

**MINUTES**  
**The Spartanburg Board of Architectural Design and Historic Review**  
**Special Call Meeting**  
**Thursday, August 23, 2012 ~ 5:30 PM**  
**City Hall Council Chambers**

Board Members Attendance: Donnie Love, David Stokes, George Fain, Michael Chewing, Dr. Phillip Stone, II., Lewis Settle, and Jessie Ruth Littlejohn.

Absent Board Members: Thomas Belenchia and Carolyn Schoepf-Harrison.

City Staff: Joshua Henderson, Planning Coordinator, Julie Roland, Administrative Assistant, and Martin Meek, Preservation Consultant.

Mr. Love, the Chair called the meeting to order at 5:30 P.M. and stated the hearing procedures. Mr. Love recognized the seven board members present constituted a quorum, and he proceeded with the guidelines for the procedure of the meeting.

Mr. Stokes moved approval of the Agenda for the August 23, 2012 Special Call meeting, and was seconded by Mrs. Littlejohn. The motion was unanimously approved by a vote of 7 to 0.

**Disposition of the minutes from the May 10, 2012 meeting of the Board of Architectural Design and Historic Review.**

Dr. Stone moved to approve the minutes from the May 10, 2012 meeting, and was seconded by Mr. Settle. The motion was approved by a vote of 7 to 0.

Mr. Love suggested the Agenda be amended to move the Election of Chair and Vice-Chair to the end of the meeting. Mr. Stokes made a motion to move the Election of Chair and Vice-Chair to the end of the meeting, and was seconded by Mrs. Littlejohn. The motion was unanimously approved by a vote of 7 to 0.

**Old Business**

There was no old business for discussion.

**New Business**

**Certificate of Appropriateness for Major Work – Consider the removal of six (6) original six over six wood windows that have become a health risk, and replace with six (6) new Ply Gem 2000 vinyl windows having six over six configuration with raised simulated, dividing light and raised sash like the original wood windows @ 529 Shirley Street. (Beaumont Mill Village) – Nicholas J. Klein, Owner.**

Mr. Henderson came forward and was sworn, and submitted the report the Board Members had previously received, as well as the slides and presentation into evidence as Exhibit A.

Mr. Nicholas J. Klein, Owner came forward and was sworn. He presented the Board Members with a display model of the proposed window, and informed them it was a double-paned, six over six and double hung, and had a grid inside & outside. There was a shadow bar in the middle which looked very much like the original wood window, and was different from what he had previously proposed. Mr. Klein felt the proposed window looked as good as any of the other windows in Beaumont Village; and he explained from the street you could not tell the difference.

Mr. Henderson came forward again and explained a lot of the staff report was the same as what had been sent before for this address; and he said this proposed window was a Ply Gem 2000 Replacement Style and the frame width was 34 5/8" with a frame height of 62 5/8". The original window frame would remain in the structure; and he explained just the window replacement kit would be replaced. He explained this window would have the exterior raised muntin configuration (simulated dividing light). Slides were shown of the house and the windows that were currently on the house, and he pointed out there was quite a bit of mold and mildew damage throughout all of the existing windows. He showed a slide of the current proposed window.

**Board Questions:**

- Mrs. Littlejohn asked about the price difference between the window currently proposed, and the one he had previously proposed. Mr. Henderson said the current proposed window was about \$45 to \$50.00 more per window.
- Mr. Fain asked if the display model presented earlier would be the part facing the outside. Mr. Klein explained it would be facing the outside.
- Mr. Fain asked about the inside. Mr. Klein explained.

- Mr. Fain asked if the storm windows that were on the outside would be replaced. Mr. Klein said no.

Mr. Love opened the public hearing and asked anyone who wished to speak in opposition of the request to come forward. No one came forward. Mr. Love asked anyone who wished to speak in favor of the request, or who might have some questions to come forward. No one came forward. Mr. Love closed the public hearing.

Board Questions or Comments:

- Mr. Chewning asked if Staff's recommendation was the same as for the previously proposed windows. Mr. Henderson explained this window was a little more appropriate than what was previously proposed, and there was a severe issue with the windows on the house regarding mold and mildew.
- Mr. Stokes asked if the applicant was told the reason his previous application was denied, due to materials. Mr. Henderson explained they were aware of the material issue.
- Mr. Stokes said he was under the impression the reason the petitioner's previous request was denied, was because it was for vinyl material.

Mr. Chewning made a motion to deny the request based on the inappropriate material, and he was seconded by Dr. Stone.

Discussion of Motion:

There was no discussion of motion.

The motion was unanimously approved by a vote of 7 to 0.

In Mr. Klein's three minute rebuttal, he said he had misunderstood the reason for the previous request being denied; and he thought the reason was because the grid had not been on the inside.

Mr. Love said that was part of it; but the fact that the proposed window was not wood was equally as important.

Mr. Klein asked what the Board would approve. Mr. Stokes said a wood window.

Mr. Klein said even if you could find a new wood replacement window, that all you had was one pane of glass and no efficiency window; and said there was no difference in the proposed window and the original wood windows when viewing from the street. Mr. Love explained there were several manufacturers that made efficient wood windows.

*Update on Approved Certificate of Appropriateness for Minor Works since the May 10, 2012 meeting – Joshua Henderson.*

Mr. Henderson asked if anyone would like to discuss any of the Staff Approved Minor Works since the May 10, 2012 meeting.

Dr. Stone said he had been asked by the Neighborhood Association regarding information on a previous request at 247 Hydrick Street. Mr. Henderson explained, and said the City and petitioner had been in court for 6 months now, and the petitioner had missed a jury trial that was previously scheduled, and there was another jury trial that was scheduled for September 11, 2012, if any of them would like to attend.

*Election of Chair and Vice-Chair of the Board of Architectural Design & Historic Review – Joshua Henderson.*

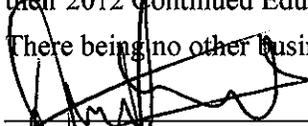
Dr. Stone nominated Mr. Love to continue as Chair, and was seconded by Mrs. Littlejohn. There were no other nominations. The motion was unanimously approved by a vote of 7 to 0.

Dr. Stone nominated Mr. Stokes to continue as Vice-Chair, and was seconded by Mr. Settle. There were no other nominations. The motion was unanimously approved by a vote of 7 to 0.

STAFF ANNOUNCEMENTS:

Mrs. Roland distributed a 2012 Continued Education Training sheet to the Board Members who still needed their 2012 Continued Education Training.

There being no other business, the meeting adjourned at 6:00 P.M.

  
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Donnie Love, Acting Chair

Minutes by Julie Roland, Administrative Assistant