published in 1988. This was a neighborhood that was platted in 1913 by S.T. White who divided the land to sell for residential lots. R.M. Garrett bought lots number 45 & 46 on the north side of 9th street and lots number 59 (subject lot in this application) & 60 on the south side of 9th street for \$1,000.00 on March 1, 1920, presumably as speculative purchases for resale.

O.B. Peatross and his wife Lillie, purchased lot 59 on March 13, 1920, for \$500.00. Just three years later, in 1923, H.C. Sugg and wife Carrie purchased the lot for \$1,700.00 suggesting that the house was constructed by the Peatross' in the intervening years and the house is evident on the 1923 *Sanborn Fire Insurance Map*. The property continued to change hands and in 1928, Walter C. Jones and his wife May bought the house for \$8,000.00. Real estate had reached significant increases just prior to the Great Depression which likely explains the jump in value over the five-year period.

The next owner came in November of 1934 when the property was purchased by Frank W. Brown during the depths of the Depression. It is likely Brown who added the two-story addition onto the house which correlated with a significant increase in student population at ECTC and the house was located just two blocks from campus and faculty housing making it attractive for rental. The two-story section is laid out in a plan conducive to a rental with a door that closes it off to the other section of the second floor and two bedrooms separated by a shared bathroom.

Brown's estate sold it in July of 1955 to Per K. Andresen and his wife Christin, a local tobacconist who lived in a finely detailed and recently constructed Colonial Revival style house at the base of Rock Springs Road where it connects to East 10th Street. Andresen used two separate loans to pay for the property: one, \$10,000.00 paid to The Home Building and Loan Association of Greenville, and the second, \$4,500.00 paid to the Brown estate. It is likely during this time that the second, two-car garage was added to the Charles Street side of the property.

Per Andresen used the property as rental the entire time he owned the house and finally sold it to Francis Speight and Sarah Blakeslee in June of 1970. Francis Speight remained in the house, using it as his studio and gallery until his passing in 1989 and Sarah remained there until she relocated to Philadelphia in 1998 to be closer to her daughter Elisbeth. Mrs. Blakeslee had conveyed the property to East Carolina University several years earlier but retained a life estate so that she could remain in the house for as long as she wanted to. Following her relocation to Philadelphia, the University solicited contracts for removing the house by demolition.

In 2000, with assistance from the University and the Pitt County Historical Society, Jane and Scott Power purchased a lot on 6th Street and relocated the house and both garage buildings to save and preserve the home.

The importance of Francis Wayland Speight as an educator and artist as well as that of Sarah Blakeslee Speight, has been well documented in the publication, *The Privilege to Paint: The Lives of Francis Speight and Sarah Blakeslee* by author Maurice C. York. Returning to North Carolina from a 40-year teaching career at the prestigious Pennsylvania Academy of Fine Arts in Philadelphia, Speight, at the urging of then ECU president Dr. Leo Jenkins, took the position of the first Artist-In-Residence at the university in 1961. Throughout his career, Speight had returned to North Carolina to visit family in his native Bertie County and to paint and teach. In the early 1930s, for two consecutive summers, he taught painting classes at the University of North Carolina in Chapel Hill and spent his off time traveling the state recording scenes, through oil, of old historic homes and vanishing places like the one-car ferry at Sans Sous in his home county. He considered himself a historic preservationist by way of preserving scenes of places on the North Carolina landscape that were in disrepair and on the verge of demolition by neglect. He and Sarah were also instrumental in the restoration of Hope Plantation—the home of Gov. David Stone, also in Bertie County.

Sarah Blakeslee is best known for the hundreds of portraits she painted of everyday citizens of Greenville and surrounding areas as well as university presidents and governors. She also excelled at landscape and still life painting.

Both of their works are held in numerous museums, corporate, and private collections across the United States including the North Carolina Museum of Art, the Johnson Collection, and a special dedicated space in the local Greenville Museum of Art.

1 *The Architectural Heritage of Greenville, North Carolina*, edited by Michael Cotter and published in 1988. 2 S.T. White 1913 Division of Land, Map Book 2, p. 34. 3 R.M. Garrett purchase of lots, Deed Ref. J-13, p. 164. 4 O.B. Peatross and his wife Lillie, purchase, Deed Ref. P-13, p. 300. 5 H.C. Sugg and wife Carrie purchase, Deed Ref. S-14, p. 182. 6 Walter C. Jones and wife May purchase, Deed Ref. O-17, p. 306. 7 Frank W. Brown purchase, Deed Ref. S-20, p. 256. 8 Per K. Andresen and his wife Christin purchase, Deed Ref. R-31, p. 157. 9 Francis Speight and Sarah Blakeslee purchase, Deed

CHAIN OF TITLE

NAME	YEAR	LOT	AMOUNT PAID	REFERENCE
S.T. White	1913	Division of land		Map book 2 Page 34
R.M.Garrett	3/1/1920	Buys lots number 45 & 46 (north side of 9 th street) 59 & 60 (south side of 9 th street)	\$1000	Deed ref. J-13 Page 164
O.B.Peatross & wife Lillie	3/13/1920	Purchase lot 59	\$500	Deed ref. P-13 Page 300
H.C. Sugg & wife Carrie	1923	Purchase lot 59	\$1700	Deed ref. S-14 Page 182

****Note: Deed still has no reference to "improvements on the land"**

Walter C. Jones & wife May H.	8/13/1928	Purchase lot 59	\$8000	Deed ref. O-17 Page 306
Frank W. Brown	11/24/1934	Purchase lot 59		Deed ref. S-20 Page 256
Per K. Andresen & wife Christin	7/1/1955	Purchase lot 59	\$10,000 – Home Building and Loan Association of Greenville \$4500 – to the estate of Frank W. Brown	Deed ref. R-31 Page 157

****Note: the purchase was made from the estate through The First National Bank of Altoona et al.
Frank W. Brown was living in Altoona PA (Blair County) at the time of his death.
Reference Will book 9 page 428**

Francis Speight	6/22/1970	Purchase lot 59		Deed ref. G-39 Page 222
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S.T. White – 1913 division of land – Map book 2 page 34

R.M.Garrett – 3/1/1920 buys lots number 45 & 46 (north side of 9th street) and lots number 59 & 60 (south side of 9th street) for \$1000 – Deed ref. J-13 page 164

O.B.Peatross and wife Lillie – 3/13/1920 purchase lot 59 for \$500 – Deed ref. P-13 page 300

H.C. Sugg and wife Carrie – 1923 purchase lot for \$1700 – Deed ref S-14 page 182
(Deed still has no reference to “improvements on the land”)

Walter C. Jones and wife May H. – 8/13/1928 purchase for \$8000 – Deed ref. O-17 page 306

Frank W. Brown – 11/24/1934 purchase - Deed ref S-20 page 256

Per K. Andresen and wife Christin – 7/1/1955 purchase from estate of Frank W. Brown, The First National Bank of Altoona et al, with 2 separate loans:

1. \$10,000 to be paid to The Home Building and Loan Association of Greenville
2. \$4500 to the estate

Deed ref. R31 page 157

Note: Frank W. Brown was living in Altoona, PA (Blair County) at the time of his death. Will Book 9 page 428

Francis Speight – 6/22/1970 purchase – Deed ref G39 page 222

Ref. G-39, p. 222. 10 *The Privilege to Paint: The Lives of Francis Speight and Sarah Blakeslee* by author Maurice C. York.

IV. Architectural Assessment

• Architectural Importance

The O. B. Peatross House--Francis Speight and Sarah Blakeslee Home and Studio is locally significant because it represents one of the finest examples of the American Foursquare style/form house remaining in Greenville, NC. The designer of the house is unknown and was probably a builder's design based on examples found in many period publications illustrating popular housing styles of the early 20th century.

• Architectural Context

The American Foursquare or American Four Square (American 4 Square) is an American house vernacular under the Arts and Crafts style popular from the mid-1890s to the late 1930s. A reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century, the American Foursquare was plain, often incorporating handcrafted "honest" woodwork (unless purchased from a mail-order catalog). This architectural vernacular incorporates elements of the Prairie School and the Craftsman styles. It is also sometimes called Transitional Period.

The hallmarks of the vernacular include a basically square, boxy design, two-and-one-half stories high, usually with four large, boxy rooms to a floor (with the exception of the attic floor, which typically has only one or two rooms), a center dormer, and a large front porch with wide stairs. The boxy shape provides a maximum amount of interior room space, to use a small city lot to best advantage. Other common features included a hipped roof, arched entries between common rooms, built-in cabinetry, and Craftsman-style woodwork.

Foursquare houses may be built with a variety of materials, including bricks and wood frames. Later models include built-in shelves and other amenities. Large tracts of these homes exist in

older Midwestern urban neighborhoods, particularly streetcar suburbs, but the design was used everywhere.

As with other styles in streetcar suburbs, it was tailored to relatively narrow lots, and was multi-story, allowing more square footage on a smaller footprint. The American Foursquare style is occasionally revived in new developments, although its appeal is as a "traditional-looking" style rather than a fully authentic one, often including modern two-car attached garages and other features absent in originals, and typically built on larger lots.

1 *The Historic Architecture of Pitt County, North Carolina* edited by Scott Power and published in 1991. 2 *Houses By Mail*, by authors H. Ward Jandl and Katherine Cole Stevenson published in 1986.

• Architectural Description

The Peatross-Speight House illustrates a well-appointed American Four-Square style dwelling characterized principally by its large, low-sloping hip roof, exposed rafters, six-over-one Craftsman-era windows, three-quarter length hip roof front porch and simple board surrounds on doors and windows. The two-story house was initially constructed c. 1920 as a three-bay house with a steeper hip roof but in the mid-1930s, it was overbuilt by adding an additional two-bays on both stories and covered with the current lower-sloped hip roof. Other than a small, later one-story room on the rear, southeast corner that was removed in the 1970s due to condition issues, the original overall footprint of the house remains intact.

The interior of the house, likewise, maintains all its original details including darkly stained hardwood floors, French doors to the back hallway and dining room, five-panel doors elsewhere, crown moldings in all rooms, simple wood window and door surrounds, window weights and hardware, bathrooms with original porcelain tubs and pedestal sinks. The two original first floor mantel pieces are more Colonial Revival in style with colonettes and black subway tile hearths and

surrounds. The staircase conforms to the standard square-in-section design with capped newels and plain balusters.

The only changes to the interior were in the kitchen where the original cabinets had already been removed except for the adjacent butler's pantry where a section of cabinetry was used as a guide for reproducing the kitchen cabinets. A smaller pantry is located off the kitchen and maintains its original shelving. Windows in the larger pantry are casements with original hardware.

The original plaster walls were also maintained and repaired.

Archaeological Comments

- No known archaeological features.

Integrity Statement

- **Location:** The O. B. Peatross House--Francis Speight and Sarah Blakeslee Home and Studio was relocated to its current lot in 2000, with assistance from East Carolina University and the Pitt County Historical Society. Jane and Scott Power purchased the current lot the house sits on on 6th Street and relocated the house and both garage buildings to save and preserve the home.

Currently, the house sits in a residential neighborhood not unlike the original site on Ninth Street. It also sits on a lot approximately the size of the original lot. The house is surrounded by mostly post-WWII houses though it is only one block from 5th Street which has houses of comparable size and period. Outbuildings are located to the rear of the house as they were on the original site. A straight, two-strip concrete driveway replicates the original driveway found at the original site. This neighborhood, like the original, supported East Carolina Teachers Training College by providing housing to professors and local business owners as well as government workers.

- **Design:** O. B. Peatross House--Francis Speight and Sarah Blakeslee Home and Studio

exemplifies the American Foursquare style/form which was popular in the 1920's and 1930's. Both the exterior and interior of the house have remained largely unchanged except the removal of a small, later one-story room on the rear, southeast corner that was removed in the 1970s due to condition issues, the original overall footprint of the house remains intact.

The design illustrates a well-appointed American Four-Square style dwelling characterized principally by its large, low-sloping hip roof, exposed rafters, six-over-one Craftsman-era windows, three-quarter length hip roof front porch and simple board surrounds on doors and windows. The two-story house was initially constructed c. 1920 as a three-bay house with a steeper hip roof but in the mid-1930s, it was overbuilt by adding an additional two-bays on both stories and covered with the current lower-sloped hip roof.

The interior of the house, likewise, maintains all its original details including darkly stained hardwood floors, French doors to the back hallway and dining room, five-panel doors elsewhere, crown moldings in all rooms, simple wood window and door surrounds, window weights and hardware, bathrooms with original porcelain tubs and pedestal sinks. The two original first floor mantel pieces are more Colonial Revival in style with colonettes and black subway tile hearths and surrounds. The staircase conforms to the standard square-in-section design with capped newels and plain balusters.

The only changes to the interior were in the kitchen where the original cabinets had already been removed except for the adjacent butler's pantry where a section of cabinetry was used as a guide for reproducing the kitchen cabinets. A smaller pantry is located off the kitchen and maintains its original shelving. Windows in the larger pantry are casements with original hardware.

The original plaster walls were also maintained and repaired.

- **Setting:** Currently, the house sits in a residential neighborhood not unlike the original site on Ninth Street. It also sits on a lot approximately the size of the original lot. The house is surrounded by mostly post-WWII houses though it is only one block from 5th Street which has houses of **comparable size and period. Outbuildings are located to the rear of the house as they were on the original site.** A straight, two-strip concrete driveway replicates the original driveway found at the original site. Several preexisting tall pines envelope the house on either side as well as azaleas and a dogwood on the back property line. Curb and gutter define the public street in front of the house. The neighborhood, like the original, supported East Carolina Teachers Training College by providing housing to professors and local business owners as well as government workers.

- **Workmanship:** Built in the American Foursquare style/form, both the interior and exterior details of the O. B. Peatross House--Francis Speight and Sarah Blakeslee Home and Studio show a high level of craftsmanship and design. On the exterior original siding, 6/1 windows, porch supports in the Craftsman style, original tongue & groove flooring on the porch, exposed rafter tails and form depict identifying elements. On the interior of the house, details including darkly stained hardwood floors, French doors to the back hallway and dining room, five-panel doors elsewhere, crown moldings in all rooms, simple wood window and door surrounds, window weights and hardware, bathrooms with original porcelain tubs and pedestal sinks illustrate exceptional workmanship. The two original first floor mantel pieces are more Colonial Revival in style with colonettes and black subway tile hearths and surrounds. The staircase conforms to the standard square-in-section design with capped newels and plain balusters.

- **Materials:** The house retains nearly all its original materials from the period of construction including exterior wood siding, porch materials, floors, doors, windows, plaster walls, plumbing fixtures and the butler's pantry. During the 2000 renovation, great care was taken to preserve all historic fabric and original features to the home.

• **Feeling:** Of the defining elements of an American Foursquare house, its 9ft ceilings, more open floor plan, wood floors and plaster walls all contribute to a house prized for its livability in today's world. These were also hallmarks appreciated by early 20th century homeowners which are evident in period magazine articles espousing the virtues of the style. The outside of the house is rather plain showing a kinship to the evolving modern tendencies beginning to run through all strains of architecture by the 1920s and 1930s. Care was taken to preserve this aspect of the design and it is one of the many comments by guests who visit the home. On a return trip to Greenville in the early 2000s, Mrs. Sarah Blakeslee Speight toured the home and commented on how it still felt familiar and comfortable.

• **Association:** Given the house has been relocated several blocks from its original site, its association with the original neighborhood it was constructed in has been modified, but it derives its main significance from its architecture as a well preserved example of the American Foursquare style/form in Greenville, NC. Further, the case is often made that association of the ownership is negatively affected by relocation but in this case, the house was not only the home of Francis Speight and Sarah Blakeslee, but it was also their studio and gallery where they created and sold paintings to many, many collectors who toured the home to select artwork for sale. Given the importance of both artists to the development of art in North Carolina from the early to late 20th century, the use of the house as a studio where they painted as well as sold their art imbues the dwelling with importance as the place of artistic output, the site of creation of art which transcends the mere location of the house. In other words, the original location of the house is not why the Speight's purchased it—it was for the size, amount of natural light and two outbuildings, one of which was used to store wooden shipping crates and packaging materials. Location near the university was clearly a consideration, but perhaps not the main consideration according to family members.

Statement on Why Property is Being Designated

The O. B. Peatross House--Francis Speight and Sarah Blakeslee Home and Studio is being proposed for local landmark designation to assist in the preservation of an important historic house in Greenville, NC—a town that has seen significant demolition of historic buildings since the inception of Urban Renewal in the 1960s. The house illustrates a significant style/form of architecture almost nonexistent in the town today. It is also being preserved as the home and studio of two of North Carolina's most important and prolific 20th century artists, Francis Speight and Sarah Blakeslee and the contributions they made to art locally and across the state.

Statement on Buildings and Features Proposed for Designation

The entirety of the exterior of the house as well as the two outbuildings located behind the house. A site map with the proposed boundary for designation is included.

- **Proposed Boundary Justification:** The proposed boundary for Local Landmark Designation is the property's current 0.26-acre parcel (PIN # 4688508407) at 1910 E. Sixth Street, Greenville, NC

Bibliography

The Architectural Heritage of Greenville, North Carolina, edited by Michael Cotter and published in 1988.

Pitt County Deep Books, Register of Deeds office.

The Privilege to Paint: The Lives of Francis Speight and Sarah Blakeslee by author Maurice C. York published in 2002.

The Historic Architecture of Pitt County, North Carolina edited by Scott Power and published in 1991.
Houses By Mail, by authors H. Ward Jandl and Katherine Cole Stevenson published in 1986.

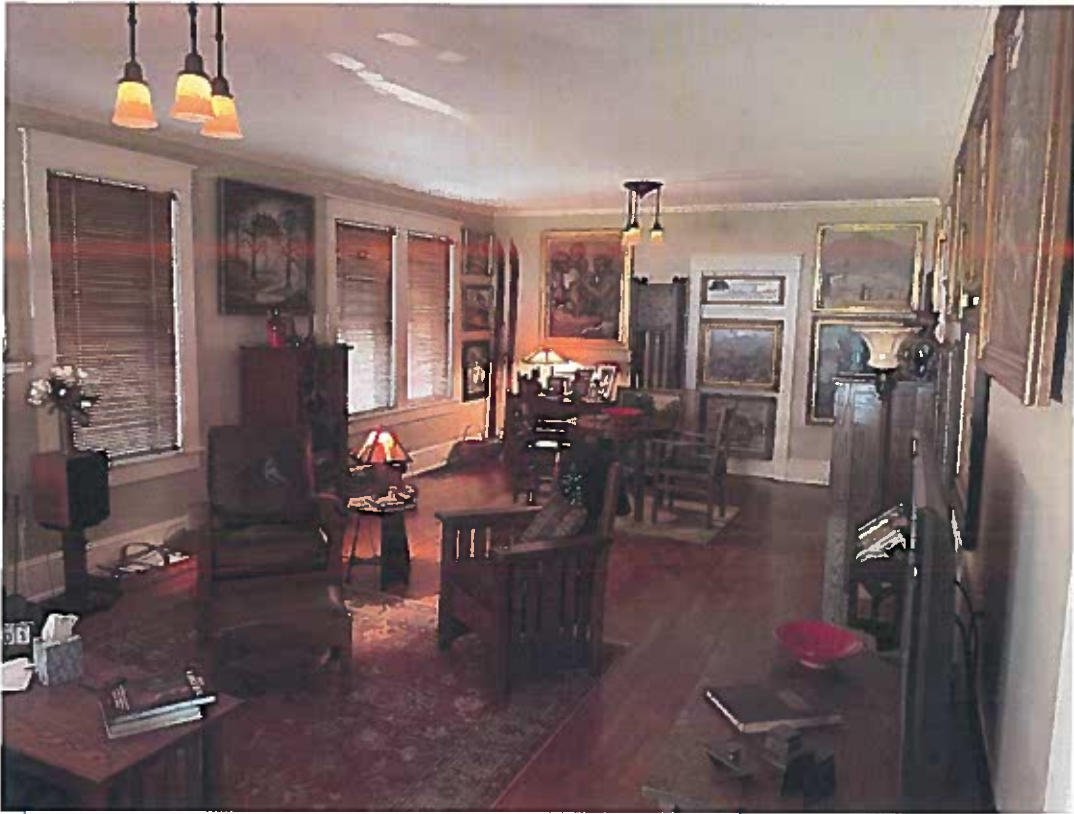








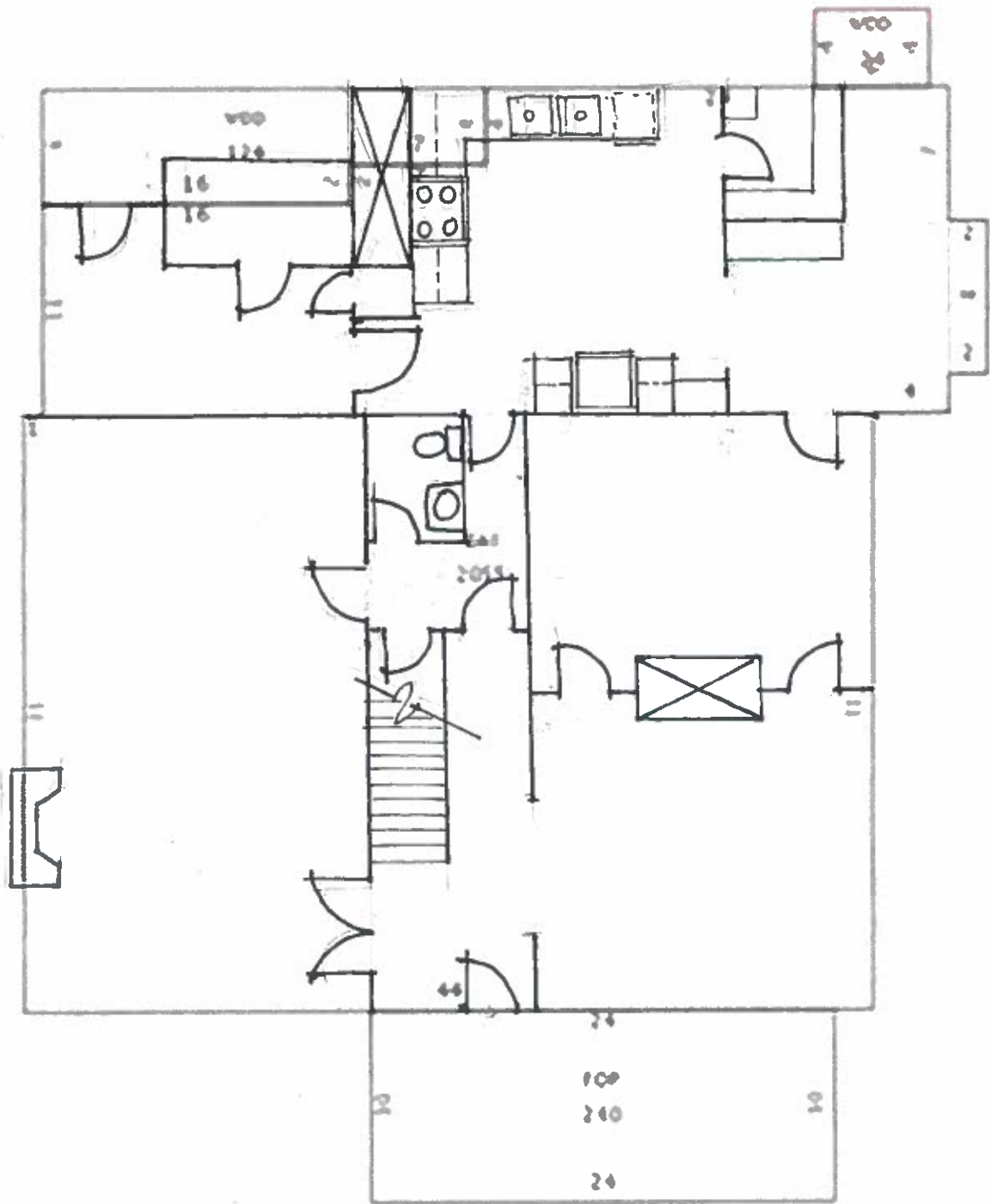




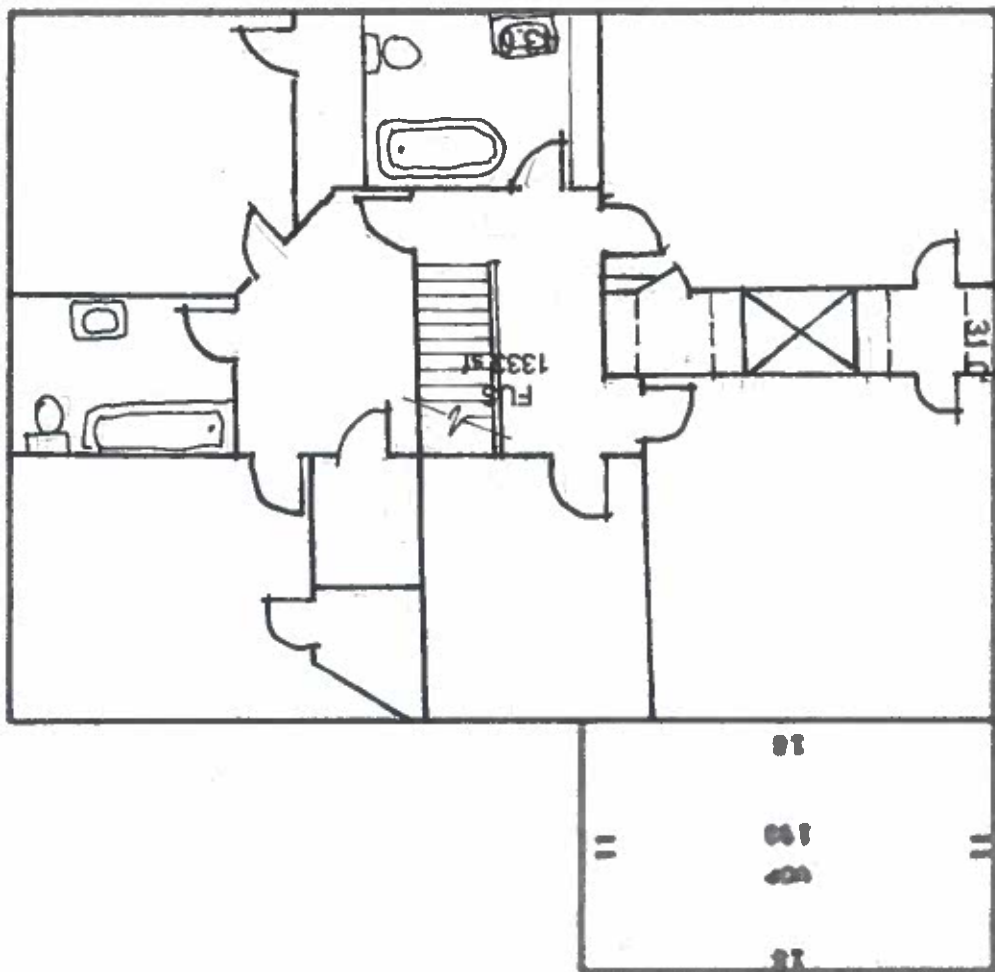








1ST FLOOR



2ND FLOOR



1199

2823

80427

80428

6TH ST

E 6TH ST

3536

11267

2802

4619

2859

17883

17884

8658

15915

17390

2420

160

25520

12606

14564

Pitt County Property Record Search

17883
1910 E SIXTH ST

POWER, TIMOTHY SCOTT | POWER, JANE M
1910 E SIXTH ST GREENVILLE NC 27858 0000

Total Market Value
\$421,400

KEY INFORMATION

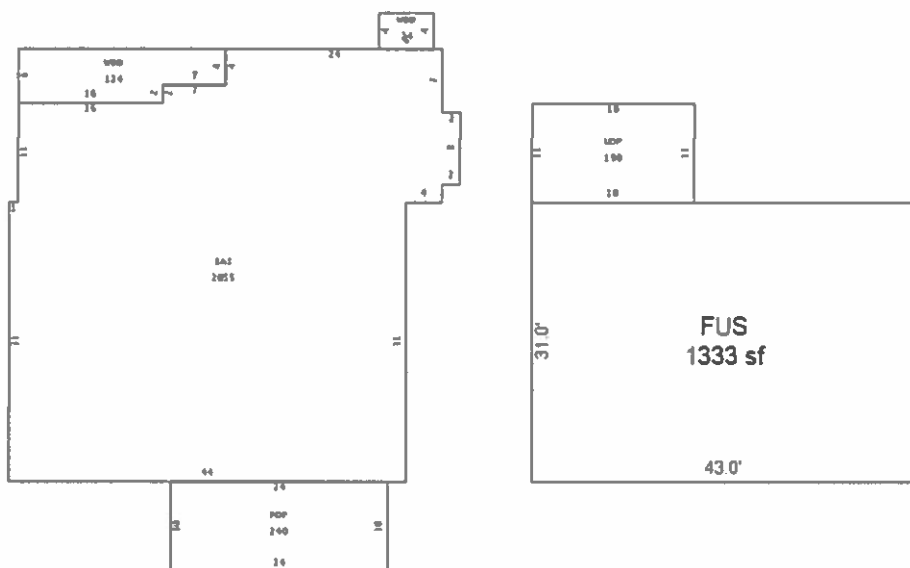
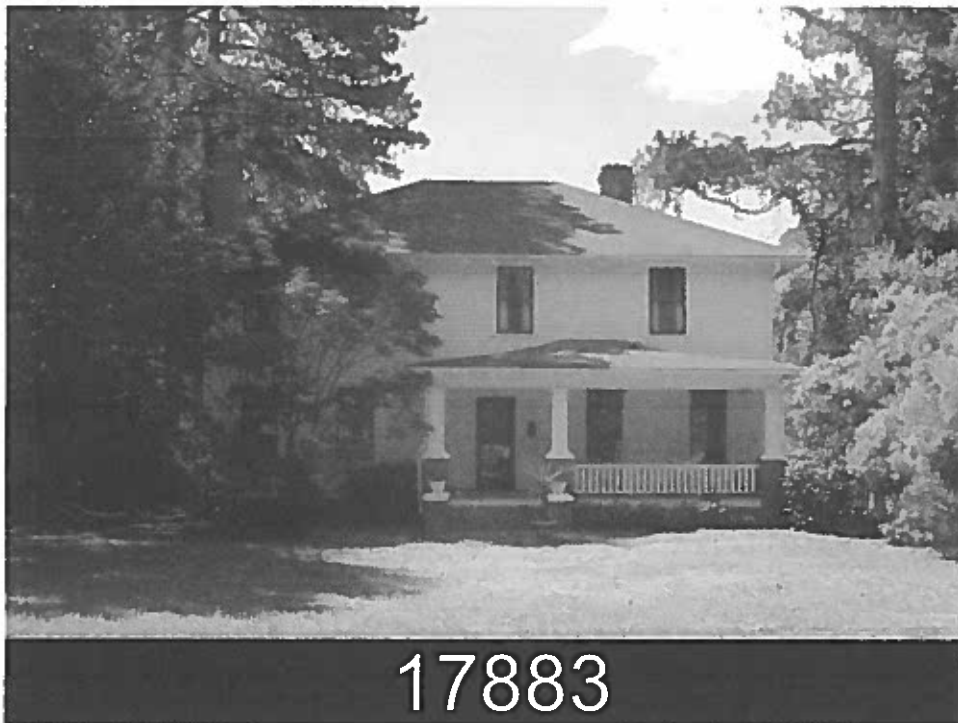
Property Use	RES	Lot Number	-
Zoning	R9S	Land Class	RES
Land Size	0.26	Legal Description	VAC. 6TH ST.
Township	GREENVILLE	Fire District	-
Neighborhood	0004455	Planning Jurisdiction	GV
Municipality	GREENVILLE		

ASSESSMENT DETAILS

Land Value	\$39,000
Building Value	\$375,650
Misc Improvements Value	\$6,750
Use Value Deferred	\$0
Total Market Value	\$421,400
Total Taxable Value	\$421,400

BUILDING DETAILS

Card #	1	Style	01-SFR-CONST(01-SFR)
Living Area	3388	Exterior Wall	WD-ON-SH
Internal Wall (1)	PLASTER	Internal Wall (2)	-
Heat	HEAT-P	A/C	CENT
Bedrooms	5	Full Baths	2
Half Baths	1	Fireplace	0
Garage	N	Carport	N
Grade	B +15	Foundation	-
Stories	1.65	Year Built	1910
Effective Year Built	2010		



SALES HISTORY

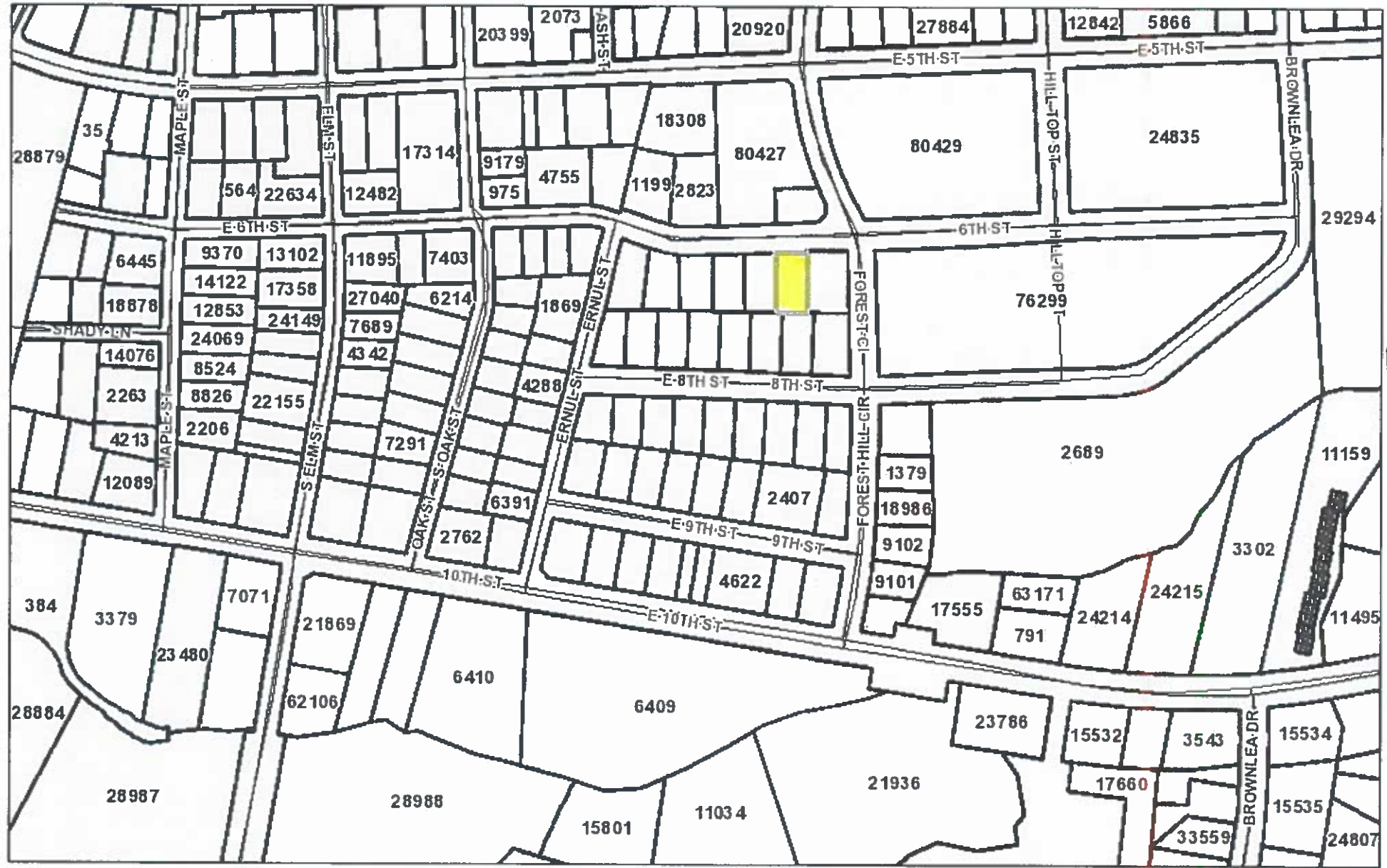
SALE DATE	SALE PRICE	SALE TYPE	DEED / DOCUMENT DATE	QUALIFIED
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001017.00861



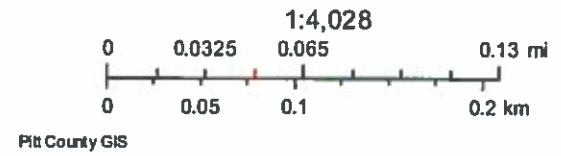
PROPOSED DESIGNATION
BOUNDARY MAP

Pitt County



June 3, 2024

- | | | | | | | | |
|--|--------------------|--|---------------------------|--|-----------------|--------------------|----|
| | Parcels | | Greenville Streets Labels | | Airport Runway | NC Counties | |
| | County Road Labels | | Greenville Streets | | County Boundary | | 0 |
| | County Roads | | Railroad | | | | -3 |



LOCAL HISTORIC LANDMARK APPLICATION FOR
THE FRANCIS SPEIGHT AND SARAH BLAKESLEE
HOME AND STUDIO

1. HISTORIC NAME OF PROPERTY:

O. B. Peatross House--Francis Speight and Sarah Blakeslee Home and Studio
1910 East 6th Street
Greenville, NC 27858

2. LOCATION:

- A. Address: **1910 East 6th Street Greenville, NC 27858**
- B. Deed Book and Page Number: 1017 and 861
- C. Local or National Register District, if applicable: **N/A**

3. LEGAL OWNER OF PROPERTY:

NAME(S): Scott and Jane Power
ADDRESS: 1910 East 6th Street
CITY/STATE: Greenville, North Carolina ZIP CODE: 27858
PHONE: 252-717-7708 EMAIL: spower1159@gmail.com

4. GENERAL INFORMATION:

- A. Dates of Construction: **Ca. 1920 with large addition ca. 1934**
- B. Outbuildings: **Yes, 2—one single car garage and one double-car garage**
- C. Have any buildings on the property been moved? **Yes, all three buildings relocated from 9th street. The house and both garages were relocated to save them from demolition by East Carolina University who worked with the owners by providing a small donation toward the move. All three were moved in 2000.**
- D. Approximate acreage: **1/8 acre**
- E. Most recent assessed value: **\$515,312.00**
- F. Architect and/or Builder/Mason (if known): **Unknown**
- G. Original Use: **residential**
- H. Present Use: **residential**

5. ARCHITECTURAL DESCRIPTION:

On a separate sheet of paper, briefly describe architectural features, additions, remodelings, and any alterations not apparent in photographs. Also, describe the setting, e.g. rural, downtown neighborhood, etc.

The Peatross-Speight House illustrates a well-appointed American Four-Square style dwelling characterized principally by its large, low-sloping hip roof, exposed rafters, six-over-one Craftsman-era windows, three-quarter length hip roof front porch and simple board surrounds on doors and windows. The two-story house was initially constructed c. 1920 as a three-bay house with a steeper hip roof but

in the mid-1930s, it was overbuilt by adding an additional two-bays on both stories and covered with the current lower-sloped hip roof. Other than a small, later one-story room on the rear, southeast corner that was removed in the 1970s due to condition issues, the original overall footprint of the house remains intact.

The interior of the house, likewise, maintains all its original details including darkly stained hardwood floors, French doors to the back hallway and dining room, five-panel doors elsewhere, crown moldings in all rooms, simple wood window and door surrounds, window weights and hardware, bathrooms with original porcelain tubs and pedestal sinks. The two original first floor mantel pieces are more Colonial Revival in style with colonettes and black subway tile hearths and surrounds. The staircase conforms to the standard square-in-section design with capped newels and plain balusters.

The only changes to the interior were in the kitchen where the original cabinets had already been removed except for the adjacent butler's pantry where a section of cabinetry was used as a guide for reproducing the kitchen cabinets. A smaller pantry is located off the kitchen and maintains its original shelving. Windows in the larger pantry are casements with original hardware.

The original plaster walls were also maintained and repaired.

Currently, the house sits in a residential neighborhood not unlike the original site on Ninth Street. It also sits on a lot approximately the size of the original lot. The house is surrounded by mostly post-WWII houses though it is only one block from 5th Street which has houses of comparable size and period. Outbuildings are located to the rear of the house as they were on the original site. A straight, two-strip concrete driveway replicates the original driveway found at the original site. This neighborhood, like the original, supported East Carolina Teachers Training College by providing housing to professors and local business owners as well as government workers.

6. HISTORY:

On a separate sheet of paper, describe any significant events, personages and/or families associated with the property. (Detailed family genealogies are not necessary.) Please cite sources and list any additional sources of information. Only material contained on the form will be used for evaluation.

In addition to its architectural significance, the Peatross-Speight House is perhaps even more important as the home and studio of Francis Speight and Sarah Blakeslee Speight, a husband-and-wife team of artists associated with early-to-mid twentieth century movements in American regionalist art. More on the Speights later.

The house was built in what is colloquially referred to as the Central Business District according to the publication, *The Architectural Heritage of Greenville*,

North Carolina, edited by Michael Cotter and published in 1988. This was a neighborhood that was platted in 1913 by S.T. White who divided the land to sell for residential lots. R.M. Garrett bought lots number 45 & 46 on the north side of 9th street and lots number 59 (subject lot in this application) & 60 on the south side of 9th street for \$1,000.00 on March 1, 1920, presumably as speculative purchases for resale.

O.B. Peatross and his wife Lillie, purchased lot 59 on March 13, 1920, for \$500.00. Just three years later, in 1923, H.C. Sugg and wife Carrie purchased the lot for \$1,700.00 suggesting that the house was constructed by the Peatross' in the intervening years and the house is evident on the *1923 Sanborn Fire Insurance Map*. The property continued to change hands and in 1928, Walter C. Jones and his wife May bought the house for \$8,000.00. Real estate had reached significant increases just prior to the Great Depression which likely explains the jump in value over the five-year period.

The next owner came in November of 1934 when the property was purchased by Frank W. Brown during the depths of the Depression. It is likely Brown who added the two-story addition onto the house which correlated with a significant increase in student population at ECTC and the house was located just two blocks from campus and faculty housing making it attractive for rental. The two-story section is laid out in a plan conducive to a rental with a door that closes it off to the other section of the second floor and two bedrooms separated by a shared bathroom.

Brown's estate sold it in July of 1955 to Per K. Andresen and his wife Christin, a local tobacconist who lived in a finely detailed and recently constructed Colonial Revival style house at the base of Rock Springs Road where it connects to East 10th Street. Andresen used two separate loans to pay for the property: one, \$10,000.00 paid to The Home Building and Loan Association of Greenville, and the second, \$4,500.00 paid to the Brown estate. It is likely during this time that the second, two-car garage was added to the Charles Street side of the property.

Per Andresen used the property as rental the entire time he owned the house and finally sold it to Francis Speight and Sarah Blakeslee in June of 1970. Francis Speight remained in the house, using it as his studio and gallery until his passing in 1989 and Sarah remained there until she relocated to Philadelphia in 1998 to be closer to her daughter Elisbeth. Mrs. Blakeslee had conveyed the property to East Carolina University several years earlier but retained a life estate so that she could remain in the house for as long as she wanted to. Following her relocation to Philadelphia, the University solicited contracts for removing the house by demolition.

In 2000, with assistance from the University and the Pitt County Historical Society, Jane and Scott Power purchased a lot on 6th Street and relocated the house and both garage buildings to save and preserve the home.

The importance of Francis Wayland Speight as an educator and artist as well as that of Sarah Blakeslee Speight, has been well documented in the publication, *The Privilege to Paint: The Lives of Francis Speight and Sarah Blakeslee* by author Maurice C. York. Returning to North Carolina from a 40-year teaching career at the prestigious Pennsylvania Academy of Fine Arts in Philadelphia, Speight, at the urging of then ECU president Dr. Leo Jenkins, took the position of the first Artist-In-Residence at the university in 1961. Throughout his career, Speight had returned to North Carolina to visit family in his native Bertie County and to paint and teach. In the early 1930s, for two consecutive summers, he taught painting classes at the University of North Carolina in Chapel Hill and spent his off time traveling the state recording scenes, through oil, of old historic homes and vanishing places like the one-car ferry at Sans Sous in his own county. He considered himself a historic preservationist by way of preserving scenes of places on the North Carolina landscape that were in disrepair and on the verge of demolition by neglect. He and Sarah were also instrumental in the restoration of Hope Plantation—the home of Gov. David Stone, also in Bertie County.

Sarah Blakeslee is best known for the hundreds of portraits she painted of everyday citizens of Greenville and surrounding areas as well as university presidents and governors. She also excelled at landscape and still life painting.

Both of their works are held in numerous museums, corporate, and private collections across the United States including the North Carolina Museum of Art, the Johnson Collection, and a special dedicated space in the local Greenville Museum of Art.

7. PHOTOGRAPHS:

At least two current exterior color photographs must be provided. Photographs **MUST BE LABELED** (name of structure, address, county). Current interior views and views of other buildings on the property would also be helpful. If the property is in a developed setting, such as a residential-neighborhood or a business district, include slides of adjoining streetscapes and indicate how-these views relate to subject property. Current exterior and interior photographs would also be helpful. Good photocopies of photographs are acceptable.

Note: If photographs are not included, the staff can make an informal evaluation of the property, but it cannot be presented to the Review Committee.

8. MAPS:

Please include a map showing the location of the property. A sketch map is acceptable, but please note street and route numbers. Any outbuildings on the property should also be noted. Please include a “North” arrow.

9. Is the property income producing? **No** if so, will the applicant seek the Rehabilitation Tax Credits? **No**
10. Has the property ever been surveyed by the State Historic Preservation Office or during a local historic building survey? If so, when and by whom?

Yes, the house was surveyed by Kate M. Ohno in 1982, a project sponsored by the City of Greenville and the North Carolina Division of Archives and History (now part of the North Carolina Department of Natural and Cultural Resources). Subsequently, the property was included in the local 1988 publication, *The Architectural Heritage of Greenville, North Carolina* sponsored by the Greenville Area Preservation Association—an entity that no longer exists. The permanent file for the property is in Raleigh in the files of the State Historic Preservation Office in the State Archives Building.

OWNER ACKNOWLEDGEMENT

I/We, Jane and Scott Power, understand that if my property is designated as a Local Landmark by the Greenville City Council no exterior portion of any building or other structure, including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant feature shall be erected, altered, restored, moved, or demolished until after a complete application for a Certificate of Appropriateness has been submitted and approved by the Historic Preservation Commission.

The property is eligible to receive a fifty (50) percent annual deferral of the city and county property taxes for as long as the property is designated and retains special significance and integrity. Once designated, the City will provide you the necessary documentation so that the property owner can apply for the tax deferral at the Pitt County Tax Assessor's Office.

Timothy S. Power

Property Owner

Jane M. Power

Property Owner

Mail the completed application and supporting documentation to:
 City of Greenville
 Planning Division, Historic Preservation
 P.O. Box 7207
 Greenville, NC 27835-7207

Or hand-deliver to: 201 West 5th Street
 Greenville NC 27835





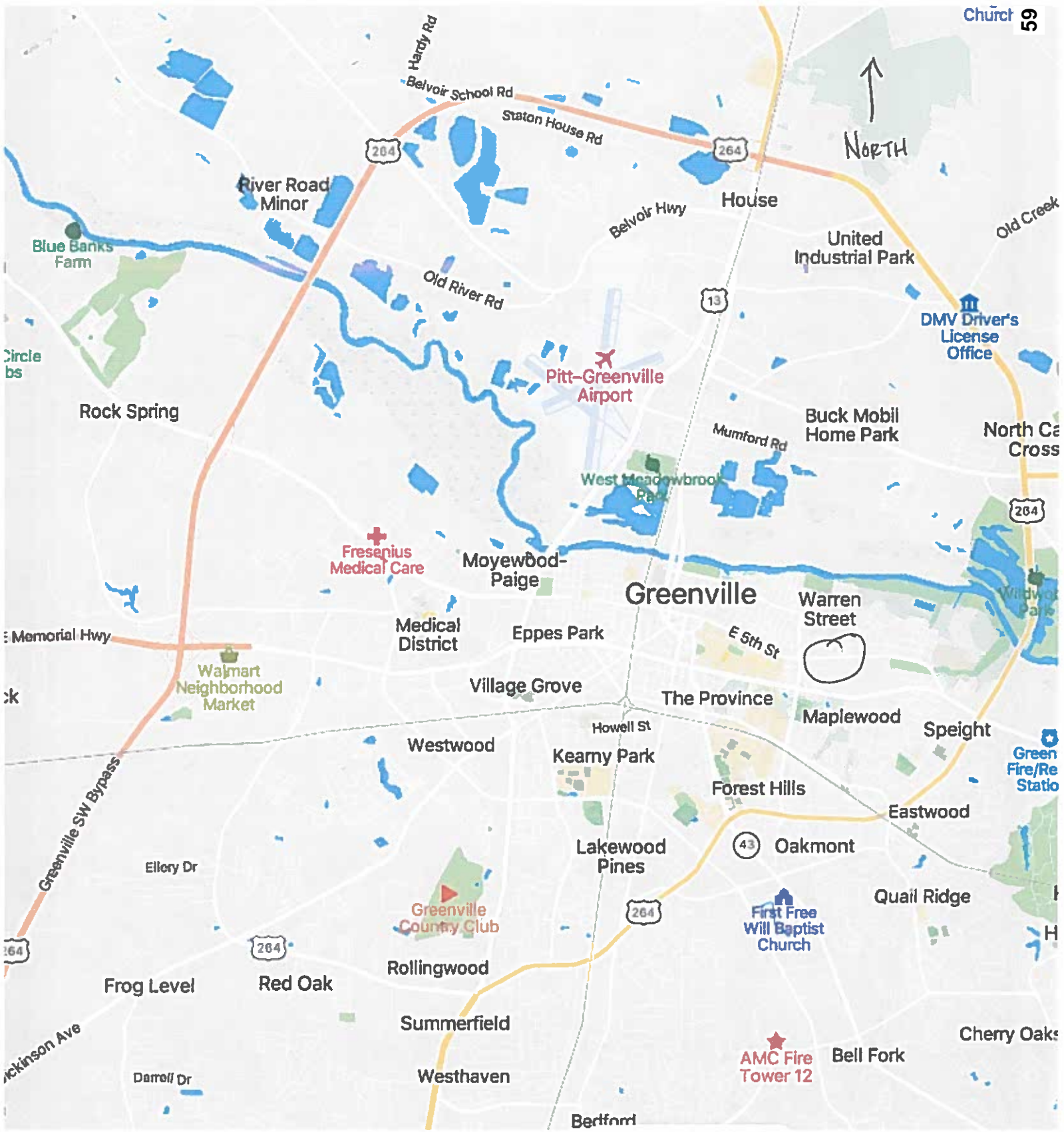












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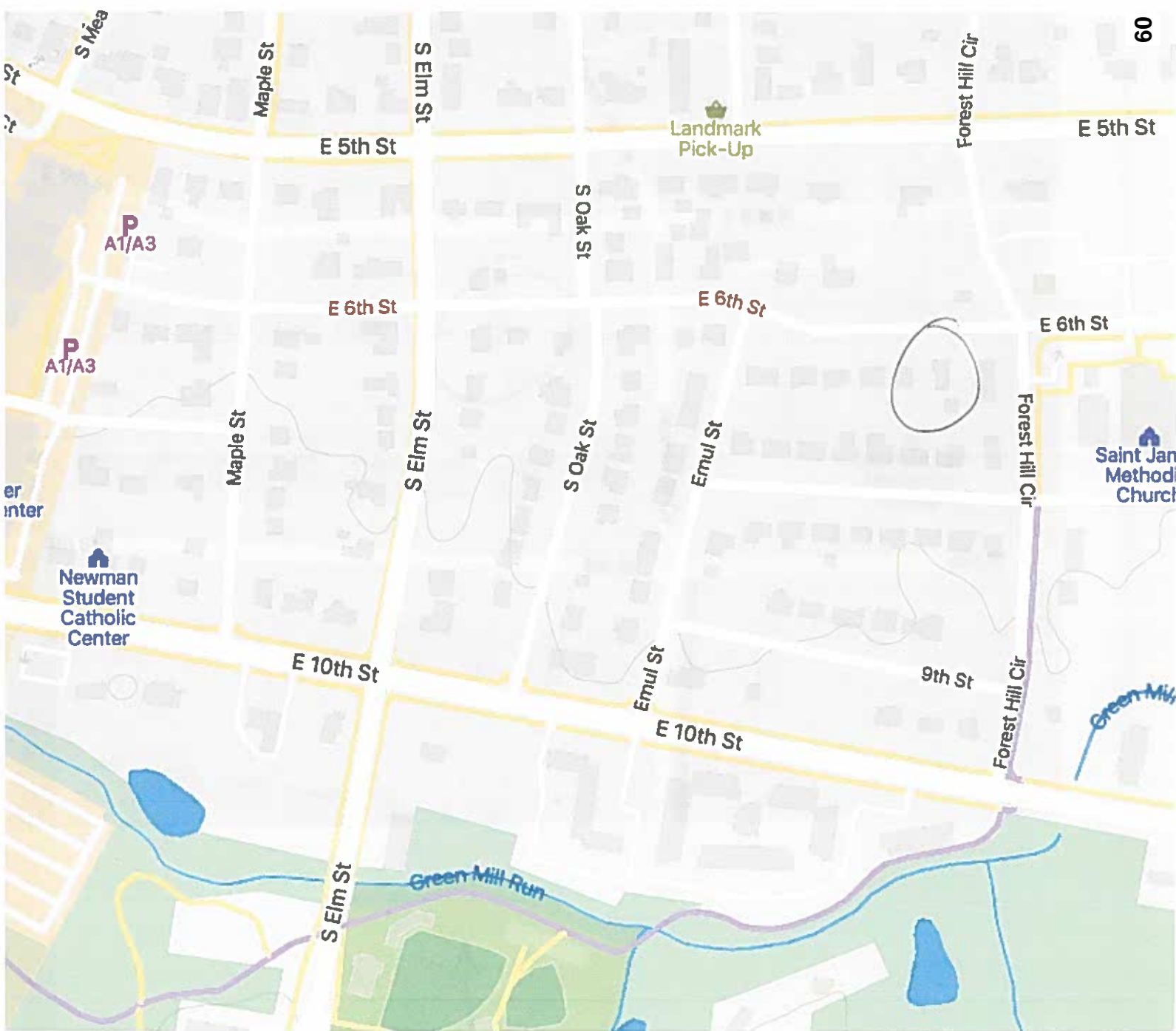
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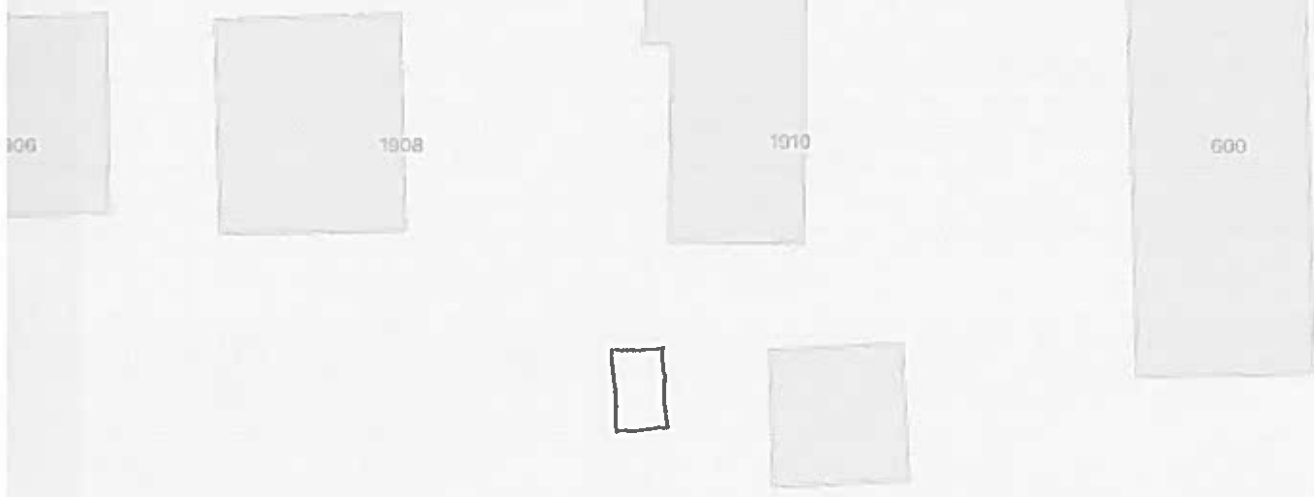
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AMC Fire
Tower 12



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NORTH

1910 E. 6th St.
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NORTH

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Designation of Historic Landmarks

Historic landmark designation applies to individual properties, which may be buildings, structures, sites, areas, or objects. State law specifies the procedure for designation of landmarks. The historic preservation (or historic landmarks) commission recommends designation, and the local governing board designates the landmark by adopting a designation ordinance.

Landmark designation is an honor. It signifies recognition that the property is important to the heritage and character of the community and that its protection enriches all the community's residents.

It is important for the commission and local governing board to follow the procedures required by law. Should designations be challenged in court, they are much more likely to be set aside on procedural grounds than on substantive grounds. If a commission has followed the required procedures, the court usually defers to the commission's decision on whether the property is worthy of designation.

Types of Historic Landmarks

The following types of properties can be designated as historic landmarks:

- **Buildings.** A "building" is constructed mainly to shelter human activity. Examples are houses, churches, theaters, schools, government buildings, stores, office buildings, factories, stations, barns, stables, and sheds.
- **Structures.** The term "structure" refers to a construction with a main purpose other than shelter. Examples are vehicles, roads, bridges, tunnels, canals, dams, fences, prehistoric earthworks, lighthouses, kilns, silos, windmills, gazebos, and bandstands.
- **Sites.** A "site" is the location of a significant event, activity, building, or structure (even if the building or structure is in ruins or gone). To be proposed for designation, the site must have historical significance regardless of the value of any building or structure now existing there. Examples are battlefields, shipwrecks, cemeteries, ruins of buildings or structures, sites of villages or habitations, rock shelters, natural features, or designed landscapes.
- **Areas.** The term "area" can be used to refer to a portion of a large land parcel, when only that portion is designated. It may also refer to a designated property that consists of more than one tax parcel. For example, a designation might include one or more buildings on a large property plus an area surrounding them. Landmark areas are different from historic districts, which are groups of properties.

- ▶ *Objects.* The term "object" refers to a structure that is relatively small and simple or is primarily artistic in nature. To be proposed for designation, the object should be in a setting appropriate to its historical significance. Examples are statues, monuments, fixed outdoor sculptures, fountains, mileposts, or boundary markers.

Prerequisites for Designation of Landmarks

Before a local governing board may designate any historic landmarks, these steps must have been taken:

- ▶ The local governing board must have established a historic preservation commission or a historic landmarks commission.
- ▶ The commission must have established rules of procedure and design guidelines.

Once these requirements have been met, an individual property may be designated as a historic landmark by the procedure described below.

Consent of the property owner is not required for designation of a property's exterior or grounds. Nonetheless, it is advisable for the commission to obtain the owner's support before initiating the designation process.

Procedure for Designation of Landmarks

These are the main steps in designation of historic landmarks:

- ▶ The commission investigates the historical, prehistorical, architectural, or cultural significance of each property proposed for designation.
- ▶ The commission submits a report of this investigation to the State Historic Preservation Office.
- ▶ The State Historic Preservation Office has the opportunity to review the report and to make nonbinding comments on the substance and effect of the proposed designation.
- ▶ The city or county attorney drafts an ordinance designating the landmark.
- ▶ The commission and the local governing board hold a joint public hearing or separate public hearings on the proposed landmark designation ordinance.
- ▶ The commission may recommend to the local governing board that it adopt or reject the proposed ordinance.
- ▶ The local governing board adopts or rejects the proposed ordinance. Before adopting the ordinance, the local governing board may amend the ordinance as it deems necessary.
- ▶ On adoption of the ordinance, the commission must notify owners and occupants of each designated landmark and the appropriate local government officials.

Investigation of Proposed Landmarks

Before recommending that a property be designated as a historic landmark, the commission must investigate the property's significance and find that

- ▶ it has special historical, prehistorical, architectural, or cultural significance, *and*
- ▶ it shows integrity of design, setting, workmanship, materials, feeling, or association.

The commission may make this investigation itself or may arrange for an investigation by qualified consultants or volunteers.

During the investigation, the commission should contact the property owner to explain the ramifications of local designation and to seek cooperation. The property owner's consent is not required for designation of a landmark. However, the owner's consent is required for designation of specified significant features of a landmark's interior.

Criteria for Significance

To have special historical, prehistorical, architectural, or cultural significance, a property should meet at least one of these criteria:

- ▶ It is associated with events that have contributed significantly to our history.
- ▶ It is associated with the life of a person significant in our past.
- ▶ It embodies the distinctive characteristics of a type, period, or method of construction.
- ▶ It represents the work of a master or possesses high artistic values.
- ▶ It has yielded or is likely to yield important historical or prehistorical information.

Aspects of Integrity

A property has integrity if it is able to convey its significance to the observer. In other words, the significance can be seen or experienced, not just imagined. These aspects of properties contribute to their integrity:

- ▶ *Design.* "Design" refers to the combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
- ▶ *Setting.* A property's "setting" is its physical environment (including natural or man-made features) as it relates to a property's functions, its significant role, or its design. Setting refers to the character of the place where a property played its significant role.
- ▶ *Workmanship.* "Workmanship" is the physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.

- ▶ **Materials.** "Materials" are the physical elements that originally were combined to form a property. For a rehabilitated property to have integrity of materials, its historical materials must have been preserved; it must be an actual historic property, not a re-creation.
- ▶ **Feeling.** "Feeling" is a property's expression of the historical or aesthetic sense of a particular period of time. A property has integrity of feeling when its physical features together enable it to evoke a sense of its historical character.
- ▶ **Association.** "Association" is a property's direct connection with a significant event or person. To have integrity of association, the property must be where the significant event or activity occurred, and it must be sufficiently intact to convey the connection to an observer.

To qualify for designation, a property generally should show integrity in most or all of these respects. In particular, integrity of feeling or association alone is not sufficient, because these are more subjective qualities. Generally, a property retains integrity if it has not been substantially altered and if it is not severely deteriorated or dilapidated.

Report on the Proposed Landmark

For each proposed historic landmark, the commission must submit a report on its historical, prehistorical, architectural, or cultural significance to the State Historic Preservation Office.

The information in this report provides the basis for deciding whether a property should be designated as a landmark. Because it provides the justification for the designation ordinance, the report must be thorough. Once a property is designated, the information in the report can be used in promoting the property's importance to the community, in evaluating proposed alterations, and in defending the commission's decisions against legal challenges.

The report should describe the findings of the investigation, providing information on each of the criteria for significance and integrity outlined above. It should include the following:

- ▶ The property's name (both common and historical names, if they can be determined).
- ▶ The property's location (street address or, for a rural property, approximate location in relation to state routes).
- ▶ The name(s) and address(es) of the property's current owner(s).
- ▶ A concise statement of what is included in the proposed designation.
- ▶ Justification of the boundaries of the property proposed for designation.
- ▶ The date of construction and of any later alteration(s).
- ▶ An assessment of the property's historical, prehistorical, architectural, or cultural significance.
- ▶ An architectural or archaeological description of the physical elements of the property that are integral to its significance.

- ▶ A discussion of the property's historical background, period, and locality.
- ▶ An evaluation of the property's integrity of design, setting, workmanship, materials, feeling, and association.
- ▶ A current photograph that clearly shows the overall property and supplementary photographs that show details, other facades, and setting.
- ▶ Interior photographs if interiors are proposed for designation.
- ▶ A site plan showing the property's location, including the locations of any outbuildings and appurtenant features, and the boundaries of the area proposed for designation.
- ▶ The appraised value of the property.
- ▶ Any other information the local governing board deems necessary.

The State Historic Preservation Office offers guidance on how to prepare the report. If the property is listed in the National Register of Historic Places, the National Register nomination, with a cover sheet, can serve as the report.

The State Historic Preservation Office must be given the opportunity to review the report and to comment on the substance of the proposed landmark designation (that is, whether the property is worthy of designation) and on the effects of designation. This review process is intended as a way for the State Historic Preservation Office to provide technical assistance and support to historic preservation commissions.

Any comments or recommendations from the State Historic Preservation Office must be made in writing; they are for the consideration of the commission and the local governing board, and they are not binding. If the State Historic Preservation Office has not submitted comments within thirty days after receiving the commission's report, the commission and the local governing board are relieved of the responsibility to consider such comments.

Recommendation by the Commission

After investigating a proposed landmark and considering comments from the State Historic Preservation Office, the commission may adopt a resolution recommending designation by the local governing board. The written recommendation should include the relevant findings of the investigation.

The commission should state precisely what it is recommending for designation. For example, if designation is meant to include the land area around a building or structure, the recommendation should say so and describe it.

The Designation Ordinance

The ordinance designating a historic landmark is drafted by the city or county attorney, for adoption or rejection by the local governing board. In drafting the ordinance, the attorney should consult closely with the

commission, the planning board, and other appropriate local government officials.

Required Clauses

A designation ordinance must include these clauses:

- ▶ Identification of the property.
- ▶ Specification of the exact boundaries of the designation.
- ▶ Specification of the property's features that are included in the designation, such as exteriors of buildings and other structures, interior features (if any), and significant landscape, archaeological, or natural features.
- ▶ Certification that the requirements of state law have been met.
- ▶ The main facts supporting the finding that the property has special historical, prehistorical, architectural, or cultural significance.
- ▶ Designation of the property as a historic landmark pursuant to state law.

Identifying Sign

The designation ordinance may include a clause providing that the commission post a sign identifying the property as a historic landmark.

Jurisdiction over Interior Features

In certain cases, the designation ordinance may give the commission jurisdiction over interior features of a historic landmark. Jurisdiction over interiors is permitted only for these properties:

- ▶ Publicly owned landmarks (other than buildings owned by the State of North Carolina) for which specific interior features of historical, architectural, or artistic significance are specified in the designation ordinance.
- ▶ Privately owned landmarks for which the owner has consented to review of certain interior features.

In such cases, the designation ordinance should state the nature of the commission's jurisdiction over the property's interior.

Public Hearings on the Proposed Ordinance

The commission and the local governing board must hold a joint public hearing or separate public hearings on the proposed designation ordinance. They must give reasonable notice of the time and place of the hearing(s) and must conduct them in accordance with the North Carolina Open Meetings Law, *General Statutes of North Carolina*, c. 143, a. 33C. Procedures for public hearings are discussed in Chapter 3.

After the public hearing(s), the governing board may either adopt the ordinance as proposed, adopt the ordinance with any amendments it deems necessary, or reject the ordinance.

Notification of Designation

On adoption of a designation ordinance, the owner(s) and occupant(s) of each designated landmark must be given written notification of the designation. The commission must make every reasonable effort to locate and notify the owner(s) and occupant(s).

The commission must file one copy of the designation ordinance and any amendments in each of these locations:

- ▶ The office of the register of deeds of the county where the landmark is located. Each designated landmark must be indexed by the name of the property owner in the grantee and grantor indexes. The commission must pay a fee for filing and indexing.
- ▶ The office of the city or town clerk, for any landmark within the city's or town's zoning jurisdiction. This copy must be available for public inspection.
- ▶ The office of the city or county building inspector.

In addition, the county tax supervisor must be notified of the designation and any restrictions on the property's use, and the designation must be clearly indicated on all tax maps maintained by the county or city.

Effects of Landmark Designation

Landmark designation has these consequences:

- ▶ An owner who wishes to make changes to a property designated as a historic landmark must first have the plans reviewed and approved by the commission by applying for a certificate of appropriateness.
- ▶ The owner of a designated landmark may apply for an annual fifty percent property tax deferral for as long as the property's important historical features are retained.

A designated landmark may be identified by a sign posted on the property (with the owner's consent) or on a nearby public right-of-way, if this is provided for in the designation ordinance.

When a property is designated as a historic landmark, the designation is filed with the title to the property. Future owners of the property are subject to the designation unless it is revoked.

Requirement for a Certificate of Appropriateness

Once a property is designated as a historic landmark, the owner cannot demolish the property, move it, or substantially change its exterior features without a certificate of appropriateness issued by the historic preservation commission.

If the designation ordinance specifies review of certain interior features, a certificate of appropriateness also is needed for changes to these features. Commission approval is not required for routine maintenance or repairs that do not involve a change in design, material, or appearance. Nor is

commission approval required for changes certified by the building inspector to be necessary for public safety.

The commission cannot deny a certificate of appropriateness for demolition or relocation; however, the commission may delay demolition or relocation for up to one year.

Application for certificates of appropriateness and procedures for commission review of these applications are discussed in detail in Chapter 8. Chapter 8 also discusses the actions the commission may take if the designation ordinance is violated.

Property Tax Deferral for Designated Landmarks

Properties designated as historic landmarks are treated as a special class of property under state law (*General Statutes of North Carolina*, c. 105, ss. 105-278). They are taxed on the basis of fifty percent of their true value as determined by the county tax supervisor.

How the Tax Deferral Works

A designated landmark automatically is eligible for the property tax deferral; the deferral is not at the option of the local governing board. Payment of the difference between the tax based on the property's full value and the tax based on fifty percent of its value is deferred as long as the property's significant historical features are retained.

The tax deferral is not automatic; to receive it, the owner of a designated landmark must apply to the county tax supervisor for a reduced valuation of the property. The reduction in value applies only to real property (the land and structures), not to personal property.

Loss of Eligibility for the Tax Deferral

The deferred tax becomes payable if the property loses its eligibility for the tax deferral, either because the property's integrity has been lost or substantially impaired (other than by fire or natural disaster) or because the designation ordinance has been repealed.

If a property is disqualified for the tax deferral, the deferred taxes for the current year and the three preceding years, plus interest, become due. If only part of a property loses its eligibility, the amount of deferred taxes due is prorated.

Rationale for the Tax Deferral

The property tax deferral provides an incentive for preservation of historic properties, reflecting the belief of the North Carolina General Assembly and the local governing board that this preservation is to the public's benefit.

In many cases, the tax deferral neutralizes disadvantages that could otherwise affect owners of historic properties. Property normally is taxed according to its "highest and best use," which often is not the same as its actual use. For example, commercially zoned land occupied by a historically significant residence or by an archaeological site might be valued for tax

purposes as though the land were available for construction of an office building or a shopping center. If the property is designated as a landmark, the tax deferral reduces the property tax so that it is closer to the tax based on the land's actual use (in this example, residential rather than commercial).

The substantial tax penalty if the designated property is demolished, moved, or altered so that it loses its historical significance also gives the property owner an incentive to maintain the landmark properly.

The property tax deferral for landmarks can reduce the local government's tax base. However, in many cases, designation encourages rehabilitation of historic landmarks, increasing their value. The increased value of the rehabilitated property can more than make up for the tax deferral based on the property's original value.

In the case of already tax-exempt properties, such as buildings owned and used by the city or county, churches, universities, or charities, no incentive for preservation can be offered in the form of a tax deferral. Nevertheless, designation of a tax-exempt property subjects it to the commission's review of proposed changes and to a one-year delay of demolition or relocation.

Revocation of Landmark Designation

If a designated historic landmark is demolished, moved, or altered so that it loses its integrity or historical significance, the commission may recommend that the local governing board revoke that property's landmark designation by repealing the designation ordinance. Neglect of a property can be grounds for revocation; if the owner fails to maintain the property and it loses its integrity through deterioration, designation can be revoked. (Chapter 8 discusses how demolition by neglect may be prevented.)

Revocation of landmark designation must be "for cause"—that is, because the property no longer meets the requirements for landmark designation. Because revocation carries heavy tax penalties, recommending revocation is a serious step for a commission to take. The commission should develop guidelines for deciding when to recommend revocation, both for the information of property owners and to protect the commission against charges of unfairness.



College Hill Historic District, Greensboro. Characterized by distinctive examples of residential design ranging from Queen Anne to Colonial Revival to Craftsman, Greensboro's College Hill Historic District was locally designated in 1980. Since then, many deteriorated houses in the district have been carefully restored. (Shown are houses on Walker Avenue.)



Wilmington Historic District—Residential. Established in 1962, the Wilmington Historic District Commission is one of the oldest in the state. Wilmington's six locally designated historic districts contain many excellent examples of various residential and commercial architectural styles dating from the early nineteenth century. (Shown are houses on Nun Street.)



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

August 30, 2024

Chantae Gooby, Chief Planner
Greenville Historic Preservation Commission
210 W. 5th St.
Greenville, NC 27835-7207

Email: cgooby@GREENVILLENC.GOV

RE: Proposed Designation of the **O. B. Peatross House- Francis Speight and Sarah Blakeslee Home and Studio, 1910 E. 6th St., Greenville, Pitt County.**

Dear Ms. Gooby:

Thank you for submitting the report for the O. B. Peatross House- Francis Speight and Sarah Blakeslee Home and Studio, 1910 E. 6th St., Greenville, Pitt County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, O. B. Peatross House- Francis Speight and Sarah Blakeslee Home and Studio is of special local significance as an excellent example of an American Foursquare and for its association with Francis Speight and Sarah Blakeslee, who made significant contributions to the local and regional art world during the mid-twentieth century.

The report is complete and provides a strong argument. We believe this report will provide the preservation commission and local governing board sufficient information to determine whether the O. B. Peatross House- Francis Speight and Sarah Blakeslee Home and Studio possesses the requisite special local significance and integrity for local historic landmark designation.

Local landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance of the property would be subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq.*)

Thank you for the opportunity to comment on this report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Greenville Historic Preservation Commission, it should proceed in the same manner as would otherwise

be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed designation form or a copy of the ordinance to our office.

This letter serves as our comments on the proposed designation of the O. B. Peatross House- Francis Speight and Sarah Blakeslee Home and Studio, 1910 E. 6th St., Greenville, Pitt County.

Please contact me at or Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION



October 8, 2024

Scott and Jane Power
1910 East 6th Street
Greenville, NC 27858

Dear Petitioner:

The City of Greenville wishes to inform you that your request for Local Landmark Designation has been placed on the Historic Preservation Commission agenda. The request is for the O.B. Peatross House - Frances Speight and Sarah Blakeslee Home and Studio at 1910 East 6th Street (tax parcel number 17883).

A public hearing will be held by the Historic Preservation Commission on Tuesday, October 22, 2024, at 6:00 p.m. to consider the request. The meeting will be held in the Council Chambers on the third floor of City Hall, 200 West Fifth Street.

Your presence (or that of your authorized representative) is required at this meeting to answer any questions which may arise concerning your request. If you plan to distribute any documents, exhibits and/or any other materials the night of the hearing, please make sure you provide 15 copies for the board and city staff. **Applicable presentations that you wish to show at this meeting must be submitted to staff no later than 5:00 PM on Friday, October 18, 2024.**

To review the staff report, please visit the City of Greenville's website at <https://greenvillenc.gov/government/city-council/boards-and-commissions/historic-preservation-commission/streaming-historic-preservation-commission-meetings/> or by scanning the provided QR code below. This information should be available for viewing by Friday, October 18, 2024.

If you have any questions concerning this matter, please do not hesitate to call me at (252) 329-4486 or BPrivette@greenvillenc.gov.

Sincerely,

Blake Privette

Blake Privette, Planner II
Staff Liaison to the Historic Preservation Commission



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION



October 8, 2024

Dear Greenville Area Property Owner:

The City of Greenville wishes to inform you that a request has been made to the Historic Preservation Commission for a Local Landmark Designation. The request was submitted by Scott and Jane Power for the O.B. Peatross House - Frances Speight and Sarah Blakeslee Home and Studio at 1910 East 6th street (tax parcel number 17883).

You are receiving this letter because your property is within 250 feet of the subject property.

The Historic Preservation Commission will review the application, architectural survey report, and draft local landmark designation ordinance, and will make a recommendation to the City Council for approval or disapproval. The City Council will make the final determination as to designating the property as a local landmark.

A public hearing will be held by the Historic Preservation Commission on Tuesday, October 22, 2024, at 6:00 p.m. to consider the request. The meeting will be held in the Council Chambers located on the 3rd floor of City Hall, 200 West Fifth Street. You are welcome to attend and comment on the above request.

Also, you may watch the meeting live on GTV9 at <https://www.greenvillenc.gov/government/city-manager-s-office/public-information-office/government-access-channel-gtv9> or by scanning the provided QR code below. Once you have accessed the website above, click the hyperlink located in the first sentence that says, "Click HERE to watch a live stream of GTV9"

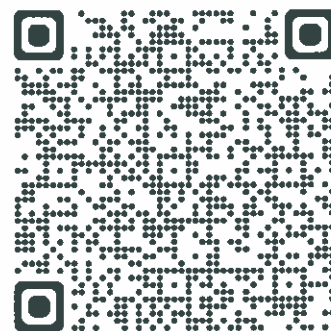
If you have any questions, please feel free to contact me at 252-329-4486 or send an email to: BPrivette@greenvillenc.gov.

Sincerely,

Blake Privette

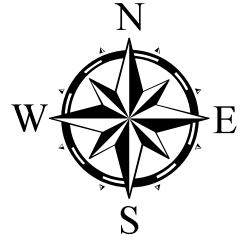
Blake Privette, Planner II
Staff Liaison to the Historic Preservation Commission

Enclosure: Map

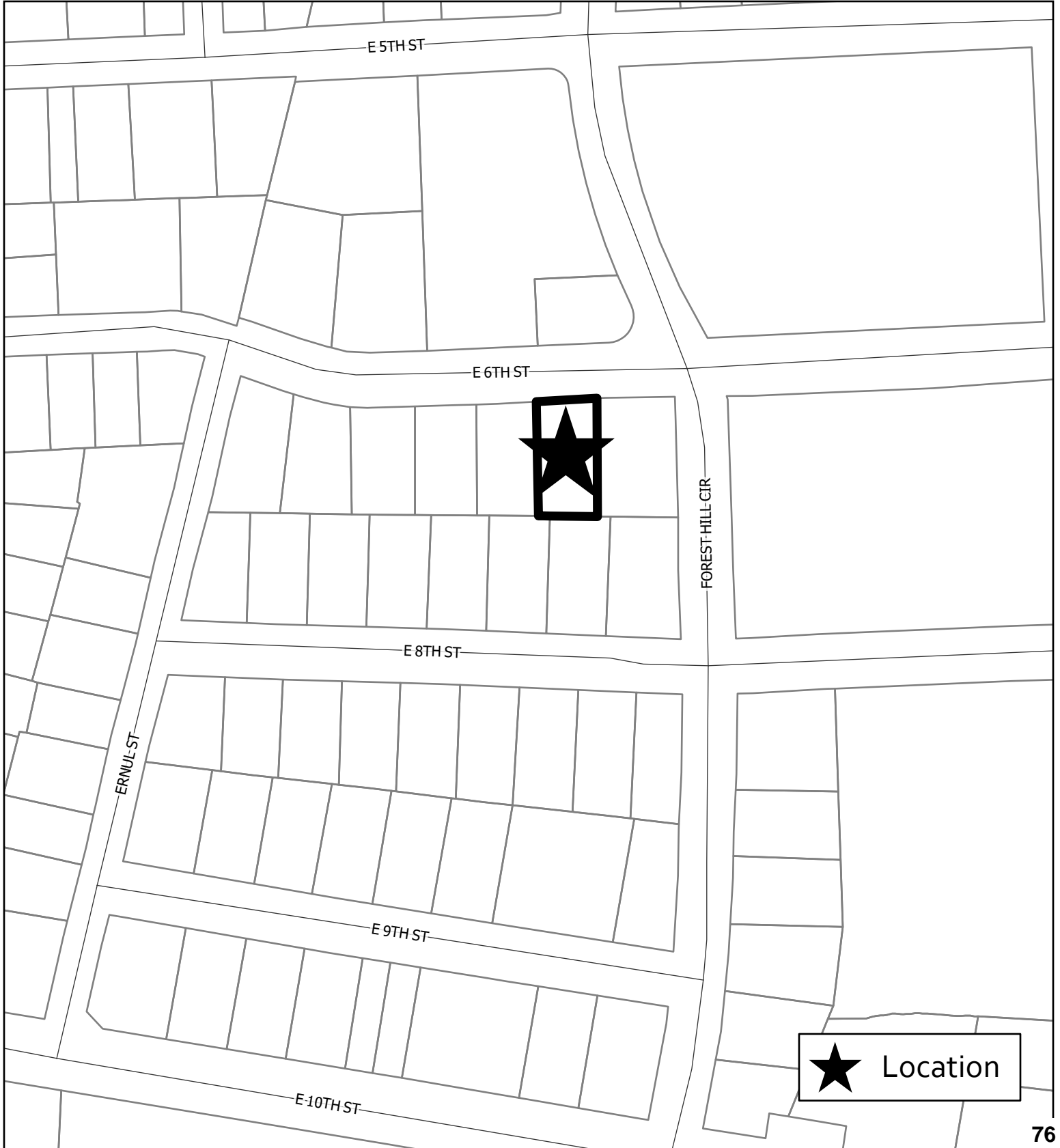


Doc. # 1194353

1910 E Sixth Street Local Landmark Designation October 22, 2024



0 65 130 260 Feet



OwnerName	OwnerAddress1	OwnerAddress2	CityStateZip
VINVENTURE PROPERTIES LLC	1912 WHICHARD CHERRY LANE RD		STOKES NC 27884
LEWIS GEORGIA E	105 PRESERVE LN		HOMER GA 30547
ABDALLAH JORGE M	ABDALLAH SILVIA E	1910 E. 5TH ST.	GREENVILLE NC 27858
BLUE HERON PROPERTY MANAGEMENT LLC	PO BOX 1643		GREENVILLE NC 27834
SMITH ARCHIE THURSTON	LAWRENCE JANE GRAY	1905 E 6TH ST	GREENVILLE NC 27858
ARNOLD MARY ALICE	1914 E. 8TH ST.		GREENVILLE NC 27858
PERKINS WILLIAM RIPPARD	105 KENILWORTH ROAD		GREENVILLE NC 27858
EC LEASES LLC	1036 W ROCK SPRING RD		GREENVILLE NC 27858
WYRICK GARY W	705 CHESAPEAKE PL		GREENVILLE NC 27858
POWER TIMOTHY SCOTT	POWER JANE M	1910 E SIXTH ST	GREENVILLE NC 27858
KNOTT ELIZABETH S	1908 E SIXTH ST.		GREENVILLE NC 27858
SAINT JAMES UNITED METHODIST CHURCH	2000 E 6TH ST		GREENVILLE NC 27858
BEE BETH ANNE	PERHACS MARK ALEXANDER	800 FOREST HILL CI	GREENVILLE NC 27858
MBW RENTALS LLC	3756 IVY RD		GREENVILLE NC 27858
SUMMER LAND ENTERPRISES LLC	614 MAPLE ST		GREENVILLE NC 27858
GARDNER JOSHUA R	COX MATTHEW B	1905 E EIGHTH ST	GREENVILLE NC 27858
NAYLOR MICHAEL W	NAYLOR MICHELLE B	600 FOREST HILL CIRCLE	GREENVILLE NC 27835
CORRA MAMADI K	602 FOREST HILL CIR		GREENVILLE NC 27858
SU HONG-BING	1907 E 8TH ST.		GREENVILLE NC 27834



City of Greenville, North Carolina

Meeting Date: 10/22/2024

Title of Item: Major Work COA #2024-27: 405 South Eastern Street

Explanation: This request is for a Certificate of Appropriateness to replace 6 windows on the front of the house with a wood double-hung sash replacement kit that has aluminum cladding on the exterior.

Recommendation: Staff recommends approval.

ATTACHMENTS

- [Staff Report COA #2024-27 405 S. Eastern St..pdf](#)
- [COA #2024-27 405 S. Eastern St. - Window Replacement.pdf](#)
- [DRC Recommendation COA 24-27 405 S. Eastern St..pdf](#)
- [Petitioner Letter COA 24-27 405 S. Eastern St..pdf](#)
- [APO Letter COA 24-27 405 S. Eastern St..pdf](#)
- [Mailer Map COA 24-27 405 S. Eastern St..pdf](#)
- [APO List COA 24-27 405 S. Eastern St..pdf](#)

COA 2024-0027: 405 South Eastern Street

Request:	The applicant requests a Certificate of Appropriateness to replace 6 windows on the front of the house.
Applicant:	Graham Lashley
Location:	405 South Eastern Street
Parcel Number:	22256
Historic Status:	College View Historic District
Attachments:	<ol style="list-style-type: none"> 1. Site Photos 2. Supplemental Materials 3. Location map of property

The Commission should consider this request based upon general conformance with the *Design Guidelines*.

Description: Judge William J. Bundy House: William J. Bundy was Resident Superior Court Judge of the Third Judicial District. He was the original owner and occupant of this wonderfully executed Tudor Revival house. Considered one of the most ardent expressions of the style built in the district, this one-story brick house has numerous elements associated with the popular early twentieth century style. The most identifiable features include half-timbering in the front cross gables and side gables, protruding ceiling joists, and stone quoins on the recessed entrance stoop.

Project Analysis: The applicant has submitted a COA application to replace 6 windows on the front of the house with a wood double-hung sash replacement kit with aluminum cladding on the exterior. The windows need replacement due to excess deterioration.

From the *Design Guidelines* (shortened to include only those that apply):

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
2	Windows and Doors	27-36
1.	Original windows, doors, and shutters must be retained and preserved. This includes all wood and metal sash, glass, and hardware.	
2.	Openings and details of windows and doors, such as trim, casings, lintels, sills, and thresholds must be retained and preserved.	
5.	If replacement of a piece or a window or door element is necessary, only the deteriorated portion should be replaced while all else must be retained. The	

replacement section **must** match the original in size, scale, proportion, profile, materials, and detail.

14. Transparent glazing in windows or doors may **not** be replaced with tinted glazing.
15. Transparent or translucent glazing shall **not** be painted.
16. Existing window or door openings **must not** be filled or altered if it would diminish the historic character of the building. It is not appropriate to replace or cover glazing with plywood.
17. New windows or doors **must** not be introduced where they would diminish the original design of the building or damage historic materials and features. New windows and doors **must** be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and details.

Design Review

Committee (DRC): The DRC met on October 3, 2024, to discuss this application and recommended approval.

Legal Notice:

Letters mailed on October 8, 2024.

Sign posted on October 8, 2024

Legal ad published in the *Daily Reflector* on October 12 and October 19, 2024.

Staff Findings:

The proposed windows are in compliance with the *Design Guidelines*.

Staff recommends approval.



405 South Eastern Street – Front View

CERTIFICATE OF APPROPRIATENESS APPLICATION



Find yourself in good company

Historic Property Address: 405 S. Easton Parcel Number: 22256

AFFICANT INFORMATION (please type or print legibly)

Applicant Name: WOF95, LLC / Graham Lashley

*If the applicant is not the owner, s/he must be authorized by the owner to consent to changes proposed by the Commission.

Mailing Address: 708 Wayne Drive

City: Raleigh State: NC Zip: 27608 Fax: _____

Email: C202HTRADER@Hoc.COM Day/Cell Phone: (252) 347-3451

Property Owner (if different from applicant): _____

Mailing Address: _____ Day/Cell Phone: _____

City: _____ State: _____ Zip: _____ Fax: _____

Email: _____

EXISTING CONDITIONS:

Current Use: Single Fam / Rental

Previous Renovations: _____

PROPOSED ACTION:

- Alteration
- Restoration
- Reconstruction
- Other (utilities, etc)
- Addition
- New Construction
- Relocation/Demolition
- Landscaping/Environment

ATTACHMENTS: (see page 3 for additional required attachments)

Written Description: describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Refer as specifically and completely as possible to the Historic Preservation Commission's Design Guidelines.

Need to replace front windows
- safety issues - New functional
- Rotter, part repair
- see attached pictures

Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing notification sign. Applicants are required to attend the meeting to present their application and answer questions or the Commission may continue the application until the next scheduled meeting. If you cannot appear in person at the commission meeting, you may appoint a duly authorized agent. An application fee must be paid at the time the application is submitted. See page 1 for fee amounts.

By submitting this application you agree to the following statement:

I certify that I have read the instructions to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I agree to comply with all conditions of the COA.

[Signature] 9/1/24
Applicant's Signature Date

Property Owner's Signature (Required if not applicant) Date

THIS SECTION FOR STAFF USE ONLY

Case #: 2024-27 Date Received: 09/01/2024
 NR #: 160 Meeting Date: 10/22/2024
 Date Complete: _____ FOR: _____
 APO: _____ Fee Paid: \$25.00

This Certificate of Appropriateness is hereby

MINOR MAJOR ROUTINE MAINTENANCE

APPROVED/APPROVED WITH CONDITIONS/DENIED

Commission Secretary Date

6 windows on the front of the house need to be replaced.

This is the home and these are the 6 windows on the front that I need to replace. They are painted shut and are rotting past the point of repair. They look good at a distance due to recently painting. See attached photos of the rot and structural issues. Let me know if you need more pictures

After significant research and looking at all options I would like to do to following.

Use a Lincoln Wood Replacement Window (Lincoln brands these as Revitalizing Windows). Their product is double hung Sash replacement kit. This keep all the old frame of the window to maintain the character of the home. The windows are wood with white Aluminum Clad on the exterior. They are true SDL windows (Simulated Divided Lites) and will look exactly like the window they are replacing. Attached is the information and the specs. Replacement is a significant cost at over \$1000 per window but will help maintain the safety and quality of the home for the renters.

Line # 1



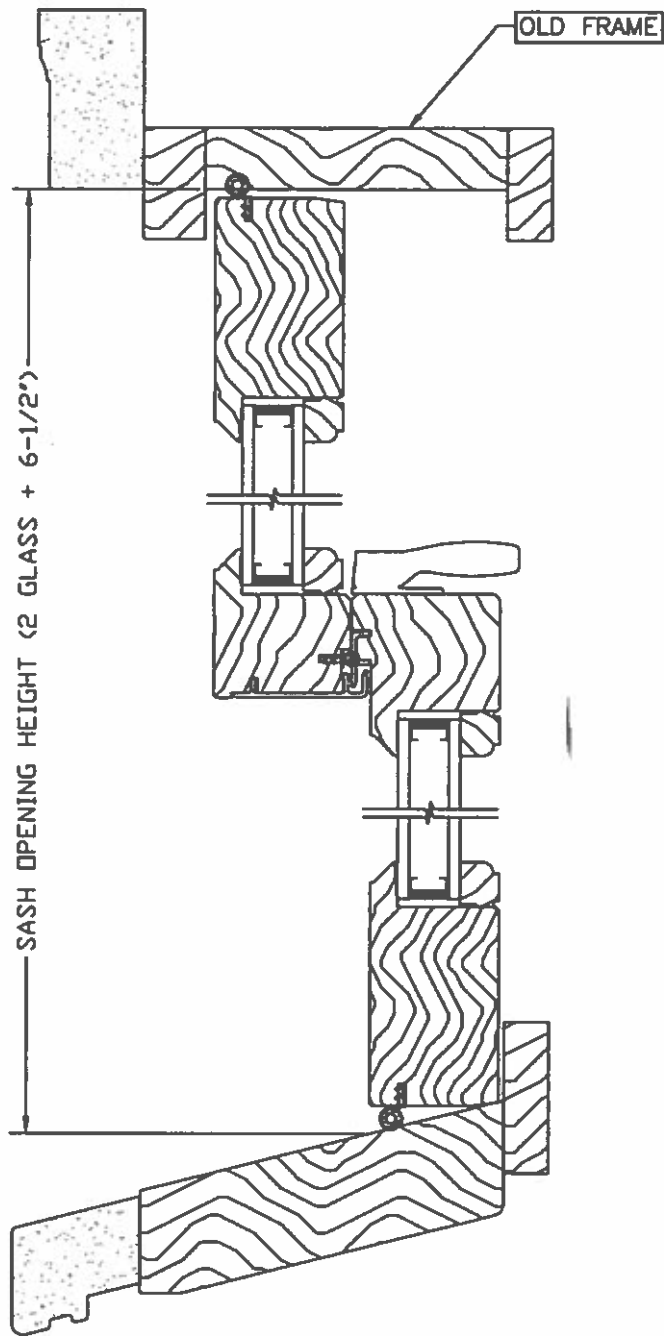
REPLACEMENT KIT
S.O. 32" x 62"

*SALE
KIT*

- DBLH-REPL; White Alum Clad
AAMA.2605; LoE-272
Sash Opening 32"x62"
Preserve Glass (Top)
Silver Spacer
7/8" SDL (Top) (3W2H) Profiled
**Interior - With Mill Finish Internal
Grids**
Preserve Glass (Bot)
Silver Spacer
White Hardware
White Jambliners
Pre-Finished White Interior Top
Divided Lite InteriorPre-Finished
White
Pre-Finished White Interior Bottom
Narrow Rail Double Hung (Glass
Size:27-7/16x28-13/16)

Sash 1
U-Factor=0.31
SHGC=0.28
Visible Transmittance=0.48
PG=N/A

Sash 2
U-Factor=0.31
SHGC=0.32
Visible Transmittance=0.54
PG=N/A



DOUBLE HUNG - WOOD REPLACEMENT KIT (2017)

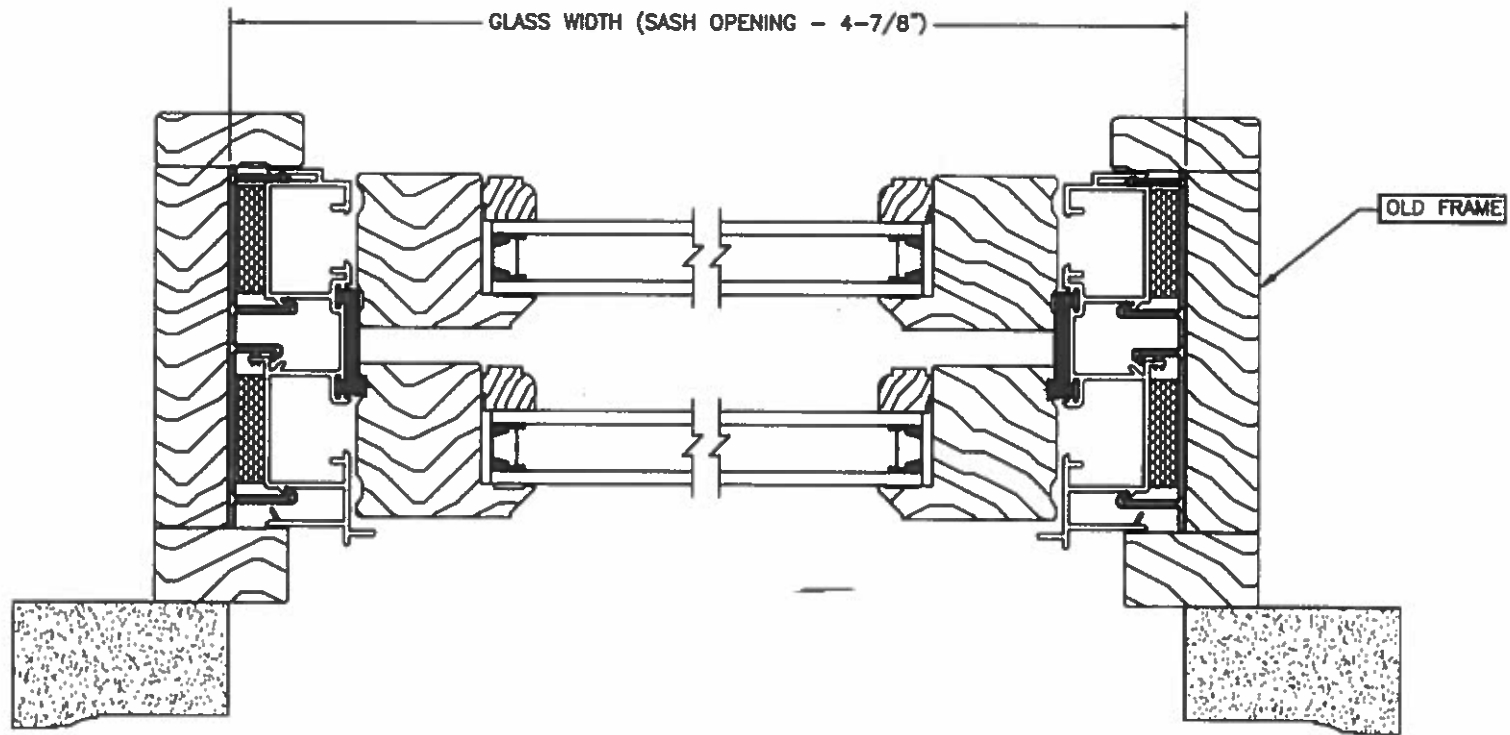
VERTICAL SECTION

6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 538-2461





DOUBLE HUNG - WOOD REPLACEMENT KIT (2017)

HORIZONTAL SECTION

6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

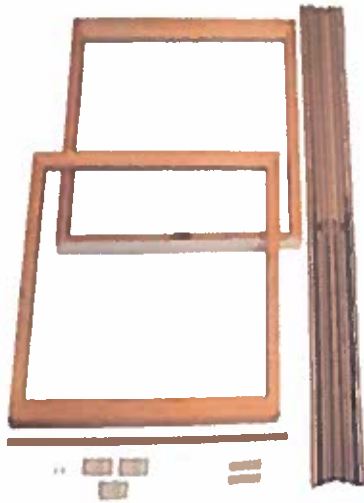
1400 W. TAYLOR ST.

Merrill, WI 54452

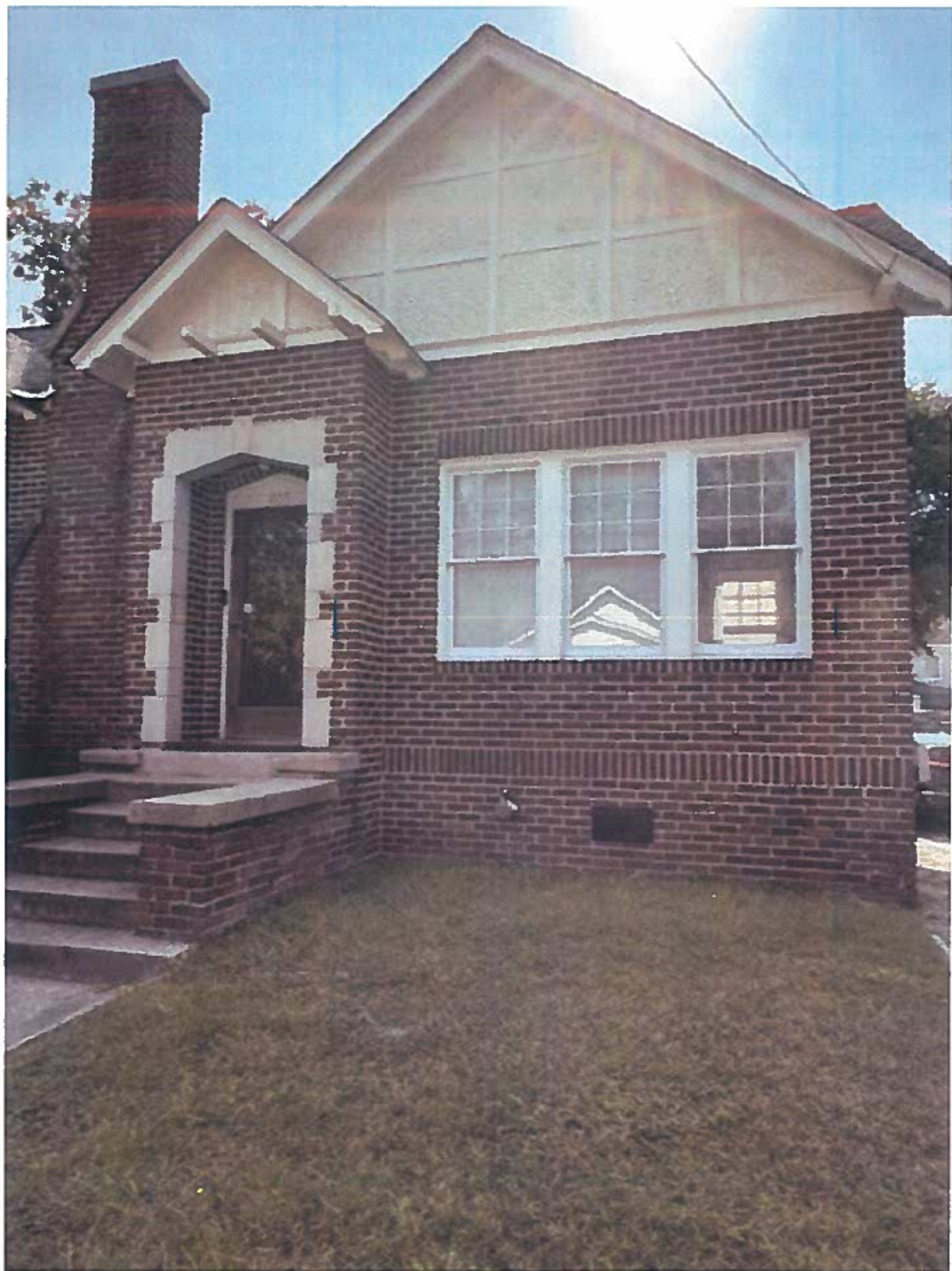
(715) 536-2461

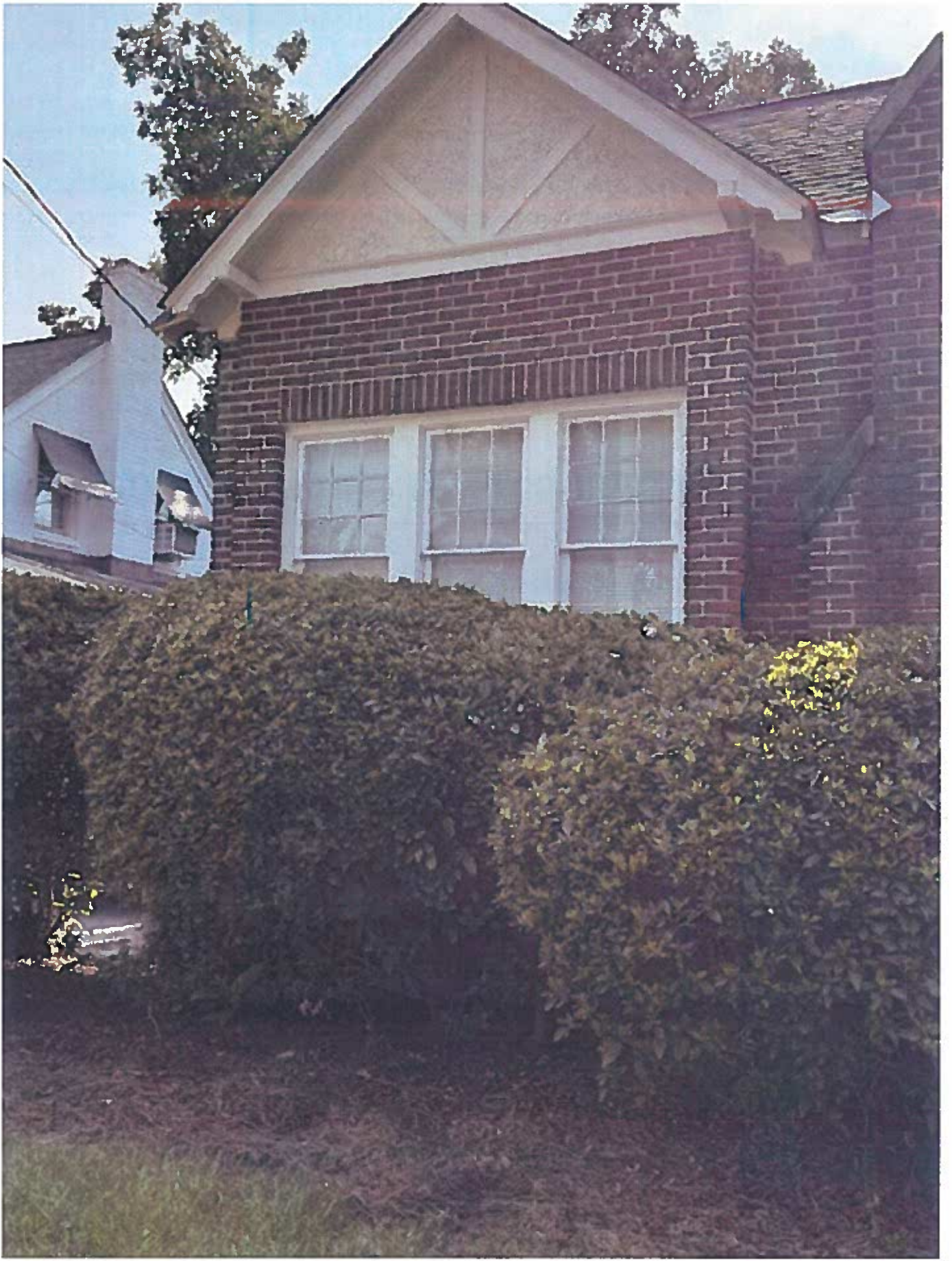
Double Hung Replacement Kit

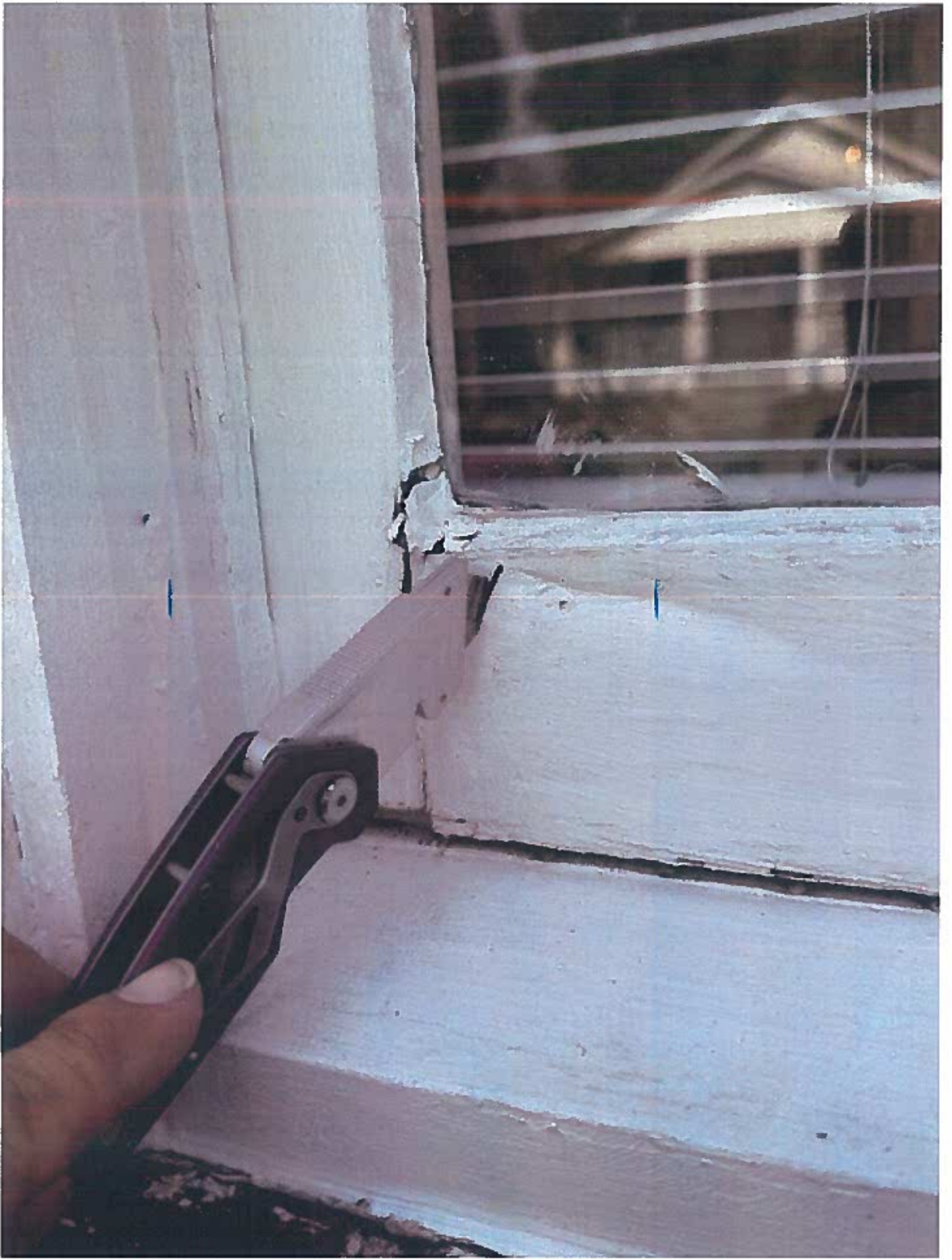
Even huge jobs become small projects with Lincoln's Double Hung Replacement Kit. There's no reason to replace or even disturb the interior or exterior trim. The Replacement Kit utilizes an existing window frame in combination with snap-in jamb liners and energy efficient sash that can be installed from the interior of the home. In a matter of minutes, you'll turn an old double hung window into a major home improvement. With custom sizing available to 1/16", finding the right size replacement for your project is easy.



- Tilt-in Sash - Sash tilt to the interior for easier cleaning and removal
- Seven Sash Lock Finishes - Match your interior décor for a consistent look throughout the home
- Heavy Duty Hardware - Hardware performs year after year
- Block & Tackle Balance - Sash weight is compensated for and makes windows easy to operate
- Interlock with Weatherstrip - Double protection against air infiltration with multiple weatherstrips and interlocking sash
- Installation Hardware - Sash kits include fasteners, clips, sash, balances and weatherstrip
- Quantum Kit - For 4-1/4" sash pockets and large window sizes



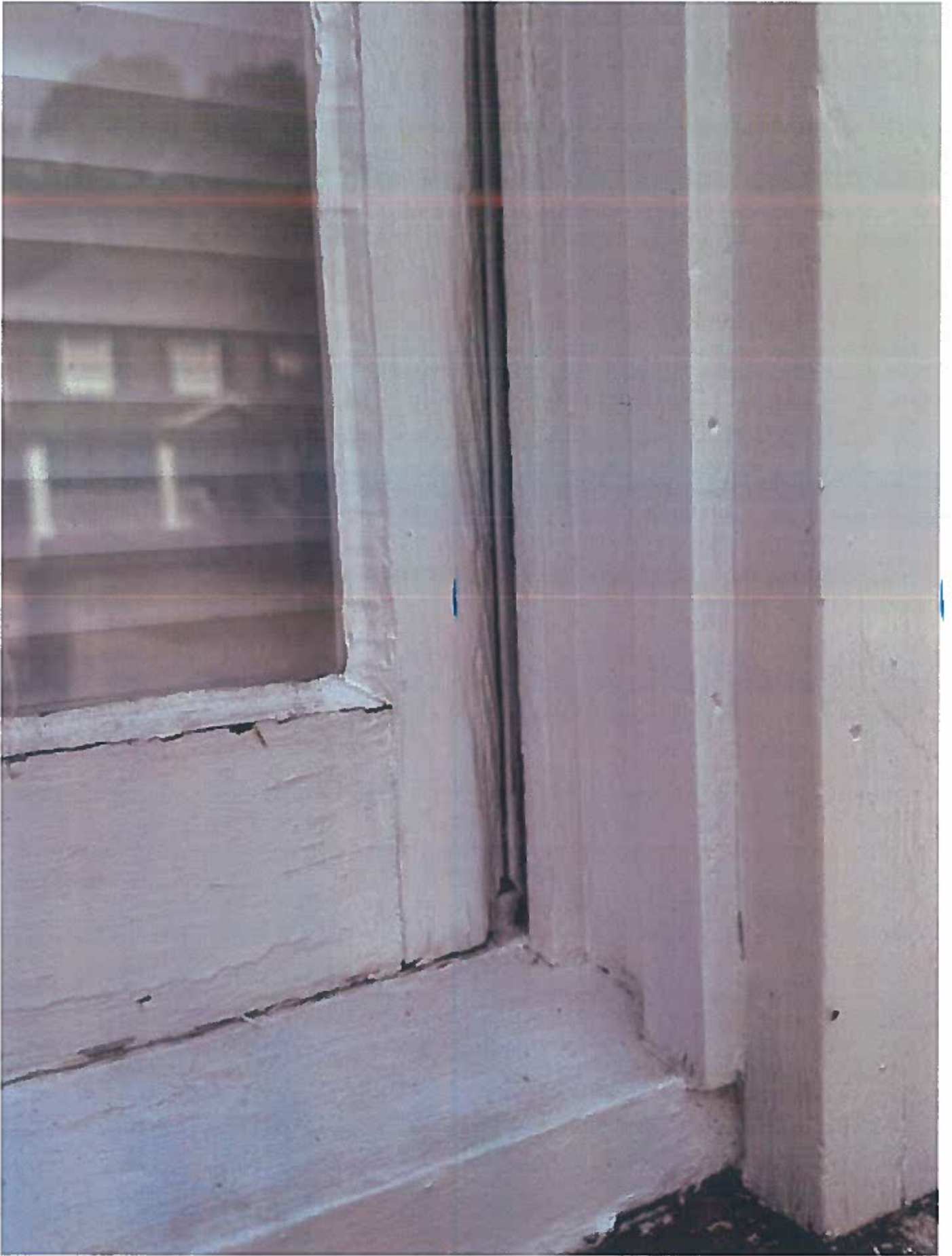


















City of Greenville
PLANNING AND DEVELOPMENT SERVICES
200 West Fifth Street
PO Box 7207
Greenville, NC 27834
252-329-2489
Welcome

09/06/2024 09:16AM Latoya Y.
014449-0001

MISCELLANEOUS

COA Major Works General
Public (D00014)
2025 Item: D00014
1 @ \$50.0000
COA Major Works
General Public
(D00014) \$50.00

\$50.00

Subtotal \$50.00
Total \$50.00

CREDIT CARD - INSPECTIONS \$50.00
American Express *****1015
Ref=000000003745
Auth=227446

Change due \$0.00

Paid by: 401 S Library St & 405 S
Eastern St.

Signature: _____

Thank you for your payment

CUSTOMER COPY

DESIGN REVIEW COMMITTEE MEETING

Date: October 3, 2024

Application: COA 2024-27 405 S. Eastern St.

Members Present: Andrew Morehead
 Jeremy Jordan
 Larry Hall

Explanation of Work:

The applicant has submitted a COA application to replace 6 windows on the front of the house with a wood double-hung sash replacement kit that has aluminum clad on the exterior. This is due to the existing windows being rotten.

Recommendation: Approved
 Denied
 Refer to SHPO

Notes:



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION



October 8, 2024

Graham Lashley
708 Wayne Drive
Raleigh, NC 27608

Dear Petitioner:

The City of Greenville wishes to inform you that your request for a Certificate of Appropriateness has been placed on the Historic Preservation Commission agenda. The request is to replace 6 windows on the front of the house at 405 South Eastern Street (tax parcel number 22256).

A public hearing will be held by the Historic Preservation Commission on Tuesday, October 22, 2024, at 6:00 p.m. to consider the request. The meeting will be held in the Council Chambers on the 3rd floor of City Hall, 200 West Fifth Street.

Your presence (or that of your authorized representative) is required at this meeting to answer any questions which may arise concerning your request. If you plan to distribute any documents, exhibits and/or any other materials the night of the hearing, please make sure you provide 15 copies for the board and city staff. **Applicable presentations that you wish to show at this meeting must be submitted to staff no later than 5:00 PM on Friday, October 18, 2024.**

To review the staff report, please visit the City of Greenville’s website at <https://greenvillenc.gov/government/city-council/boards-and-commissions/historic-preservation-commission/streaming-historic-preservation-commission-meetings/> or by scanning the provided QR code below. This information should be available for viewing by Friday, October 18, 2024.

If you have any questions concerning this matter, please do not hesitate to call me at (252) 329-4486 or BPrivette@greenvillenc.gov.

Sincerely,

Blake Privette

Blake Privette, Planner II
Staff Liaison to the Historic Preservation Commission



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

October 8, 2024

Dear Greenville Area Property Owner:

The City of Greenville wishes to inform you that a request has been made to the Historic Preservation Commission for a Certificate of Appropriateness. The request was submitted by Graham Lashley to replace 6 windows on the front of the house at 405 South Eastern Street (tax parcel number 22256).

You are receiving this letter because your property is within 250 feet of the subject property.

The Historic Preservation Commission will make any determinations regarding the application in accordance with its Rules of Procedure and the *Design Guidelines* for exterior work on a Local Landmark or in a historically designated district.

A public hearing will be held by the Historic Preservation Commission on Tuesday, October 22, 2024, at 6:00 p.m. to consider the request. The meeting will be held in the Council Chambers located on the 3rd floor of City Hall, 200 West Fifth Street. You are welcome to attend and comment on the above request.

Also, you may watch the meeting live on GTV9 at <https://www.greenvillenc.gov/government/city-manager-s-office/public-information-office/government-access-channel-gtv9> or by scanning the provided QR code below. Once you have accessed the website above, click the hyperlink located in the first sentence that says, "Click HERE to watch a live stream of GTV9".

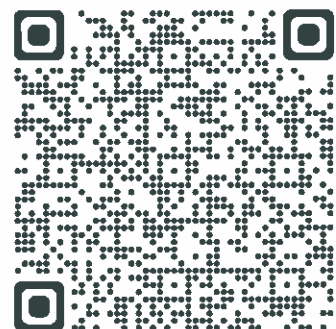
If you have any questions, please feel free to contact me at 252-329-4486 or send an email to: BPrivette@greenvillenc.gov.

Sincerely,

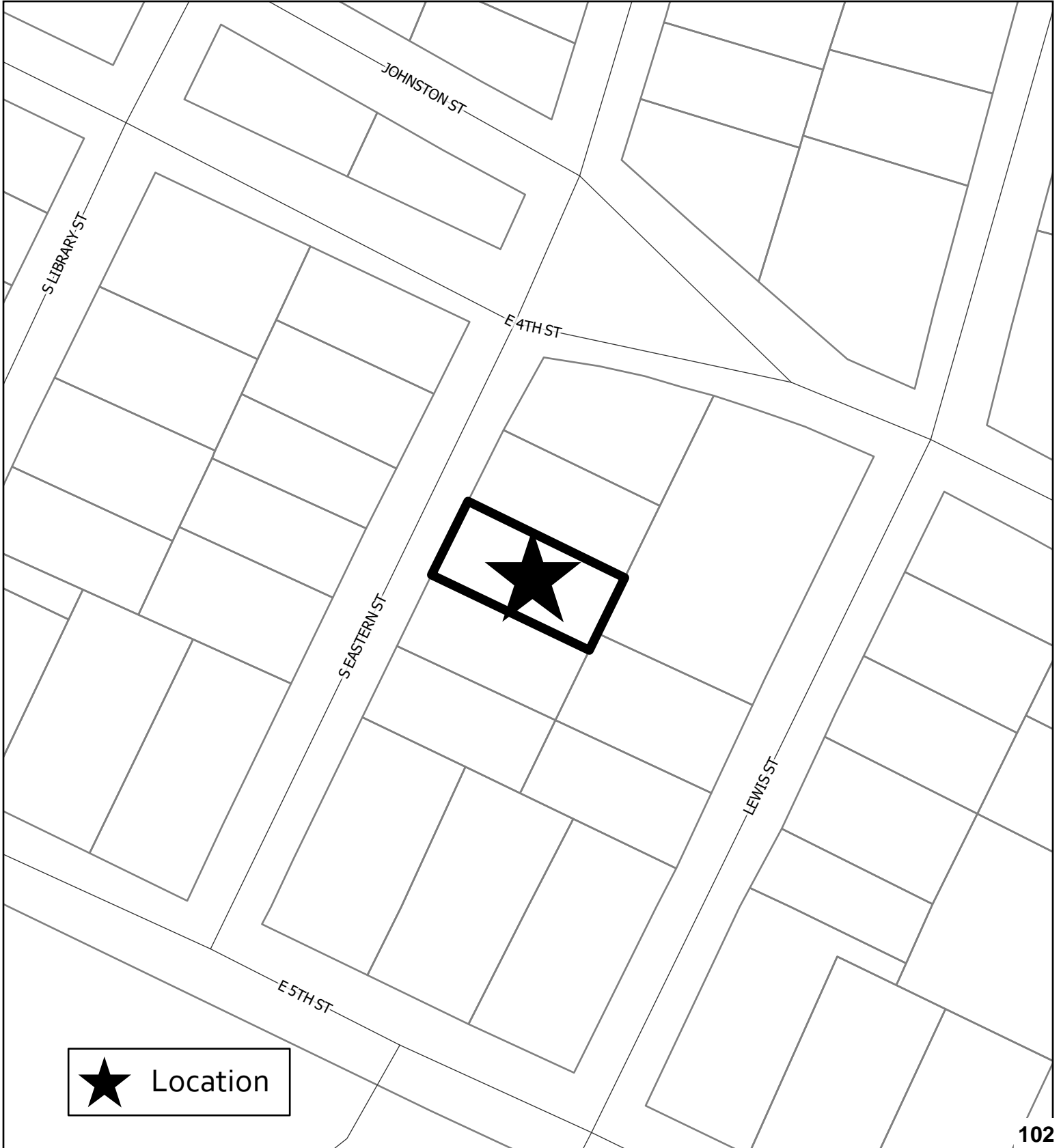
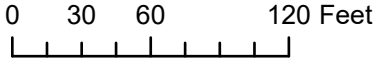
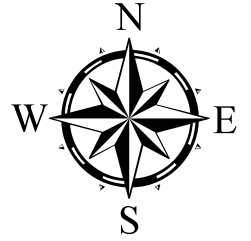
Blake Privette

Blake Privette, Planner II
Staff Liaison to the Historic Preservation Commission

Enclosure: Map



405 S Eastern Street COA # 2024-27 October 22, 2024



 Location

OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	CityStateZip
SWANSON CARL ELIOT	SWANSON JANET GRACE	SWANSON JANET GRACE	1305 E 4TH ST	GREENVILLE NC 27858
WARD ROBERT A LIFE ESTATE	WARD MARGARET C LIFE ESTATE	2801 MOORGATE CT		BURLINGTON NC 27215
PORTERS CROSSING RESIDENTIAL LLC	CASSIANO FRANK A JR	ETAL	PO BOX 1863	GREENVILLE NC 27835
AEBY CARPENTER TRACEY	AEBY VICTOR GEORGE	408 S EASTERN ST		GREENVILLE NC 27858
BRANCH EDNA ELDRIDGE	PO BOX 234			GREENVILLE NC 27858
MONTAQUILA ROBERT	MONTAQUILA LUCY	568 WHITE HORSE DR		GREENVILLE NC 27834
PITTMAN COMMERCIAL PROPERTIES LLC	PO BOX 623			WRIGHTSVILLE BEACH NC 28480
WOF95 LLC	708 WAYNE DR			RALEIGH NC 27608
SCOTT NANCY SCHELL	SCOTT RALPH LEE	309 S LIBRARY ST		GREENVILLE NC 27858
MNJ INVESTMENTS LLC	201 COMMERCE ST			GREENVILLE NC 27858
CASSIANO KELLY J	1806 PHEASANT RUN			GREENVILLE NC 27858
CD GREENVILLE PROPERTIES LLC	9134 WAUKEGAN RD			MORTON GROVE IL 60053
PIRATE PARKING LLC	1202 TRAFALGAR RD			WINTERVILLE NC 28590
BREWER WILLIAM C III	900 19TH S APT 808			NASHVILLE TN 37212
SYPAWKA LEIGH BRYAN MESSNER	SYPAWKA WILLIAM	1708 FOREST HILL DR		GREENVILLE NC 27858
TANT JEFFERY A	TANT JUDY C	664 LEXINGTON DR		GREENVILLE NC 27834
WARD HOLDINGS LLC	503 CHESAPEAKE PL			GREENVILLE NC 27858
KNOTTY PROPS LLC	1116 QUEENSFERRY CT			CARY NC 27511
MARION CHAD DENNY	9601 LAKE WHEELER RD			FUQUAY VARINA NC 27526
HOLLOMAN ALTON WAYNE	303 ORTON DR			GREENVILLE NC 27858
ELLIOTTSEX LLC	2003 PINECREST DR			GREENVILLE NC 27858
BALINT JOSEPH S	BALINT LANDON S	8301 BELLS LAKE RD		APEX NC 27539
SAUTER F BRUCE	SAUTER DEBORAH B	2301 EVECUTIVE PARK WEST		GREENVILLE NC 27834
NIF 2016 LLC	708 WAYNE DRIVE			RALEIGH NC 27608
LYNNMARIE LLC	14246 BAKER MILL RD			SEAFORD DE 19973
FAULKNER EVELYN ALLISON	PO BOX 1134			GREENVILLE NC 27835
EC LEASES LLC	1036 W ROCK SPRING RD			GREENVILLE NC 27858



City of Greenville, North Carolina

Meeting Date: 10/22/2024

Title of Item: Major Work COA #2024-28: 401 South Library Street

Explanation: This request is for a Certificate of Appropriateness to replace 7 windows on the front and side of the house with a wood double-hung sash replacement kit that has aluminum cladding on the exterior.

Recommendation: Staff recommends approval.

ATTACHMENTS

- [Staff Report COA #2024-28 401 S. Library St..pdf](#)
- [COA #2024-28 401 S. Library St. - Window Replacement.pdf](#)
- [DRC Recommendation COA 24-28 401 S. Library St..pdf](#)
- [Petitioner Letter COA 24-28 401 S. Library St..pdf](#)
- [APO Letter COA 24-28 401 S. Library St..pdf](#)
- [Mailer Map COA 24-28 401 S. Library St..pdf](#)
- [APO List COA 24-28 401 S. Library St..pdf](#)

COA 2024-0028: 401 South Library Street

Request:	The applicant requests a Certificate of Appropriateness to replace 7 windows on the front and side of the house.
Applicant:	Graham Lashley
Location:	401 South Library Street
Parcel Number:	25559
Historic Status:	College View Historic District
Attachments:	<ol style="list-style-type: none"> 1. Site Photos 2. Supplemental Materials 3. Location map of property

The Commission should consider this request based upon general conformance with the *Design Guidelines*.

Description: Stanley M. Woolfolk House: The modest eclectic design of this two-story weatherboarded house incorporated Colonial Revival style and Craftsman elements. The round-arched hood above the front door is supported by large knee braces. A flat-roof porch to the side of the front entrance projects from a southside wing marked by casement windows. A hip-roof wing extends the full width of the rear elevation.

Project Analysis: The applicant has submitted a COA application to replace 7 windows on the front and side of the house with a wood double-hung sash replacement kit with aluminum cladding on the exterior. The windows need replacement due to excess deterioration.

From the *Design Guidelines* (shortened to include only those that apply):

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
2	Windows and Doors	27-36
1.	Original windows, doors, and shutters must be retained and preserved. This includes all wood and metal sash, glass, and hardware.	
2.	Openings and details of windows and doors, such as trim, casings, lintels, sills, and thresholds must be retained and preserved.	
5.	If replacement of a piece or a window or door element is necessary, only the deteriorated portion should be replaced while all else must be retained. The replacement section must match the original in size, scale, proportion, profile, materials, and detail.	

14. Transparent glazing in windows or doors may **not** be replaced with tinted glazing.
15. Transparent or translucent glazing shall **not** be painted.
16. Existing window or door openings **must not** be filled or altered if it would diminish the historic character of the building. It is not appropriate to replace or cover glazing with plywood.
17. New windows or doors **must** not be introduced where they would diminish the original design of the building or damage historic materials and features. New windows and doors **must** be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and details.

Design Review

Committee (DRC): The DRC met on October 3, 2024, to discuss this application and recommended approval.

Legal Notice:

Letters mailed on October 8, 2024.

Sign posted on October 8, 2024

Legal ad published in the *Daily Reflector* on October 12 and October 19, 2024.

Staff Findings:

The proposed windows are in compliance with the *Design Guidelines*.

Staff recommends approval.



401 South Library Street – Front View



401 South Library Street – Side View from East 4th Street

CERTIFICATE OF APPROPRIATENESS APPLICATION



Land yourself in good company

Historic Property Address: 4015 Library St Parcel Number: 25559

APPLICANT INFORMATION (please type or print legibly)

Applicant Name: DF 2016 LLC / Graham Laskley

*If the applicant is not the owner, s/he must be authorized by the owner to commit to changes proposed by the Commission.

Mailing Address: 708 Maple Drive

City: Raleigh State: NC Zip: 27608 Fax: _____

E-mail: C2FHTrading@Harc.COM Day/Cell Phone: (292) 347-3951

Property Owner (if different from applicant): _____

Mailing Address: _____ Day/Cell Phone: _____

City: _____ State: _____ Zip: _____ Fax: _____

E-mail: _____

EXISTING CONDITIONS:

Current Use: Single Fam / Rental
Previous Renovations: Historic tax credit job
2-6 years ago

PROPOSED ACTION:

- Alteration
- Restoration
- Reconstruction
- Other (utilities, etc)
- Addition
- New Construction
- Relocation/Demolition
- Landscaping/Environment

ATTACHMENTS: (see page 3 for additional required attachments)

Written Description: describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Refer as specifically and completely as possible to the Historic Preservation Commission's Design Guidelines.

Need to replace 7 lower windows
adorned in picture
- There is significant rot
- They are painted shut + not functional
- The lower windows get the most weather

Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing notification sign. Applicants are required to attend the meeting to present their application and answer questions or the Commission may continue the application until the next scheduled meeting. If you cannot appear in person at the commission meeting, you may appoint a duly authorized agent. All application fees shall be paid at the time the application is submitted. See page 1 for fee amounts.

By submitting this application you agree to the following statement:

I certify that I have read the instructions to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I agree to comply with all conditions of the COA.

Applicant's Signature: [Signature] Date: 9/11/24

Property Owner's Signature (required if not applicant): _____ Date: _____

THIS SECTION FOR STAFF USE ONLY

Case #: 2024-28 Date Received: 09/10/2024
 NR #: 127 Meeting Date: 10/22/2024
 Day Complete: _____ FOR: _____
 APO case: _____ Fee Paid: \$75.00

This Certificate of Appropriateness is hereby

MINOR MAJOR ROUTINE MAINTENANCE

APPROVED/NOT APPROVED WITH CONDITIONS/DENIED

Commission Secretary: _____ Date: _____

I need to replace the 7 windows that are in the outlined box. They get the most weather and are non-function and a safety Risk. They have significant sash rot and while well maintained they are past their life span given the lack of maintenance the house has had over the years.

They are marked in the first picture. These windows are not protected from weather and have exceeded their lifespan. They are painted shut and are rotting past the point of repair on most of the sashes. See attached photos of the rot and structural issues. Let me know if you need more pictures

After significant research and looking at all options I would like to do to following.

Use a Lincoln Wood Replacement Window (Lincoln brands these as Revitalizing Windows). Their product is double hung Sash replacement kit. This keep all the old frame of the window to maintain the character of the home. The windows are wood with white Aluminum Clad on the exterior. They are true SDL windows (Simulated Divided Lites) and will look exactly like the window they are replacing. Attached is the information and the specs. Replacement is a significant cost at over \$1000 per window but will help maintain the safety and quality of the home for the renters.

Line # 1



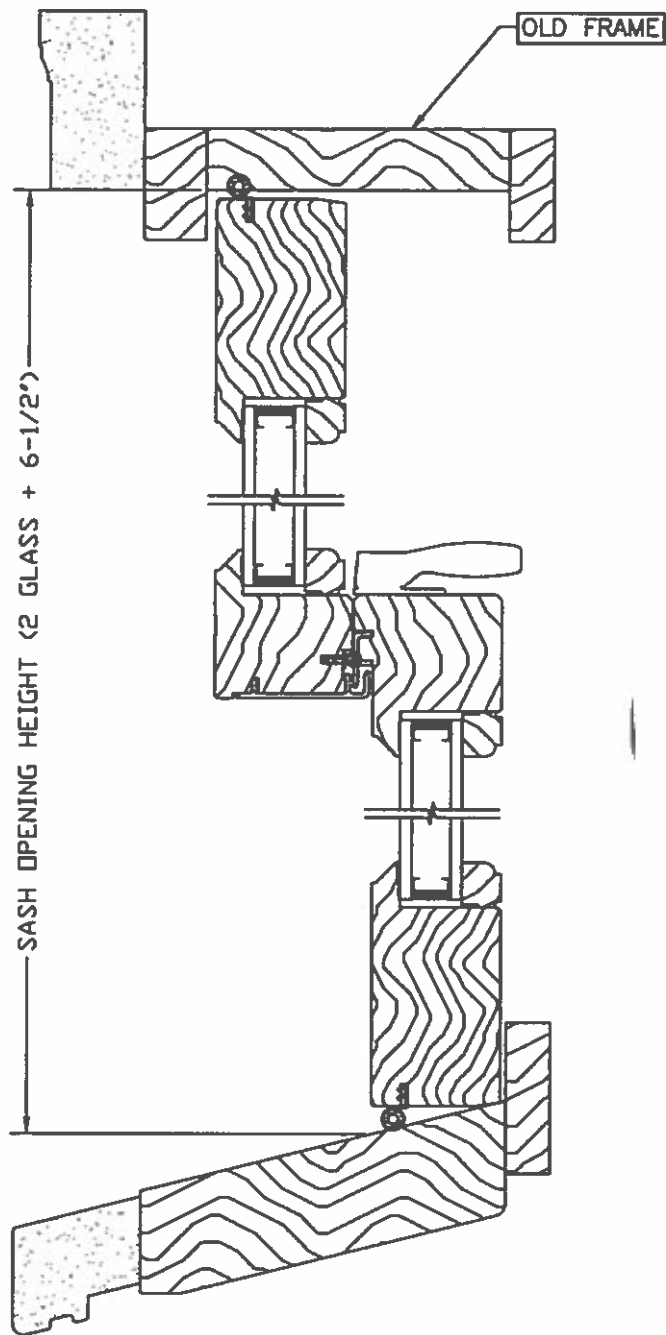
REPLACEMENT KIT
S.O. 32" x 62"

*SASH
KIT*

- DBLH-REPL; White Alum Clad
AAMA.2605; LoE-272
Sash Opening 32"x62"
Preserve Glass (Top)
Silver Spacer
7/8" SDL (Top) (3W2H) Profiled
Interior - With Mill Finish Internal
Grids
Preserve Glass (Bot)
Silver Spacer
White Hardware
White Jambliners
Pre-Finished White Interior Top
Divided Lite Interior Pre-Finished
White
Pre-Finished White Interior Bottom
Narrow Rail Double Hung (Glass
Size:27-7/16x28-13/16)

Sash 1
U-Factor=0.31
SHGC=0.28
Visible Transmittance=0.48
PG=N/A

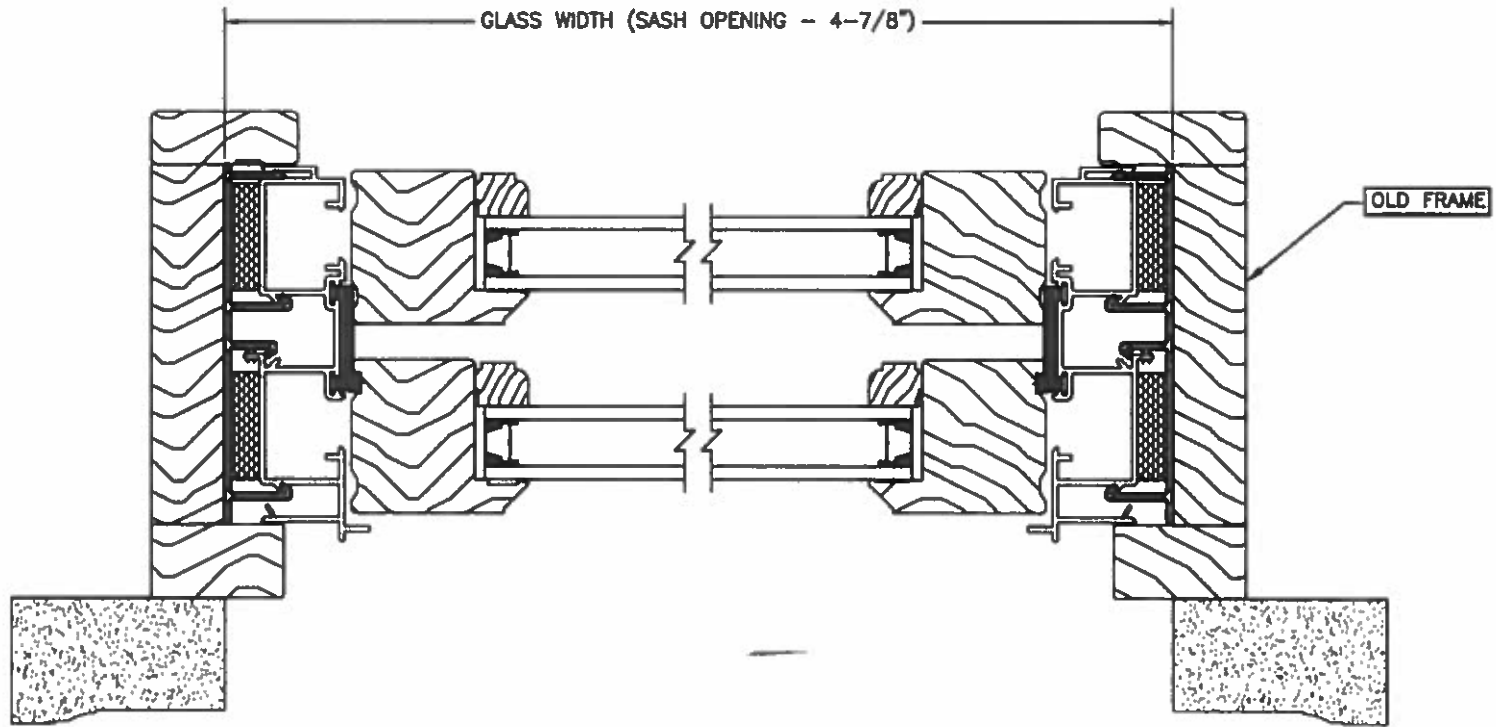
Sash 2
U-Factor=0.31
SHGC=0.32
Visible Transmittance=0.54
PG=N/A



DOUBLE HUNG - WOOD REPLACEMENT KIT (2017)
VERTICAL SECTION
6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 538-2461



DOUBLE HUNG - WOOD REPLACEMENT KIT (2017)
HORIZONTAL SECTION

6" = 1' 0"



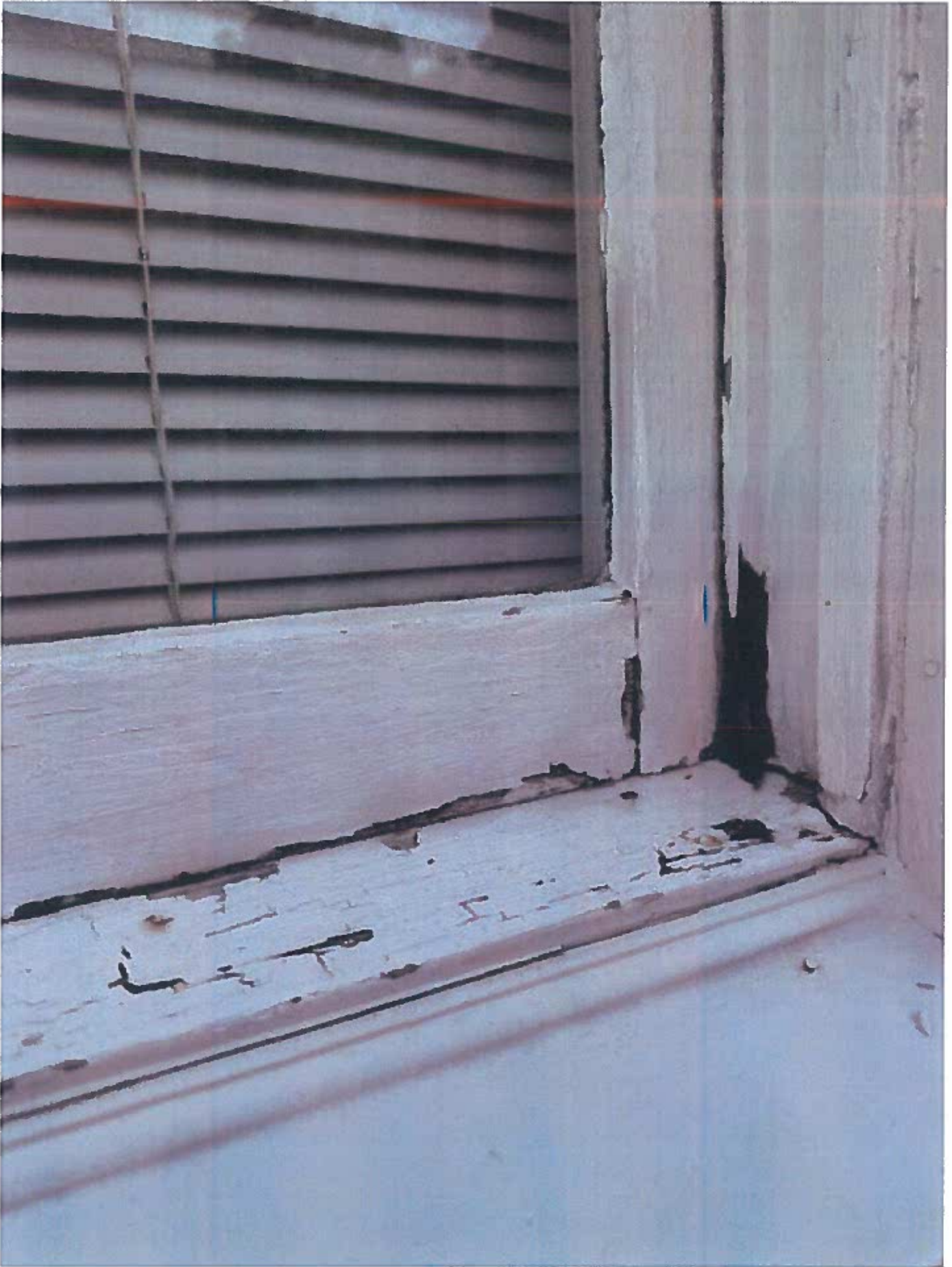
LINCOLN WOOD PRODUCTS, INC.

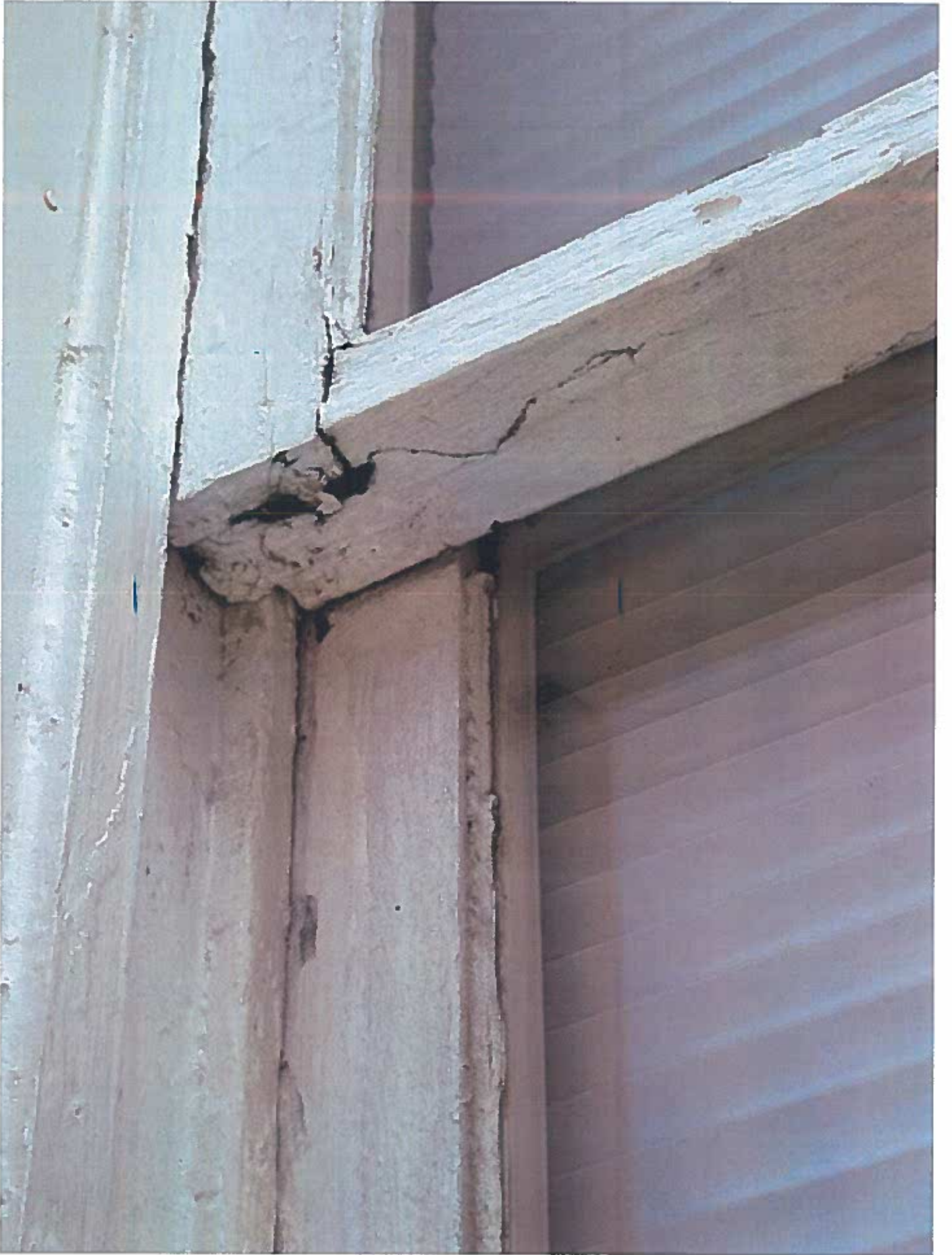
1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461





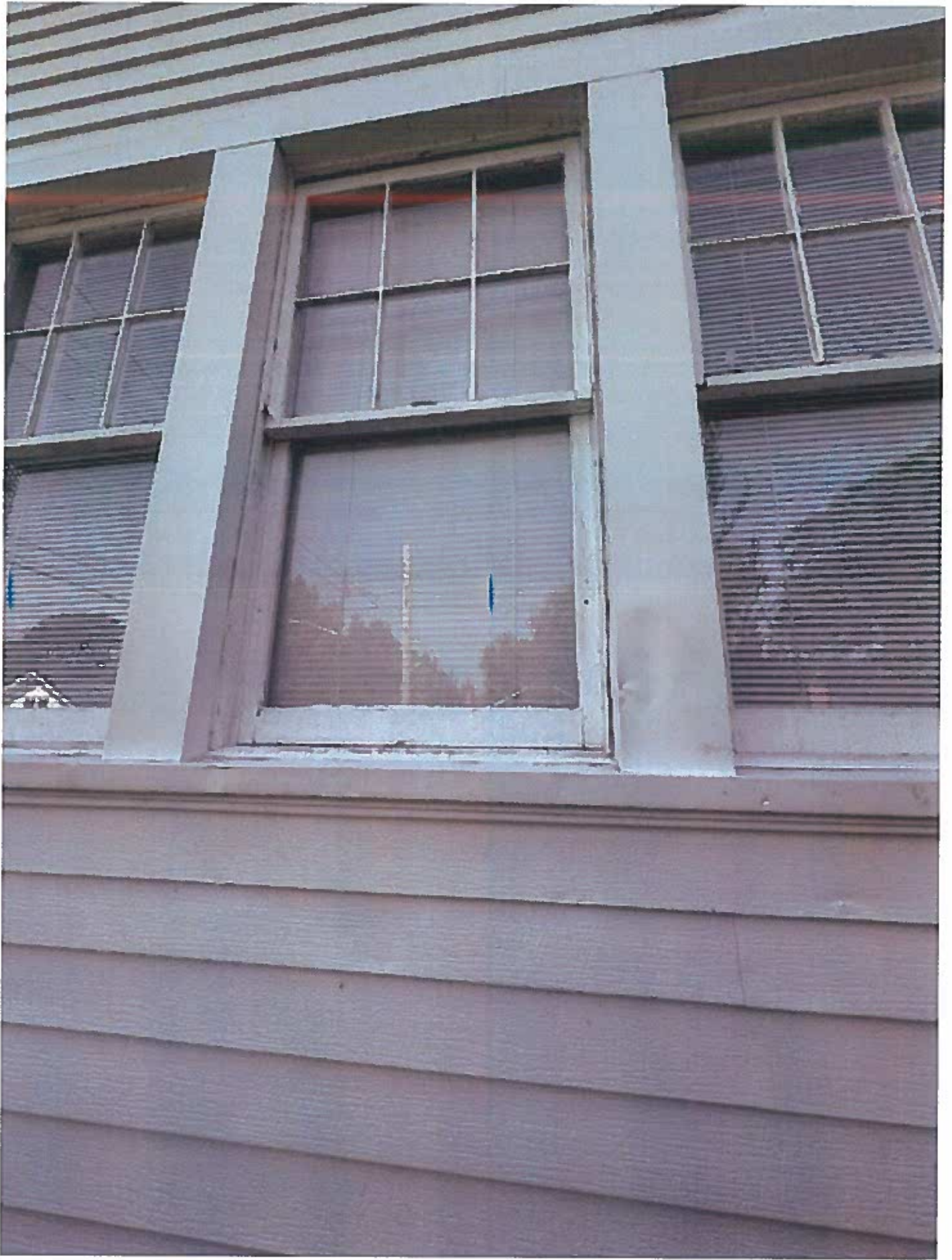


















City of Greenville
PLANNING AND DEVELOPMENT SERVICES
200 West Fifth Street
PO Box 7207
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252-329-2489
Welcome

09/06/2024 09:16AM Latoya Y.
014449-0001

MISCELLANEOUS

COA Major Works General
Public (D00014)
2025 Item: D00014
1 @ \$50.0000
COA Major Works
General Public
(D00014) \$50.00

\$50.00

Subtotal \$50.00
Total \$50.00

CREDIT CARD - INSPECTIONS \$50.00
American Express *****1015
Ref=000000003745
Auth=227446

Change due \$0.00

Paid by: 401 S Library St & 405 S
Eastern St.

Signature: _____

Thank you for your payment

CUSTOMER COPY

DESIGN REVIEW COMMITTEE MEETING

Date: October 3, 2024

Application: COA 2024-28 401 S. Library St.

Members Present: Andrew Morehead
 Jeremy Jordan
 Larry Hall

Explanation of Work:

The applicant has submitted a COA application to replace 7 windows on the front and side of the house with a wood double-hung sash replacement kit that has aluminum clad on the exterior. This is due to the existing windows being rotten.

Recommendation: Approved
 Denied
 Refer to SHPO

Notes:



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION



October 8, 2024

Graham Lashley
708 Wayne Drive
Raleigh, NC 27608

Dear Petitioner:

The City of Greenville wishes to inform you that your request for a Certificate of Appropriateness has been placed on the Historic Preservation Commission agenda. The request is to replace 7 windows on the front and side of the house at 401 South Library Street (tax parcel number 25559).

A public hearing will be held by the Historic Preservation Commission on Tuesday, October 22, 2024, at 6:00 p.m. to consider the request. The meeting will be held in the Council Chambers on the 3rd floor of City Hall, 200 West Fifth Street.

Your presence (or that of your authorized representative) is required at this meeting to answer any questions which may arise concerning your request. If you plan to distribute any documents, exhibits and/or any other materials the night of the hearing, please make sure you provide 15 copies for the board and city staff. **Applicable presentations that you wish to show at this meeting must be submitted to staff no later than 5:00 PM on Friday, October 18, 2024.**

To review the staff report, please visit the City of Greenville’s website at <https://greenvillenc.gov/government/city-council/boards-and-commissions/historic-preservation-commission/streaming-historic-preservation-commission-meetings/> or by scanning the provided QR code below. This information should be available for viewing by Friday, October 18, 2024.

If you have any questions concerning this matter, please do not hesitate to call me at (252) 329-4486 or BPrivette@greenvillenc.gov.

Sincerely,

Blake Privette

Blake Privette, Planner II
Staff Liaison to the Historic Preservation Commission



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION



October 8, 2024

Dear Greenville Area Property Owner:

The City of Greenville wishes to inform you that a request has been made to the Historic Preservation Commission for a Certificate of Appropriateness. The request was submitted by Graham Lashley to replace 7 windows on the front and side of the house at 401 South Library Street (tax parcel number 25559).

You are receiving this letter because your property is within 250 feet of the subject property.

The Historic Preservation Commission will make any determinations regarding the application in accordance with its Rules of Procedure and the *Design Guidelines* for exterior work on a Local Landmark or in a historically designated district.

A public hearing will be held by the Historic Preservation Commission on Tuesday, October 22, 2024, at 6:00 p.m. to consider the request. The meeting will be held in the Council Chambers located on the 3rd floor of City Hall, 200 West Fifth Street. You are welcome to attend and comment on the above request.

Also, you may watch the meeting live on GTV9 at <https://www.greenvillenc.gov/government/city-manager-s-office/public-information-office/government-access-channel-gtv9> or by scanning the provided QR code below. Once you have accessed the website above, click the hyperlink located in the first sentence that says, "Click HERE to watch a live stream of GTV9".

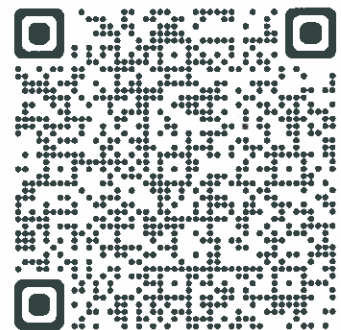
If you have any questions, please feel free to contact me at 252-329-4486 or send an email to: BPrivette@greenvillenc.gov.

Sincerely,

Blake Privette

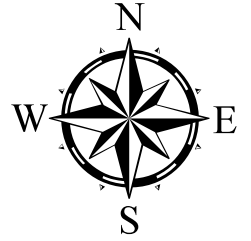
Blake Privette, Planner II
Staff Liaison to the Historic Preservation Commission

Enclosure: Map

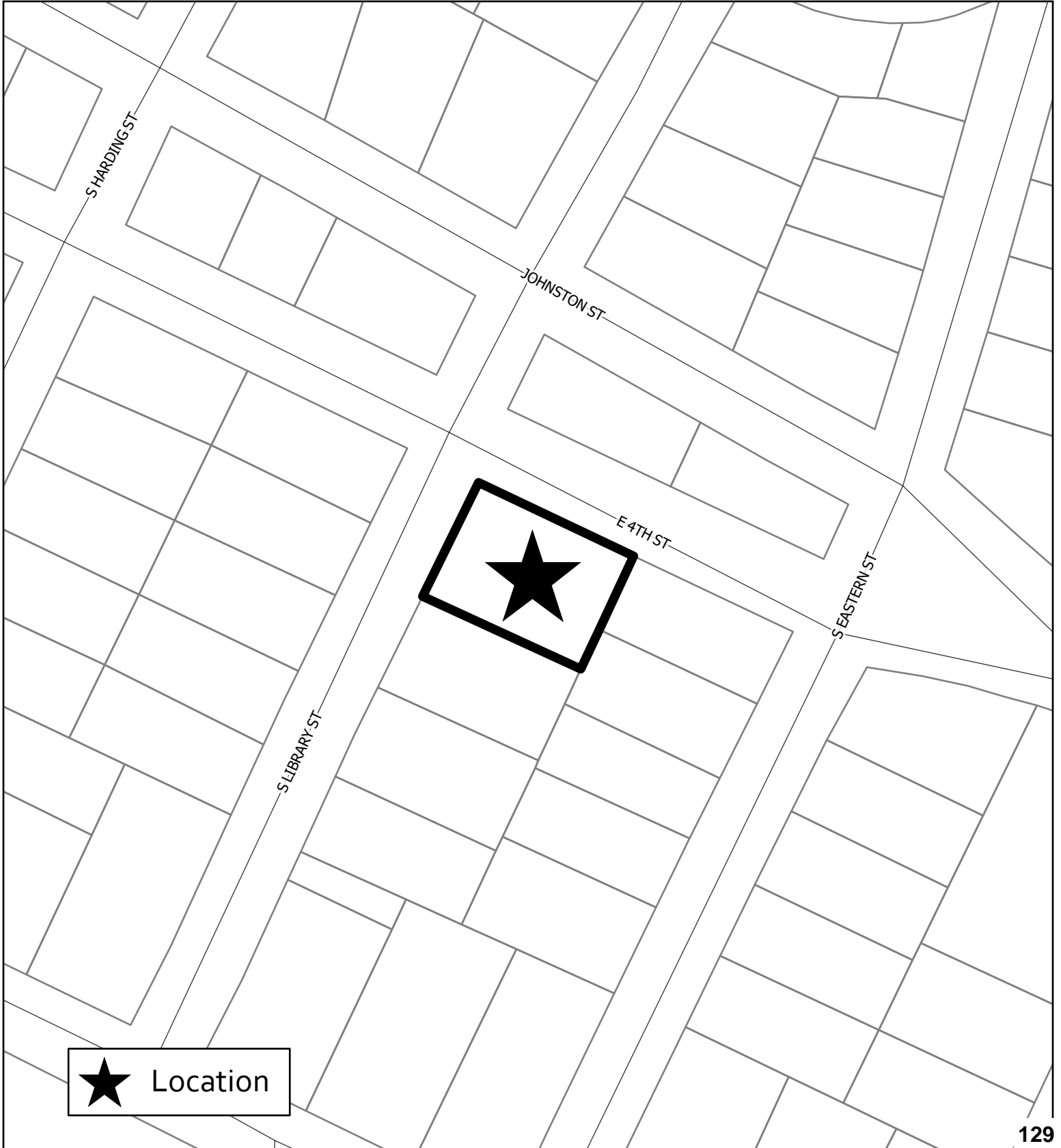


Doc. # 1198631

401 S Library Street COA # 2024-28 October 22, 2024



0 30 60 120 Feet

A horizontal scale bar with tick marks at 0, 30, 60, and 120 feet.

 Location

OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	CityStateZip
SHALLOW WALK LLC	2145 HIGHWAY 11 S			KINSTON NC 28504
FAULKNER ALLISON	PO BOX 1134			GREENVILLE NC 27835
WARD ROBERT A LIFE ESTATE	WARD MARGARET C LIFE ESTATE	2801 MOORGATE CT		BURLINGTON NC 27215
PORTERS CROSSING RESIDENTIAL LLC	CASSIANO FRANK A JR	ETAL	PO BOX 1863	GREENVILLE NC 27835
AEBY CARPENTER TRACEY	AEBY VICTOR GEORGE	408 S EASTERN ST		GREENVILLE NC 27858
MONTAQUILA ROBERT	MONTAQUILA LUCY	568 WHITE HORSE DR		GREENVILLE NC 27834
WOF95 LLC	708 WAYNE DR			RALEIGH NC 27608
SCOTT NANCY SCHELL	SCOTT RALPH LEE	309 S LIBRARY ST		GREENVILLE NC 27858
MMB LLC	PO BOX 625			GREENVILLE NC 27835
MNJ INVESTMENTS LLC	201 COMMERCE ST			GREENVILLE NC 27858
WARREN LOUIS L	203 N HARDING ST			GREENVILLE NC 27858
CASSIANO KELLY J	1806 PHEASANT RUN			GREENVILLE NC 27858
PAPALAS JOHN A III	411 S HARDING ST			GREENVILLE NC 27858
PIRATE PARKING LLC	1202 TRAFALGAR RD			WINTERVILLE NC 28590
SMITH DOUGLAS REED	SMITH KAY RIVENBARK	2568 BROOKWOOD DR		KINSTON NC 28504
BREWER WILLIAM C III	900 19TH S APT 808			NASHVILLE TN 37212
HAMILTON PAIGE LYNETTE	404 S LIBRARY ST			GREENVILLE NC 27858
BAUER MARGARET DONOVAN	409 S HARDING ST			GREENVILLE NC 27858
NO QUARTER REAL ESTATE LLC	3025 ROLSTON RD			GREENVILLE NC 27858
BOWERS CHARLES V	BOWERS LAUREN W	PO BOX 3972		GREENVILLE NC 27836
ROBBINS JAMES L	ROBBINS CAMILLE SMITH	PO BOX 8092		GREENVILLE NC 27835
TANT JEFFERY A	TANT JUDY C	664 LEXINGTON DR		GREENVILLE NC 27834
EC LEASES LLC	1036 W ROCK SPRING RD			GREENVILLE NC 27858
UPTOWN PROPERTIES LLC	516 S COTANCHE ST			GREENVILLE NC 27858
BALINT JOSEPH S	BALINT LANDON S	8301 BELLS LAKE RD		APEX NC 27539
SAUTER F BRUCE	SAUTER DEBORAH B	2301 EVECUTIVE PARK WEST		GREENVILLE NC 27834
HALL LAWRENCE	HALL SUSAN	1105 JOHNSTON ST		GREENVILLE NC 27858
WARD HOLDINGS LLC	503 CHESAPEAKE PL			GREENVILLE NC 27858
REDWOOD REAL ESTATE LLC	4012 COLBY DR			RALEIGH NC 27609
NIF 2016 LLC	708 WAYNE DRIVE			RALEIGH NC 27608
IMPERIAL HOLDINGS LLC	PO BOX 2571			GREENVILLE NC 27836
LYNNMARIE LLC	14246 BAKER MILL RD			SEAFORD DE 19973
PIVEN BENJAMIN S	407 S HARDING ST			GREENVILLE NC 27858
MONTAQUILA ROBERT T	MONTAQUILA LUCY G	PO BOX 1574		GREENVILLE NC 27835



City of Greenville, North Carolina

Meeting Date: 10/22/2024

Title of Item: Major Work COA #2024-31: 117 West 5th Street (Humber House)

Explanation: This request is for a Certificate of Appropriateness to construct a new portion of fence in the front yard. The new portion will be a 3-foot-tall wooden fence that will match the design and color of the existing fence.

Recommendation: Staff recommends approval.

ATTACHMENTS

- [Staff Report COA #2024-31 117 W. 5th St..pdf](#)
- [COA #2024-31 117 W. 5th St. - Fence Addition.pdf](#)
- [DRC Recommendation COA 24-31 117 W. 5th St..pdf](#)
- [Petitioner Letter COA 24-31 117 W. 5th St..pdf](#)
- [APO Letter COA 24-31 117 W. 5th St..pdf](#)
- [Mailer Map COA 24-31 117 W. Fifth St..pdf](#)
- [APO List COA 24-31 117 W. 5th St..pdf](#)

COA 2024-0031: 117 West 5th Street

Request:	The applicant requests a Certificate of Appropriateness to construct a new portion of fence in the front yard.
Applicant:	Yujie Cui
Location:	117 West 5 th Street
Parcel Number:	33092
Historic Status:	Local Landmark – Robert Lee Humber House
Attachments:	<ol style="list-style-type: none">1. Site Photos2. Supplemental Materials3. Location map of property

The Commission should consider this request based upon general conformance with the *Design Guidelines*.

Description: Robert Lee Humber House: A two-and-half-story, T-plan, Queen Anne and Colonial Revival style frame house. The weatherboarded house front on West Fifth Street. From this elevation the pedimented front gable and one-story wraparound porch supported by Ionic columns is visible. A diminutive version of this porch is reproduced on the west elevation. Two roof dormers and a first-story bay window are on the west elevation. The rear (south) elevation of the dwelling has had several additions over the years, the c. 1916 porch replaced a Victorian-era porch with turned posts and balustrade. The two-story wing on the east elevation was also added c. 1916. the house originally had two-over-two window sash, however it was replaced in the around 1940 or 1950 with twelve-over-twelve sash. The house is significant for its associated with Dr. Robert Lee Humber, Jr. patron of the arts and promoter of world peace through his World Federation Organization, precursor to the United Nations. The Robert Lee Humber House was listed in the National Register in 1981.

Project Analysis: The applicant has submitted a COA application to construct a new portion of fence in the front yard. The new portion will be a 3-foot-tall wooden fence that will match the design and color of the existing fence.

From the *Design Guidelines* (shortened to include only those that apply):

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
4	Fences and Walls	87-89
7.	If a new fence or wall is to be constructed, the design must be based on accurate documentation of a historic fence or wall or must be a new design compatible with the historic character of the building and the district.	
8.	New picket fences must be substantially open in character and painted white or a color appropriate to the color of the building.	
9.	Generally, new fences or walls should be constructed to follow property lines and not to abut existing structures.	
10.	Fences along rights-of-way shall be set back three (3) feet from the interior edge of the sidewalk or three (3) feet from the interior edge of the right-of-way, whichever is greater.	
11.	Front and side yard fences generally shall not exceed three (3) feet in height.	

Design Review

Committee (DRC): The DRC met on October 3, 2024, to discuss this application and recommended approval.

Legal Notice:

Letters mailed on October 8, 2024.
Sign posted on October 8, 2024
Legal ad published in the *Daily Reflector* on October 12 and October 19, 2024.

Staff Findings:

The proposed fence is in compliance with the *Design Guidelines*.

Staff recommends approval with the condition that the fence shall be located outside of any easements on the property.



117 West 5th Street – Front View



117 West 5th Street – Fence Location



117 West 5th Street – View of existing fence

CERTIFICATE OF APPROPRIATENESS



Find yourself in good company

Historic Property Address: 117 West 5th Street Parcel Number: 033092

APPLICANT INFORMATION (please type or print legibly)

Applicant Name*: Yujie Cui

*If the applicant is not the owner, s/he must be authorized by the owner to commit to changes proposed by the Commission

Mailing Address: 501 S. Person Street

City: Raleigh State: NC Zip: 27601 Fax: _____

Email: yujie@clearscapes.com Day/Cell Phone: 919-821-2775 x 8514

Property Owner (if different from applicant): Steve Miller

Mailing Address: 109 E. Jones Street Day/Cell Phone: 919-814-6615

City: Raleigh State: NC Zip: 27601 Fax: _____

Email: steven.miller@dncr.nc.gov

EXISTING CONDITIONS:

Current Use: Office

Previous Renovations 2008 Renovation

PROPOSED ACTION:

- Alteration
- Restoration
- Reconstruction
- Other [utilities, etc]
- Addition
- New Construction
- Relocation/Demolition
- Landscaping/Environment

ATTACHMENTS: (see page 3 for additional required attachments)

Written Description: describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Refer as specifically and completely as possible to the Historic Preservation Commission's Design Guidelines.

Please see Scope of Work Documentation

Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing notification sign. Applicants are required to attend the meeting to present their application and answer questions or the Commission may continue the application until the next scheduled meeting. If you cannot appear in person at the commission meeting, you may appoint a duly authorized agent. All application fees must be paid at the time the application is submitted. See page 1 for fee amounts.

By submitting this application you agree to the following statement:

I certify that I have read the instructions to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I agree to comply with all conditions of the COA.

Yujie Cui _____ Date 09/12/2024

Applicant's Signature Steven K Miller _____ Date 09/16/2024

Property Owner's Signature (Required if not applicant) _____ Date _____

THIS SECTION FOR STAFF USE ONLY

Case #: 2024-31 Date Received: 09/18/2024

NR #: LL Meeting Date: 10/22/2024

Date Complete: _____ FOF: _____

APO sent: _____ Fee Paid: _____

This Certificate of Appropriateness is hereby

MINOR **MAJOR** ROUTINE MAINTENANCE

APPROVED/APPROVED WITH CONDITIONS/DENIED

Commission Secretary Date

Major Work Approval

Humber House
117 West 5th Street
September 12th, 2024

Description:

This application is for work to occur at 117 West 5th Street in Greenville, specifically to add a low fence at the side of the front yard of the Robert-Lee-Humber House (or Humber House).

The original Humber House was built in 1895, it was a two-and-half story T-plan residence. In 1905, the two-story left wing was added to provide a bathroom for second floor and a sun parlor. The wraparound porch was also added around the same time.

The small stuccoed brick building on the southern property line was built either in the 1920s or 30s, and was use as a service station until the late 1940s or early 50s. Robert Lee Humber extended the back yard in the 1950s, the rear portion was used as a gardener's shed, the front portion of the building was leased for use as a bank to around 1970, and later adapted by the City of Greenville as a small office. Presumably, the fence was built when the backyard was extended in the 1950s.

Currently, the front lawn on the primary elevation of the property is difficult to maintain, due to people cutting across the lawn for a shortcut between the parking lot and the sidewalk (see images 1). The intention of the new low fence is to help maintaining the lawn and enhance the front elevation of the house. The proposed design is based on the lower portion of the existing fence (images 2,3,4), which maintains the historical construction and configuration (image 5).

Scope of Work List:

Work Item 1:

New painted solid wood low fence to be constructed along the side of the front yard. Proposed fence will be about 24 ft in length, and 3 ft in height. The finish and configuration to match the lower portion of the existing fence.

Appropriateness:

Proposed fence design is based on the existing fence, and follows Fences and Walls Guideline 7: "If a new fence or wall is to be constructed, the design must be based on accurate documentation of a historic fence or wall, or must be a new design compatible with the historic character of the building and the district." It also follows Construction Site Guideline 5: "All proposed site features and secondary structures, including garages, outbuildings, fences, walls, and landscaping masses, must be compatible with site features and secondary structures in the district."

The proposed height follows Fences and Walls Guideline 11: "Front and side yard fences generally shall not exceed three (3) feet in height."

Per supporting drawing, new fence is set back around 10ft from the sidewalk/property line, the site layout follows guideline 10: "Fences along right-of-ways shall be setback three (3) feet from the interior edge of the sidewalk or three (3) feet from the interior edge of the right-of-way, whichever is greater."



1. Existing lawn area in the front yard of the house



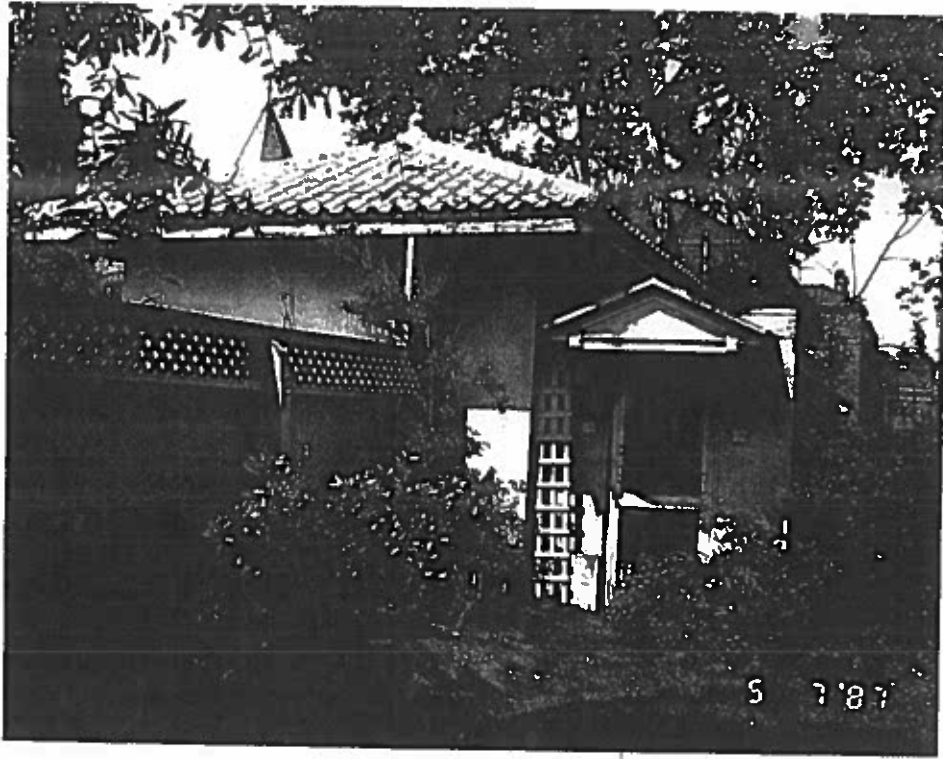
2. Existing fence.



3. Existing fence.



4. Existing fence on the rear side.



5. Historical photo of fence on the rear side and outbuilding

City of Greenville
PLANNING AND DEVELOPMENT SERVICES
200 West Fifth Street
PO Box 7207
Greenville, NC 27834
252-329-2489
Welcome

09/25/2024 04:34PM Latoya Y.
014530-0002

MISCELLANEOUS

COA Major Works General
Public (D00014)
2025 Item: D00014
1 @ \$25.0000
COA Major Works
General Public
(D00014) \$25.00

\$25.00

Subtotal \$25.00
Total \$25.00

CREDIT CARD - INSPECTIONS \$25.00
Visa *****5158
Ref=000000003780
Auth=02996G

Change due \$0.00

Paid by: Humber House

Signature: _____

Thank you for your payment

CUSTOMER COPY

DESIGN REVIEW COMMITTEE MEETING

Date: October 3, 2024

Application: COA 2024-31 117 W. 5th St.

Members Present: Andrew Morehead
 Jeremy Jordan
 Larry Hall

Explanation of Work:

The applicant has submitted a COA application for a new 3-foot-tall wooden fence to be constructed along the side of the front yard. The fence will match the design of the existing fence.

Recommendation: Approved
 Denied
 Refer to SHPO

Notes:



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION



October 8, 2024

Yujie Cui
501 South Person Street
Raleigh, NC 27601

Dear Petitioner:

The City of Greenville wishes to inform you that your request for a Certificate of Appropriateness has been placed on the Historic Preservation Commission agenda. The request is to construct a new section of fence in the front yard at 117 West 5th Street (tax parcel number 33092).

A public hearing will be held by the Historic Preservation Commission on Tuesday, October 22, 2024, at 6:00 p.m. to consider the request. The meeting will be held in the Council Chambers on the 3rd floor of City Hall, 200 West Fifth Street.

Your presence (or that of your authorized representative) is required at this meeting to answer any questions which may arise concerning your request. If you plan to distribute any documents, exhibits and/or any other materials the night of the hearing, please make sure you provide 15 copies for the board and city staff. **Applicable presentations that you wish to show at this meeting must be submitted to staff no later than 5:00 PM on Friday, October 18, 2024.**

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If you have any questions concerning this matter, please do not hesitate to call me at (252) 329-4486 or BPrivette@greenvillenc.gov.

Sincerely,

Blake Privette

Blake Privette, Planner II
Staff Liaison to the Historic Preservation Commission

Enclosure



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

October 8, 2024

Dear Greenville Area Property Owner:

The City of Greenville wishes to inform you that a request has been made to the Historic Preservation Commission for a Certificate of Appropriateness. The request was submitted by Yujie Cui to construct a new section of fence in the front yard at 117 West 5th Street (tax parcel number 33092).

You are receiving this letter because your property is within 250 feet of the subject property.

The Historic Preservation Commission will make any determinations regarding the application in accordance with its Rules of Procedure and the *Design Guidelines* for exterior work on a Local Landmark or in a historically designated district.

A public hearing will be held by the Historic Preservation Commission on Tuesday, October 22, 2024, at 6:00 p.m. to consider the request. The meeting will be held in the Council Chambers located on the 3rd floor of City Hall, 200 West Fifth Street. You are welcome to attend and comment on the above request.

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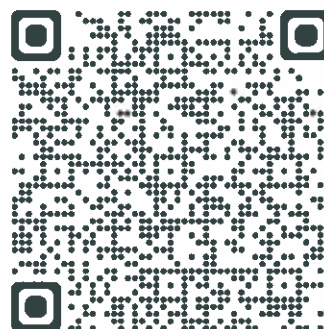
If you have any questions, please feel free to contact me at 252-329-4486 or send an email to: BPrivette@greenvillenc.gov.

Sincerely,

Blake Privette

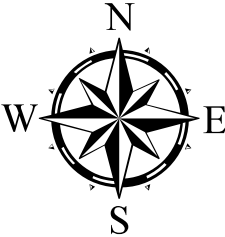
Blake Privette, Planner II
Staff Liaison to the Historic Preservation Commission

Enclosure: Map

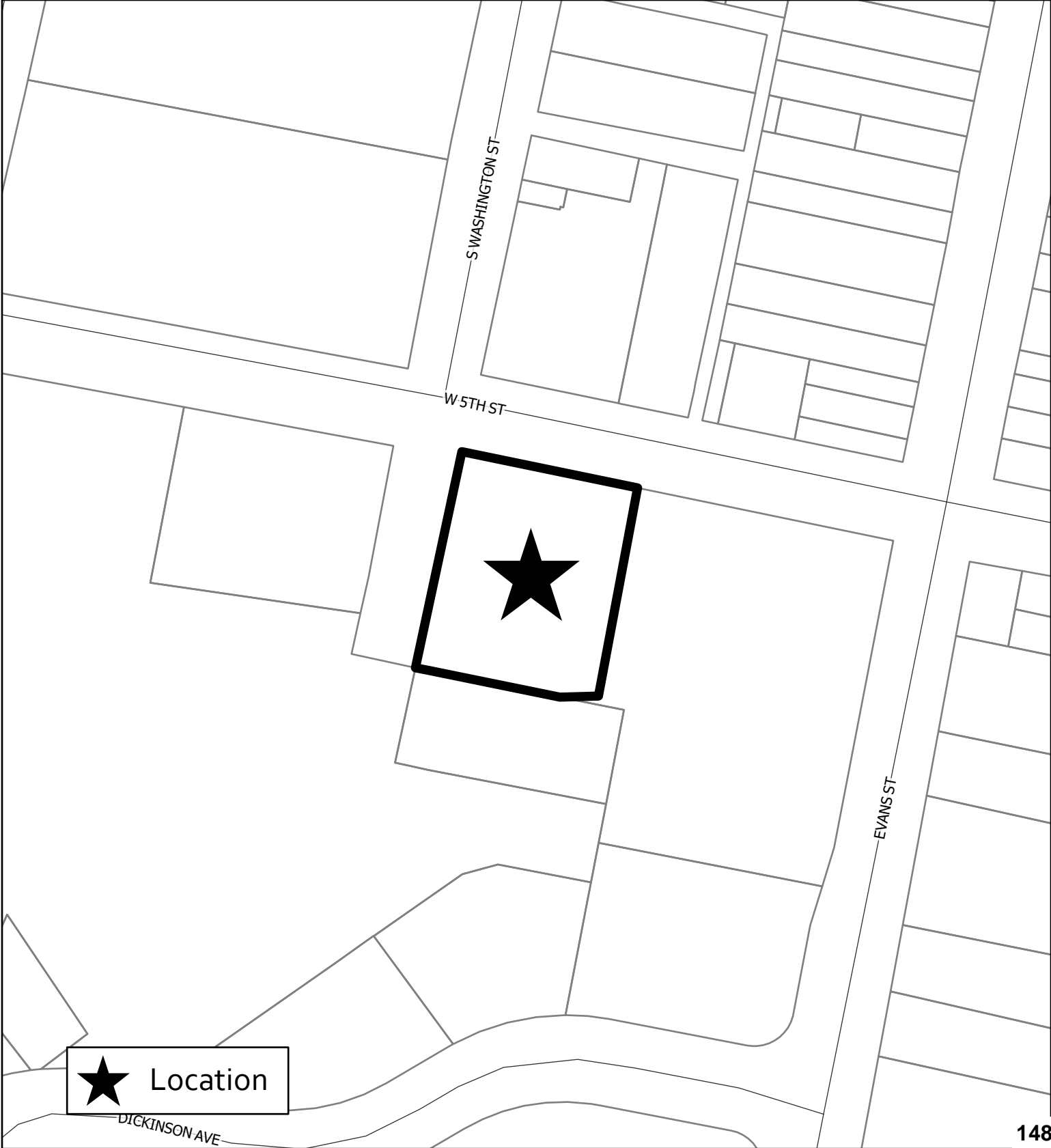


Doc. # 1198627

117 W Fifth Street COA # 2024-31 October 22, 2024



0 30 60 120 Feet



 Location

OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	CityStateZip
UPTOWN PROPERTIES LLC	516 S COTANCHE ST			GREENVILLE NC 27858
GREENVILLE GROWTH LLC FKA C & W INVESTMENT PROPERTIES LLC	333 FARMINGTON RD			GRIMESLAND NC 27837
MOYE CORP LLC	PO BOX 1704			GREENVILLE NC 27835
GLN PROPERTIES LLC	1544 KELLY CI			GRIMESLAND NC 27837
TIRAJAS LLC	103 PINWOOD RD			GREENVILLE NC 27858
BYELICK NATHAN J	BYELICK MARGARET B	1135 KILDAIRE FARM RD STE 200		CARY NC 27511
JARVIS MEMORIAL UNITED METHODIST CHURCH	510 S WASHINGTON ST			GREENVILLE NC 27858
501 EVANS LLC	1116 QUEENSFERRY RD			CARY NC 27511
GREENVILLE THEATRE VENTURES LLC	805 N WEST ST			RALEIGH NC 27603
EMERALD PROPERTY MANAGEMENT LLC	2470 EMERALD PLACE STE C			GREENVILLE NC 27834
AGL REAL HOLDINGS LLC	2025 EASTGATE DR STE B			GREENVILLE NC 27858
NORTH CAROLINA STATE OF	PO BOX 629	116 W JONES ST		RALEIGH NC 27602
NOBLES GARRY L	NOBLES WANDA S	PO BOX 2202		WINTERVILLE NC 28590
HASKETT MARGARET P	JACKSON MARY SLAY ETALS	2307 CHESTNUT ST		WILMINGTON NC 28405
SPEIGHT RENTALS LLC	427 EVANS ST			GREENVILLE NC 27858
NUCLEUS REAL ESTATE AND DESIGN LLC	544 WESTMINSTER CIR			GREENVILLE NC 27858
ALNAMER RAED	619 LEGACY CT APT 109			WINTERVILLE NC 28590



City of Greenville, North Carolina

Meeting Date: 10/22/2024

Title of Item: Update Annual Work Plan for 2024-25

Explanation: In October of each year, the Commission will adopt a work plan to reflect its intended activities. Attached is a draft Work Plan and a final Work Plan draft (with the proposed changes).

Text that is "red" indicates proposed changes and text that is "~~red~~" indicates text to be deleted.

Recommendation: Adopt Work Plan.

ATTACHMENTS

- [Draft HPC_Work_Plan_2024.pdf](#)
- [Final HPC Work Plan 2024.pdf](#)

GREENVILLE HISTORIC PRESERVATION COMMISSION

~~2023-24~~ 2024-25 WORK PLAN

Local historic landmarks and districts are designated through an ordinance that is passed by the City Council of the City of Greenville ("City Council"). The Historic Preservation Commission ("Commission") makes recommendations to the City Council as to whether an area and/or individual property should be designated as a historic and/or landmark, respectively. In making recommendations, the Commission is to determine if the district and/or property possesses the significance and integrity to be considered a local historic district and/or local landmark. These properties are then zoned as historic properties which requires exterior changes to the buildings and grounds have to be approved by the Commission.

The Commission has purview over locally designated historic landmarks and properties in the City of Greenville's local historic district. Currently, there are ~~31~~ 32 historic landmarks and one district, College View (CVHD). The Commission's primary responsibility is to provide oversight of exterior changes of historic properties to ensure changes are historically appropriate. For significant changes and/or additions, the owner must obtain a Certificate of Appropriateness (COA) before beginning any work. The Commission uses the *Historic District and Local Landmark Design Guidelines (Design Guidelines)* to ensure that the proposed work is appropriate to the special character of the historic district or landmark. Some repairs and improvements may be approved by staff.

The COMMISSION performs these major tasks:

- Review and act upon COAs for alterations, demolitions or new construction within historic districts, or for the alteration or demolition of local landmarks.
- Recommend to the City Council areas to be designated by ordinance as a "historic district;" and individual structures, buildings, sites, areas, or objects to be designated by ordinance as a "historic landmark."
- Give advice to property owners concerning the treatment of the historical and visual characteristics of their properties such as color schemes, garden and landscape features, and minor decorative elements.

The Commission plans to perform the following work plan items during the ~~2023-2024~~ 2024-25 Fiscal Year:

SECTION 1: INITIATIVES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

- In October, the Commission shall hold an annual planning session to set out the goals and objectives, including budget requests and projects to be completed for the following fiscal year.
- Meet monthly, excluding December, to review and act on Major COAs.
- Receive staff reports on the issuance of MWCOAs.
- Review and provide recommendations to the City Manager for approval of Façade Improvement Grants (FIG) applications.
- Attend training opportunities to fulfil the Certified Local Government (CLG) requirements. The CLG status gives the Commission an opportunity to apply for CLG grants.
- Identify projects and recommend pursuit of grant funding opportunities that support historic preservation activities. Local district nominations, educational activities, and National Register nominations are all eligible for this matching grant. In most years, grant opportunities are announced in November and are due in late February.

- Coordinate with City staff to plan educational activities, including training or sessions for homeowners, city residents, or those interested in historic preservation and/or local history.
 - Organize activities to celebrate and educate the public on National Historic Preservation Month in May such as, an awards ceremony and reception, walking tours, and related publicity.
 - Educational activities can include, but are not limited to:
 - Both audio and in-person guided walking tours of various neighborhoods.
 - Reach out and attend meetings with local real estate offices to educate agents on the locations and responsibilities of owning a historic property.
 - Offer educational sessions for residents and homeowners on local historic preservation.
 - Offer workshops for residents and homeowners in the districts on the importance of maintaining the integrity of our architectural heritage through the correct implementation of the *Design Guidelines*.
- Attend events promoted and/or sponsored by the Commission.

SECTION 2: INITIATIVES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION COMMITTEES

For its ~~2023-2024~~ 2024-25 work plan, the Commission has three committees to assist, encourage, promote, and accomplish historic preservation related activities within the City of Greenville. Each committee's goals for the upcoming year include:

Design Review Committee (DRC)

Work Plan Items:

- Conduct meetings to review and provide recommendations to the Commission as to whether major COAs should be approved. This may include site visits, as needed.
- Conduct meetings to review and provide recommendations to the Commission as to whether FIG applications should be approved. Two (2) workshops were held on October 2, 2024. If funding is available, workshops will be offered in the spring.
- Provide updates to the Commission, as needed.
- Consider alternative materials for residential alterations and update the *Design Guidelines* appropriately. Primary areas of focus should be:
 - Windows
 - Fences
 - Doors
 - Any trim features
 - Decks

Selection Committee

Work Plan Items:

- Review and make recommendations to the Commission as to whether a district or property should be designated as a historic district and/or landmark. Possible Local Landmark Designation for the O. B. Peatross House- Francis Speight and Sarah Blakeslee Home and Studio, 1910 E. 6th St.

- Monitor and update the Historic Landmark Priority List, as needed, for review and recommendation by the Commission.
- Identify and research potential listings for a citywide historical marker program.
 - Develop and maintain a list of potential marker locations and themes.
 - Aid staff in development of individual marker content, along with input from the community at public meetings.
 - Attend community meetings to assist in planning and selecting marker locations.
- Create a database of documentary photographs and local contacts.
- Make nominations to the full Commission regarding Award nominees.
- Schedule regular meetings, as needed and report updates to Commission.

Publicity Committee

Work Plan Items:

- Establish a method to inform and educate property owners of local historic properties.
 - Send an annual post card to property owners in the CVHD and Local Landmarks to inform owners of the benefits and responsibilities of owning a historic property and/or local landmark.
- Work with the African American Cultural Trail Committee to create synergy with other historic places and activities in Greenville and Pitt County.
- Generate features and/or news articles on historic districts and properties.
- Develop a procedure for publicizing Commission organized events (e.g., Historic Preservation Month) through social media, published articles, and signage.
- Provide feedback to staff and propose updates to content for the City of Greenville's historic preservation web page.
- Promote Façade Improvement Grants (FIG).
- Provide educational information about owning a historic property in the CVHD or a local landmark.

Because the City has been approved for a CLG grant, the Commission will host an information workshop on preserving and restoring historic windows. This will be a free workshop open to the public. The City will send individual invites to the property owners of Greenville historic properties (historic landmarks or in districts), and regional historic preservation commissions and societies.
- Schedule regular meetings, as needed, and report updates to Commission.

SECTION 3: ANNUAL RESPONSIBILITIES OF THE HISTORIC PRESERVATION COMMISSION

Each year, the Historic Preservation Commission must complete a slate of activities that are required either by previous precedent, adopted city code, or state regulation. Those items for the upcoming year include:

Annual Work Items:

- COMMISSION Elections
 - The Greenville Historic Preservation Commission consists of ten (10) citizen volunteers who bring a range of experiences, expertise, and perspectives. The City Council appoints Commissioners to three-year terms.

- The Commission officers are elected each January.
- COMMISSION Awards ~~(reception held in 2023)~~
 - The Commission Awards are presented to honor leaders in the community dedicated to preserving and promoting Greenville's historic resources.
 - Awards to be presented every two years (last reception held in 2023). Awards to be presented in 2025.
- COMMISSION Annual Report to City Council
 - Every year, the Chair of the Commission presents to the Greenville City Council a report on the COMMISSION's accomplishments during the previous year. This report is not only an opportunity to update Council on the progress of one its Commissions; it is a chance to raise the awareness of historic preservation among key policymakers.
- Monitor compliance in the College View Historic District.
- Façade Improvement Grants (FIG)
- As funding allows and the City offers FIGS, the Commission shall review and provide recommendations to the City Manager as to whether applications should be approved. The recommendation should be based on if the application is in compliance with the FIG Guidelines and the *Design Guidelines*.
- Certified Local Government (CLG) Report
 - The City of Greenville is considered a Certified Local Government (CLG) which means the Commission is eligible to apply for historic grants. Every year, CLGs are required to submit a report to the NC SHPO demonstrating that the CLG member is fulfilling their responsibilities under the program.
 - Depending on funding and approval of the City Council, the Commission can apply for CLG grants that support historic preservation activities. The City was approved for a CLG grant to host an information workshop on preserving and restoring historic windows. This will be a free workshop open to the public.

GREENVILLE HISTORIC PRESERVATION COMMISSION

2024-25 WORK PLAN

Local historic landmarks and districts are designated through an ordinance that is passed by the City Council of the City of Greenville (“City Council”). The Historic Preservation Commission (“Commission”) makes recommendations to the City Council as to whether an area and/or individual property should be designated as a historic and/or landmark, respectively. In making recommendations, the Commission is to determine if the district and/or property possesses the significance and integrity to be considered a local historic district and/or local landmark. These properties are then zoned as historic properties which requires exterior changes to the buildings and grounds have to be approved by the Commission.

The Commission has purview over locally designated historic landmarks and properties in the City of Greenville’s local historic district. Currently, there are 32 historic landmarks and one district, College View (CVHD). The Commission’s primary responsibility is to provide oversight of exterior changes of historic properties to ensure changes are historically appropriate. For significant changes and/or additions, the owner must obtain a Certificate of Appropriateness (COA) before beginning any work. The Commission uses the *Historic District and Local Landmark Design Guidelines (Design Guidelines)* to ensure that the proposed work is appropriate to the special character of the historic district or landmark. Some repairs and improvements may be approved by staff.

The COMMISSION performs these major tasks:

- Review and act upon COAs for alterations, demolitions or new construction within historic districts, or for the alteration or demolition of local landmarks.
- Recommend to the City Council areas to be designated by ordinance as a “historic district,” and individual structures, buildings, sites, areas, or objects to be designated by ordinance as a “historic landmark.”
- Give advice to property owners concerning the treatment of the historical and visual characteristics of their properties such as color schemes, garden and landscape features, and minor decorative elements.

The Commission plans to perform the following work plan items during the 2024-25 Fiscal Year:

SECTION 1: INITIATIVES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

- In October, the Commission shall hold an annual planning session to set out the goals and objectives, including budget requests and projects to be completed for the following fiscal year.
- Meet monthly, excluding December, to review and act on Major COAs.
- Receive staff reports on the issuance of MWCOAs.
- Review and provide recommendations to the City Manager for approval of Façade Improvement Grants (FIG) applications.
- Attend training opportunities to fulfil the Certified Local Government (CLG) requirements. The CLG status gives the Commission an opportunity to apply for CLG grants.
- Identify projects and recommend pursuit of grant funding opportunities that support historic preservation activities. Local district nominations, educational activities, and National Register nominations are all eligible for this matching grant. In most years, grant opportunities are announced in November and are due in late February.
- Coordinate with City staff to plan educational activities, including training or sessions for homeowners, city residents, or those interested in historic preservation and/or local history.

- Organize activities to celebrate and educate the public on National Historic Preservation Month in May such as, an awards ceremony and reception, walking tours, and related publicity.
- Educational activities can include, but are not limited to:
 - Both audio and in-person guided walking tours of various neighborhoods.
 - Reach out and attend meetings with local real estate offices to educate agents on the locations and responsibilities of owning a historic property.
 - Offer educational sessions for residents and homeowners on local historic preservation.
 - Offer workshops for residents and homeowners in the districts on the importance of maintaining the integrity of our architectural heritage through the correct implementation of the *Design Guidelines*.
- Attend events promoted and/or sponsored by the Commission.

SECTION 2: INITIATIVES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION COMMITTEES

For its 2024-25 work plan, the Commission has three committees to assist, encourage, promote, and accomplish historic preservation related activities within the City of Greenville. Each committee's goals for the upcoming year include:

Design Review Committee (DRC)

Work Plan Items:

- Conduct meetings to review and provide recommendations to the Commission as to whether major COAs should be approved. This may include site visits, as needed.
- Conduct meetings to review and provide recommendations to the Commission as to whether FIG applications should be approved. Two (2) workshops were held on October 2, 2024. If funding is available, workshops will be offered in the spring.
- Provide updates to the Commission, as needed.
- Consider alternative materials for residential alterations and update the *Design Guidelines* appropriately. Primary areas of focus should be:
 - Windows
 - Fences
 - Doors
 - Any trim features
 - Decks

Selection Committee

Work Plan Items:

- Review and make recommendations to the Commission as to whether a district or property should be designated as a historic district and/or landmark. Possible Local Landmark Designation for the O. B. Peatross House- Francis Speight and Sarah Blakeslee Home and Studio, 1910 E. 6th St.
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City of Greenville,
North Carolina

Meeting Date: 10/22/2024

Title of Item: Status Update on Approved Major and Minor Work Certificates of Appropriateness

Explanation: This is an update on the status of approved Major and Minor Work Certificates of Appropriateness. Once items have been reported as completed, the item will no longer be included on future updates.

Recommendation: Hear staff report.

ATTACHMENTS

- [COA & MWCOA Status Update October 22, 2024.pdf](#)

STATUS UPDATE ON APPROVED COA/MWCOA

This work has been inspected by staff and has been completed. These items will no longer be reported to the HPC on future agendas.			
Case #	Location	Type	Status
2023-14	707 W. 4th St.	Minor	Incomplete - Repair wood rot, repaint with DRC approved colors
2023-21	204 S. Library St.	Major	Complete - New construction of a home on a vacant lot
2023-22	404 S. Rotary Ave.	Major	Incomplete - Restoration of carport, A frame roof, shingles, columns boxed in.
2023-29	403 Maple St.	Minor	Incomplete - Remove tree hazard, replace with like species
2023-37	210 S. Library St.	Minor	Incomplete - Remove diseased tree replace with canopy tree
2023-47	304 S Jarvis St.	Minor	Incomplete - Repair flat roof and damaged wood trim underneath with like materials
2023-48	801 E. 4th St.	Minor	Incomplete - Repair porch support column with like materials. Paint new materials with like color
2024-01	405/407 S. Library St.	Major	Incomplete - Replace windows damaged in fire with like materials and color
2024-02	405/407 S. Library St.	Minor	Incomplete - Repaint soffit to match existing color, paint front door to match soffit color
2024-04	1112 Dickinson Ave.	Major	Incomplete - Demolition and removal of dwelling, non-contributing vegetation, and two accessory buildings as ordered by City Council
2024-05	901 E. 5th St.	Minor	Complete - Recoating flat roof with like materials
2024-06	403&405 S. Eastern St.	Minor	Incomplete - Removal of a dead, diseased, or dangerous tree
2024-08	1103 Johnston St.	Minor	Complete - Replace roof with like material and color shingles
2024-09	400 Biltmore St.	Major	Complete - Install 6-foot fence along E. 4th St. that will replicate the existing fence
2024-10	905 E. 5th St.	Minor	Complete - Replace rotten fence posts and pickets with like material
2024-12	400 Biltmore St.	Minor	Complete - Replace damaged clapboards and fascia with hardie board with identical reveal and appearance. Paint boards to match house
2024-13	1201 E. 5th St.	Minor	Incomplete - Restore flat roof and decorative wood railing on East and West elevations with like material and color
2024-14	706 W. 4th St.	Minor	Complete - Removing storm windows, replacing broken windowpanes, re-glazing, repainting white
2024-15	401 S. Library St.	Minor	Incomplete - Touch-up painting of both structures with like colors, repair/repaint any rotten wood if found with like material and color
2024-16	401 E. 4th St.	Minor	Incomplete - Replace flat roof on 2 buildings
2024-18	400 Biltmore St.	Major	Complete - After-the-Fact - Replacing louvered shutters with board and batten shutters, replacing a metal awning on the back entrance with a canvas awning, adding a new canvas awning over the 2 front northern windows, painting a previously unpainted chimney, foundation, and porch on the front and rear facades, no other portions of foundation shall be painted.
2024-19	803 E. 5th St.	Minor	Incomplete - Repair and paint rotten wood on East sunroom & West porch, re-glaze/repair windows of 2nd story sunroom, all in same material & color
2024-20	403 S. Eastern St.	Minor	Incomplete - Paint touch-up on front of house and awnings, in same color
2024-21	801/803 E. 4th St.	Minor	Incomplete - Remove existing deck in rear yard, repair rear door landing, move steps from deck to back door landing, repair damaged siding and trim boards all in like-kind, paint new boards with same colors
2024-22	805 E. 4th St.	Minor	Incomplete - Replace roof with like material and color

STATUS UPDATE ON APPROVED COA/MWCOA

2024-23	117 W. 5th St.	Minor	Incomplete - Repair/replacement of deteriorated wood siding and trim with like material, profile, and exposure, replace two areas of siding with hardie board siding that matches profile and exposure. Scrape, prime and paint exterior to match existing color. Repoint existing masonry chimney with mortar to match existing in color and texture. Replace roof vent sealant with new. Repair porch columns, railings, and trim with wood putty or replace with solid wood to match existing. Repair and infill porch floor with wood decking to match existing and paint to match existing. Treat porch ceiling with fungicide and repaint, install new vents. Replace three storm windows with new storm windows. Install portable in-room air conditioning venting duct in the side attic window. Repair exterior doors. Re-slope rear patio to drain water away from building. Install leaf guards on gutters. Relocate gutter downspout that is discharging towards exterior wall. Replace deteriorated rim beam at rear patio. Scrape, prime, and repaint exterior metal elements to match existing. Repair/replace damaged window elements including windowsills, frames, muntins, sashes, and trim, and repaint. Ensure all heads and sills are flashed properly and remove paint on glass panes.
2024-24	123 W. 3rd St.	Minor	Incomplete - Repaint trim to match existing color, repair hole in trim to match existing and repaint to match existing color, replace columns with wood box columns wrapped in hardie board to match existing design and color
2024-25	313 S. Summit St.	Minor	Incomplete - Repaint painted areas to match existing white
2024-26	400 S. Rotary Ave.	Minor	Incomplete - Repair/replace roof, roof trim components, and siding with like materials and color
2024-29	117 W. 5th St.	Minor	Incomplete - Repair/replace damaged elements of wood fence to match existing material, pattern, and construction, replace hardware at wood gates, repaint fence to match existing. Repair/replace damaged wood elements on outbuilding to match existing with solid wood or fiber cement board, repaint to match existing. Repair wood door at outbuilding to match original construction. Replace existing roof on outbuilding with new asphalt shingle roof to match existing, replace flashing and any deteriorated deck boards and rafters.
2024-30	1201 E. 5th St.	Minor	Incomplete - Removal of a dead, diseased, or dangerous tree in rear yard
2024-32	302 S. Library St.	Minor	Incomplete - Repaint portion of front of house with same color
2024-33	409 S. Jarvis St.	Minor	Complete - Replace roof with like material and color



City of Greenville, North Carolina

Meeting Date: 10/22/2024

Title of Item: Staff will provide an update on the several items.

Explanation: Staff will provide an update on the following items.

Certified Local Government (CLG) Grant application: The City's application to offer a window workshop was approved.

Higgs House: Preservation North Carolina is still continuing to have showings for the house.

Facade Improvement Grant Program: Staff held two workshops on October 2, 2024.

Recommendation: Receive update
