



**City of Greenville**  
**Design Review Board – Neighborhood Design Panel**  
Minutes of the **January 6, 2022** Agenda Meeting  
**Greenville Convention Center, 1 Exposition Drive**  
**Meeting Notice Posted on Dec 22, 2021**  
Minutes prepared by Sharon Key

---

Members Present: Anatole Upart, Fred Guthier, Matt Tindall, Allison Tucker

Members Absent: Monica Baretta

Staff Present: Jay Graham, Planning and Development Director; Logan Wells, Assistant City Attorney; Kris Kurjiaka, Principal Development Planner; Austin Rutherford, Senior Development Planner; Edward Kinney, Principal Landscape Architect; Sharon Key, Planning Coordinator; Hannah Slyce, Landscape Architect;

**Call to Order:** Chairman Anatole Upart called the meeting to order at 3:13 PM. He welcomed those in attendance and explained the procedures for the meeting. He called on the other board members to introduce themselves to the public. Edward Kinney moved on to roll call of board members in attendance. The minutes of the November 2, 2021 Agenda Workshop and November 4, 2021 Regular Meeting were approved unanimously through a motion by Matt Tindall and a second by Fred Guthier. Allison Tucker moved for approval of the agenda for the to be approved. Matt Tindall seconded. The agenda was approved unanimously. All affidavits were received. Conflict of interest is confirmed with roll call of board members.

**Old Business**

A. None

**New Business**

A. **UH 21-947**

Application by **LUKE SIMS** for a **UNREASONABLE HARDSHIP EXEMPTION** for the replacement of windows at 305 Lloyd Street (TM# 0021000102400)

**Staff Report:** Edward Kinney provides staff report for application with comments and recommendations. Staff report recommends approval of application with comments.

**Applicant Presents Project:** Luke Sims 53 Endell St., Greenville – Provides details on windows proposed as replacement and presents himself for questions

Matt Tindall asks about window detail surroundings and intent to replace brick window trim.

**Public Comment:** Robert Benedict 402 Hampton Ave. – disagrees replacing historic windows. Discusses window purposes and defining the character of the

building and how financial hardship is not reason to use new materials. Proposes tax credit as relief.

Wade Cleveland 308 Hampton Ave. – disagrees replacing historic windows. Discusses historic preservation and the requirements to give it attention and maintenance and time but it is worth it to maintain the historic value.

Matt Tindall asks Wade Cleveland if the applicant is intending to replace with kind materials, how is that diminishing the historic preservation?

Wade Cleveland responds that as a major component of the house, if it's taken out and made new then its not there anymore and the precedence it sets in the neighborhood. The integrity of that process is value in and of itself.

Robert Benedict adds that his concern is the precedence it sets for the neighborhood. If you have to replace then do it in the back and keep the front historic.

#### **Public Comment Closed**

**Board Discusses:** Cost, materials, integrity and applicant's action by guidelines. Condition of the windows and replacement windows look the same from the pictures. Due to the disrepair there is cause for potential replacement, but if we can replace in kind and do better for the long term of the house then we should.

**Matt Tindal makes a motion to approve UH 21-947 with staff conditions and applicant verbal comments clarifying usage of appropriate materials. Fred Guthier seconds the motion.**

**Motion passes 4-0.**

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

##### **A. Staff Update on Current Planning Projects**

1. Kris Kurjiaka provided an update on Land Management Ordinance rewrite.

#### **Informal Review (Not a Public Hearing):**

##### **A. None**

**Adjournment:** The meeting was adjourned at 3:38 PM.