



City of Greenville
Design Review Board – Neighborhood Design Panel
Minutes of the **June 3, 2021** Agenda Workshop Meeting
Greenville Convention Center, 1 Exposition Drive
Meeting Notice Posted on Wednesday, May 19, 2021
Minutes prepared by Sharon Key

Members Present: Fred Guthier, Matt Tindall, Monica Baretta, Allison Tucker, Jermaine Johnson, Anatole Upart;

Members Absent: None

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; Hannah Slyce, Landscape Architect Planner; Sophia Brennan, Intern; Sharon Key, Planning Coordinator

Call to Order: Chairman Fred Guthier called the meeting to order at 3:00 PM. He welcomed those in attendance and explained the procedures for the meeting. He asked board to introduce themselves. The minutes of the May 4, 2021 Agenda Workshop and May 6, 2021 Regular Meeting were approved unanimously through a motion by Mr. Tindall and a second by Ms. Baretta. Mr. Tindall moved for approval of the agenda for the June 3, 2021 meeting to be approved. Ms. Baretta seconded. The agenda was approved unanimously. All affidavits were received. No conflicts of interests were cited.

Old Business:

A. CA 21-158

Application by **TIM KEARNS** for a **CERTIFICATE OF APPROPRIATENESS** to demolish an existing single-family home and replace it with a new single-family home at 211 W. Earle Street. (TM# 000800-04-00600).

Mr. Rutherford presented the application and staff report. Staff recommends denial.

Applicant Tim Kearns presented his project to the Board.

The Board asked the applicant about his definition of the style of house, and if he considers deferral.

Mr. Graham expounds on grounds for demolition being met.

Mr. Upart asked when the property was purchased was any research done regarding the Historic district and character. Applicant responds yes as he lives on Earle Street, and the intension was to fix the house, but the condition left him with demolition as his only choice. Mr. Upart asked for a financial estimate to restore vs demolition and rebuild.

Board asked if there are any openings in the house where water can get in? He has braced the porch and there are open spaces.

There was no public comment for this item.

Board discussed the project and commented that without a financial statement they can't make an informed decision. The fact that it's on the national registry, puts the house above the common home and that every home in the historic district will have sloped floors and some mold/moisture.

The board asked if the applicant wished to request a deferral.

Applicant, Tim Kearns, requested a deferral.

Ms. Tucker moved for the deferral of CA 21-158 with amendment that measures are taken to preserve the house in current state to prevent further damage. Motion seconded by Mr. Tindall and approved 5-0.

B. CA 21-159

Application by **TIM KEARNS** for a **CERTIFICATE OF APPROPRIATENESS** for exterior modifications and additions to an existing structure, after-the-fact demolition of a shed/garage, and construction of a new accessory garage at 215 W. Earle Street. (TM# 000800-04-00600).

Mr. Rutherford presented the application and staff report. Staff recommends approval with comments and conditions.

Board asked if condition for shared driveway would still apply since the neighboring lot was just deferred. Staff noted that it is dependent on the property line being moved.

The applicant, Tim Kearns, presented his project and agrees to staff comments, except for the shared driveway.

Board asked if a shared driveway is necessary if he is shifting the property line.

There was no public comment for the item.

Board opened for discussion agreeing to all staff comments

Ms. Tucker moved to approve per staff comments and conditions of CA 21-159 with motion seconded by Mr. Upart and approved 5-0.

New Business (Not a Public Hearing)

A. CA 21-354

Application by **STEPHEN SCHELL** for a **CERTIFICATE OF APPROPRIATENESS** to demolish an existing single-family home and replace with a new single-family home at 107 W. Park Avenue. (TM# 001200-01-00300).

Mr. Rutherford presented the item and staff report. Staff recommends denial.

The Board likes to clarify that this is simply open for demolition.

Applicant presented the project and states that financials were sent to staff this afternoon. The applicant detailed the unsafe conditions and current state of house in disrepair.

Mr. Rutherford advised the board that since the financials were not received in time for tonight's meeting, they can't be used for consideration.

Mr. Rutherford advised the board on the location of the flood zone.

No public comment was received.

Board discussed the project and the need of more information than what has been currently provided. The board asked if applicant wished to defer.

Legal explained deferral/withdraw options to the applicant.

Applicant requested to defer.

Ms. Tucker moved to defer the request of CA 21-354 with the motion seconded by Mr. Anatole Upart and approved 5-0.

B. CA 21-360

Application by **CINDY & DAVID LEE** for a **CERTIFICATE OF APPROPRIATENESS** to demolish an existing shed and replace it with a new garage at 11 James Street (TM# 003000-02-00500).

Mr. Rutherford presented the application and project. Staff recommends approval with conditions.

Applicant Cindy Lee presented the project and discussed exterior and pitch.

No public comment was received.

The board discussed the project.

Motion to approve by Mr. Tindall along with all staff conditions, roof pitch will be 8.5/12 and siding will be wood to match home. Motion seconded by Ms. Baretta. The motioned passed 5-0.

C. CA 21-361

Application by **PREMAL & MEGHAN PATEL** for a **CERTIFICATE OF APPROPRIATENESS** for a second-floor addition to the rear of the single-family home at 205 E. Earle Street (TM# 003500-08-01400).

Mr. Rutherford presented the application and project. Staff recommends approval with conditions.

Applicant Meghan Patel presented herself for questions.

No Public Comment was received.

Board discussed the project.

Motion made to approve by Mr. Tindall with all staff conditions. Motion seconded by Mr. Tucker. Motion passed 5-0.

Advice and Comment (Not a Public Hearing)

A. None

Other Business (Not a Public Hearing)

A. NONE

Adjourn: Having no other business, Mr. Guthier adjourned the meeting at 4:27 p.m.

Austin Rutherford

From: Chad Brown <chad.brown@us.abb.com>
Sent: Thursday, June 3, 2021 9:19 AM
To: Austin Rutherford
Subject: June 3rd Urban Design Review Board Meeting - CA21-354

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Austin,
Good morning.

My family and I live at 109 West Park Avenue, next door to the proposed demolition and new build below.

We cannot make it to the meeting today, but would appreciate if the council would consider our points:

- We understand that typically demolitions are not encouraged in the Heritage Neighborhood. However, having recently been in 107 W Park as the old tenants were moving out we would agree that it is probably the best option here. There appeared to be signs of mold everywhere. We can't imagine the level the house would need to be stripped down and mitigated to make it livable.

That said, we do have a couple of concerns about the proposed new house:

- Appropriate scale. The house seems large for the lot. We just want to make sure the house is appropriately scaled for the lot and the houses around it.
- Appropriate front view. Most of the homes in the neighborhood would be considered a craftsman style with relatively large porches and a lot of trim details. Just based on the design view below, the look of the house seems plain with a small porch and not much detail.
- Keeping large trees on the lot. One of the great things about our end of West Park Ave. is the abundance of large trees which provide fantastic summer shade. In particular there are several pecan trees in the back yards around 107 which form a small pecan tree grove resulting in a nice crop every couple of years. On 107 West Park there is a pecan tree on the driveway (west) side of the house and is also near our driveway. Due to the size of the proposed house, we are concerned many of the large trees would need to be removed.

CA 21-354

Application by **STEPHEN SCHELL** for a **CERTIFICATE OF APPROPRIATENESS** to demolish an existing single-family home and replace it with a new single-family home at 107 W. Park Avenue (TM# 001200-01-00300).

1 Side Elevation
1/4" = 1'-0"



2 Front Elevation
1/4" = 1'-0"

Thank you for your consideration, I would be glad to answer any questions you have.

Thank you,



Chad Brown

Application Engineering Manager – Bulk Material Handling & PT Components
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