



City of Greenville
Design Review Board – Neighborhood Design Panel
Minutes of the **June 2, 2022, 2022** Agenda Meeting
Greenville Convention Center, 1 Exposition Drive
Meeting Notice Posted on May 17, 2022
Minutes prepared by Sharon Key

Members Present: Fred Guthier, Monica Baretta, Lura Goddfrey, Aaron Barr

Members Absent: Anatole Upart

Staff Present: Edward Kinney, Principal Landscape Architect; Barrett Armstrong Senior Urban Designer; Harold Evangelista Development Planner; Sharon Key Planning Coordinator; Eva Bateman, City Attorney; Mary Douglas Hirsch, Planning Administrator; Austin Rutherford, Senior Development Planner; Hannah Slyce, Landscape Architect

Call to Order: Chairman Fred Guthier called the meeting to order at 3:02 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 May 2, 2022 Agenda Workshop and May 5, 2022 Regular Meeting were approved unanimously through a motion by Monica Baretta and a second by Laura Goddfrey. Monica Baretta moved for the agenda to be approved. Aaron Barr seconded. The agenda was approved unanimously. All affidavits were received. No conflict of interest is confirmed with roll call of board members.

Old Business

A. None

New Business

A. CA 22-360

Application by **KURT WALLENBORN** for an **ADDITION AND RENOVATION** for 107 East Park Avenue (TM# 0034000201903).

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

Applicant Presents Project: Kurt Wallenborn, E Park Ave. – Presents project and offers to answer questions.

Public Comment: None

Monica Baretta makes a motion to approve CA 22-360 with staff comments and conditions. Aaron Barr seconds the motion.

Motion passes 4-0.

B. CA 22-361

Application by **BEN CALVIN** for a **RENOVATION** for 413 Overbrook (TM# 0192000101000).

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

Applicant Presents Project: Ben Calvin, Berea. – Presents project and offers to answer questions.

Commissioners asks about replacing windows being existing historical glass and about the desire to paint the brick or how much brick is in need of repair? Asks about chimney being removed, keeping decorative attic round glass window

- The existing attic space needs enlarged windows to meet fire escape regress
- There is very little amount of brick needing repair
- Discusses removing the existing and replace with façade to support weight of chimney flu
- Architect just noted the attic window as a vent but we can keep it as the round decorative window

Public Comment:

- Kelin Dravinwell 103 West Ave. – Spoke in favor of project and improving the value of the neighborhood
- Ar 19 Philside Dr. Overbrook Community – Spoke on the history of the Overbrook neighborhood spoke in favor of removing the chimney but did not agree with painting the brick to just be trendy.
- Lauren Watts 412 Overbrook – Involved in the Overbrook historic preservation. Agrees with the majority of the project but prefer the brick to stay unpainted. Wants to help new owners come and stay in the neighborhood

Commission Discusses

Monica Baretta makes a motion to approve CA 22-361 with staff comments and condition in addition to keep decorative round attic window, no shutters as they are not historic and keep the front chimney as a defining character. Have a two board member review for approval. Aaron Barr seconds the motion.

Motion passes with conditions 4-0.

C. RHP 22-362

Application by **KURT WALLENBORN** for a **PRELIMINARY SPECIAL TAX ASSESSMENT** for 832 Wade Hampton Blvd. (TM# 0189020205500; 0189020205400; 0189020205300; 0189020205200).

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

Applicant Presents Project: Kurt Wallenborn, E Park Ave. – Presents project, discusses making the windows squarer and offers to answer questions.

Public Comment: None

Monica Baretta makes a motion to approve RHP 22-362 with staff comments and condition to differ to the State on the window location and style size. Laura Goddfrey seconds the motion.

Motion passes 4-0.

Other Business (Not a Public Hearing)

- A. Staff Update – Kris Kurjiaka presents update on the Land Management Ordinance update.**

Informal Review (Not a Public Hearing):

- A. None**

Adjournment: The meeting was adjourned at 4:15 PM.