



City of Chester  
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[www.chestersc.org](http://www.chestersc.org)

Historic Preservation Commission Minutes  
May 5, 2016  
6:00 p.m.

**HPC Members:** Cheryl McBrayer, John Gregory, Jack Trevelier, Frank Domnick, Cory Guy, Dede Guza

**Absent:** Corey Guy

**City Staff:** Sandi Worthy, Zoning Administrator and Clerk to Commission

Meeting was called to order at 6:04 pm by Jack Trevelier

**Motion:** Open floor for old business, by C. McBrayer, Second, D. Guza; Vote: all in favor

**Old Business**

**a. Design Standards**

Brief discussion of design standards, and the need to formally adopt the standard of the National Park Service and have the use of the standards identified in an ordinance.

**Motion:** Use NPS Guidelines for treatment of historic properties in an ordinance to city council, by D. Guza, Second, C. McBrayer; Vote: all in favor

**b. Commission Training**

Brief discussion about the Orientation training for all members. Both sessions help to provide background on purpose and powers of commissions, legal aspects and rules and ethics.

**New Business**

**a. HPC2016-02 for 1671/2 York Street**

Brief discussion about the emergency application that was approved by S. Worthy after conferring with J. Trevelier. Temporary ramp for ADA accessibility.

**Motion:** To approve HCP2016-02, by D. Guza, Second, C. McBrayer  
**Vote:** all in favor

**b. HPC2016-03 for 140 Saluda St**

Brief discussion about the history of the sign and that the sign could not be internally illuminated in this zoning area. Discussion on the design of the sign.

**Motion:** To approve HCP2016-03, by F. Domnic, Second, C. McBrayer  
**Vote:** all in favor

**c. HPC2016-04 for 159 Main Street**

Brief discussion about the height of the fence to be erected, company completing the work.

**Motion:** To approve HCP2016-04, by F. Domnic, Second, C. McBrayer

**Vote:** all in favor

**d. HPC2016-05 for 108 Henry Street**

Brief discussion about the secondary building and its construction.

**Motion:** To approve HCP2016-05, by C. McBrayer, Second, F. Domnic

**Vote:** all in favor

**e. HPC2016-06 for 138 York Street**

Brief discussion about the pitch of the roof needed to ensure no water damage.

**Motion:** To approve HCP2016-06, by C. McBrayer, Second, F. Domnic

**Vote:** all in favor

**Motion:** To approve HCP2016-06 with 5 - 10° roof pitch, by C. McBrayer, Second, F. Domnic

**Vote:** all in favor

**f. AMENDMENT OF AGENDA:** Chairman Trevelier asked that the agenda be amended to discuss points of order and questions and concerns.

**Motion:** To open amend the agenda to discuss points of order by C. McBrayer, Second, F. Domnic

**Vote:** all in favor

Discussion on:

1. Training
2. Approval
3. HPC awareness
4. Calling meeting for emergencies

**Adjourn 7:30**

**Motion:** To adjourn by C. McBrayer, Second, D. Guza

**Vote:** all in favor