



City of Greenville
Design Review Board – Neighborhood Design Panel
Minutes of the **March 4th, 2021** Regular Meeting
Webex Virtual Meeting

Meeting Notice Posted on Wednesday, February 17, 2021
Minutes prepared by Austin Rutherford

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

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

Call to Order:

Chairman Fred Guthier called the virtual meeting to order at 3:01 PM. He welcomed those in attendance and explained the procedures for the meeting. He asked board to introduce themselves. The minutes of the February 2, 2021 Agenda Workshop and February 4th meeting were approved unanimously through a motion by Mr. Tindall and a second by Ms. Baretta. Mr. Tindall moved for the agenda for the March 4, 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 21-5

Application by **CURTIS HANEL for a CERTIFICATE OF APPROPRIATENESS** for construction of a new single-family residence and accessory garage at 12 Wilton St. (TM# 000900-03-00400).

Mr. Rutherford presented the application. He explained the history and the changes of the design, as the item was deferred from the previous month. He noted that the plans comply with the historic overlay standards. Staff recommends approval with the condition of fog lights being installed in a way that they are not bothersome to adjacent properties or the alleyway, centering of the front window between the porch columns, and final permit drawings to note that the accessory structure is not a secondary residence.

There were no questions for staff.

Sharron Hanel, 155 Riley Smith Drive, and Calvin Wright, 141 Traction St, explained that they were appreciative of the process. Mr. Wright inquired about the accessory structure currently meeting the requirements, and not currently being a secondary dwelling.

Mr. Tindall asked the applicant to confirm that they agree with the stated conditions from the staff. Ms. Hanel confirmed.

There was no public comment.

Mr. Tindall inquired about the difference in the roofline of the accessory structure, and recommended a roof that ties into the house, like a metal porch roof.

Mr. Tindall mentioned that he believes it counts as an accessory structure, but he would like to see more of a design tie in like previously mentioned. Ms. Baretta agreed with Mr. Tindall about the roof and thanked the applicant for their compliance.

Mr. Tindall inquired about the window grid on the prairie window that didn't match the other windows. Mr. Wright mentioned that there was no reason it couldn't match. He also mentioned that a shed roof was a possibility, but that there might be a roof pitch issue. Mr. Wright did explain that he understands the need to tie in the design to the house.

Mr. Tindall said he didn't have an issue with the pitch changing and asked for opinions from other board members. Mr. Gutheir explained that they originally wanted the pitch lowered.

Ms. Baretta moved to approve CA 21-5 with staff conditions as well as wood-clad, simulated divided lights for windows as well as the transom windows being reduced to a single divided light. Motion seconded by Mr. Johnson and approved 5-0.

B. CA 21-6

Application by **STUART STENGER** for a **CERTIFICATE OF APPROPRIATENESS** for demolition and reconstruction of a detached accessory garage at 323 W Earle St. (TM# 000800-03-01000).

Mr. Rutherford reported they hope to demolish the garage but use the same foundation. Mr. Rutherford gave the staff report and noted that the garage appeared in the 1955 aerials. There is sagging growth and bowed out walls. He noted that the foundation is less than four feet from the property line, but a nonconforming clause allows reconstruction. He also noted that there are no proposed colors. Mr. Rutherford noted that staff recommended approval with the condition that paint colors are submitted for review and approval and that the windows are wood clad with exterior divided lights.

There were no questions for staff.

Amy Hinson, 323 W Earle Street, explained the dilapidation present in the garage, but the desire to remain true to the historic nature of the house and the garage. She mentioned that she will

provide the paint color to staff but is intending to keep the color the same as the house. She also mentioned she plans on complying with recommendations with no issues.

Mr. Tindall asked about the absence of shingle siding. Mrs. Hinson explained that this decision was based on cost.

Ms. Baretta mentioned that she thinks the material choice is appropriate.

Mr Tindall moved to approve CA 21-6 with conditions by staff to include the material of the window, type of grid, and paint color review. Motion seconded by Ms. Baretta and approved 5-0.

New Business

A. CA 21-94

Application by **NATHAN KASER** for a **CERTIFICATE OF APPROPRIATENESS** for a new single-family residence and accessory garage at 10 Spruce St. (TM# 000900-02-00101).

Mr. Rutherford noted the applicant requested deferral.

Mr. Tindall moved to defer CA 21-94. Motion seconded by Ms. Baretta and approved 5-0.

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, Mr. Guthier adjourned the meeting at 3:44 p.m.