

MINUTES

The Spartanburg Board of Architectural Design and Historic Review Thursday, December 13, 2012 ~ 5:30 PM City Hall Council Chambers

Board Members Attendance: Donnie Love, Lewis Settle, Thomas Belenchia, Michael Chewning, Dr. Phillip Stone, II, and George Fain.

Absent Board Members: David Stokes, Jessie Ruth Littlejohn, and Carolyn Schoepf-Harrison.

City Staff: Joshua Henderson, Planning Coordinator, Julie Roland, Administrative Assistant, and Martin Meek, Preservation Consultant. Assistant City Manager Chris Story also attended.

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

Mr. Settle moved approval of the Agenda for the December 13, 2012 meeting, and was seconded by Dr. Stone. The motion was unanimously approved by a vote of 6 to 0.

Disposition of the minutes from the November 8, 2012 meeting of the Board of Architectural Design and Historic Review.

Dr. Stone moved to approve the minutes from the November 8, 2012 meeting, and was seconded by Mr. Settle. The motion was approved by a vote of 6 – 0.

Old Business

There was no old business.

Certificate of Appropriateness for Major Work – Consider the demolition of the property, and replant with grass @ 695 North Liberty Street, (Beaumont Mill Village) – Darnell Durrah, Agent on behalf of New Hope Full Gospel Church, Owner.

Mr. Henderson came forward and was sworn, and he submitted the reports the Board Members had previously received, as well as the slides and presentation into evidence as Exhibit A. He informed the Board Members the request was to consider the demolition of the property at 695 North Liberty Street, and replant with grass.

Mr. Darnell Durrah of 5106 Borman Drive, Executive Pastor and Agent on behalf of New Hope Full Gospel Church, Owner, and was sworn. He explained to the Board Members the property in question was a building previously used as a fellowship hall some years ago; and they have now outgrown the building, and had no use for it anymore. He further explained the building was in a very bad state of disrepair, and was considered an eyesore and safety hazard by the church, as well as many others in the community. They have also had reports from neighbors that people are parking behind the building and doing drugs, etc. Mr. Durrah explained they did not know that property was part of the historic district. Mr. Durrah said he understood and agreed with the Board's purpose to try and preserve historic structures and history; but at the same time he understood progress, and asked for their consideration to demolish the building in order to turn the property into a parking lot and replant with grass in order to better serve the church and the community.

Mr. Henderson came forward again and said the house at 695 North Liberty Street was built c. 1945 and falls under House Type 9, Front Gabled with Partial Recessed Porch, style of architecture. A slide was shown of the location map, the proposed structure to be demolished, and surrounding properties.

Mr. Love referenced a property slide, and asked Mr. Henderson if the house next door to the church was occupied. Mr. Henderson said the house next to the church was empty, and the owner lived in Florida.

Mr. Love asked were any of the other residential lots occupied. Mr. Henderson said they were either occupied by the owners or renters.

Mr. Henderson said the structure had undergone interior renovations, and explained by showing more slides. On November 29, 2012 he met with Building Official Buddy Bush and Martin Meek, the City's Preservation Consultant, and walked through the structure to assess the structural stability. They noticed the renovations that were completed removed load-bearing walls, which was now causing the ceiling to sag, as well as, one large hole in the ceiling caused by water infiltration from leaking sections of the roof. There was another area that was showing signs of water build-up that could cause a similar situation in the near future. On the exterior of the structure, they noticed there were a few places that have broken/missing asbestos siding, a medium size hole

on one of the walls on the back porch, sagging in the front porch ceiling, and some other smaller broken/missing features. Mr. Henderson said Building Official Bush determined there was a structural hazard with regards to the stabilization of the structure on the front portion of the house. However, at this point, it has not been determined the structure is in eminent danger, and if the structure is stabilized, it would not be deemed a hazard. To stabilize the structure, the applicant will be required to have an environmental assessment/inspection completed and provided (per the requirements of SCDHEC) before any building permit could be issued or approved. An inspection for demolition and environmental assessment was completed by Demtek, LLC on behalf of the City of Spartanburg in July, 2012 and it was determined then that the environmental inspection would cost approximately \$1,000 with the demolition and abatement costing approximately \$12,500; which may have increased in cost since that time. Mr. Henderson said he has since spoken with Lynn Coggins with the Neighborhood Services Department, who informed him if the applicant requested an asbestos inspection; they would be able to discuss that with them. Mr. Meek had provided a ballpark cost estimate of \$10,000 for stabilization of the structure, that would cover a new roof, roof decking repairs, structural stabilization of the roof structure due to the removal of the load bearing walls and securing the windows and doors. The owner would also be responsible for covering up any holes in the siding or eaves to make sure the structure was completely secure from the weather. More slides were shown and explained in detail, in order to better illustrate the request. Mr. Henderson concluded his presentation by saying Staff is of the opinion that the proposed demolition of 695 N. Liberty Street is not in keeping with the guidelines since all options have not been exhausted. It appears from the assessments provided; the cost for demolition would be more than the cost for stabilization of the structure. Demolition of a historic structure is to be the last resort utilized only if the structure is an eminent danger to the surrounding properties. At this point, the structure is not causing that type of danger and therefore should not be demolished. Staff does agree with the City Building Official that the house must be stabilized immediately meeting all SCDHEC and International Building Code requirements.

Board Questions:

- Mr. Stone asked how many houses of this type were in Beaumont Village. Mr. Henderson said approximately 65 to 70 of the proposed style of house.
- Mr. Fain wanted to clarify something Pastor Durrah said earlier, and asked if the house were to be removed to have space for parking; did he say they did not have the money to turn the space into a parking lot? Mr. Durrah explained they normally held fund raisers for this type of project.
- Mr. Settle said he had lived in Beaumont Village for forty years, and the proposed property had been an ongoing eye-sore. He said many people in the neighborhood have asked him why something has not already been done about the property.

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

Mr. Henderson apologized and said after the report had already been sent to the Board Members, he had spoke to Building Official Buddy Bush again, who said it could possibly meet the requirements for strictly stabilization costs cheaper than what they had discussed earlier tonight; he had said he would need to look at it further to see what would be required to stabilize and weatherize the structure.

More Board Questions:

- Mr. Belenchia asked if it was not demolished and it was stabilized, were there any provisions or statutes that require the owners to continuously stabilize the property or what was the procedure. Mr. Henderson explained it would be followed up by the Building Department to make sure stabilization would continue and it did not become anymore of a hazard. He said according to the guidelines as far as requiring the owner to rehab the house, for example if a window fell out, that would not be required.
- Mr. Love asked Pastor Durrah how long the church had owned the proposed property. Pastor Durrah said since 1992.

Board Discussion:

- Dr. Stone felt that demolition was a tall order.
- Mr. Fain said stabilization did not necessarily imply usability.
- Dr. Stone asked if the proposed structure was someone's house, what would be done. He said Beaumont Village was still a new district, and felt they were still in the process of setting a precedent; and wondered if they approved the request, what would be next?
- Mr. Belenchia asked if there was a market for this property, or could it be sold to a private individual who may be willing to stabilize and rehab the property. He felt it sounded like the value of the structure was probably less than the demolition cost.
- Mr. Meek said that was a fair statement.
- Mr. Love told the petitioner he could identify with his situation, and if this was the next to the last or last house on the street, he might have a different opinion on the matter. He further informed the petitioner since this house was located on a street with a lot more houses on it, if they approved the proposed demolition, they could possibly be looking at demolishing the rest of the street.
- Mr. Belenchia wondered if there were any options other than stabilization, and he referenced the Dupre House, regarding the fact that stabilization was a continuous process.

After discussion of options regarding stabilization of the property as opposed to demolition, a motion was made by Mr. Settle to deny the applicant's request, and he was seconded by Dr. Stone. The motion was unanimously approved by a vote of 6 to 0.

Update on Approved Certificate of Appropriateness for Minor Works since the October 24, 2012 Special Call meeting – Joshua Henderson.

Mr. Henderson went over the approved Certificate of Appropriateness for Minor Works that had been approved by Staff since the October 24, 2012 Special Call Meeting.

Other Business:

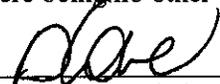
2013 Proposed Meeting Schedule – Joshua Henderson.

Dr. Stone moved to approve the 2013 Meeting Schedule as submitted, and he was seconded by Mr. Settle. The request was unanimously approved by a vote of 6 to 0.

STAFF ANNOUNCEMENTS:

Mr. Meek informed the Board Members of a similar request to tonight's meeting that had come up in the Town of Pacolet he had been involved with regarding stabilization as opposed to demolition; and he mentioned the Palmetto Trust.

There being no other business, the meeting adjourned at 6:45 P.M.



Donnie Love, Chair

Minutes by Julie Roland, Administrative Assistant