



MINUTES

MEETING OF HISTORIC REVIEW BOARD
THURSDAY, SEPTEMBER 18, 2025 - 3:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street
Citizens may access the meeting at the following web address:
<https://www.greenvillesc.gov/1694/Online-Meetings>

1. Call to Order

Vice Chair Lura Godfrey called the meeting to order at 3:02 PM.

2. Roll Call

Alyson Smith moved on to roll call of board members in attendance.

Members Present:

Lura Godfrey, Mitch Lehde, Anthony Tiberia, and Aaron Arnett

Members Absent: Aaron Barr

Staff Present:

Eva Bateman, Assistant City Attorney; Mary Douglas Hirsch, Director of Planning & Development; Alyson Smith, Senior Development Planner; Barrett Armstrong, Senior Urban Designer; Jamie Pratt, Development Planner; Deanna Ensley, Planning Assistant.

3. Welcome and Opening Remarks from the Chair

Vice Chair Lura Godfrey invited the other members to introduce themselves, provided normal beginning procedures for the meeting, explained the agenda, and outlined the rules for procedure.

4. Approval of the Minutes

Mitch Lehde moved to approve the minutes. Anthony Tiberia seconded. The motion passed 4-0.

5. Call for Public Notice Affidavit from Applicants

Staff reported receiving all applicants' affidavits.

6. Acceptance of Agenda

Mitch Lehde moved to amend the agenda to correct the addresses of the items of old business. Evan Mann seconded. The motion passed 4-0.

Mitch Lehde moved to approve the agenda with amendments. Anthony Tiberia seconded. The motion passed 4-0.

7. Conflict of Interest Statement

None

8. Old Business

a. CA 23-954

Application by Heidi Nyblom for a **Certificate of Appropriateness** at **10 Barrett Street**

Staff report presented by Jamie Pratt. Staff recommends approval.

Questions to Staff:

Mr. Tiberia asked if any heritage trees would be removed from the site.

Ms. Pratt stated she was unaware of any.

Ms. Godfrey asked if there was any specific expectation for the roof vent listed in the guidelines, such as requiring an actual chimney.

Ms. Pratt stated not necessarily, it just required that gas vented fireplaces are not allowed to face the street and must be vented up.

Applicants Present Project:

Heidi Nyblom- 22 Woodvine Road

Ms. Nyblom stated staff clearly described the project and she only wanted to add that the only trees being removed were smaller trees in clusters, which were detailed on the site plan, and talking with staff she had previously been told there would not be an issue with them.

Questions to Applicant:

Mr. Tiberia asked if the eaves would be boxed as there was confusion between what the rendering and site plan showed.

Ms. Nyblom stated the renderings had not been redone since changes were made and confirmed there would not be boxed eaves.

Public Comment:

None

Board/Commission Discussion:

Mr. Lehde stated having worked with the applicant, the details they had brought up as issues have been addressed and that he thinks from where the project had started to where it's at now, it's an acceptable solution.

Ms. Godfrey mentioned there were also public comments received before the meeting that demonstrate the neighborhood is generally in favor of the project.

Mr. Tiberia stated he had no criticisms overall and that he appreciated the structure being compact, which shows respect for the neighborhood's form.

Ms. Godfrey stated contextually it suits very well. She asked the other board members if anyone had questioned the siding being stained.

Mr. Lehde and Mr. Mann both brought up examples of stained siding elsewhere in the neighborhood as examples.

***MOTION:**

Mitch Lehde moved to approve CA 23-954 with staff conditions. Anthony Tiberia seconded the motion. Motion passed 4-0.

b. CA 23-955

Application by Heidi Nyblom for a **Certificate of Appropriateness** at **12 Barrett Street**

Staff report presented by Jamie Pratt. Staff recommends approval.

Questions to Staff:

None

Applicants Present Project:

None

Questions to Applicant:

None

Public Comment:

None

Board/Commission Discussion:

Mr. Lehde though the designer was doing both projects for the items on the agenda, he appreciated the diversity of the forms and that he liked the contrast in materials while they still give a nod to a singular origin. He stated he think its a successful project.

Ms. Godfrey stated she thinks they're very well done, that the scale of the project is commensurate with the neighborhood, and finds the corner porch on first application to be great.

Mr. Tiberia stated he appreciated the use of a novel way of handling bungalows while still being more modern and that he appreciated the floor plans, overall layout, and siting of the buildings.

***MOTION:**

Anthony Tiberia moved to approve CA 23-955 with staff condtions. Mitch Lehde seconded the motion. Motion passed 4-0.

9. New Business (public comment)

a. **CA 25-506**

Application by Aaron Swiger for a **Certificate of Appropriateness** at **103 Walnut Street** (*Deferred by Applicant*)

10. Advice and Comment (no public comment)

None

11. Other Business (no public comment)

Alyson Smith provided a reminder of the next public hearing.

12. Informal Review (no public comment)

None

13. Adjournment

Meeting adjourned at 3:23 PM.

