



**City of Greenville**  
**Design Review Board – Neighborhood Design Panel**  
Minutes of the **February 4<sup>th</sup>, 2021** Regular Meeting  
**Webex Virtual Meeting**  
Meeting Notice Posted on Wednesday, January 20, 2021  
Minutes prepared by Austin Rutherford

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Members Present: Fred Guthier, Matt Tindall, Monica Baretta  
Members Absent: Jermaine Johnson and Allison Tucker  
Staff Present: Jay Graham, Planning and Development Director; Logan Wells, Assistant City Attorney; Matt Lonnerstater, Development Planner; Courtney Powell, Planning Administrator; Kris Kurjiaka, Senior Development Planner; Harold Evangelista, Development Planner; Ross Zelenske, Development Planner; Austin Rutherford, Development Planner; Edward Kinney, Senior Landscape Architect; Kevin Howard, Senior Development Planner

**Call to Order:**

Chairman Fred Guthier called the virtual meeting to order at 3:01 PM. He welcomed those in attendance and explained the procedures for the meeting. Board members Jermaine Johnson and Allison Tucker were absent. The minutes of the January 7, 2021 meeting were approved unanimously. The agenda for the February 4, 2021 meeting was approved unanimously. All affidavits were received. No conflicts of interests were cited.

**Old Business**

**A. None**

**New Business**

**A. CA 20-5**

Application by **CURTIS HANEL** for a **CERTIFICATE OF APPROPRIATENESS for construction of a new single-family residence and accessory garage at 12 Wilton St. (TM# 000900-03-00400).**

Ms. Wells noted that there was an error in the agenda posting for this item that requires it to be tabled until the next meeting.

**Ms. Baretta moved to defer CA 21-5. Motion seconded by Mr. Tindall and approved 3-0.**

**B. CA 21-6**

Application by **STUART STENGER** for a **CERTIFICATE OF APPROPRIATENESS** for demolition and reconstruction of a detached accessory garage at 323 W Earle St. (TM# 000800-03-01000).

Mr. Rutherford noted that the applicant had requested a deferral.

**Mr. Tindall moved to defer CA 21-6. Motion seconded by Mr. Baretta and approved 3-0.**

**Other Business (Not a Public Hearing)**

- A. Review of **556 Perry Avenue – Poe Hardware and Supply Company** - being nominated to the National Register of Historic Places.

Mr. Rutherford noted that the State Historic Preservation Office (SHPO) had received an application for the property to be nominated to the National Register of Historic Places. Per the provisions of the LMO, the DRB-Neighborhood Panel is charged with providing comments to SHPO on the nomination.

The applicant, Robert Poppleton on behalf of Perry Avenue Investors, 556 Perry Avenue, noted the revitalization the project as gone through. The development will be able to tell the post-World War II industrial development and history in the area.

The Commission then provided their comments on the nomination.

Mr. Tindall believed the development has kept as much of the historical design as possible through the redevelopment and is in favor of the nomination.

Ms. Baretta echoed and applauded the historic renovation of this project.

Mr. Guthier agreed that it is a great asset for the City and neighborhood and is in favor of its addition to Historic Places.

**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 3:22 p.m.