

City of Spartanburg - Board of Architectural Design and Historic Review
Thursday, July 14, 2022, at 5:30 PM
“In-Person Meeting” City Hall Council Chambers

The City of Spartanburg Board of Architectural Design and Historic Review (HARB) met in the City Hall Council Chambers on Thursday, July 14, 2022, at 5:30 PM.

The following Board Members were in attendance: Meg Reid; Bill Michels; Dr. Glory Boozer; Dr. Anne Roderick, Kenneth Brown; and Brad Steinecke. Representing the City of Spartanburg’s Planning Department was Nan Zhou, Planner I; and Tia Keitt, Planner II.

Roll Call:

Ms. Reid, the Vice Chair called the Meeting to order and said there were six out of ten Board Members currently present, which constitutes a quorum; and they could continue with the Business before the Body. She had each Board Member introduce themselves for the meeting minutes.

I am the vice chairman currently running this meeting for Melissa Walker, who is the chair and could not be here. We do have a quorum I believe, we've decided six members out of the 10 and so we can proceed. If each member could state their name for the minutes. That would be great.

Speaker 6: Bill Michels.

Speaker 5: Glory Boozer

Speaker 4: Anne Roderick.

Speaker 3: Kenneth Brown.

Speaker 2: Brad Steinecke.

Public notification of this meeting has been published, posted, and mailed, and is in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of the Agenda:

On a motion by Glory Boozer, seconded by Bill Michels the agenda, was approved by a vote of 6 to 0.

Approval of the minutes of July 14, 2022:

On a motion by Bill Michels, seconded by Dr. Anne Roderick, the minutes of July 14, was approved by a vote of 6 to 0.

Old Business: None

New Business:

Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to replace the existing windows with like materials (wood, true divided light, four over one window sashes). The property is located at 286 Hydrick St in Hampton Heights Historic District and is currently zoned as the R-8/SFD (TMS # 7-12-14-176.00). Landowner: Shena R. Gentry; Applicant: David Maher, City of Spartanburg Program Manager.

SUMMARY:

The project site is located in approximately 6,153 square foot lot in the Hampton Heights historic district. The site is located on the west side of Hydrick Street. The site currently contains one single family home that was constructed in 1924. This presidential structure is a wood framed bundle. The structure has an open porch in the front and a hip roof covered with common shingle.

The applicant is seeking approval from the board of architectural design and historic review to replace the existing windows with light materials, wood through divided light for over one window sashes. The replacement request is due to the current 99-year-old windows being covered with lead paint, both inside and out.

The applicant states that the new windows will be identical to those on the house at the present time.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The property site is located in the Hampton Height district, which has designed guidelines for development. These guidelines are outlined in the design manual for the city of Spartanburg, historic districts and landmarks. The project site has a zoning designation of R8 single family zone district, which allows for single family dwelling humans. Section 510.6 of the city of Spartanburg zoning ordinance list the standards for reviewing certificate of appropriateness, specifically section 510.6 C2 states that, in reviewing applications for new construction or operation, the board shall consider the US secretary of the interior's standards for rehabilitation and the five criteria listed in the finance.

Based on the five criteria in the Findings listed below and the attached Conditions of Approval, staff recommends approval of the request to the replacement of the existing 99-year-old lead paint windows with like materials (wood, true divided light, four over one) windows that are identical to those on the house at the present time.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. The character and appropriateness of the design –

1. The replacement windows will look identical to the existing windows in the house at the present time, which is wood, true divided light, and four over one design first one is the character and

2. The scale of the buildings –

The scale of the building will remain the same (121' by 50') since the proposed project will only replace the windows, nothing else will be added to or removed from the building.

3. The texture and materials –

- The texture and materials for the proposed window would be wood.
4. *The relationship of such elements to similar features of structures in the immediate surroundings –*
Due to the current conditions of the 99-year-old windows that have been covered with lead paint both inside and outside, it is beyond reasonable repair. Therefore, the windows need to be replaced with like materials that should match the original window in the best possible in terms of size, muntin configuration, and sash dimensions. Replacing such windows based on the Board of Architectural Design and Historic Review design guidelines, the new windows will carry similar features to the immediate surroundings.
 5. *If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –*
As windows are deemed as character-defining features in regard to historic attributes, in order to preserve the historic characteristics of Hampton Heights Historic District, the proposed design and texture of the replacement windows is required to align the Board of Architectural Design and Historic Review design standards and requirements. As stated in the request letter from the homeowner, if such standards can be met, the look of the house will still be harmonious with the rest of the Hampton Height neighborhood.

Staff Recommendation

Based on the five criteria in the findings listed below, in which I just read, and attach the conditions of approval, staff recommends approval of the request to the replacement of the existing 99-year-old lead paint windows, with the light materials. Which is wood to divide the light for over one windows that are identical to those on the house at the present time.

So, next I will show the presentation. As stated tonight is Thursday **July 14th of 2022**. And we're looking at 286 Hydrick Street for the major works. These are the five criteria that the findings need to follow. This is the current zoning map. As you can see, this is an overlap district which is R8 plus an overlap with the local historic district destination. So, this is the area photo of the house. This is the front property and this is the rear of the current property, left side and the right side of the property. These are the properties that are right across the project site on Hydrick Street. This is the adjacent property to the left of the project site and this one is the properties that are on the right side of the project.

These are the pictures of the current conditions of the lead paint windows inside, which we can see it's deteriorated. And this is the lead paint on the house. The condition of the house because of the lead paint. So, the court previously approved one, the window replacement for 297 Hydrick Street lead paint. And this window replacement is for the same reason because of the lead paint. So, on March 11th 2021, court approved for window replacement, which is a wood to divide in light and due to lead paint. And this is the condition before the window replacement of 297 Hydrick Street. And this is the granting of the request and this is the after changing the window, the look of the window side by side. This is much nicer than the previous one. So, based on the findings and the pictures, Staff recommends approval of the request of replacing existing window due to lead paint with the light materials that are identical to those on the house at the present time. Thank you.

Ms. Reid: Thank you, Nan. Are there questions from the board for Nan?

Mr. Michels: Just one small point and I don't think it's material. You mentioned that in the description of the scale of billing, you said that scale of billing will remain the same. And parenthetically you said 121 feet or 50 feet?

Ms. Zhou: Yeah. This is a very approximate measurement directly taken from the Tax assessor area filter. I measure that from there.

Mr. Michels: Okay. The reason I'm making this point, like I said it's not material, but that's only about 50 square feet less than the side area.

Ms. Zhou: Okay. I'm sorry. This is just to take into from there.

Ms. Reid: Any other questions? Okay. Well, I believe the applicant or agent is here to speak to us.

Mr. Maher: Yes.

Ms. Reid: David, is that Maher or?

Mr. Maher: Maher is also the homeowner of both houses that we here as well.

Ms. Reid: And if you can state your name and swear to tell the truth.

Mr. Maher: My name is David Maher, and I swear to tell the truth, especially since my job is at stake. But also, more importantly, the health and happiness and safety of some clients we have is citizens in the city. I'll try and be brief. I brought tons of other material beside all the great material that Nan had brought. I've even got information on, I've got a picture of every single window of the house for you, because they are extremely deteriorated. And along the way, there was some thought about, some people had some ideas about probably trying to do what they call interim methods. And I've got this information that was passed out. And I have a number of reasons to say why that's not probably possible with this. I won't go through the whole thing, but in a couple of this sections, first of all in my position and also have being both I am a lead inspector, a lead assessor, a project manager and a lead supervisor.

I would be in the position to be able to make a decision on this whether it's more important to do the full windows than to do the interim. The reason behind that is because HUD does not like two of the components in a house. Now you all know this, everything in a house is called a component. The roof is a component, the heating and air system. When they speak of interim methods a lot of things that they're talking about, especially in historic area, as you can tell originally came from like the Boston area, Newport area. They're talking about houses that really have old style situations, especially on the inside. Interim is great because you don't want to pull woodwork, you don't want to pull the inside of the windows out. So that's where you really kind of put your emphasis on trying to do interim things.

To do it on the outside, the two things they hate the worst for you to do and try and spend money, is for you to try and paint the outside of a house or paint the outside of the window, because there's not a lasting effect by doing that. As a matter of fact, the sheet that I have to do for funds for this particular location and this is on every house, actually states in it that they want

to know how many windows that you did. So, if they didn't want you to do windows, if they just wanted you to paint them, they wouldn't ask you how many energy efficient windows did you put in this particular house. So, if this was a house of say windows that were only 50 years old or 40 years old, they had some sustainable life. I think you all agree. But when you have to try to get down to what's called a substrate, which is the windows started out at, those windows first of all they're going to be totally ruined.

Second of all, what if you break one or two of them? They have to start from scratch. To paint them I've got an estimate of \$10,000. I can put all 16 windows and brand new for \$18,000, and she'll never have to paint them again. The efficiency of having those windows compared to what they're like, is going to be so dramatic because it is when Miss Powell Fox full attested, the same thing under 297. The windows in that house do not open or shut without being held up. They would close if somebody tried to get out of them, all the ropes are broken, all the waste is shot. So, there's a health issue there. If her granddaughter tries to lift the window and her window falls on her fingers, that's not going to happen out of a brand-new window because of the tracks are going to be new and they're going to work.

So, there's a health reasons, there's safety reasons, there's just efficiency of cost reasons to be able to put these newer windows into the house the same way we did in 297 and got great, great results. This company is a local company, if you want a company who are local, they're coming from the supplier says, these are the daddy Max of windows. I mean, this is as best. This is as good as you can get for long lasting and Mrs. Gentry will never really have to see these windows painted again for a long time. Not to mention, especially as I would like her to attest, there's a high concentration of letting her house that her granddaughter was showing and the fact that we did work, and this is Halifax house she'll show you the dramatic change that our work did for her granddaughter.

You can't just think of it as a window in her house. There's so many other things leading to why we want to do this, not to mention the fact that the grant is available to everyone in the city. And we would like it to be that way and have it be felt to be that way. So, I'll keep it simple. I would like possibly to let Mrs. Gentry speak at one point and also Ms. Powell Fox, because now they're part of the program and part of your neighborhood. She's been living in the neighborhood for 37 years and Ms. Powell Fox goes back just as long. So, it's even better for them to speak as taxpayers to you about what they're looking for and hoping for, then it's for me to ramble on. So, I'll stop right here and see if you can maybe give them a chance to speak on their own behalf of what they would like.

Ms. Reid: Just before you walk away, do people have questions for? Yeah. Before you go.

Mr. Steinecke: I do. You mentioned interim methods as if that was a term that was already familiar with us. Maybe there was someone that was passed around that I missed, but could you talk about what you mean when you say interim method?

Mr. Maher: So, interim method usually means that you're going to just do the lead for a short period of time. So, for instance, we'll talk about the roof, we'll talk about the roof of a room. If we had just patched that, that would've been an interim method to try and do something with

barring what the roof was, in that case. So, an interim method would be for a short period of time, do something that gets us by, until either more money is available, the child gets older, things of that nature. So, in a lot of cases, HUD would like you to use something that's more cost efficient to make the project better by doing what's called abatement. And the abatement would be in this case that we're basically getting rid of the lead by getting rid of the windows. And in the same with the roof, we got rid of the lead because we got rid of the shingles. And Mrs. Power Fox's house, we did the same thing. We, we didn't do interim, now we did a lot of interim in her house. We did a lot of interior painting of all her woodwork is what we call very hot. So, in that case, we were obviously were going to try and change her woodwork, so that was the plan. As I mentioned, a place to be able to paint what was there and make it safe long enough for her granddaughter as she got older, not to be affected by it.

Mr. Steinecke: When we talked about roof on Earl and I remember the idea being put forth at one point about removal of the lead and that being thrown out as not feasible.

Mr. Maher: Well, the matter of that particular material was baked into, it would never have come off the shingles.

Mr. Steinecke: But that was an idea that was discarded as not being possible and that's not the case. But it does seem like that lead paint on a window of sash can be removed chemically.

Mr. Maher: You run a great risk of ruining the window when they're that old. Great risk. Because when you're trying to put... As a matter of fact, you're not supposed to use chemicals or solids, well you can't use them in part of program. You have to do saving through the program, it's not allowed.

Mr. Steinecke: Correct. Right.

Mr. Reid: You said that HUD prefers is okay with interim methods inside, but I'm just clarifying, you are asking to replace inside and outside of these windows, correct? Even though you didn't-

Mr. Maher: One window. Yeah.

Ms. Reid: Yeah, the entire window.

Mr. Maher: When I go to them and ask them to be able to spend this kind of money, I have to prove to them that each side is equally as bad as the other.

Ms. Reid: But you were saying that HUD usually is more okay with interim methods on the insides of the houses.

Mr. Maher: Yeah. But that's the woodwork and things like that. Not the windows that are part of the outside.

Ms. Reid: Bill, did you?

Mr. Michels: Yeah. The windows you're going to use on this house, but these are the same windows as you used across the street.

Mr. Maher: Yes.

Mr. Michels: Okay. Well, those windows don't match. The windows we had, I think prior to that were because of the same ones on my house. They're five of these inched peaked with lazed peak, meaning it's like a mountain, they actual run themselves. Ones you replaced over at the other house, which was 297 were flat. So, is there another window available that will match if we allow this. Because that window does not match the window in that house.

Mr. Maher: What part of it doesn't match?

Mr. Michels: The muntins, they go up and down to divide do not match.

Mr. Maher: They weren't peak.

Mr. Michels: They were same as the other ones. They were five in each peak. It's no big deal on the insides and were flat because that's just the way they're made on the inside. But the outsides usually have a defined... They're flat. Entirely flat and stick up three ace of an inch and they're flat. They just don't match. The reason I say it is the duplex down the street is being redone on-on Carlisle Street. They had a window, they replaced I think four windows in that unit. And I looked at those windows and they do match. Somehow, they ended up with a muntin that matches instead of being a flat face, wider muntin, it's the same peak outside of-

Mr. Maher: I could probably bring an example of either a picture or actual window.

Ms. Reid: They sent us cut sheets. So, we actually have those on the record. The Anderson windows that they were using.

Mr. Michels: Yeah. I didn't know what brand they were using.

Ms. Reid: It was Anderson.

Mr. Michels: Just a different... From people from a store view was a different looking window. And I know your concerns about damaging a window. And I redid all my window, I live up the street. I did every window in my house-

Mr. Maher: I know exactly where you live.

Mr. Michels: I lost a couple pieces of glass. I got lucky. Luckily, I had an extra window I found, because I had to rebuild the whole window, because it basically falling apart. But I was able to redo all those and they're efficient and they work. I probably wasn't following rules as much as I should have. I was wearing a mask to make sure that, but is that because we're in historic district, I can understand ripping a window out, putting new windows in pretty much anywhere people does it. But my concern is losing the historic value of even the age of the window and losing the

way the glass windows, which is... And I know not every house has those. Some have them, mine has a few. Think your house has a few of the older windows, not all of them a lot have been replaced over the years. I hate losing those. That's not a replacement thing.

Mr. Maher: We're in the year 2022.

Mr. Michels: Yeah, we are.

Mr. Maher: We're not in 1920.

Mr. Michels: But we're trying to maintain a house.

Mr. Maher: But the thing is we can't continue to keep going backwards when things are going forward. Somewhere along the lines that you're supposed to help with the look, the style of what's going on, it cannot be completely done. These windows alone will cost me, \$18,000. So, at some point, if it looks like it's supposed to look, somewhere we have to find that happy medium and that compromise, because if your tires get worn on a 64 Corvette convertible, you're not going to sit with it flat with four tires, you're going to put new tires on.

Mr. Michels: Great examples which I don't need. The point being is, if we're going to replace the windows, that decision is made. I think an effort should be made to find a window that looks more like the windows that are currently in the house, as opposed to the windows used in 297, because they do not reflect the historic muntins that were in the windows.

Mr. Maher: Well it's those muntins obviously can be made by the company that's doing them, I mean that probably the one that was in your packet.

Mr. Maher: I mean they probably... The one that was in your packet is probably just this stock generic, "This is what I what I would get" looks like.

Mr. Michels: It might be.

Mr. Maher: But if they're cutting three muntins per window for 16 windows, then that would be made ahead of time, so when they put the glass.

Mr. Michels: That's my question.

Mr. Maher: The muntins would look... I mean, I have to admit I've never given them an example. I figured that the look of the windows of the 401 was 401. I have not looked that close to know that it had a kind of kind of crown where it met into the frame?

Mr. Michels: I think we're that important on that because that brought up the same issue as not using them, which in these days and times, again, we're still single pane glass, as opposed to double pane windows, which are energy efficient. A decision was made not to do that specifically because the muntins would not look the same because they can't.

Mr. Maher: Right, yeah. Most definitely.

Mr. Michels: Any reason for the emphasis for making sure the window looks exactly like the window that was there? If you're making 16 of them, they can make them look exactly the same if we decide to go that route.

Mr. Maher: Okay. I mean, that's... Okay. I never thought, I didn't know that or thought of it, but if I know it before, I'm sure we could have included a picture, a closer picture of the windows to inform them.

Mr. Michels: We may end up reviewing that again, if we don't maybe the staff could review when they come in and look at them and present them to us. We just need to make sure that we feel comfortable if they match that we go ahead and approve it. Thank you.

Mr. Brown: I had a question, but it got answered in the course of the discourse.

Mr. Michels: Look at that.

Mr. Brown: Excuse me.

Ms. Reid: Okay.
And you wanted to bring the homeowner up?

Mr. Maher: Sure. This is Mrs. Gentry of that location.

Ms. Reid: If you could state your name and address and swear to tell the truth.

Ms. Gentry: My name is Shena Renee Gentry. I live at 286 Hydrick Street, and I swear to tell the truth.

Ms. Reid: Perfect. Alright, go ahead.

Ms. Gentry: He had asked me, I went and my granddaughter is. Before she was born and they live in the house with me and she was very sickly after she was born, and they, every time I take her to the doctor, they asked me about well did I live in an old house because of the lead content in her body. According to the paper, they were saying the range from zero to four was I guess, normal, and she was already at six and seven and she stayed at six and seven, and then we thought it was her milk or something else, but they were saying it could be the lead in the house that was causing her to stay sick all the time. So, I'm asking, all of you, I need those windows. I can feel air in wintertime. I open the curtains. I don't even have to have a window raised with the air that's coming in, in all of the whole house. With my income, I'm disabled, with my income I can't afford, he's saying \$18,000 for 16 windows. I'd have to do one window a year in order to get my windows done. So, I'm asking whatever I need to do or in order to get this done. I would appreciate it. Thank you.

Ms. Reid: Thank you so much.

Mr. Michels: I have one question for Mr. Maher.

Ms. Reid: I think we can just toggle.

Mr. Michels: I know that on 297 we did the windows and it was significantly extensive also, and you were able to do other mitigation inside the residence as well? I can't remember how that worked out.

Mr. Maher: Yes. Yes, we did.

Mr. Michels: Is that the intent this time to do other mitigation as well?

Mr. Maher: Actually, no, we're going to help her with her air conditioning system. She has...

Mr. Maher: We're going to add to her healthy homes.

Mr. Michels: Okay.

Mr. Maher: And she'll get... Well, because the inside of the frames will be painted.

Mr. Michels: Okay.

Mr. Maher: So, her actual house itself is not that bad. Ms. Power-Foxes was a lot more of inside lead than Ms. Gentry's is.

Mr. Michels: She had painted door trims and door and all that?

Mr. Maher: Yeah and hers are not, they must along away in 50 years had something done to them.

Mr. Michels: Okay.

Mr. Maher: So, in light of that...

Mr. Michels: There is other mitigation to be done...

Mr. Maher: Oh yes. If you've looked at her ease... really, really bad shape, and then we already showed you the part where her whole back of the house isn't painted.

Mr. Michels: Right.

Mr. Maher: So, we're going to deal with those areas.

Ms. Reid: So, in those places you would be doing interim, you'd just be painting, right?

Mr. Maher: Yes.

Mr. Michels: Sealant

Mr. Maher: We're going to use encapsulate in that, and then we're going to use some money we have, we'll have to, she has a very antiquated air conditioning system in the situation, so we're going to use

Mr. Michels: Thank you. That was it- Mr. Maher.

Mr. Steinecke: I've got another question too. These are double hung with ropes and weights and pulleys?

Mr. Maher: The new ones?

Mr. Steinecke: No, the current one.

Mr. Maher: Oh, the current ones. Yes. Oh yeah. If you want to tell them there's no rope.

Mr. Steinecke: Are the ropes all cut?

Ms. Reid: They're on there, they're all cut.

Mr. Steinecke: Okay.

Mr. Steinecke: So, all the weights are at the bottom.

Ms. Gentry: I don't know where they are, but I had a hard time lifting them

Mr. Steinecke: Okay, so they're not functional as like that, like that part has broken or something.

Ms. Fox: Good evening ladies and gentlemen. Thank you for letting me be here I swear to tell the truth.

Ms. Reid: Thank you.

Ms. Fox: I'm sorry about the way I'm dressed. I would've done better, but I was at school all day.

Ms. Reid: You look fine.

Ms. Fox: I own the residence at 297 Hydrick, the ones that you saw before on the windows. My daughter currently lives there with my granddaughter and I was not aware of the lead program. My sister, who actually also lives in Hampton Heights, right down the road is the one who encouraged me to call, and I did for the safety of the baby. When we started this whole program, her name is Tegan, she's three years old. She's turned three years old. She had a lead count of, I think it was six or seven, but over the last couple months and I turned my phone off and I just got the web report and it shows a graph of what it was before, and it's come all the way down and I

apologize for not having a copy of it, but I just got it right before I walked into the meeting, but the windows were necessary.

I speak for myself and for Ms. Gentry, obviously it's very difficult for those residents that have been there as long as she is. We're trying to preserve this neighborhood and these homes, these beautiful homes that are there, but what about the residents? She's a living oral history of that neighborhood. There are not many people who can go back 36 years and tell you what it was like to live there. The people, the neighbors, why not help preserve it? We have a lot of people living in Hampton Heights that are long-term residents like her, but that are older or have limited income that would love to do these wonderful renovations that we see going on, but they don't have \$200,000 to put into a house. So, I think this program is wonderful and I'm happy that they're able to help her and many others who else, can qualify.

I think the board needs to consider, at some point, if these residents are really wanting to step up and get some things done to their homes, to make them look somewhat better, maybe you need to do a little bit more. We would like to preserve as much as we can, but there just are not the funds to do that, but if we can preserve something and still get something replaced, then these long-term residents can continue to be long term residents, because they're the ones that made this, made this all possible. We have a lot of new residents moving in and they're really happy, it's a nice place to live. That's great. It's wonderful. Everybody's seen the change, but what about those people who aren't able to do all those things that they would like to, they would love to, they're not coming here and saying, "Hey, let's just do this."

It's because they're not able to. So, you would think that the board would be, "Hey, you know I've got another client for you, maybe we could help her do this." You know, of course it's not going to be a hundred percent. It's just not possible, but let us help them do whatever they can. Now, when I had my windows done, there was a proposal made with First Environment and I'm just like, okay, well, am I going to be able to tell the difference from the outside? I'm not, I don't have that historic, but I think most of the people that drive through the neighborhood, just to look at the houses, they're Victorian, they're pretty, they're great, are not going to have that point of view, and I was like, okay, what's the difference? Like I said, I'm not that historic person, but they still look wonderful.

They are the same style as far as I can see, I look at this one, look at that one, no double three, four little. They're the same design basically of what was there before. They're just much nicer and there's no air coming through and I don't have to prop anything up, and I don't have to worry about, you know, because I let it down maybe just a little bit too hard that single pane glass just falls all over the place. It'd be wonderful, you know, if we could preserve all of these things that are a hundred years old and it's like the human body, you know it would be great if I could get rid of these gray hairs, but you know, I can dye it. That's about it, but the same thing goes for her, and a lot of other people that are not able to do these things in a way that the board would like them to do.

I mean, there needs to be a balance. It's great that you are here. It's great that you want to preserve the history, but we have to think about a balance and she is part of that balance, so it's other residents that may qualify for this program are part of that balance. They do what they can with what they have, but they should be able to do that and still stay there another 30 years.

Without having to worry about my house is going to crumble on top of me, I can't stay here and I've got to sell it, and then somebody else moves in that can pay \$200,000 to have these repairs. It's not fair. She's put a lot into that neighborhood. Let's help her with that, and anybody else that you can find that lives in Hampton Heights, that will be able to qualify for this program. Let's help them do what they can to their homes to preserve them. May not be a hundred percent historic, but do something to help them. I mean, if you let them put the wooded windows in mine, why not let them put them in hers? Because when the vinyl was stated in mine, it was like, you know, if we let you put vinyl then we will have to let other people. Okay, fine, but you allowed me to put the wooden windows. They were great. The lead level was coming down, and if I'm not, I don't have that historic eye, which many people will not have, the design is the same, and so I'm still preserving at least that part. Thank you.

Ms. Reid: Thank you. Okay. You're good?

Ms. Fox: I am.

Ms. Reid: Then I think we will move to public comment. It says here, I have to ask for a motion, but we have never done that.

Ms. Reid: No, we've never done that.

Ms. Reid: I don't think we need to, so I think we will open up the public comment. Are there members of the public that would like to speak? Yes, please state. Hello. Please state your name.

Jenny Gilbert: I'm Jenny Gilbert. I live at 268 West Hampton Avenue.

Ms. Reid: And do you swear to tell the truth?

Jenny Gilbert: I swear.

Attendee: All right.

Jenny Gilbert: I first wanted to start by saying Ms. Gentry we're neighbors, and I just have to read because I'm nervous. I'm sorry to stand up here and oppose your project, because it is certainly not personal. It is truly only from an historic preservation standpoint. I am not in any way an opponent of helping you get the lead out and the lead can get out and it will get out. I know that there are other options without removing those windows, so I just wanted to say that to you. Okay. There's some things that I would like the board to consider. For example, replacement windows have an average lifespan of 10 to 20 years regardless of material, and I want to make sure that all of these neighbors that are getting or wanting to get new windows are aware of that. These windows are 99 years old and they can live another 99 years old, as long as we maintain them.

I brought the document that David was talking about. It's the housing and urban development guidelines. I have chapter 18 here, which is the lead-based paint and historic preservation chapter. I would be happy to share it with anybody to see, I know I got it to some people, but not

everybody. So, I just want to read aloud some points that are pertinent to this application in hopes that this protocol is being followed. If federal funds are involved in a lead-based paint hazard control project, the grantee must first determine if the dwelling is listed on or eligible for the National Register of Historic Places. To be eligible I should say the house only has to be 50 years old and then they need to consult with the State Historic Preservation Officer about how the work will be done. Number two, identify important historic building features that should be preserved, if possible. This should be done with a trained historic preservation architect, architectural historian, or the state historic preservation office staff. Three, established priorities for intervention and historic properties, interim controls are generally preferred over abatement strategies because they preserve the integrity of the structure.

HUD requires abatement of lead-based paint or hazards using methods as replacement only in certain cases. Wholesale removal of historically significant building components as a lead hazard control methodology is not recommended in historic properties. Okay.

Standards for the treatment of historic properties. The goal is to retain as much of the original historic material and features as possible and to preserve the historic character of the resource. Removal of historically significant architectural features and finishes that have been previously painted with lead-based paint, may result in the loss of significant historic materials. In historic properties, preservation of the component is preferred and the lead hazard control professional and the construction contractor should be striving to find solutions that preserve historical features and control the lead hazards. Replacement or alteration of components for the sake of lead hazard control is unnecessary when a less aggressive method of controlling the lead hazard is allowable. It goes on to discuss, these two pages are specifically about windows, these are distinctive features of a historic property. Identifying, retaining, and preserving windows and their functional and decorative features is an important step in preserving the overall history, historic character of the building. Okay. It goes on to list different interim controls, abatement strategies, or, I guess abatement strategies for intervention and interim controls. Controlling lead hazards in historic buildings is a balancing act between several important objectives, childhood health, economic feasibility, and historic preservation. For instance, abatement methods that permanently reduce lead hazards may have a more negative effect on the character of a historically significant home than interim controls.

I should also say this is really unfortunate that we did not have access to this or know about this during the other applications.

Mr. Maher: Excuse me.

Mr. Stone: That's out of order.

Ms. Reid: No. You can't talk during public comment, unfortunately.

Mr. Maher: I asked to speak though, because that's a false...

Ms. Reid: There's no dialogue during public comment. Only the person that's sworn in.

Jenny Gilbert: I apologize for this. I was not aware and I know that many of the board members were also not aware. I only know that because I emailed it. Okay. In conclusion, I want to ensure the board will abide by our hard guidelines to restore versus replace, and I want confirmation that these federal guidelines are being followed to honor and preserve historically significant properties in our city. It is a true treasure to have almost 100-year-old windows. Our house has 120-year-old windows and I would be devastated if they had been replaced. Thank you so much.

Ms. Reid: Thank you. Are there any other public comments? State your name.

Phillip Stone: Phillip Stone, 246 South Spring Street, and I swear to tell the truth.

Mr. Phillip Stone: Thank you so much.

Phillip Stone: You all know, I have sat in the seats that you sit in and I don't envy you because these are always difficult questions to have to deal with. I don't really have much that I care to add. You all are aware that Hampton Heights has often had disputes over windows and ever since I've been involved in historic preservation, I've lived in the neighborhood for 12 and a half years, I've known about people coming and wanting new window replacements. If that's going to be the future of the neighborhood to allow gradual replacement of windows, windows are a character defining architectural trait. If that's going to be the case, then HARB needs to study that issue and seek a change to the design guidelines with city council.

Otherwise, I don't know that the applicant has demonstrated deterioration beyond repair. My house is also right out at a hundred years old. MP Services did my renovation 12 and a half years ago, all of my windows were made to work as part of that renovation. I am fairly sure that in a house of that age, that I have some lead paint on all of those windows. I realize I don't have children in my house, so that's not an issue. Historic preservation is always a balancing act. How much do you maintain the original? How much do you allow change? Right now, I don't know that you have all the grounds you need to approve the change. I will encourage you all, and I'm going to encourage from my direction that I have from the planning commission side of things, I am going to encourage you all to start pushing the city to get an on-call preservation architect. We had that when I was on HARB, there was someone that could review all of these things, as well, from the guise of preservation architecture. Really need have that. You really need to have that expertise. Thanks for all that you do, and I don't envy your difficult decision.

Ms. Reid: Thank you so much.

Ms. Keitt: Can I say everyone speaking, can you sign in?

Ms. Reid: I'm sorry. This is my second meeting back in person, so I totally forgot about the signing in. Is there anyone else while we sign folks in? Anyone else that would like to speak? Can the applicant return during public comment?

Ms. Reid: Okay. Yep. When we're done signing in.

Jenny Gilbert: I promise I'm not out to get you. I appreciate all you're doing...

Ms. Reid: No, no dialogue, no dialogue.

Jenny Gilbert: Sorry. Sorry. Okay.

Ms. Reid: All right. We're going to swear you back in.

Mr. Maher: To Ms. Gilbert's comments, we have from the state approval to do this.

Ms. Reid: Yep.

Mr. Maher: We have approval from the state commission, on both houses we have it. We have rehabilitation carries no adverse effect on historic properties came from. Came from Archives in History from the SHPO. We received an A-Okay. I sent them the RFP, I sent them the pictures. They saw how much deterioration was through the windows, and they found no reason why we should have to keep the windows in the shape that they're in without being able to replace them. It was approved work by both Emily Thomas, the designee and Mr. John Sylvest. So, we are not doing this without state approval of the work that we're doing and what we're asking for, and they find no reason that you could not use the type of window we're using, and again, I'll just reiterate the fact that interim controls have their place, but with something this old, all it is a band aid. It's a band aid for a short period of time, and the windows last a lot longer than 20 or 30 years. Thank you.

Ms. Reid: Thank you. Is there any other public comment? Seeing none, after I see Mr. Maher signs in, we will close the public comment and move to board, that says we can ask the planner to speak at this moment. Sorry. I have instructions. Okay, so we're now moved to board deliberation, seeing the comment is now closed, and I would just open things by saying that this is an ongoing process for us. The HARB kind of addressing with the City lead program, and I think it is as Philip raised in the public comment, two parts of City coming against each other in a way that is not personal to the people that are bringing these cases, and it often feels a little bit like it's coming down to a decision against the applicant, when actually the larger issue is that we as a board need to, I think probably immediately, because you seem to be, you guys are on a tear right now, which is great, but we need to, I just want to open up by saying that we need to address this.

This has now been last March, last October, and now there might have been one in interim. The one that in October went on for three to four months of meetings. I think that this is something that we need to address, like start going before next meeting essentially, so we don't have this constant conflict because we are not in conflict with the homeowner or the applicant. You're my neighbor, and we want people to have safe homes. It's that this program is running up against our guidelines and maybe the guidelines need to shift, or maybe we have to have a conversation about how these guidelines move forward with this really valuable city program in place. So, I just wanted to start things off by saying that because I feel like it is not about this single house. It's not about the house two doors down from me or across or the one on Irwin, it is a larger issue of two pieces of policy just headbutting very hard, and we are not, the HARB is not trying to

stop the program. It just does run afoul of our guidelines, unfortunately, so that's, we are trying to enforce our guidelines, as well. So, with that, I just wanted to say that first. Hi Brad.

Mr. Steinecke: Hi. If this were not coming through the lead program, I would say that it's not met the threshold deteriorated beyond repair. I've seen many instances in which the spray paint stripper has been used to remove layers of paint, to make windows that look exactly like this perfectly operable, once the rope and pull system is repaired so that it stays up it's tight against the frame and works just like it did when it was brand new. That's my concern here is that deteriorated beyond repair, that threshold, it is repairable. I'm not seeing anything demonstrated here that can't be repaired. I see this is as an issue as much with HUD policy for not allowing that form with HUD policy for not allowing that form. Sanding is a lot more damaging to the environment for Lead situation, far more than a chemical-based method. That doesn't add up to me at all.

Dr. Boozer: I guess my concern is looking at all of the concerns, including the health. I mean, we are not only talking about the historical preservation, but we are also talking about humans, and we are talking about health. So, I think when farm and the city look at how we can come together to look at rules and regulations and the criteria. We are talking about the five criteria. Based on what we are seeing from the city, they approved, based on that criteria. So, I think somebody is going to, with expertise, will have to go back and look at that criteria by which we are basing that.

And as I think Professor Stone, said, "We need that extra expertise to give us direction", because I don't feel like I am professionally prepared to say what is more hazardous in terms of removing, because we've got to think about the hazard. So, I think we need some guidance and so we can come to a happy medium to think about health as well as the historical value of what's going on here in the Hampton Heights neighborhood. And I know everybody has a vested interest, but they are also risks, and we need to consider both.

Ms. Reid: And I think also because without a rubric, it becomes this kind of... I think that the windows, two-doors-down on the 297 Hunter Street were in worse condition, or you referenced the one on Carlisle, which those windows, that was not part of the light abatement program, but they were in far worse condition, and they replaced some of them and repaired other ones. And does HUD have that flexibility because I think what we're running into is this black and white, sort of no, we have to do this, we have to do that. When with Homeowners, we ask for them to repair and replace as condition requires. But without a rubric, we have kind of absolutely no ability to move forward with that. So, I think I agree 100%.

Dr. Boozer: But I guess where we are now... I'm sorry.

Dr. Boozer: Where we are now is how do we, as a board, think about the 3-year-old living in the house with the Lead base of 67? How do we help with that? What can we do to help with that? The windows with no weights, no cords. That is a hazard and with us knowing that that exists, what's going to happen if the window's hurt, and Homeowners has to come in and say, "You knew this, and you did nothing. You're negligent on that part." So how can we help with that is the question.

Ms. Reid: I do think we are discussing a full replacement versus what has been brought up, which is an interim solution, which paints the windows. Well, takes off the Lead paint, repaints them, and does protect for a number of years, which Mr. Maher did state. Though he's not happy with the length of time that it protects. It does protect until maybe the child would be older. So, I don't think leaving them as is, is not an option. Just for a point of clarification Ken.

Dr. Boozer: Well, it would go beyond just the paint.

Ms. Reid: They were fully repaired-

Dr. Boozer: that would be fully repaired.

Ms. Reid: Fully repaired, restored. Those windows, fully repaired and restored and re functioning.

Mr. Brown: This is Ken and I'm sometimes contrarian. I have to confess I'm a little conflicted about all that I've heard. But the reality is this board has set a precedent, steps away, doors a short distance away. I can't remember how long ago it was before I joined this board. So, it's been at least two years. So, as much as I would like to see these windows repaired and so forth, having already set a precedent, I don't see that we're in a strong position to deny it on this account.

Mr. Steinecke: Can I ask if the slide that shows 297 be put back up on the screen?

Mr. Michels: Yes.

Mr. Steinecke: There were other condition issues with those.

Ms. Reid: I was going to say those were in.

Mr. Steinecke: So, you see over on the left picture there, there's splitting that's happening within the sash frame there? There were other problems with those sashes, besides just the Lead content.

Ms. Reid: But I think it also does bring up an issue that this work took a year to happen and if we did not live on the street, none of us would've known that it was happening and would've noticed that maybe the windows were not precisely what we were promised. So, it seems like even on the premise of that we do have precedent, I still think the point stands that we need to have a deeper conversation about what... You can't just go away and say, oh yeah, we'll put those windows in and then we look and they're not the ones that we thought. So, I do think there is sort of, even within the precedent of us approving these windows, some room to make sure that everybody's working on the same page as well.

Mr. Brown: This is Ken again. Bill, you brought up the issue the windows of the other house and the maintenance not being as either advertised to us or as expected. I can't remember exactly-

Mr. Michels: Probably just more as expected. I think Mr. Maher ordered them and they sent what they sent. It's a wooden window. It's divided light like it's supposed to be. If you were staying in 50 feet away, you don't care, you don't notice things like that. It would be similar but it's not. But from looking at what he had sent in the event, we do make a decision like that. That option is available. It's not like the option doesn't exist to make it correct.

Mr. Brown: That's where I was going on. My conversation here. If we get to the stage tonight and I'm not suggesting that we necessarily will or will not. If we get to the stage where we consider this for vote, would you be okay with language in that whoever moves to do this, that we spell out that we have an expectation of the maintenance being essentially an exact replica of what's there.

Mr. Steinecke: Can I get clarification this document? What agency put this out? Do you have information on that?

Mr. Brown: It's HUD Lead Based Paint in store preservation of regulations.

Mr. Steinecke: This is the whole document?

Ms. Reid: Yes.

Mr. Steinecke: Under heading 7 here, it talks about selecting the methods other than paint stabilization. And there are these paint removal things including solvent based nontoxic, non-caustic strip. I've used this on my windows. I've taken paint off of my windows and repaired sash cords to make them make the 100-year-old windows fully operable again. I have a young son. I don't see why is HUD not going to fund this when their own document is saying that's a recommended method.

Ms. Reid: Can I just actually piggyback on that and ask for clarification. Has HUD said they will not fund these abatement processes, they will only fund replacement? I'm confused on that.

Mr. Maher: Actually, that's not what I heard.

Ms. Reid: Well, it goes directly against this case where we were told that we needed to approve a cheaper option in order to save more room for more things. So, I do think there is a benefit to saving \$8,000, \$10,000 because these windows will be restored, they will be beautiful. They will be exactly like the renovated houses in town, in the neighborhood who don't replace their windows. They re- renovate them and repair them and restore them. And you'll have extra \$8,000 to spend on inside stuff that actually is impacting the child's health far more. And that was the considerate... This is why I'm a little bit frustrated because the consideration we were told a year ago was that we needed to go to a cheaper option, to save room to do more and that's what HUD wanted.

But now we're being told that HUD wants to get the top of the line option without any regard for how much they can do in the Homeowner's house. So that's a contradiction to me that has not

been solved. And I don't know if I feel comfortable making... Maybe it's too late, maybe it's not in regards to this, but moving forward, we have to solve what HUD wants from this program in relationship to what we expect from the rest of the neighborhood because it's not even consistent person to person at this point. It's only consistent from the person presenting the cases.

Dr. Boozer: And I think in the document that I scanned, I didn't have access to the document before sitting here, but we have to look at the term assessment. I think everything has to be assessed and based on whether or not it will be feasible to do renovation or replacement, there has to be an assessment. And that's what I'm saying. I don't know who among us qualified to make that decision.

Mr. Michels: I think it'd be a point. Mr. Stone made the point basically, two things that we need to do quickly and I say quickly, because as we did drag one out for a very long time. Had the city turn and give us an opinion as to which is correct and find either Hire or have on standby or by recommendation a Preservation Architect that can look at stuff for us and give us a truly... I don't even right word for us, the point exactly, what it is. Objective and exactly what it is from a preservation standpoint since right now, that's our only job. Although we're always going to have issues come up about the neighborhood, about income, about our friends and people who live near us, we're always going to have that. It's going to be in our heart, it's going to be in our head, but we have to really, really push on the standards that we're supposed to enforce prior to anything else.

Ms. Reid: And I think the reason that the three cases we've had have taken two to four meetings is because HUD has not provided a preservation option at all, or even addressed the fact that you're coming to a board. That is the perspective of our guidelines and our bylaws and you're just bringing the HUD approved removal option. And so, we keep having to send you back to say, what would it cost to replace? And so that seems like something that just needs to be worked out with some sort of process. We need a process, love process. Does anybody have a motion in their heart or we can continue discussing?

Mr. Steinecke: Deteriorated beyond repair, that's what our guidelines direct that. There are repair options in front of us that would remove the paint and address the safety concern. The health of paint. I feel like that's what we need to be linking together. And that needs to be the primary focus of what's- what's done is to both have the preservation concern met and the health concern, sort of this method.

Mr. Michels: I think the preservation architect would weigh that more objective than we are, because they would be for me the documents and the documents are pretty clear that rehabilitation versus healthcare, there's a balance in there. It's not like teared out at how they come up with that. I don't know. That's saying you can have a balance between the repairs and the health of a child, but the standard exists that's in there that says there's a standard for how much you need to do to balance the architectural historical value of the property versus the health. I think it's just a balance-

Mr. Steinecke: Isn't the health concern addressed from the what based paint is removed

Mr. Michels: My understanding is when it's gone, it's gone,

Mr. Steinecke: It's gone and then you have a new layer of paint over there. And if there's based paint elsewhere, that's rubbing off that's own issue that needs to be addressed elsewhere.

Ms. Reid: I guess so the question is, do we need make a decision based on precedent and based on all that we've heard tonight or do we have to table this to find a more expert opinion knowing that these always take multiple meetings I think. Table it, and maybe have a sit down with Mitch or somebody else involved in a community to talk about how this program is functioning and why we're having these issues and maybe get an architect or preservation architect so that we don't feel that we are making sort of a case by case haphazard decision. I don't know, those seem like the options that we have right now in front of us.

Dr. Boozer: I guess I have a question of Mr. Maher, and that is when you... Mr. Maher, when the assessment was made to replace these windows, was there an option or an assessment of another option?

Mr. Maher: This is the 11 port that was done by our third party, which should have been in the package. I'm not sure why it was, but it states specifically in this report done by the person who does the reports. This is not deteriorated, Lead Based Paint on the exterior window components and exterior supports and overheads. The following abatement control measures are recommended. Replace door and window components.

From the person who does the assessment, our third-party person who goes in checks for all Lead, where it is, what's the worst.

Mr. Michels: Is that his primary and just... That's his primary job to do the letters?

Mr. Maher: Oh yes.

Mr. Michels: Okay but not taking any consideration, whether or not the homes of historic value or anything like that.

Mr. Maher: No, I've assumed she's.

Mr. Michels: Okay, so that sort of assessment.

Mr. Maher: Honestly, she's basing the assessment on the amount of Lead, where it is, how it affects the people in it. So, the address is not pertinent to her decision, obviously. Just what kind of shape are the windows in and what should be done? So that's why I was raising my hand was because I wanted you to know that again we didn't make this case just based on my perception of the windows. This is done and I send this to her and show them what she thought. And then they look at it and say, okay, it looks like this is the kind of case where you can use the money to be able to replace the windows because they'll be long term and be more efficient that they'll be safer. So that this is a document I can make sure you all have after the meeting that I'll send through the planning board.

Dr. Boozer: And that document is important as it relates to chapter 18?

Mr. Maher: Right.

Dr. Boozer: Chapter 18 in terms of assessment.

Mr. Maher: Right. This is done for every house before we even start with a plan, we look to see what was included. As Ms. Reid said, Mrs. Gentry doesn't have nearly as much Lead in her house as Ms. Power Fox. So that's why the offset was, the windows are going to cost us more because we don't have to do as much work inside the house. So, we can get her the windows that she needs or the work she needs on the windows as part of the Lead program. Whereas Ms. Power Fox have a lot more Lead on all of our components within the house itself.

Dr. Boozer: With the experience that you've had, thinking aside from just the Lead but thinking about the weights and the cord, is there a possibility of that being fixed? If you were able to in a comfortable way, remove the Lead, in a safe way remove the Lead. What about the widths and the cords to make the windows function.

Mr. Maher: You'd have to rip out the entire and top terrain of the... Again, you'd be messing up what you've worked with the frames but now the casing on the inside. All has to be ripped up and torn apart. How are you going to put it back together? To get to what you need to get to, you got to take it apart. Once you put the window in, how do you get back to the place where you were just doing it so.

Dr. Boozer: For the historical presentation.

Mr. Maher: You basically are in your own way trying to repair things that are there.

Mr. Michels: If you just take out the inside panel.

Dr. Rodrick: It's easily done.

Mr. Michels: Everything's in there. It's easily done, it is easily done. I've been fortunate how to do it numerous times already, if the weight's fall down, I've struggled. Yeah, thank you, Ms., appreciate it.

Mr. Steinecke: Can I ask also, so the removable option was not pursued because the recommendation came to remove the component itself, correct? You didn't ask anyone how feasible it was to remove the painting because that was the recommendation from-

Mr. Maher: No, I asked myself and I got a quote to remove the painting along with the window. It's \$9,000 to do the painting of the window and that includes the solvent based removal of the... We didn't specify. But it usually... I mean we would probably do more of the wet sanding in the HEPA vac to be able to get... Because you got to get all the way down to the substrate now, which is basically the window and you got to get it to be clean wood and whatever that takes usually would be the sandy with the masks and the suit, and they'd be out of the house and we'd probably take one with... We'd concentrate on the interior first while they're out and then we... because we can always do the outsides with the plastic and everything over the windows to

protect them once they're back in. But the efficiency of having something that's going to be ongoing at this point and become another a hundred years to make it more comfortable, more safety for the occupant that's been living in the city.

I feel as somebody who's worked for HUD for over 22 years, that I would rather do that than to buy the thousand dollars toilet in the submarine, just because it cost a thousand dollars. We're going to get a good use for this house, whether she's done with it or a family's done with it. When is it still going to be with that particular person. These painted windows are going to deteriorate more and more to the point where when they get to 105, they're going to deteriorate just like they did in the other house at 110. I mean, don't forget at this point they've gone through 36,500 days of heat and cold, sooner or later, as Ms. Power Fox mentioned, as you get older, you just can't keep up the same way you were. Mrs. Jeffrey said, what about the way... The handles all refitted and everything, we're going to have to do some kind of work on the same frames where we would've put the new windows in.

Ms. Reid: Okay. I do think that probably the Lead inspector is going to find lead and want to get rid of it. I do think that's inherent in their job. So that's why I don't think that it's at odds with a little bit with what we're doing. I just want to float maybe that this is... I don't want any single person to be the victim of us, our pro-planning on this, because I think we have seen it coming down the pike that this is a bigger issue. And I say that both to say, I'm not sure that we should decide in either way, because if we can get more information before the next meeting, but then again, that's just my opinion. I say that for both directions, either turning down or accepting, it's a bigger issue, but I am open to hearing other people's thoughts.

Dr. Roderick: So is it appropriate for us to table or whatever, but also say we need to pursue some kind of process that. Does that feel like that is part of this meeting? Or where does that go? Where does that live?

Ms. Reid: Just a motion. I should just say, I think that's a motion.

Ms. Reid: I think it would be bringing it up with Martin who would maybe bring together some representatives, Melissa Walker, Dr. Walker, and the HUD representatives, as well as the city attorney, whatever.

Mr. Michels: Must be a preservation architect if we get one, as long as we can do it quickly. I don't want her waiting and

Ms. Reid: Yeah, I don't either.

Mr. Micheks: All that was a motion.

Dr. Roderick: We like to turn that into a motion.

Dr. Boozer: Turn that into a motion, I move that.

Ms. Reid: Okay so.

Ms. Reid: We're recording all this.

On a motion by Ms. Roderick, seconded by Mr. Brown, the certificate of appropriateness for major works was moved to the following months meeting for consideration of the case and move that we start the process of getting the expertise that we as a board don't ourselves have with a preservation architect and others by a vote of 6-0.

Dr. Roderick: You're moving that we... Okay, I move that we table the consideration of this case until we get further information.

Ms. Reid: Can we say we need it by next meeting? Can we put that in the motion?

Mr. Brown: That's reasonable.

Dr. Roderick: Okay and along with that, I also move that we start the process of getting the expertise that we as a board don't ourselves have with a preservation architect and others. And that's a really vaguely worded motion and I'm sorry, but-

Mr. Michels: First of all, can I suggest that we make two motions instead of just rolling all that in-

Dr. Roderick: That would make me feel better.

Mr. Michels: Yeah, I would to. Okay where do we table it?

Ms. Reid: Okay, so there's a motion to table this decision about this particular house now and it needs a second motion for one month.

Ms. Reid: Well, put it on there.

Ms. Reid: And in the meantime, we will-

Mr. Michels: That would be whatever motion number one.

Ms. Reid: Okay, okay.

Mr. Michels: Second, second motion.

Ms. Reid: Second, okay. We have a motion in a second.

Mr. Brown: Can we have one more point of conversation?

Ms. Reid: Yes, don't we want to commit ourselves to getting the opinions from the city attorney and perhaps professional preservation person during that month?

Mr. Michels: Yes.

Mr. Brown: Don't we want that in the motion?

Dr. Boozer: But that's the second motion, the collaboration between the professionals.

Mr. Brown: Oh, no. The reason I was proposing a second, but then she divided hers into two was that we go educate ourselves as a board. That's what I thought I was hearing.

Mr. Michels: Well, I would hope that the city HR and the preservation architect educate us enough that we can make the decision. Yeah, I mean, we all go to classes all the time and we can all read these documents and we can read forever, but we're still going to run to the same thing.

Dr. Rodrick: So, we actually have come up with three different things, I think. One is table it, two is, in the 30 days before our next meeting, we get more information about this case that will allow us to make a decision about this case. And the third is we begin the process of a much more long-term solution because we keep running into this problem over and over and over again. And I feel like we're constantly reacting and we need to be more proactive.

Ms. Reid/Rodrick: So, motion to table, this application for 286 Hydrick Street until the August meeting with a guide to the board achieving more education on both this particular house and also the program at large working together.

Ms. Reid: And we have a second?

Mr. Michels: Second

Ms. Reid: Okay, all in favor? All right, motion cabled. So, I think that isn't I think we got it in there.

Dr. Rodrick: So, it sounds like we folded that in.

Ms. Reid: I think we just fold in into the first one. Tabling, education from City Officials on how to move forward. Okay, all right. We have our second piece of new business, the Spartanburg listing on the America Historic- Register

To consider the nomination of a site for listing on the Spartanburg Historic Register – 237 N. Dean Street (TMS# 7-12-07-085.00) – (formerly the home of the Dr. T.K. Gregg). The Architectural Design and Historic Review Board (HARB) will consider the designation of 237 N. Dean Street for listing on the Spartanburg Historic Register. Owner: Joan Littlejohn / Applicant: Charles Littlejohn.

Ms. Reid: The listing on the Spartanburg Historic Register, 23017, North Dean Street.

Ms. Keitt: I just don't. So, this is bringing up the to move from the pending list to the official list of Spartanburg Historic Register, so you need to start.

SUMMARY:

In April 2022 the Planning Department received the Petition for HARB Designation/Nomination of Historic Sites and/or District to consider the home of the late Dr. T.K. Gregg to be listed on the City of Spartanburg List of Historic Sites. On **May 12, 2022**, the Board of Architectural Design and Historic Review (HARB) held a Public Hearing to review the application for nomination and unanimously approved the property to move to the Pending List. The July

The petition was brought forth by the great nephew of Dr. T.K. Greg, Charles Littlejohn and the property owner, Joan Littlejohn. Mr. Littlejohn recognizes Dr. Gregg as one of the few black doctors (perhaps the only licensed) providing medical treatment for black people in Spartanburg in the 1930s.

Analysis

Zoning Ordinance Section 510: Historic Preservation

Section 510 of the City of Spartanburg Zoning Ordinance was adopted to provide for the preservation and protection of historic and architecturally valuable districts and sites within the City. Its purpose is to encourage the identification, protection, preservation and enhancement of the unique and special character of defined districts and sites by means of restrictions and conditions governing the right to erect, demolish in whole or in part, or alter the exterior appearance of structures within such areas.

510.5 Nomination, Designation and Expansion of Historic Site and Historic Districts

The process of designating Cumming Street School as a local historic site can be initiated by the Board as a whole, the City Council, any 10 residents of the City or the owner of the property. In this case, Brenda Lee Pryce, Resident & Co-Author, South of Main and Wofford College Professor & Historian, Jim Neighbors, submitted the application to the City of Spartanburg Planning Department to initiate the process. In order to be listed, the following criteria must be met:

1. Has significant inherent character, interest or value as a part of the development of heritage of the community, state or nation;
2. Is the site of a significant historical event;
3. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation;
4. Exemplifies the cultural, political, economic, social, ethnic or historical heritage of the community;
5. Embodies the distinguishing characteristics of a type, style, period or specimen in engineering or architecture or contains elements of design, detail or craftsmanship which represents a significant innovation;
6. Represents an established and familiar feature of the neighborhood or community; or
7. Has yielded or is likely to yield information important in pre-history or history.

Findings

§ 510.5 Nomination, Designation, and Expansion of Historic Sites and Historic Districts **c. Specific Guidelines: A site or district may be designated as historic if it:**

3) Is associated with a person or persons who contributed significantly to the culture and development of the community, state, or nation;

Dr. Gregg was able to accomplish academic and athletic success during the Great Depression, which was a time of hardship for most Americans. Despite a slow-moving economy and the ever-present racial tension in the South, T.K. Gregg was able to continue his studies and become a medical professional.

Dr. Gregg chose to begin his practice in Spartanburg and to take up residence at what is now 237 North Dean Street. (Sanborn Fire Insurance Maps show the address as 221 North Dean St.) Dean Street was part of the early black settlement known as Silver Hill, that included Silver Hill Memorial United Methodist, Dean Street School and the John-Nina Hospital, which was located directly across the street from Dr. T.K. Gregg's home (currently the site of the Callaham-Hicks Funeral Home).

Brief medical history in the Spartanburg's Black Community...

The John-Nina Hospital (affectionately known as the Black Hospital) established by Nina & Worth Littlejohn, was the city's first and only licensed Black hospital, opened in 1913 and remained in operation until it was consolidated with Spartanburg General Hospital as the "Negro Annex" in 1932. The hospital was built next door to the Littlejohn's home on Dean Street and could hold up to 36 patients. According to history, patients' meals were derived from a vegetable garden behind the hospital. There were also unlicensed hospitals for black people. The Peoples Hospital (1915) and the Providence Hospital (1923), which is now the site of J.W. Woodward Funeral Home (594 Howard St.) Both hospitals collapsed during the Depression.

Researched from: [Things Hidden: An Introduction to the History of Blacks in Spartanburg.](#) By Dwain Pruitt

Dr. Gregg graduated from Meharry Medical College in Nashville, TN in 1930. Following his medical internship at St. Agnes Hospital in Raleigh, NC, he re-located to Spartanburg. He was known "to have never refused a call any time of day or night". He worked at the "Negro Annex" of Spartanburg General Hospital during his tenure as a doctor. While Dr. Gregg's professional life lasted only 8 years, his impact to the Spartanburg Community is everlasting.

The home of Dr. T.K. Gregg is a remnant of Spartanburg's history and stands as a monument to a community that has almost been erased. The advocacy of Dr. Gregg is remembered as a voice for youth and for those marginalized during an era when society did not know how to define nor support persons dealing with unrecognizable mental challenges. He was inspired to create a recreational community space for youth and used his position to fundraise and build a recreation center on the Northside of Spartanburg. The original location was purchased by Wofford College. A new center was built on Oakland Street and was named in honor of Dr. T.K. Gregg. The City of Spartanburg rebuilt a more modern recreational center (650 Howard St.) for the community and continued the recognition of the original visionary.

Dr. Gregg passed away in the St. Agnes Hospital in Raleigh, NC on March 28, 1939 at the age of 36. His funeral was held at the Silver Hill United Methodist Church and was buried in the family plot in Orangeburg, SC.

Staff Recommendation

Staff recommends approval based on the Finding listed above. The site meets standards to be listed on the list of Historic Sites in the City of Spartanburg.

Thank you so much.

Ms. Reid: Thank you so much.

Ms. Keitt: Thank you. So, this, of course, the current property. These are the images that I took of it from the community center. This is the house now. And these are images from the community. That's it. Any questions? I do believe that Mr. Littlejohn is here.

Ms. Reid: All right. While hearing no questions, if the applicant is here I would love to hear from him.

Mr. Littlejohn: How are you doing this evening?

Attendees: Fine, thank you.

Mr. Littlejohn: I am Charles Littlejohn.

Ms. Reid: Do you swear to tell the truth?

Mr. Littlejohn: I swear to tell the truth.

Ms. Reid: Thank you.

Mr. Littlejohn: I currently reside within five minutes of this court and as was previously stated, this home is just the home of my great-great uncle, or great-uncle. If you want to know a bit of history about it, I became owner, I guess under my mother's name, is my grandmother was Dr. T.K. Gregg's sister. So, before he passed away, he willed the house to my grandmother. So, when my grandmother passed away, then she willed the house to my mother. So, that's how it became ownership in the Littlejohn name instead of the T.K. Gregg name. I know you've seen pictures of the house. Our plan is to refurbish the house with our new guidelines. We have a particular tenant that we may turn into. That area there is up and coming. So, we want the house to be up and coming also. And our intentions are to always keep this house within the family. So, I just appreciate the opportunity to come before you in this consideration, and hope that is approved.

Ms. Reid: Thank you so much. Are there any questions for the applicant?

Mr. Steinecke: So, Littlejohn's is a hospital across the street, or?

Mr. Littlejohn: No, I was previously asked that question, as far as I know, no.

Mr. Steinecke: Okay.

Mr. Littlejohn: I always. As far as I know, not really.

Ms. Reid: Well, thank you so much.

Mr. Littlejohn: Thank you.

Ms. Reid: Hearing no questions, I believe we'll move to public comment, for the members of the public that would like to speak. We know you Brenda.

Ms. Pryce: Thank you, Madame Chairman. Do I get to speak?

Ms. Reid: Yeah. Say your name and swear to tell the truth.

Ms. Pryce: My name is Brenda Lee Pryce.

Ms. Reid: And you swear to tell the truth?

Ms. Pryce: Yes, I do.

Ms. Reid: Okay.

Ms. Pryce: Well, I'm here to give support, of course. But I have some more information I've found that I would like to share with you all. I discovered this and it's going to be a part of our new book, so you're going to have first information here that we'll share with you. As early as 1935, Dr. Gregg and another permanent physician in the black community that I didn't know, Dr. J.B. Walker formed an organization together with other black leaders to purchase a suitable park and playground for black youth, and that was in 1935. The city's group's name was The Colored Secret League and in 1936 they worked to establish the funding for a new recreation center, not a park, to be located at the end of every street located behind Walker College on the land donated by E.E. Gentry and State. I'm not sure. And Harry Clever. That was in the Herald in 1937. The City League raised a little under \$600 by the following 1937 towards the goal of \$1,000 which was to be matched two to one by the National Youth Association to get closer to the \$6,000 which it was estimated to be in order to construct this. Work was to be coordinated and staffed by the WPA contractors.

Mr. Steinecke: I didn't know that.

Mr. Steinecke: I didn't know Diane Walker was involved in this establishing.

Ms. Pryce: Dr. Gregg and Dr. Walker secured the funding through active solicitation of Spartanburg residences, and special events like the spiritual program held December the 20th, 1936 at the Carolina Building, and the Montgomery Building. Interesting. So anyway, I'm saying all that, it's a lot of history involved in this Dr. Gregg. We're really excited but it seems like one time someone asked me what happened and we found that he was killed in an automobile

accident in Raleigh, North Carolina. So, we strongly support this designation and anything to do with the building. We look forward to that. Thank you.

Ms. Reid: Thank you.

Mr. Michels: I'll only comment. Brenda Lee Pryce, thank you very much for coming in and talking to us. For those of you on the board who do not know the Honorable Brenda Lee Pryce, and Beatrice Hill wrote a book called South of Main. It's a history of Spartanburg. South of Main, basically an African American community there. I think I picked that book up 10 years ago, and still got my copy that you signed, and I'm not lending it to anybody either. But I would make a strong recommendation, everybody in this room especially people on the board read that book. It is very significant to the city's history. I remember a tiny bit of the end of the book. I grew up here in the 60s and 70s, and remember a few of the things that were in the book but those go way further than that. And you should read that book, that's my comment.

Dr. Roderick: And I'll just add that I teach that book every Spring.

Ms. Reid: Thank you. I love it. Yes?

Ms. Amick: May I ask a question or two, your honor?

Ms. Keitt: Don't forget to sign in.

Ms. Reid: Yep, sign in and state your name for the record.

Ms. Amick: My name is Patty Amick and my husband Matt is with me. We live around the corner from the property, the corner of Liberty and Northview. We fully support the request to designate it as a historical building. Our only concern at this point would be what are the physical plans for the property to make it look better than it looks now? And if it becomes a business, how is parking going to be divided for the users of that business? Next door to that house, you can see the side of it, is a salon and the users of that salon, she has some parking in the area behind her building and also folks park along the street there. So, my concern is, is there going to be enough parking? Dean Street is a very fast street and people getting in and out of cars on Dean Street and trying to cross the street if they park on the other side, we'd just be a little concerned with what happens to that space?

Ms. Reid: What do we have for the parking in downtown?

Ms. Zhou: No, DT5 wasn't necessarily available spaces that are available on the street or on that lot. Zoning code says that, specifically for DT5 and DT6 so it doesn't necessarily need to provide parking for the so parking just park on the street.

Ms. Zhou: On the street, yes.

Mr. Michels: Is that an office zoning?

Ms. Zhou: Yes.

Mr. Michels: It cycles.

Ms. Zhou: Downtown zoning.

Ms. Amick: Are there plans to improve the conditions, appearance of the building? The grass is not very neatly cut, obviously, in a state of disrepair. Are there plans to improve the conditions of the building?

Ms. Reid: I think the applicant mentioned that there were plans to renovate or update the building.

Mr. Littlejohn: There are plans to modernize the building, update it, the grass is continuously being cut now. But there are plans to bring the building and bring the house back to its previous state. As we said previously, that area is up and coming and was there for 25 years before I got there. And the area is a lot different, the city has changed. We're aware that neighborhood is up and coming and we have plans to restore the house.

Ms. Amick: Does designating this as a historic, putting it on the historic register, is that going to? As exterior renovations, are those going to be subject to further review? Are we going to have issues like window replacement, or taking the awning down, or just anything that's done to the building going to have to come to this board?

Ms. Zhou: It depends on the major work. If you're replacing windows or doors, and some of that is yes.

Ms. Amick: I think that's it.

Ms. Reid: Thank you.

Ms. Reid: Any other public comment? Okay, seeing none, I think we're closing public comment and moving to board deliberation.

Mr. Brown: This is Ken. I'm having a little trouble hearing some of the people because of the air distribution.

Ms. Reid: It's loud.

Mr. Brown: Can I ask you, ma'am, you were discussing the zoning a minute ago. I didn't hear everything, but the use that's being contemplated is permitted, a Day Spa.

Ms. Zhou: Oh, yes.

Mr. Brown: No parking is required.

Ms. Zhou: It is, no parking is required for DT5 and DT6.

Mr. Brown: But is there any reason that the applicant or the owner couldn't provide parking if that were necessary? They experienced or discovered it was necessary?

Ms. Zhou: Well, it's from our site, our previous site plan experience, is if parking is not required because of the zoning code, then it's up to the owner, whether he or she can provide the necessary parking, that's the only part I see.

Mr. Brown: But the city can't stand in the way of it either, right?

Ms. Zhou: No.

Mr. Brown: You can't tell me you can't put parking there.

Ms. Zhou: Well right, we can't.

Ms. Reid: Is there a driveway on the property, or is it completely driveway less? I was just wondering.

Mr. Littlejohn: It's driveway less.

Ms. Reid: That's what I thought, just looking at it I assumed it didn't have one, current, so it would need like a curb, like a full.

Mr. Brown: And that's usually come before us, like if there's a new curb coming.

Ms. Reid: Mm-hmm (affirmative).

Mr. Brown: Like if there's a new curb created for a historic site, so that would be something that we could review.

Ms. Reid: I got you.

Mr. Brown: That's fine.

Ms. Reid: Okay.

Mr. Brown: I make a motion that we continue this process and accept it onto, we're past pending list now.

Ms. Reid: I was going to say, could you put up the process on the screen? Sorry, I just think it's helpful to know what is the next one after all that. Yep. Other direction.

Ms. Reid: Yeah, there was another one.

Ms. Reid: There we go. Sorry.

On a motion by Mr. Brown, seconded by Dr. Boozer the certificate of appropriateness for major works was approved by a vote of 5-0.

Ms. Reid: All in favor?

Attendees: Aye.

Staff Announcements

Ms. Zhou: We're still waiting for the PR team to be added to the company, so we are hoping that the company plan will be approved before or by the end of this year 2022. That is the plan. That's what we were hoping for.

Ms. Reid: If I have a note before we adjourn, can I say that now?

Ms. Zhou: Yeah.

Ms. Reid: Okay, we at Hub City Press, we publish stuff in name, have also put out the Green Book of South Carolina. It's a guide book to the historic sites, black cultural and historic sites across South Carolina, and we are doing an event for it and Brenda Lee, and the whole committee, the whole heritage committee was so important to the making of this book. It is a statewide site but it is very heavily Spartanburg, obviously. And we are having an event at Fretwell on the 28th to celebrate it, and we would love for everybody who loves historic sites as much as this group does to come out and celebrate the book. I just wanted to, since we're talking about books, that's the new one. So, and Dr. Boozer was also very instrumental in putting that together, so I just wanted to note that.

Dr. Boozer: July 28th.

Ms. Reid: July 28th, two weeks from Thursday.

Ms. Zhou: I accidentally wrote August.

Ms. Reid: Nope, July 28th.

Dr. Roderick: Do not put us into August yet.

Ms. Reid: Yes, we're not in August yet. We're tabling this.

Dr. Roderick: We're not ready for that.

Ms. Reid: July 28th. So, while I have the ability to have the microphone, I'll say that. Do I have a motion to adjourn?

Mr. Michels: Can I say one more thing?

Ms. Reid: Yep, you have another note. Yes, Bill.

Mr. Michels: I just have a question for staff.

Dr. Boozer: Oh yes, I can invite you.

Mr. Michels: Anyone can answer. The front railing and the front door on the property, do we have an update on that?

Ms. Zhou: Oh, I'm sorry.

Mr. Michels: It's okay.

Ms. Zhou: We haven't looked into that but I've talked to Martin and he says that we are going to look at that, and if necessary we are going to notify the owner.

Mr. Brown: So, you wanted a motion to adjourn?

Ms. Reid: I would love that.

Mr. Michels: Second.


Ms. Reid: All in favor, aye.

Attendees: Aye.

Ms. Reid: Thank you everybody. Thank you for bearing with me.

Ms. Keitt: Good job, good job.

The meeting was adjourned at 7:10 PM.


Dr. Melissa Walker, Chairperson