



**City of Greenville**  
**Design Review Board – Neighborhood Design Panel**  
Minutes of the **September 2, 2021** Agenda Meeting  
**Greenville Public Works, 475 Fairforest Way**  
Meeting Notice Posted on Wednesday, July 19, 2021  
Minutes prepared by Sharon Key

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Members Present: Anatole Upart, Fred Guthier, Matt Tindall, Monica Baretta

Members Absent: Allison Tucker

Staff Present: Jay Graham, Planning And Development Director; Logan Wells, Assistant City Attorney; Courtney Powell, Planning Administrator; Kris Kurjiaka, Principal Development Planner; Harold Evangelista, Development Planner; Ross Zelenske, Development Planner; Austin Rutherford, Senior Development Planner; Edward Kinney, Principal Landscape Architect; Planning Coordinator, Sharon Key; Hannah Slyce, Landscape Architect

**Call to Order:** Chairman Anatole Upart called the meeting to order at 3:00 PM. He welcomed those in attendance and explained the procedures for the meeting. The minutes of the August 3, 2021 Agenda Workshop and August 5, 2021 Regular Meeting were approved unanimously through a motion by Mr. Guthier and a second by Mr. Tindall. Monica Baretta moved for approval of the agenda for the August 5, 2021 meeting to be approved including the deferral request for CA 21-158. Monica Baretta seconded. The agenda was approved unanimously. All affidavits were received.

Conflicts of interest by Matt Tindall were cited for **APL 21-593, UN-HARD 21-594 and CA 21-613.**

**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 future new single-family home and detached garage at 211 W. Earle Street. (TM# 000800-04-00600).

Austin Rutherford provided the staff report.

Monica Barrett asked about the sequence of demolition and new construction. Austin Rutherford details the order of request for demo and design.

The applicant, Tim Kearns, presented the application

Board had no questions for the applicant.

No Public Comment has received.

Mr. Tindall clarified this application is only for demolition and the applicant will need to submit another application before the board. Mr. Rutherford clarified the demolition process. Board members discussed visiting the house and the condition of it.

**Motion made by Mr. Guthier to approve CA 21-158 with recommended staff conditions. Seconded by Monica Baretta. Motion passed 4-0.**

## **New Business**

**Mr. Tindall left the meeting due to Conflict of Interest.**

### **A. APL 21-593**

Application by **MATT TINDALL** to **APPEAL** staff's partial approval of CAS 21-443 at 1001 E. Washington Street (TM# 004500-01-00900).

Mr. Rutherford presented the staff report.

Mr. Guthier asked about the existing cedar shakes. Mr. Rutherford and Mr. Graham clarified the denial and the question to be determine before the board.

A representative for the Applicant, Mel Middleton, presented the application.

Ms. Baretta asked the applicant about patch areas. Mr. Guthier asked if there is a sample of the type of shake being requested to be used. If a patch job occurred would there be a noticeable difference in materials side by side. Mr. Guthier asked about the financials stated.

Mr. Upart began the Public Hearing.

Scott Johnston, 10 Manly St., discussed restoring the cedar shakes, and agreed that staff has determined correctly and should be upheld.

David Price, owner of 1001 E. Washington St., discussed the price difference and desire to restore the character of the building.

Eric Fragoso, 21 Wilton St. in Heritage District, asked the board to uphold the requirement.

Mr. Upart closed the Public Hearing.

Board discussed the staff decision and the project.

**Motion was made by Mr. Guthier to affirm the administration's decision of partial approval for APL 21-593. Seconded by Monica Baretta. Motion passed 3-0.**

### **B. UN-HARD 21-594**

Application by **MATT TINDALL** for an **UNREASONABLE HARDSHIP EXEMPTION** for siding replacement at 1001 E. Washington Street (TM# 004500-01-00900).

Austin Rutherford presented the staff report.

A representative for the Applicant, Mel Middleton, presented the application.

Mr. Guthier asked the applicant if they had checked the availability of the niche shakes and to present samples of the products side by side.

Mr. Upart opened the public hearing:

Scott Johnston, 10 Manly St., discussed the available tax credit options available on this project for materials

David Price, owner of 1001 E. Washington Street, discussed that he is aware of no supply issues with niche shingles and offered to defer the application and put together samples for the board.

Austin Rutherford clarifies tax credits for the city

Mr. Upart closed the public hearing

Board discussed the applicant's options to defer and holding applicant to the 50/50 tipping point for replacing the existing wood shake. Mr. Graham explains the options before the board today and that the applicant may request a motion to defer.

Applicant requested to defer to next meeting

**Motion made by Ms. Baretta to defer of UN-HARD 21-594. Seconded by Mr. Guthier. Motion passed 3-0.**

**C. CA 21-613**

Application by **MATT TINDALL** for a **CERTIFICATE OF APPROPRIATENESS** for a home addition and modifications, carport, and pool at 321 Hampton Avenue (TM# 001600-01-00800).

Mr. Kurjiaka presented the staff report.

A representative for the Applicant, Mel Middleton, presented the application.

Ms. Baretta asked about existing materials and color scheme. Mr. Guthier asked applicant to address staff comments regarding fencing and setbacks. Ms. Baretta asks about landscaping. Applicant discusses tall fencing, tree replacement and pool area.

No public comment was received.

**Motion made by Ms. Baretta to approve CA 21-613 with staff conditions. Seconded by Ms. Guthier. Motion Passed 3-0**

**Matt Tindall reentered the meeting as board member**

**D. LLDE 21-636**

Application by **MELANIE ANDERSON/JOHNSTON DESIGN GROUP** for a **LOCAL LANDMARK DESIGNATION** for a commercial structure at 1007 Hampton Avenue (TM# 002600-03-00900).

Mr. Rutherford provided the staff report.

Ms. Baretta asks about previous historical survey and what would approval on the historical registry do for the property. Mr. Rutherford provided an explanation.

The applicant, Scott Johnston 10 Manly St., provided an overview of the project.

There was no public comment.

**Motion made by Ms. Baretta to approve LLDE 21-636 with the staff condition. Second by Matt Tindall. Passes 4-0**

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

**A. RHP 19-806F**

Application by **ERIC FRAGOSO** for **FINAL CERTIFICATION OF A SPECIAL TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTIES** for 21 Wilton Street (TM# 000900-02-02300).

Mr. Rutherford presents staff report

Applicant Eric Fragoso presented himself for questions.

**Motion was made by Mr. Guthier to approve RHP 19-806F. Seconded by Ms. Baretta. Passes 4-0**

**B. Staff Update on Current Planning Projects**

1. Mr. Rutherford provided an update on West End Small Area Plan.
2. Mr. Evangelista provided an update on Village of West End Action Plan.
3. Mr. Kurjiaka provides update on LMO Project

**C. Discussion regarding the continuation of Agenda Workshops**

**The board requests to keep the workshops**

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

- A. None**

**Advice and Comment (Not a Public Hearing):**

- A. Request by **MELANIE ANDERSON/JOHNSTON DESIGN GROUP** to receive Advice and Comment regarding a future Certificate of Appropriateness application at 1007 Hampton Avenue pending approval of LLDE 21-636 (TM# 002600-03-00900).

Mr. Rutherford noted this item is related to LLDE 21-636.

Board asked if this would come back to the board. Mr. Rutherford answered in the affirmative.

Mr. Tindall noted the applicant should reexamine the awnings and Ms. Baretta noted the same for the roll-up door.

**Adjourn:** The meeting was adjourned at 4:26 PM.

# STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Chairperson or Presiding Officer of the Design Review Board

FROM: MATT TINDALL, AIA  
(Board Member's Name)

Pursuant to South Carolina Code Section 8-13-700(b), I make this statement concerning the matter described below, action or decision upon which will directly affect an economic interest as contemplated by the Ethics, Government Accountability Campaign Reform Act of 1991:

A. The matter requiring action or decision is as follows:

Meeting Date: 09.02.2021

Agenda Item No.: APL 21-593 Subject: E. WASHINGTON ST.

Agenda Item No.: UN-HARD 21-594 Subject: HARDSHIP FOR E. WASHINGTON

Agenda Item No.: CA 21-613 Subject: 321 HAMPTON AVE.

B. The nature of my potential conflict is as follows:

I have an economic interest which will be affected by the action.

A member of my immediate family has an economic interest which will be directly affected.

An individual with whom I am associated has an economic interest which will be affected.

A business with which I am associated has an economic interest which will be affected.

I hereby withdraw from any votes, deliberation or other actions on this matter and request that my disqualification and the grounds therefore be noted in the minutes.

Date: 8.18.21

Signature: \_\_\_\_\_

\_\_\_\_\_  
Presiding Officer

STAFF LIAISON SHALL NOTE THIS ABSTENTION AND THE ABOVE GROUNDS IN THE MINUTES. THIS STATEMENT SHALL BE ATTACHED TO THE MINUTES.