

**MINUTES**  
**The Spartanburg Board of Architectural Design and Historic Review**  
**Thursday, November 8, 2012 ~ 5:30 PM**  
**City Hall Council Chambers**

Board Members Attendance: Donnie Love, David Stokes, Thomas Belenchia, Jessie Ruth Littlejohn, Lewis Settle, and Dr. Phillip Stone, II.

Absent Board Members: Mike Chewning, George T. Fain, 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. Stokes moved approval of the Agenda for the November 8, 2012 meeting, and was seconded by Mrs. Littlejohn. The motion was unanimously approved by a vote of 6 to 0.

**Disposition of the minutes from the October 24, 2012 Special Call meeting of the Board of Architectural Design and Historic Review.**

Dr. Stone moved to approve the minutes from the October 24, 2012 Special Call meeting, and was seconded by Mr. Settle. The motion was approved by a vote of 5-0-1, with Mr. Belenchia abstaining since he was not at the last meeting.

**Old Business**

**Certificate of Appropriateness for Major Work – Consider the removal of original chimney @ 704 Southern Street. (Beaumont Mill Village) – John Moore, Owner.**

A motion was made by Dr. Stone to remove the old business from the table, and was seconded by Mr. Stokes. The motion was unanimously approved by a vote of 6 to 0.

Mr. Henderson came forward and was sworn, and informed the Board Members he had received nothing further from the Owner regarding economic hardship documentation; so they were to proceed with the original request.

Mr. Stokes asked if the homeowner was present. Mr. Henderson said he was not present.

Mr. Henderson explained for the record, the only Board Members that could vote on the old business were the ones present at the last meeting.

Mr. Stokes made a motion to deny the request, and was seconded by Dr. Stone. The motion was approved by a vote of 4-0-2, with Mr. Love and Mr. Belenchia abstaining because they were not at the previous meeting.

**New Business**

**Certificate of Appropriateness for Major Work – Consider the addition of a 12' x 16' access deck with 4' wide steps and wheel chair ramp with two platforms @ 467 Gentry Street. (Beaumont Village) – Joe Frasson, Rolling Thunder, Agent on behalf of New Testament Church, Owner.**

Mr. Henderson came forward and was sworn, and submitted the reports the Board Members had previously received on all four cases, as well as the slides and presentations into evidence as Exhibit A.

Mr. Henderson introduced the case at 467 Gentry Street located in Beaumont Village, to permit the installation of a 12' x 16' rear deck with accessible ramp. He showed a slide of the property and said it was located on a corner lot at the corner of Gentry and Maywood Streets; and he explained how the parcel had previously been split, removing the church from the Beaumont Village Historic District; however the house owned by the church was still subject to review by the Board under the guidelines. Mr. Henderson said the house was built c. 1965 which made the house 46 years old, and fell short of the 50 year mark to be considered a historic structure. More slides were shown of the layout of the proposed deck, ramp, landing, floor plan for proposed deck, as well as slides of the surrounding area in order to better illustrate the request. He informed the Board Members Staff met with the applicant and City Building Official on October 25, 2012 on-site; to discuss the proposed plans and location of proposed deck and accessible ramp; and the request met all applicable building codes. Mr. Henderson concluded by saying Staff had no basis to deny the request; and he said since the house had not met

the 50 year mark to be considered a historic structure, the proposed deck and accessible ramp would not cause an adverse impact on the structure, neighboring structures, or the district.

Mr. Joe Frasson of 453 Carolina Drive came forward and was sworn; and he explained the reason for the size of the deck and ramps.

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 to come forward.

- Ms. Davitta Simon of 819 E. Arizona Avenue came forward, and said she attends the church located next to the veteran's home and supported the request.
- Mr. Bill Poerner of 128 Terry Fisher Rd., Forest City, N.C. came forward, and said he consulted on the plans, and was in support of the request.

Mr. Love asked anyone else who wished to speak in favor of the request to come forward. No one else came forward. Mr. Love closed the public hearing.

Mr. Stokes made a motion to approve the request as presented, and he was seconded by Dr. Stone. The motion was unanimously approved by a vote of 6 to 0.

*Certificate of Appropriateness for Major Work – Consider replacing the rotted siding with hardi-plank siding @ 298 West Hampton Avenue. (Hampton Heights) – Al Hill, Agent on behalf of the Charles Lea Center, Owner.*

Mr. Henderson came forward and was sworn and introduced the case from Mr. Al Hill, agent on behalf of the Charles Lea Center, Owner.

Mr. Al Hill of 1323 Stateline Road, Gaffney, S.C. came forward and was sworn, and said he represented the Charles Lea Center, Owner. He said several years ago the property had been donated to the agency by Mrs. Liz Patterson, and explained they occupied the house until about 18 months ago before they shut it down, mainly due to the intrusion of water into the house through the siding. Mr. Hill explained they would now like to re-open the house, and would like permission to replace the original wood siding on the entire house with hardi-plank.

Mr. Henderson came forward again and said the house was built c. 1909 and was also known as the W.F. Smith house, after the original owner and longtime residents. He and Mr. Meek met Mr. Hill on-site on October 3, 2012 to discuss the proposed changes. At that time they explained the guidelines to Mr. Hill regarding siding removal. They assessed the existing siding and noticed there were some areas where the siding had endured mold and mildew, and one major section that had been subject to water infiltration and had sustained damage over the years. Staff also determined the siding was not deteriorated beyond repair (except in the section that had sustained water infiltration). He said the hardi-plank siding the applicant was proposing, was an acceptable material for historic structures similar to the property in question, if the original siding was determined to be deteriorated beyond repair. Slides were shown of the proposed property, and he pointed out the main issue areas, and more slides were shown of other homes in the area, some of which included hardi-plank siding, in order to better illustrate the request. Mr. Henderson concluded by saying Staff had no basis to approve the applicant's request to replace the original siding with hardi-plank, and the siding should be repaired meeting all the applicable guidelines and requirements

Board Questions:

- Mr. Stokes asked how long the structure had been vacant. Mr. Hill said approximately 18 months.

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 to come forward.

- Mr. Gerald Bernard of 758 E. Long Bay Drive, Inman, S.C. came forward and said he was the Executive Director of the Charles Lea Center. He explained to the Board Members the agency was trying to balance between finding a cost effective way to make the changes, and adhere to the guidelines as much as possible.

Board Questions and Comments:

- Mr. Stokes asked Mr. Henderson if the siding on the home was a standard lap siding or was it custom-made. Mr. Henderson explained.
- Mr. Belenchia asked Mr. Henderson if a cost comparison had been obtained between hardi-plank and regular wood siding. Mr. Henderson apologized and said he did not have one; but he would get a comparison and provide that to the Board Members.
- Mr. Belenchia felt hardi-plank would be more expensive than wood siding.
- Mr. Love said that was generally correct.

Dr. Stone made a motion to deny the request, and he was seconded by Mr. Stokes. The motion was approved by a vote of 6 to 0.

**Certificate of Appropriateness for Major Work – Consider removal and repair of half of one of the chimneys @ 789 North Liberty Street. (Beaumont Village) – Malinda Kaye Willard, Owner.**

Mr. Henderson came forward and was sworn, and said the request was to remove half of one of the three chimneys on the house down, to the most structural point because of a severe chimney curl. The house was built c. 1930 within the second phase of Beaumont Village, and fell under House Type 9 – “Front Gabled with Partial Recessed Porch” style of architecture. He noted one of the major character defining elements of not just the proposed house, but of all the homes in Beaumont Village was the chimney. Mr. Henderson explained about chimney curls, and that rebuilding was not an option. He said the owner did not wish to remove the entire chimney, just down to the most structural point. Slides were shown of the proposed house that included the curled chimney, as well as the other two chimneys on the house. More slides were shown in order to better illustrate the request. Mr. Henderson concluded by saying Staff had no basis to deny the applicant’s request to remove the hazardous portion of the proposed original chimney. There would still be an original portion of the chimney left in its place that would not cause a hazard to the property owner or the structure.

Mrs. Malinda Kaye Willard of 789 North Liberty Street came forward and was sworn, and explained her request to the Board Members. She also explained she had grown up in the house, and how much she loved Beaumont Village. She did not want to do anything that would diminish the historical integrity of the home.

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 to come forward. No one came forward. Mr. Love closed the public hearing.

Board Questions:

- Mr. Settle asked would the chimney be capped at the top as it was now. Mr. Henderson said from what he understood from the contractor, the top would be shorter, but would be reconstructed as it was capped at the present time.
- Mr. Love asked the petitioner why she would not repair the chimney back to its original size. Mrs. Willard said it was her understanding if the chimney was reconstructed to its original height, it would be subjected to further curling in the future.
- Mr. Meek City Preservation Consultant explained to the Board Members the issues regarding curling chimney recurrence.

Dr. Stone made a motion to approve the request, and was seconded by Mrs. Littlejohn. The motion was approved by a vote of 4 to 2, with Mr. Love and Mr. Belenchia opposed.

**Certificate of Appropriateness for Major Work – Consider the installation of a rail and picket system @ 656 North Liberty Street. (Beaumont Village) (Please note that the work had already been performed) – Rolando Paez of Buena Vista Construction, on Behalf of Carolina Investments of WVL, LLC, Owner.**

Mr. Henderson came forward and was sworn, and said for clarification purposes, the posts on the porch were not removed; and he referenced a slide to show there were no pickets originally on the home. He informed the Board Members the house was built c. 1900 within the first phase of Beaumont Village, and fell under House-Type 1 – “Saddlebag” style of architecture; and he explained that type of house was prone to have some type of variation of a rail and picket system. Mr. Henderson said since Staff’s 2008 photo survey, the property had a

rail and picket system installed that did not meet the required spacing for pickets, per the International Residential Code; and said the agent had already removed and replaced the previous rail and pickets prior to approval or pulling any and all necessary building permits. He said as the pickets stood today, they did not meet the requirements set forth in the International Residential Code regarding spacing. It is required that pickets be spaced in such a manner that a 4" sphere cannot pass through between the pickets; and said if granted approval, the pickets would have to be reconstructed complying with all applicable codes and regulations by the Building Department. Slides were shown of the proposed property and surrounding area in order to better illustrate the request. Mr. Henderson concluded his presentation by saying Staff had no basis to deny the applicant's request for installation of a wood rail and picket system around the front porch of the structure, if it met all applicable codes and regulations from the City of Spartanburg Building Department.

Board Questions:

- Mr. Stokes asked was the height of the exposed pickets typical for that type of architecture. Mr. Meek explained.
- Dr. Stone asked had the work already been done. Mr. Henderson explained to the Board Members the work had been brought to Staff's attention, and a Stop Work Order had been issued at that point; and he said the Building Department was aware of the issue with spacing and awaiting direction from the Board.
- Mr. Stokes asked Mr. Henderson if the request was approved, would the petitioner have to go back and redo the pickets. Mr. Henderson said if approved they would have to restructure the pickets, and the Building Department would verify it met all applicable requirements.

Ms. Debbie Bucklaeu of 210 W. Poinsett Street, Greer, S.C. came forward and was sworn, and she represented Carolina Investments of WVL, LLC, Owner. Ms. Bucklaeu explained to the Board Members she had heard Beaumont Village would become a Historic District, but was unaware it had already been done. They had installed the pickets 6" on center; and she said according to the Code was 4" on center, only if the base of the deck was 30" or higher from the ground.

Mr. Love asked was the base not 30" off the ground. Ms. Bucklaeu said it was not, it was between 29" and 30".

Mr. Henderson said he was under the impression if it was less than 30", pickets were not required, but if they were installed, they had to meet the 4".

Ms. Bucklaeu said they went with 6" on center because they felt it would look better and less busy; but in order to do what was right for the district, they would have no problem changing it.

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

Board Questions & Comments:

- Mr. Love asked Ms. Bucklaeu if it was not required, why they put in the rail. Ms. Bucklaeu explained what was there before was very unattractive.
- Mr. Love said the biggest issue for him was that the rails were too tall.

Ms. Bucklaeu felt if they did install them, they have to be within a certain height.

- Mr. Love did not know that was true, and if it was not required, why you could not put in what you wanted to. He felt if it was over 30", it would have to meet the requirements. Mr. Love said in addition to that, the Building Code also allowed the Building Official to make concessions on things in Historic Districts that can give some flexibility in what you put back.

Ms. Bucklaeu agreed with Mr. Love, and said they had tried to keep the height within the building code which was 36".

- Mr. Love said they could confirm whether it was really required or not; and said also if they went with a more traditional style of picket and rail instead of what they put in, it would feel a whole lot better.
- Mr. Stokes agreed with Mr. Love.

Ms. Bucklaeu felt an old photograph would help.

- Mr. Meek said he could get her a picture.
- Mr. Stokes agreed with Mr. Love, and felt City Staff could work with the petitioner.

Mr. Henderson said he had just spoke with City Building Official Buddy Bush by phone, who said if it was less than 30" there was no requirement on spacing or design of the pickets.

Mr. Henderson asked the petitioner if he could make a recommendation that if agreed to by the Board and voted upon, the petitioner could work with he and Mr. Meek in order to come up with an appropriate design, and if it was appropriate for that style architecture, Staff could approve as a Minor Work.

- Dr. Stone felt they should table the motion.
- Mr. Belenchia said they should not have to table it, if Staff was going to approve it as a Minor Work.
- Mr. Love felt they could make a motion with an amendment.

Mr. Stokes made a motion to approve the request with the stipulation the applicant work with City Staff in order to come up with a historically appropriate design for the porch, and he was seconded by Mr. Settle.

Mr. Henderson asked at that point, could Staff approve as a Minor Work.

Mr. Love explained he could approve as a Minor Work.

The motion was approved by a vote of 6 to 0.

Mr. Love thanked the petitioner for being willing to work with the Board Members.

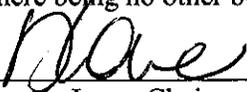
**Update on Approved Certificate of Appropriateness for Minor Works since the October 24, 2012 Special Call meeting – Joshua Henderson.**

[Editor's Note: This item will be added to the December 13, 2012 meeting.]

**STAFF ANNOUNCEMENTS:**

Mrs. Roland updated the Board Members who still needed 2012 Continued Education Training; and said she would email them another class she had been informed of, which would be the last training for 2012. If they could not attend that class, she would try and get them scheduled in early 2013 for their 2012 training

There being no other business, the meeting adjourned at 6:30 P.M.

  
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 Donnie Love, Chair

Minutes by Julie Roland, Administrative Assistant