



City of Greenville
Design Review Board – Neighborhood Design Panel
Minutes of the **March 5th** Regular Meeting
10th Floor – Council Chambers 3:00PM
Meeting Notice Posted on Wednesday, February 19th, 2020
Minutes prepared by Matt Lonnerstater

Members Present: Monica Floyd, Fred Guthier, Matt Tindall, and Allison Tucker

Members Absent: Jermaine Johnson

Staff Present: Jay Graham, Planning and Development Manager, Logan Wells, Assistant City Attorney; Courtney Powell, Senior Development Planner; Matt Lonnerstater, Development Planner; Brennan Williams, Development Planner; Kris Kurjiaka, Development Planner; Christa Jordan, Landscape Architect.

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. The minutes of the February 6th, 2020 meeting were approved unanimously. The agenda for the March 5th, 2020 meeting was unanimously accepted. All affidavits were received and no conflicts of interest were cited.

Old Business:

A. None

New Business:

A. CA 20-65 Application by John Raptis for a CERTIFICATE OF APPROPRIATENESS for window replacement, re-roofing, and new exterior paint on an existing single-family home located at 208 W. PARK AVE. (TM # 000900-02-01300).

Lonnerstater presented the application for exterior modifications to 208 W. Park Ave., located in the Heritage Preservation Overlay District. The application consists of replacing all exterior windows, re-painting the exterior of the house, and re-roofing with architectural shingles. The existing wood windows are to be replaced with perma-shield vinyl clad wood windows with 9 over 1 light configuration. Lonnerstater explained staff's recommendation of approval with the following conditions: 1) Where needed, existing wood window trim shall be replaced in-kind; and 2) the historic brick steps shall not be painted.

The applicant, John Raptis, spoke on behalf of the application.

Tindall asked for clarification regarding the window grids and recommended that grid pattern be a simulated divided light.

No one from the public spoke in favor or against the application.

The Board discussed the precedent that windows feature a simulated divided light pattern.

Floyd made a motion to approve the application with conditions: 1) Where needed, existing wood window trim shall be replaced in-kind; 2) historic brick steps shall not be painted; and 3) window grids shall be simulated divided light. The motion was seconded by Allison Tucker and approved 4-0.

FINAL

B. CA 20-70 Application by Brian Lazarus for a CERTIFICATE OF APPROPRIATENESS to construct a new single-family home located at 0 E. EARLE ST. (TM# 003500-08-02100).

Lonnerstater presented the application for a new two-story single-family home within the Col. Elias Earle Preservation District. The proposed front-yard setback is consistent with adjacent front-yard setbacks, and the house features a side-entry garage toward the rear of the structure. Foundation and siding consists of a brick base and brick stairs leading up to the porch, with Hardie-board horizontal siding and board and batten siding. Garage door material has not been provided; staff recommends a wood or wood-texture material. Black architectural shingles are proposed for the roof, and the front porch features black wrought-iron railing and white columns. Aluminum clad wood windows are proposed with 4 over 1 simulated divided light. Details of the front door and window shutters were not provided. Lonnerstater explained staff's recommendation of approval with the condition that the applicant provide details, material selection and color of the garage door, front door, and window shutters.

The applicant, Brian Lazarus, spoke on behalf of the application.

No one from the public spoke in favor or against the application.

Tindall recommended the use of a smooth Hardie-board texture rather than wood grain-texture.

Tindall recommended against the use of "pork-chop" eaves on porch and recommended that the shutters on the front-façade upper window be removed. Further, the porch column widths should be architecturally-accurate.

Lazarus clarified that "pork-chop" eaves would not be used. A full eave return could be utilized. Front-façade eaves would tail-out. Lazarus clarified that garage door and front door would be wood or be of a wood-grain appearance.

Tindall made a motion to approve the application with conditions: 1) the applicant shall provide to staff details, material selection and color of the garage door and front door; 2) the shutter on upper gable (front façade) shall be removed; 3) a revised design shall depict eave returns or extended rafter detail with angled soffit; and 4) the fiber-cement siding product shall be a smooth-texture rather than wood-grain. Motion seconded by Monica Floyd and approved 4-0

Other Business (Not a Public Hearing):

A. None

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 3:27 pm.