

**Historic Preservation Commission Minutes**  
**\*Revised\***  
**March 7, 2019 – 6:00pm**

Call meeting to order: Chairman Greg Winters

Present: Greg Winters, Alfred Lindsay, Frank Dominick, Mathew Alexander

Absent: Cheryl McBrayer, Gracy Justice, Roy Swisher

Approval of Minutes: Motion made by Alfred Lindsay. 2<sup>nd</sup> Frank Dominick; Unanimous vote 4-0

Item 1. Discussion of Section 2-607 of the City of Chester HPC Ordinance

- a. Mr. Alexander discussed page 605 of the HPC ordinance addressing that if changes are made to any structure that special tax incentive could qualify the applicant for a special tax waiver in the City for two years about how specific criteria must be met for the special tax assessment can be applied.
- b. Chairman Winters disagreed about the interpretation of the ordinance. Chairman stated that for a proposed change in the HPC ordinance to occur it must begin with HPC then to the Planning Commission then the agreed upon changes must go before City Council then back to the HPC for interpretation and implementation.
- c. Frank Dominick spoke to the specific requirements from the Department of Interior and SC State Archive guidelines for qualifying for special tax assessment.
- d. Mathew Alexander made a motion to amend the agenda. Chairman Winters stated that since the agenda had already accepted and the minutes the time for an amendment to the agenda had passed since Mr. Alexander had arrived late to the meeting.
- e. Mr. Alexander made a motion to amend his first motion which Chairman Winters previously discussed could be made at that time to add discussion of windows. Chairman Winters denied the motion due to the agenda item was not placed on agenda.
- f. Mr. Alexander continued his discussion on window addressing item #6 with the department of Interior that the adopted language from the department of Interior address everything but color standards.
- g. Frank Dominick addressed the federal registry requirement to the Department of Interior guidelines must be met, stating that the key for the building to be restored to match similar styles US DOI guidelines where impossible if it were based on comparable standard for like of like in surrounding areas.
- h. Mr. Alexander stated the if the HPC continued it interpretation of the ordinance through its guidelines that all house that are 85yrs of age would be classified as historical and that it would create a financial hardship for individuals who owned property built before the year the ordinance was adopted it within the City limits.

Chairman Winters left the meeting at 6:27pm.

A motion was made by Mr. Alexander to appoint Frank Dominick as Acting Chairman, the motion was seconded by Alfred Lindsay. Motion carried 4-0.

Alfred Lindsay stated that he felt that the ordinance had language that was very weak that it did not give definition for single divided light windows and true divided light windows. He made his comparison based on four projects that he worked on and restored with the USC in Columbia. He said he felt that the ordinance lacks weight and focus for interpretation.

No motion was made.

After the discussion ended, Mathew Alexander focused on the HPC committee's ability to interpret the ordinance based on past request of applicant and that for City to retain and attract individuals into the City, that cost had to be considered in order not to create and economic hardship. He stated that in the past the committee has approved previous applicant request based previous acceptance or similar style exterior features. Mathew also stated that he would like to see the term "like for like" be removed from the ordinance.

Motion to adjourn made by Mathew Alexander; 2<sup>nd</sup> by Alfred Lindsay. Unanimous Vote 4-0 6:27 PM

Minutes by Reginald McBeth CBO CFM MCO  
City of Chester Building Official