



City of Greenville
Design Review Board – Neighborhood Design Panel
Minutes of the **October 1st, 2020** Regular Meeting
Webex Virtual Meeting
Meeting Notice Posted on Tuesday, September 15th, 2020
Minutes prepared by Matt Lonnerstater

Members Present: Fred Guthier, Matt Tindall, Monica Floyd, and Jermaine Johnson

Members Absent: Allison Tucker

Staff Present: Jay Graham, Planning and Development Director; Logan Wells, Assistant City Attorney; Matt Lonnerstater, Development Planner; Courtney Powell, Planning Manager; Kris Kurjiaka, Senior Development Planner.

Call to Order:

Chairman Fred Guthier called the virtual meeting to order at 3:00 PM. He welcomed those in attendance and explained the procedures for the meeting. The minutes of the September 3rd, 2020 meeting were approved unanimously. The agenda for the October 1st, 2020 meeting was approved unanimously. All affidavits were received. No conflicts of interest were cited. Lonnerstater called out to the public to gather names for public comment.

Old Business:

A. None

New Business:

A. CA 20-502

Application by **BEN SETTLE** for a **CERTIFICATE OF APPROPRIATENESS** for a second-story addition at 7 Rowley St. (TM# 003400-01-01900).

Planner Lonnerstater presented the application for a Certificate of Appropriateness for a second-story addition at 7 Rowley Street, located within the East Park Preservation District. The proposed second story addition does not involve an expansion to the existing building footprint which is non-conforming regarding its side setback. Lonnerstater outlined staff's findings and recommendation of approval of the application.

Ben Settle, applicant, concurred with staff's report and recommendations.

Matt Tindall asked if the existing chimney/fireplace is functional. Mr. Settle stated that the chimney is not functional and asked if it could be removed. Matt Tindall opined that the chimney should be left as is in its current state.

Matt Tindall asked the applicant to clarify the color of the proposed clad windows. Mr. Settle stated that the intent is to go with a dark bronze color.

Monica Floyd asked the applicant why two different slopes were proposed for the dormers. Mr. Settle responded that one side of the house bumps out more than the other necessitating the different slopes.

Chairman Guthier opened the floor up for public comment. No one spoke in favor or against the application. Chairman Guthier closed the floor for public comment.

Matt Tindall recommended that the chimney remain as is. Monica Floyd concurred.

Matt Tindall moved to approve CA 20-502 as submitted. Motion seconded by Monica Floyd and approved 4-0.

B. CA 20-504

Application by **RUSSELL KEIGER** for a **CERTIFICATE OF APPROPRIATENESS** for a new detached garage at 501 Hampton Ave. (TM# 002300-01-00100).

Planner Lonnerstater presented the application for a Certificate of Appropriateness for a new detached garage at 501 Hampton Ave., located in the Hampton-Pinckney Preservation District. The proposed garage is 480 sq. ft. and is shown with Hardi-plank or equal lap siding. Lonnerstater noted that the applicant did not submit material specifications or samples of color. Lonnerstater outlined staff's recommendation of approval with the following conditions: 1) Hardi-Board or equal material lap siding shall feature a smooth texture; and 2) the applicant shall provide details/specifications of the garage and personnel door, windows, and paint color for review and approval by staff and a 2-member DRB panel prior to permitting.

Matt Tindall asked if the rear garage wall is on the 5 ft. setback line. Planner Lonnerstater responded that the proposed rear setback is 5 ft.

Staci Kehir, applicant, clarified that the proposed windows will not feature grids. The proposed color of the garage will match the house.

Matt Tindall asked what material is being proposed for the windows and doors. Mrs. Kehir was not sure at this time. Matt Tindall stated that the garage overhang may need to be fire-rated if located within the setback.

Chairman Guthier opened the floor up for public comment. No one spoke in favor or against the application. Chairman Guthier closed the floor for public comment.

Fred Guthier stated that the window material should match and mimic the materials on the house..

Matt Tindall moved to approve CA 20-504 with the condition that the applicant shall submit materials and colors to staff and a 2 DRB member panel prior to final approval. Motion seconded by Monica Floyd and approved 4-0.

Other Business (Not a Public Hearing)

A. RHP 20-538

Application by **BRETT CUTSHALL** for a **PRELIMINARY CERTIFICATION FOR TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTIES** at 118 W. Mountainview Ave. (TM# 017700-04-01800).

Planner Lonnerstater presented the application for a Preliminary Certification for Special Tax Assessment for Rehabilitated Historic Structures at 118 W. Mountainview Ave., zoned R-6. The property is improved with a two-story single-family residence. Lonnerstater outlined the standards for approving the Preliminary Certification: 1) The property must qualify as historic; 2) The rehabilitation is appropriate for the historic building; and 3) Minimum expenditures for rehabilitation must exceed 50% of the fair market value of the owner-occupied property. The applicant provided a substantial packet of historic documentation related to the home and its previous owners and provided a cost estimate of \$560,000 for qualifying project costs. Lonnerstater outlined staff's findings that all three criteria had been met and stated staff's recommendation of approval. Lonnerstater noted that the applicant is in the process of applying for a State Historic Rehabilitation Tax Credit through the State Historic Preservation Office.

Brett Cutshall, applicant, 107 Grove Rd., Greenville, SC, was available to answer any questions.

Matt Tindall asked staff to clarify the RHP process after preliminary approval. Planning Administrator Courtney Powell stated that, after preliminary approval, the applicant has two years to meet minimum expenditures and complete the work. If after two years work is still ongoing, the applicant can still apply for final certification as long as minimum expenditures have been met.

Matt Tindall moved to approve RHP 20-538 for preliminary certification. Motion seconded by Monica Floyd and approved 4-0.

Advice and Comment (Not a Public Hearing)

A. None

Informal Review (Not a Public Hearing):

A. None

Adjourn:

Having no other business, the meeting adjourned at 3:38 p.m.