

## MINUTES

### The Spartanburg Board of Architectural Design and Historic Review Thursday, October 8, 2015 ~ 5:30 PM City Hall Council Chambers

Board Members Attendance: Michael Chewning, Sarah Love, Will Ringo, Thomas Koenig, and Al Jolly.  
Absent Board Members: Dr. Phillip Stone, Carolyn Schoepf Harrison, and Ray Trail.  
City Staff: Assistant City Manager Chris Story, Julie Roland, Administrative Assistant, and Martin Meek, Preservation Specialist.

Mr. Chewning, Acting Chair, called the meeting to order at 5:30 P.M. and stated the hearing procedures. Mr. Chewning recognized the five Board Members that were present constituted a quorum, and he proceeded with the guidelines for the procedure of the meeting.

Mr. Chewning said an Amended Agenda had been sent out after the regular Meeting Packet had been sent to the Board Members; and he asked if there was a motion to approve the Amended Agenda for tonight's meeting.

Mrs. Love moved to approve the Agenda for tonight's meeting as amended; and she was seconded by Mr. Koenig. The motion was approved by a vote of 5 to 0.

#### Old Business

There was no old business for discussion.

#### New Business

*Certificate of Appropriateness for Major Work – Consider changing the front porch roof pitch from a flat grade roof into a gabled roof, in order to correct a design flaw in the roof design that continues to cause structural damage and rot to the right side of the structure; and also replace with new asphalt shingles on the structure located at 210 Brookwood Terrace in Hampton Heights. Zach Dowds, Owner.*

Assistant City Manager Chris Story 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. He informed the Board Members the reason for the request was to correct a design flaw in the roof, and the property was located at 210 Brookwood Terrace, in Hampton Heights. The following slides were shown in order to better illustrate the request: location map, picture of the damaged roof area, slides of the front of the house from the street, as well as a slide of the proposed roof pitch the petitioner would like to change the front roof pitch to, in order to better illustrate the request.

Mr. Zach Dowds property owner came forward and was sworn; and he explained to the Board Members the damaged area on the front side of the roof, and all the problems he had previously encountered trying to repair the flaw regarding that side of the roof. He informed the Board Members he had talked with the City Building Official, Buddy Bush, and that Mr. Bush agreed with his assessment.

#### Board Questions:

Mr. Koenig had a question about which slide regarding the roof the petitioner wished to use. Mr. Dowds explained.

Assistant City Manager Story came forward again and said Staff was recommending approval of the request; and he said the City Building Official, Buddy Bush was present, if anyone had any questions for him. He then asked the City Preservation Consultant to speak to the Board Members.

Mr. Martin Meek, the City's Preservation Consultant came forward and he informed the Board Members he was asked to review the application when it first came in. He explained to the Board Members the first thing he did was to look at the photograph of the house on Brookwood Terrace. He explained that particular front gabled porch was consistent with the style of what was a sub-type under another style called a "Modest Traditional"; which he explained that the front-pedimented gable was consistent with the style of the architecture in the neighborhood.

#### Board Questions:

Mr. Koenig asked would the new shape of the roof cause problems with the drainage.

Mr. Meek explained the gutters would take all the runoff and not compromise the foundation in anyway.

Mr. Koenig asked since there would be no steps on the petitioner's house (like on the one in the photograph that he wanted his roof modeled after) and asked would it compromise the historic character.

Mr. Meek explained it would still be consistent with the modest traditional.

Mr. Jolly asked about the pitch of the front roof.

Mr. Bush, City Building Official said it was 1 3/8" per 12 inches.

Mr. Jolly asked Mr. Bush if he knew what the pitch of the back roof was and was the intention to match it or to stay below the ridge.

Mr. Bush said he did not know what the back roof pitch was.

Mr. Meek said they did not want the porch to overpower the mass of the back element and felt they should stay below the ridge.

Mrs. Love asked Mr. Dowds if that was the plan.

Mr. Dowds said yes.

Mr. Chewning opened the public hearing and asked if anyone present in the audience wished to speak in favor or against the petition to come forward. No one came forward. Mr. Chewning closed the public hearing.

Board Comments/Deliberation:

Mr. Koenig said the proposed rendering looked good and he felt most importantly, it would help the structure; and that he would agree with it.

Mrs. Love made a motion to approve the request as presented by Staff; and she was seconded by Mr. Koenig.

Discussion of Motion:

Mr. Jolly felt from an aesthetic perspective, they should amend the motion to make sure the new gable in front stays below the ridge of the rear roof pitch; and he was seconded by Mrs. Love. The amended motion was approved by a vote of 5 to 0.

Mr. Chewning said the next step would be to follow up with Planning Staff and City Building Department.

**Special Assessment for Rehabilitated Historic Property – 137 W. Main Street, Chris Story.**

Assistant City Manager Chris Story came forward and informed the Board Members this was only the second one of these cases to come before the HARB Board in recent years. He said the bulk of special assessment applications were verified for historic and legitimacy by SHPO because they were often coupled with efforts to receive state and federal historic tax credits, and there were a lot of these that occurred on a regular basis that do not need to come before the HARB Board. Occasionally there were a few like this case where the cost benefit did not justify the pursuit of state and federal credits, so there needed to be a local reviewing authority to confirm that the property was either a locally significant historic site or a contributing property to a historic district. The Assistant City Manager said City Council had the role of confirming whether the project would benefit from the tax provisions associated with the special assessments. He said he wanted to make clear the scope of the Board was to say whether this was a contributing property, and that none of the proposed work conflicted with the historic integrity of the property; and then it was forwarded on for further consideration to City Council.

Mr. Meek said that was correct and they had also looked on the National Register Nomination, and this property was listed as a contributing property to the Downtown Historic District.

Assistant City Manager Story said the program required for eligibility that a minimum of 25% of the fair market value of the property be spent in its rehabilitation; and in this case the project was the former Sandwich Factory and the overwhelming majority of the cost would be in the hvac systems and the roof. He explained very little

changes other than some painting and some modernization to the interior would occur. City Council had endorsed the pursuit of this treatment of this property. They do not yet know a ground floor tenant; but it had been actively marketed for a restaurant and had been vacant for seven years now according to business license records; and they would be happy to have it as a contributing property to the downtown.

Board Questions:

Mr. Koenig asked did they have an interested tenant.

The Assistant City Manager said they had several restaurant tours who had considered the property; and it previously was not in the condition to have a tenant before any of the work had begun.

Mr. Ringo asked whether any work being done on these buildings had to get approval, or was this a program that had this as a requirement.

Assistant City Manager Story said to achieve special assessment for historic property you could not alter the historic elements of the property.

Mr. Ringo asked what a special assessment was.

Mr. Story said it lowered the portion of the market value of the property that was subject to property taxes for a period of five years. It was a state law that was implemented at the local level by ordinances of City and County Council, and used as an incentive to maintain the character of historic properties.

Mr. Ringo asked about the HARB's role.

Assistant City Manager Story said it was to determine whether or not it was a contributing property to the Local Historic District and from what they knew of the changes would not detract from that. He explained City Council couldn't delegate things that related to revenue, but they had by ordinance delegated this type of thing to the HARB Board's purview.

Mr. Jolly made a motion to approve Staff's request; and he was seconded by Mrs. Love. The motion was approved by a vote of 5 to 0.

Update on Approved Certificate of Appropriateness for Minor Works since the June 11, 2015 meeting – Chris Story.

Mr. Story said the list of approved Minor Works were attached in the meeting packets the Board Members had previously received.

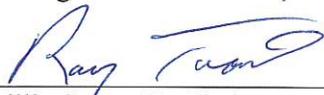
Other Business – none.

STAFF ANNOUNCEMENTS:

Mrs. Roland welcomed new Board Member Will Ringo to the Board, and said there was still one vacant Board position.

Mrs. Roland said all new Board Members were already signed up for their New Board Member Orientation training.

There being no other business, the meeting adjourned at 6:06 P.M.

  
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Dr. Phillip Stone, II., Chair

Ray Trail, Acting Chair

Minutes by Julie Roland, Administrative Assistant