

October 7, 2009

The Greenville Historic Preservation Commission held a special meeting on the above date at 5:30 p.m. in the third floor conference room of the Municipal Building located at 201 West Fifth Street.

COMMISSION MEMBERS PRESENT:

Dennis Chestnut
Roger Kammerer
Henry Doskey

Bryan Patonay
Brad Ingalls

Charlotte Cohen
Ann Schwarzmann

STAFF MEMBERS PRESENT: Seth Laughlin, Planner; Sarah Radcliff, Secretary; Bill Little, Assistant City Attorney

Vice-Chair Dennis Chestnut called the meeting to order. Mr. Chestnut stated the special meeting was called because George Saad had submitted a request to the Commission to reconsider their decision made at the September meeting regarding his Façade Improvement Grant.

Mr. Laughlin gave a recap of the events leading up to the meeting and the Commission's decision to rescind the permit if all requirements weren't fulfilled by the original deadline date of September 25, 2009.

Mr. George Saad, Jr. spoke on behalf of his request. Mr. Saad stated he was asking the Commission to reconsider the request for additional time to complete the Carolina Grill Restoration Project. He said his family was very excited about the renovation and felt it would be an asset to the Commission and to the City of Greenville. He stated his father had passed away in February of this year causing the delay in the project. Mr. Saad said he thought the email that was sent to Mr. Laughlin was a sufficient request for an extension and admitted that he had ignored phone calls and emails from Mr. Laughlin requesting more information. He admitted that was a mistake and said it was never purposeful nor neglectful and apologized. He said he thought what he submitted with his application was sufficient and didn't realize the importance to submit further information. Mr. Saad said they had already contracted to have a new roof installed through Keystone Roofing. He said they had contracted with Greenville Glass to install the new glass façade and Greenville Awning has designed the new awnings to meet the original design of the building. He said they were ready to begin with the improvements right away and expected it to take about six months for completion.

Mr. Patonay asked if the estimates from Greenville Glass were the same as what was originally submitted with his FIG application.

Mr. Saad said the new estimates were a little higher than before because he was trying to recreate the same look the building originally had and he may not have had that intention when he originally applied for the grant.

Mr. Doskey asked how not getting the grant would affect the project.

Mr. Saad said he probably wouldn't be able to do as much as he would like to with the renovations. He said the grant would help him significantly.

Mr. Chestnut asked what the total projected cost was for the renovations that the grant would be going towards.

Mr. Saad said he couldn't give him an exact figure because he was budgeting the whole project and he had about \$150,000 in total renovations.

Mr. Chestnut asked if he could give him a cost for just the facades.

Mr. Saad said it was roughly about \$100,000 for the facades.

Mr. Chestnut wanted to point out that Mr. Saad planned to do much of the work himself.

Mr. Chestnut said they originally funded all four facades because the Commission thought it was such a central location and would help anchor and promote the continuation of development for that area.

Mr. Saad said if his request was granted they would start work immediately.

Mr. Chestnut stated they were now in open discussion.

Mr. Patonay said although he understood and could relate to some of the issues that brought Mr. Saad to this point, he felt the repeated unanswered emails and calls from staff were unsatisfactory. He said improving the building would be wonderful for the area, but he felt the numbers from today were different from the numbers given a year ago when he made the original request and since things have changed so much maybe he should go through the application process again. He said he felt he should get the FIG but because of the changes it would be better to start the process over.

Mr. Kammerer said he would agree with that.

Mr. Chestnut said in order to clean up the process and in fairness to everyone else he should reapply.

Ms. Cohen asked what the end purpose was for the building.

Several members stated he was planning to renovate the building into a restaurant and rent it out.

Motion was made by Mr. Patonay, seconded by Ms. Cohen to reaffirm the decision

made at the September 22, 2009 HPC meeting and to encourage the applicant to reapply because the application has changed and is now more complete than when it was first approved. Motion carried unanimously.

With no further discussion, the meeting adjourned at 6:30p.m.

Respectfully submitted,

Seth M. Laughlin
Planner II