

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Thursday, May 9, 2013 ~ 5:30 PM
City Hall Council Chambers

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

Absent Board Members: Michael Chewing, Carolyn Schoepf-Harrison, and George Fain.

City Staff: Joshua Henderson Planning Coordinator and Julie Roland, Administrative Assistant. 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 May 9, 2013 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 December 13, 2012 meeting of the Board of Architectural Design and Historic Review.

Mr. Stokes moved to approve the minutes from the December 13, 2012 meeting, and was seconded by Dr. Stone. The motion was approved by a vote of 6 to 0.

Old Business

There was no old business.

Workshop Discussion on Possible Items of Interest

Mr. Henderson came forward and said there were no cases for consideration at tonight's meeting; and Mr. Love had wanted to have a workshop discussion for some time now regarding possible items of interest for the Board. He explained his main item of interest was the expansion of the National Register of Historic District of the Hampton Heights Neighborhood, which would be up to the State. He also stated that Mr. Meek had already inquired about this process with the State Historic Preservation Office and is awaiting their response. Mr. Henderson distributed a copy of the map of the National Register of Historic Districts and of the Local Historic Register for the Hampton Heights Neighborhood to the Board Members; and said there was a big difference between the boundaries listed on the National Register vs. the Local Register, which caused some confusion by property owners. He explained they were trying to clear up the misunderstanding property owners had regarding the two.

Board Questions or Comments:

- Mr. Love asked Mr. Henderson to explain about the process for expanding the National Register of Historic Districts. Mr. Henderson said this would be his first time regarding National Designation; and explained he would be relying on Mr. Meek for his help.
- Mr. Stokes said based on what he had read from 1983 when designation was received, any additional properties you wished to add had to be listed; and if there were any properties that were not added previously for fear of not receiving National Designation that might be eligible at this time, any reasons for them to possibly now be eligible also needed to be listed.
- Mr. Henderson referenced the maps and said another thing to mention was there was not one property that was not contiguous to one in the National Register.
- Mr. Henderson showed slides two potential homes on S. Irwin Avenue that are the only two that might not be considered in the expansion. Until then, he mentioned Staff and any Board Members that wanted to could walk the neighborhood and see if there were more houses that might could be picked up.
- Dr. Stone said that made sense because the National Register had been accepted in the 1980's, and there had to be a fifty year window, some of the houses that were deeper in the Hampton Heights Neighborhood were built late twenties or after the early thirties. Dr. Stone offered to help walk the neighborhood or help in any manner he could.
- Mr. Henderson thanked Dr. Stone, and said as soon as they heard back from the State; he would contact all the Board Members.

- Mrs. Littlejohn said her personal home located in the South Converse Neighborhood was listed on the Sanborn Map as being built in 1930, and the County showed it built in 1936; and asked Mr. Henderson how she could go about having her home placed on the National Register, and whether or not he thought she would qualify. Mr. Henderson said he thought all she needed to do was apply; and he explained of a gentleman from Converse Heights that sent in an application and the State had come out and inspected it and had determined the house met the specifications, and it was accepted.
- Mr. Love explained to the Board Members it was normally very difficult to get a regular house accepted on the National Register, and usually there had to be something very significant about the house, regarding who lived there or special type of architecture. He also said there were only a few homes in all of Converse Heights that were listed individually.
- Mr. Stokes felt if there was an effort from Mrs. Littlejohn's neighborhood to push for National Designation as a whole, in order to go through the normal process would probably require help from the City and SHPO, to document the homes that would be contributing to a national designation, (the entire process that Hampton Heights previously went through in the 1980's.)
- Mrs. Littlejohn said her neighborhood (South Converse) had gone through the process and taken a vote about four years ago, and the majority of the property owners had voted for a historic district. She added at the time, it was placed on the back burner by the City of Spartanburg because they were dealing with getting Beaumont Mill Village approved, and wondered why they never heard anything more.
- Mr. Henderson said he was never given the direction to move forward with it; and he would look into the matter and see if they could get it put back on the front burner. He explained that her neighborhood was not the only one they were looking at.
- Dr. Stone suggested Mrs. Littlejohn might wish to poll the neighbors again and see if they were still in favor of it. He said he was certainly for it, and had walked around the neighborhood enough to know there were some architectural gems located there.
- Dr. Stone felt one of the questions regarding South Converse would be how broad to draw the boundaries; and felt preferably it should be drawn around a contiguous district of people that really wanted to be in it.
- Mr. Henderson explained Staff still had the map from when South Converse was originally done, and that could be their base to go by. He said he would talk to Mr. Meek and see if they could get moving on that again.
- Mr. Love informed the Board Members they did not have to go through the City for National Designation. He said you could hire your own consultant, draw up your own boundaries, and submit it to Archives for the National Registry, if that was what one was looking for.
- Mr. Stokes said National Designation did not carry with it the City of Spartanburg's ability to hold home owners accountable. He felt applying for both was probably the best thing to do.
- Mr. Love explained National Designation gave home owners the ability to apply for National Historic Tax Credits.
- Dr. Stone felt the Board as a body, could say they did not want to endorse anyone for the National Register unless they agreed to also come in as a Local Historic District.
- Mr. Stokes agreed, and said at one point they were going to do a city-wide survey that had been held up.
- Mr. Henderson explained there was a city-wide survey some years ago (that included approximately 1200 properties) that had been drafted up, but it had been decided by Council to not go forward at the time.
- Mr. Stokes said there was grant money previously available for the survey that would have been pretty much paid for by grant money from SHPO in matching funds, and was disappointed they were not able to do it, since it would need to be done at some point in time to maintain CLG status. He felt this was something that needed to be considered, especially regarding the proposed neighborhoods.
- Mr. Stokes asked Mr. Henderson if he would contact SHPO to see if there were any current grant monies available regarding a survey. Mr. Henderson said Staff would check to see if there were any grant monies

available; and if any was money available, they could set down and see exactly which neighborhoods they wished to seriously target for Local Designation.

- Mr. Love said one reason he wanted to have this workshop session, was previously they had talked about pursuing a Local Designation for Converse Heights; and he felt it they were going to start with something, it might should be with something already listed on the National Register, rather than starting over with one that had nothing, regarding Park Hills and Duncan Park.
- Mr. Henderson said all they were trying to do right now was a window survey in order to see if this was something they wanted to pursue.
- Mr. Love said Converse Heights didn't ever seem to come up; it was always Park Hills or Duncan Park.
- Mr. Henderson said from what he had been told, it had been taken to the Converse Heights Neighborhood Association in the past; and he thought the Neighborhood Association had indicated they did not want it.
- Mr. Love did not think that was true. He said when they went through and did the National Register process, they had not discussed whether or not it would be locally designated. Mr. Love said the main part discussed, was the difference between the two.
- Mr. Love felt now that the people in the Converse Heights Neighborhood Association had an understanding regarding the difference between the two, and some time had passed, there would not be any harm in pursuing it again.
- Mr. Henderson said that was a misunderstanding on his part; and it was not that anyone wanted to omit Converse Heights.
- Mr. Love said he was not going to say there wasn't any opposition to the idea; but felt there would at least be ten other people who would go along with it. He said normally at these types of meetings he had attended, the only people that normally showed up were the people against it.
- Mr. Henderson said ten people in support were all that was needed.
- Mr. Stokes felt that a neighborhood-wide survey would help.
- Mr. Settle explained the difficulty they had regarding the Beaumont Mill Village process regarding getting neighborhood input; and he felt City Staff put forth outstanding time and effort into that process.
- Mr. Love said there were approximately 580 property owners in Converse Heights in the National Registry District, and felt the polling part would be the most difficult part of the process.
- Mr. Henderson said Staff received responses from maybe one-third of the neighborhood regarding Beaumont Village; and he explained they went off of what they received.
- Mr. Stokes felt it would make Staff's and the Board's jobs much easier if a survey was conducted regarding the matter and got the statistics back.
- Mr. Love agreed.
- Mr. Henderson said they could work with the Neighborhood Association and get a letter together, and talk with Mr. Settle and see if they wanted to do something similar to what was used with Beaumont Village, and try and come back with any issues in a flyer (Quick Reference Guide) that answered a lot of issues previously with Hampton Heights and Beaumont Village regarding what were Major and Minor Works. He felt Converse Heights may not want something as strict as in Hampton Heights.
- Mr. Love agreed; and he felt if you could get enough property owners together at one time and provide them with enough good information, it would make a more positive impact; and also felt they might have a better shot at getting a positive vote.
- Mr. Henderson said he would talk with Assistant City Manager Story to see what he felt the best option for Staff would be regarding sending a letter to the neighborhood letting them know about this, or whether or not he would rather have a neighborhood meeting first, or do a survey.
- Mrs. Littlejohn said she wanted to make sure she understood correctly; and said to Mr. Henderson the South Converse Community was told their neighborhood had been put on hold; and she kept hearing about

all these other neighborhoods. Mr. Henderson explained to Mrs. Littlejohn this was not something that would be put before her neighborhood. He said they were just talking about all the potential neighborhoods at one time that could potentially be some type of National and Local Designation. He said they had already done the window survey of South Converse Neighborhood; and South Converse would be first on the list.

- Mr. Love said he did not understand regarding boundaries, how you would establish what the boundaries were without doing a National Designation.
- Mr. Henderson said what they had originally done with South Converse; was they took the most significant houses that were the most significant for that time period during the construction of that neighborhood, in order to establish the boundaries for the neighborhood.
- Mr. Stokes felt it was similar to what you would do for the National Registry, but South Converse had just done it for a Local Designation. He felt if they had to do all the work anyway, they should try for National Designation at the same time.
- Mr. Love said that was kind of what he was getting at; and although National Designation took a lot longer, at least they could submit for it at the same time.
- Mr. Henderson said the reason they did not try for National Designation with Beaumont Village was because when they were going through the process of designation, Andy Chandler and some people from SHPO came up and walked the neighborhood and found that seven out of the 314 properties might receive national designation at the time; and a lot of other houses had been altered too much; so they did not pursue the matter.
- Mr. Stokes felt Local Designation was the most important, in order to protect the neighborhoods. He also felt one of the biggest tools the City had was Code Enforcement; and he said there had been a lot of violations in Hampton Heights regarding chipping paint issues and tremendous dilapidation that seemingly did not get paid attention to. He said he was approached the other day by someone regarding why he could not get some things done.
- Mr. Stokes asked Mr. Henderson if there were times when he discussed issues with Code Enforcement. Mr. Henderson said he could not get involved until Code Enforcement got involved; at which time he could say how work was required to be done according to the Guidelines. Mr. Henderson said any issues Mr. Stokes or anyone had should be passed to the Code Enforcement Department; or they could email them to him and he would email them to Code Enforcement.
- Mr. Stokes discussed the fact that Code Enforcement was an issue the City needed to take more seriously; because there were a lot of problems seemingly not being taken care of in Hampton Heights.
- Dr. Stone agreed, in his dual role as President of the Hampton Heights Neighborhood Association.
- Assistant City Manager Story said he understood what was being said, but the Code Enforcement normally received a high volume of complaints they had to deal with; and indicated they really did not always have the manpower to address every violation.
- Mr. Stokes thought the Hampton Heights Neighborhood Association should resume their list of complaints and violations and bring them back to the Code Enforcement Department. Assistant City Manager Story said they would all continue to work on the issues.

Mr. Henderson asked were there any other topics anyone wished to discuss.

Dr. Stone summed up where there were at the moment as follows:

- The Board was looking at a potential National Registry Boundary expansion for Hampton Heights;
- Potential Local Designation for South Converse Neighborhood, while looking at the National Register at the same time;
- Staff also had some properties in Park Hills, and they were looking at the possibility of Converse Heights and maybe some areas of Duncan Park, (not necessarily in that order).

Mr. Love asked should they prioritize what was just mentioned, or try to do it all at one time.

Mr. Henderson said that given the green light; they should first put all their efforts into getting the South Converse Neighborhood back on the right path, because that was where they left off. Once they got that going on a steady pace, they could start the initial ground work with the other neighborhoods; which he indicated would be work done by himself and Mr. Meek. Mr. Henderson informed the Board Members if there was a national registry boundary already for a district, they would use that as a local boundary.

Mr. Love asked Mr. Henderson about the guidelines proposed for South Converse Neighborhood. Mr. Henderson said they did a brief set of guidelines patterned after Beaumont Village, in order to be able to kind of show the property owners at some of the previous public meetings what they were trying to do.

Mr. Henderson said he would talk with Assistant City Manager Story to see at what level he wished them to pick back up.

Assistant City Manager Story suggested at some point the Board Members send City Council a report that included what they would like to accomplish.

Update on Approved Certificate of Appropriateness for Minor Works since the December 13, 2012 meeting – Joshua Henderson.

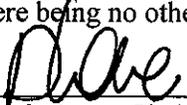
Mr. Henderson went over the approved Certificate of Appropriateness for Minor Works that had been approved by Staff since the December 13, 2012 Meeting.

Other Business – None.

STAFF ANNOUNCEMENTS:

- Mrs. Roland informed the Board Members that Mrs. Schoepf-Harrison had notified her that her husband had just found out he had cancer, and she would not be at the meeting today due to a doctor's appointment.
- Mr. Love asked Mr. Henderson when Staff was going to announce the Excellence in Design Awards. Mr. Henderson explained he hoped to have the awards ready to be given out at a City Council meeting before the end of the summer.
- Mr. Henderson distributed the Board Members some of the new Hampton Heights and Beaumont Village Quick Reference Guides that had been sent out to property owners in both neighborhoods.

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



Donnie Love, Chair

Minutes by Julie Roland, Administrative Assistant