

MINUTES

The Spartanburg Board of Architectural Design and Historic Review

Thursday, December 12, 2013 ~ 5:30 PM

City Hall Council Chambers

Board Members Attendance: Donnie Love, Dr. Phillip Stone, II., Michael Chewning, Lewis Settle, Thomas Belenchia, and Carolyn Schoepf-Harrison.

Absent Board Members: David Stokes, Jessie Ruth Littlejohn, and George Fain.

City Staff: Joshua Henderson, Planning Coordinator and Julie Roland, Administrative Assistant. Assistant City Manager Chris Story attended part of the meeting.

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.

Dr. Stone moved approval of the Agenda for the December 12, 2013 meeting, and was seconded by Mr. Settle. The motion was unanimously approved by a vote of 6 to 0.

Disposition of the minutes from the October 10, 2013 Meeting of the Board of Architectural Design and Historic Review.

Dr. Stone moved to approve the minutes from the October 10, 2013 Meeting, and was seconded by Mr. Chewning. The motion was approved by a vote of 6 to 0.

Old Business

There was no old business for discussion.

New Business

Certificate of Appropriateness for Major Work – Consider the installation of a rail and picket system on the front of the building located on the ledge underneath the second story windows at 645 South Irwin Avenue (Hampton Heights). – Eugene Spiess, 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. He informed the Board Members the request was to consider the installation of a rail and picket system on the front of the building located on the ledge underneath the second story windows at 645 South Irwin Avenue.

Mr. Eugene Spiess of 516 Semillon Lane, Moore, S.C., Owner came forward and was sworn. He informed the Board Members this was the last property on S. Irwin Avenue, just before you leave Hampton Heights. He explained that even though the property was located just inside Hampton Heights, he felt it had very little historical significance. His interest was to try and put a little bit of a façade on the structure to dress it up a bit, and make it a little more presentable.

Mr. Henderson came forward again and said in his report the Board Members had previously received was suppose to have had attached a prior COA Approval from 2005; and he apologized for not including it in the meeting packets. He informed the Board Members the structure was constructed as a duplex c. 1940 without a rail and picket system on the ledge of the second story. The Owner is proposing the rails and pickets will be of the same design as those that were applied for in August, 2005 on a Minor Works application and that portion was denied, because at the time it was determined by Mr. Martin Meek, the City's Preservation Consultant, that adding a rail of this style to the second floor would affect the architectural style of the structure. The applicant is requesting this rail and picket system to try and make the structure more appealing as seen from the public right-of-way. There would be no access to this area and only serve for aesthetic purposes. Slides were shown of structure, the proposed rail and picket system, and other homes and structures in the area, in order to better illustrate the request. Mr. Henderson said he spoke with Buddy Bush, City Building Official regarding requirements for rails and pickets to see if there would be an issue with the Building Department. The Building Department had no issues with the request. Mr. Henderson said regarding the Analysis of Required Findings regarding the character and appropriateness of the design; the proposed rail and picket system does match the existing rails and pickets in design and material located around the patios on either side of the duplex. However, the structure did not have a rail and picket system underneath the second story windows along the ledge and therefore was not in keeping with the Design Guidelines. Mr. Henderson said there isn't an exact guideline stating not to install rails and pickets on a structure when they weren't originally there; however, rails and pickets are mentioned in Section 8.1.3, and it is also stated not to add false historical details to historic structures

in the U.S. Secretary of the Interior Standards for Rehabilitation. He said the proposed wood rails and pickets are of appropriate material with regards to the existing rail and picket systems around the patios of each side of the duplex that were approved in 2005. However, they are not appropriate since they are not original to the structure. Mr. Henderson concluded his presentation by saying Staff is of the opinion that the proposed rail and pickets system is not appropriate with the architectural design of the structure, since adding it would be adding features that are not consistent with the original appearance of the structure and, therefore is in conflict with the City of Spartanburg Design Guidelines, as well as, the U.S. Secretary of the Interior Standards for Rehabilitation.

Board Questions:

- Dr. Stone asked Mr. Henderson how was it that the rail and picket system on the ground floor was approved, if it was not there originally; yet what was being proposed in tonight's request was not approvable. Mr. Henderson said he did not know how to answer that question that he was not working at the City at that particular time; and that had been between Mr. Spiess and Ms. Kathleen Fox. He had looked at the previous application and could only assume that maybe since that request was for a patio area maybe that was why it was deemed appropriate.
- Mr. Love asked Mr. Henderson if he knew what the period of significance was for the National Register of Historic Districts. Mr. Henderson did not know the exact date.
- Mr. Love said his point was the Hampton Heights District was a little bigger than the National Register District; and he asked Mr. Henderson was this property included in the National District. Mr. Henderson explained it was not; but as of today maybe half of the properties in the Hampton Heights District were in the National Register District; however, if the National District was ever expanded it could possibly be included.
- Mr. Love did not feel that the proposed property would ever be included in an expanded National Register District because of what it was. He felt if this property was not considered as a contributing property to an expanded National Registry that it should also be excluded from the Hampton Heights Historic District. He also felt that putting rails and pickets on the proposed structure was not a big deal.
- Dr. Stone said he liked the boundary of the local district; and he looked at it not so much as protecting that particular structure, but as protecting that piece of real estate; regarding if that structure went away, that at least the Board would have some say in what was put back on the property.
- Mr. Love said he agreed with Mr. Stone one hundred percent; but he just struggled over them arguing over pickets on this piece of property when he did not think it would have been included in the National Register District anyway; but if you read it letter by letter in the ordinance and by the guidelines, it was included and did fall under the Board's purview.
- Mr. Henderson said that is why Staff brought it before the Board.
- Mr. Love said he wished there was some way they could draw circles around the ones that would not be contributing in anyway, and exclude those properties in order that they did not have to come before the Board.
- Mr. Stone said he had a hard time getting all bent out of shape regarding the pickets as proposed on the request. He appreciated Dr. Spiess trying to make the property look a little better.

Mr. Love opened the public hearing and said for the record no one was present to speak in favor or against the request; so they would close the public session and move into Board Deliberation.

Board Deliberation:

Dr. Stone moved to approve the petitioner's request, and he was seconded by Mr. Settle. The motion was unanimously approved by a vote of 6 to 0.

Update on Approved Certificate of Appropriateness for Minor Works since the October 10, 2013 meeting – Joshua Henderson.

Mr. Henderson went over the Staff approved Minor Works since the October 10, 2013 meeting.

Other Business – Approval of Proposed 2014 HARB Meeting Schedule:

Mrs. Harrison moved to approve the 2014 HARB Meeting Schedule, and she was seconded by Mr. Love. The motion was unanimously approved by a vote of 6 to 0.

STAFF ANNOUNCEMENTS:

There were no staff announcements.

There being no other business, the meeting adjourned at 6:20 P.M.



Donnie Love, Chair

Minutes by Julie Roland, Administrative Assistant