

City of Chester
Historic Preservation Commission
December 6, 2018 - 6:00pm

Chairman: Call meeting call to order by Chairman Greg Winters at 6:00 pm

Present: Greg Winters, Cheryl McBrayer, Gracy Justice, Alfred Lindsay, Roy Swisher

Absent: Frank Dominick, Mathew Alexander

Approval of the minutes: Motion by Cheryl McBrayer, second by Alfred Lindsay. Unanimous vote 5-0

Item 1: 125 Brawley, Chester South Carolina - Robert Rice

Mr. Rice, the owner, proposes to rehabilitate the property at 125 Brawley Street. Mr. Rice requests the HPC to approve and to allow him to install all new wood composite exterior windows made by Anderson Windows. Mr. Rice has submitted, and his property has been accepted, by the State of South Carolina Dept. of Archives and History for historical consideration to receive tax incentives.

Mr. Rice said he has contacted Anderson Widows to produce at least 15 exterior windows to meet the "like for like" requirement of the HPC ordinance. He addressed other items as well, but those were not relevant to the application.

1. Window replacement
2. Rehab upstairs bonus
3. No visible outside structural changes
4. HVAC will be package or split unit
5. Replacement of roof shingles to an emerald green color.

Ms. McBrayer motioned to agree with the changes, Ms. Justice concurred and agreed with the proposal. Roy Swisher made a motion to accept the proposed improvement and changes of the window submitted by Mr. Rice.

Vote: Approved by unanimous vote 5-0

Item 2: 108 Walker Street, Chester South Carolina – Ms. Dixon

Mark Graham of Graham Construction in Columbia South Carolina, addressed the HPC about a project approved by the State of South Carolina Housing and Finance Authority program for a window and roof replacement at 108 Walker Street. The resident currently has a hole in the roof because a tree has fallen on the house. Mr. Graham brought a sample single hung window to show the HPC what the actual window would look like finished and also showed a three-tab roof sample to the HPC. Mr. Graham also stated that the current chimneys are in a deteriorated state where the brick and mortar are crumbling and falling apart. He proposed to remove the chimneys to below the roof line and cap them, seal the flue liners at the hearth to prevent from future usage.

Motion to approve: by Cheryl McBrayer, second Gracy Justice; **Vote:** Unanimous 5-0

Item 3. Like for Like: Tabled until the next meeting.

Motion to Adjourn at 6:45pm: by McBrayer, second by Justice; unanimous vote 5-0

Minutes Prepared by: Reginald McBeth