MINUTES

MEETING OF HISTORIC REVIEW BOARD
THURSDAY, DECEMBER 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

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1. Call to Order

Chair Aaron Barr called the meeting to order at 3:00 PM.

2. Roll Call

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

Members Present:
Chair Aaron Barr, Vice Chair Lura Godfrey, Mitch Lehde, Anthony Tiberia, and Evan Mann

Staff Present:
Eva Bateman, Assistant City Attorney; Alyson Smith, Senior Development Planner; Edward Kinney, Principal Landscape Architect; Barrett Armstrong, Senior Urban Designer; Jamie Pratt, Development Planner; Deanna Ensley, Planning Assistant.

3. Welcome and Opening Remarks from the Chair

Chair Aaron Barr 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

Lura Godfrey moved to approve the minutes. Anthony Tiberia seconded. The motion passed 5-0.

5. Call for Public Notice Affidavit from Applicants

Staff reported receiving all applicants' affidavits.

6. Acceptance of Agenda

Mitch Lehde moved to approve the agenda. Evan Mann seconded. The motion passed 5-0.

7. Conflict of Interest Statement

None

8. Old Business

a. **RHP 25-778**
Application by Shane Conlin for a Preliminary RHP at 6 Watson Avenue

Staff report presented by Jamie Pratt. Staff recommends approval.

Questions to Staff:
Mr. Barr stated the project had been approved as a local landmark and was previously denied for demolition. He asked staff to clarify where that left the applicant in a path forward.
Ms. Pratt stated the property was on the City's architectural inventory so there was opportunity for renovation with the Local Landmark standards and the project was eligible to be reviewed for the special tax assessment for rehabilitation of historic properties that they were there to discuss.

Applicants Present Project:
Shane Conlin, 155 Riverplace
Mr. Conlin confirmed the presence of the original wood siding and that they intended to keep the original wood as was previously suggested. He did state the wood columns would need replaced due to decay and went over the other materials mentioned in the staff report.

Wayne Reece, 103 Foamwood Dr. Taylors, SC
Mr. Reece clarified the window materials and details.

Questions to Applicant:
Board members asked for clarity about details for the windows which Mr. Reece provided.

Public Comment:
None

Board/Commission Discussion:
Board members discussed details and concerns with the entry door, stained versus painted columns, black windows, roof materials, and the overall color palette of the project.
Ms. Godfrey suggested a new color palette could be reviewed with 2 members of the Board as staff recommended.
Board members agreed about the columns needing to be painted and how the existing railing should be treated.
Mr. Tiberia made comments about the window sash pockets and the changes expected.
Mr. Mann clarified with the applicant that the chimney would not be changed, which the applicant confirmed they did not intend to change the chimney.
Mr. Barr confirmed with the applicant the brick columns on the porch would be going back in kind.

***MOTION:**
Evan Mann moved to approve item RHP 25-778 with staff recommendations and reviewing details of brick work, window alignments, and overall color palette. Mitch Lehde seconded the motion. Motion passed 5-0.

9. New Business (public comment)

a. **<u>CA 25-906</u>**
Application by Matt Tindall for a Certificate of Appropriateness at 11 Wilton Street

Staff report presented by Jamie Pratt. Staff recommends approval.

Questions to Staff:
Mr. Barr asked about the gutters mentioned in the staff report and how that would be included since the property had rafter tails
Ms. Pratt confirmed it would just be a small portion at the back and side and pointed out which drawings showed the detail on that.

Applicants Present Project:
Matt Tindall, 14 Lake Forest Dr
Mr. Tindall confirmed the location of previously approved gutters and where the new gutter would go on the addition and addressed the question of HVAC screening.

Questions to Applicant:
None

Public Comment:
None

Board/Commission Discussion:
Mr. Tiberia commented the project was fairly representative of what the Board expected for an addition to a historic home and stated there were no negative comments or concerns about the addition which Mr. Lehde agreed with.

***MOTION:**
Mitch Lehde moved to approve item CA 25-906. Lura Godfrey seconded the motion. Motion passed 5-0.

b. **<u>LLDE 25-999</u>**
Application by Melanie Brown for Local Landmark Designation at 212 Asbury Avenue

Staff report presented by Alyson Smith. Staff recommends approval.

Questions to Staff:
None

Applicants Present Project:
Melanie Brown, 107 Chestwood Ln
Ms. Brown stated the application was an Important next step to preserve the legacy of the home and what it means for the community.

Questions to Applicant:
Board members commended the applicant for their project and expressed their excitement for it.

Public Comment:
None

Board/Commission Discussion:
Mr. Barr stated the project was a very worthy candidate for Local Landmark Designation and stated the only thing applicant has to be aware of is that the designation comes with access to incentives, but also a lot of restrictions on what can be done moving forward,

***MOTION:**
Mitch Lehde moved to approve item LLDE 25-999. Lura Godfrey seconded the motion. Motion passed 5-0.

c. **CA 25-1028** ***Application has been deferred to the January 15, 2026 meeting***
Application by Jamison Hupp for Certificate of Appropriateness at 504 Townes Street

10. Advice and Comment (no public comment)

None

11. Other Business (no public comment)

Edward Kinney gave thanks to the Board for the work they have completed this past year.

12. Informal Review (no public comment)

None

13. Adjournment

Meeting adjourned at 3:42 PM.