

City of Spartanburg - Board of Architectural Design and Historic Review
Thursday, May 11th, 2023, at 5:30 PM

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, May 11th, 2023, at 5:30 PM

The following Board Members were in attendance: J. Brandon Gaffney; Sylvelie Franke; Dr. Glory Boozer; Mark Olencki; Kenneth Brown and Bill Michels. Representing the City of Spartanburg's Planning Department was Nan Zhou, Planner I; Tia Keitt; Planner II; Oksana Holbrooks, Administrative Assistant.

Roll Call:

Dr. Boozer: Welcome to the May meeting of the Historic Architectural Review Board of the City of Spartanburg, South Carolina. The meeting is called to order at 5:30 PM. At this time, we will have roll call. I ask that each member of the board to identify themselves for the recording as the name is called. Ms. Sylvelie Franke.

Sylvelie Franke: Present.

Mr. Mark Olencki: Present

Dr. Melissa Walker: Absent

Ms. Meg Reid: Absent

Bill Michels: Present.

Mr. Brandon Gaffney: Here

Dr. Anne Rodrick: Absent

Kenneth Brown: Present.

Dr. Gloria Boozer, serving, acting as chair tonight.

Dr. Boozer: Thank you all for being here. When we think about the Freedom of Information Act, this board is compliant with the Freedom of Information Act. Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg zoning ordinance. With that being said, we're ready to proceed.

Approval of the Agenda:

On a motion by Dr. Boozer and board members the agenda was approved by a vote of 6 to 0

Dr. Boozer: We are now calling for the approval of the agenda. Each member should have received an electronic copy of the agenda. Are there any changes or additions to the agenda? Are there any changes or additions to the agenda? Hearing none, we will accept the agenda as presented with general consent.

Approval of the minutes of April 13th, 2023:

On a motion by Dr. Boozer and board members the minutes of April 13th, 2023, was approved by a vote of 6 to 0.

Dr. Boozer: Adoption and disposition of the April 13th, 2023 minutes. Everyone should have received an electronic copy or a hard copy of the minutes. Are there any changes, edits, or additions to the minutes? Are there any changes, edits, or additions to the minutes? Hearing none, we will accept the minutes as presented as general consent.

Old Business:

Dr. Boozer: Now we've moved to unfinished business. We have three items to consider under unfinished business. The first item of consideration is property located at 115 East Main Street, known as the Kress Building. And the consideration is to list this building, the Kress Building, on the Spartanburg register of historic places. The property is located downtown in the design area. The owner is the security group. Applicant is the Board of Architecture and Design, known as HARB, and we will have Ms. Nan as our City Planner to present the case. Nan.

To Consider the property located at 115 E. Main Street (TMS # 7-12-21-042.00) (also known as the Kress Building) to be listed on the Spartanburg Register of Historic Places. Owner: Security Group, Inc. Applicant: Board of Architectural Design and Historic Review (HARB)

Ms. Zhou: Thank you. Good evening, chairperson and board members. My name is Nan Zhou, and I'm working in a City Planner with the City Planning Department. So tonight, my case is a first is considering... And we are looking at the Kress Building located at 115 East Main Street. And then so this is the request from this board, to consider the property located at 115 East Main Street, tax map number 7-12-21-042.00, also known as the Kress Building, to be considered on the Spartanburg Register of Historic Places.

Project Description and History

Two months ago, the Board of Architectural Design and Historic Review Members were saddened to know about the recent two demolitions of historic properties in the City of Spartanburg. Board Members learned that properties listed in the National Registered of Historic Properties, if not listed in local historic sites, may be demolished if it is condemned without notice. Acknowledging the significant value of some of the historic sites, a conversation between the Board Members and Planning Staff began to talk about taking some actions to protect these historic sites by putting them on Spartanburg's Pending List of Historic Sites. On March 9, 2023, at its regularly scheduled Public Hearing, the City of Spartanburg's Board of Architectural Design and Historic Review (HARB) approved the above-referenced property to be placed on Spartanburg's Pending List of Historic Sites. Thanks to help from Mr. Brad Steinecke who provided invaluable information about the grand opening of the Kress store and its significance to the City of Spartanburg. According to the Spartanburg Herald, owners of the Kress Store published an announcement on December 2, 1928, about the informal grand opening of the New Kress Store in Spartanburg. The New Kress Store would open on Wednesday, December 6, 1928, featuring a complete and up-to-date Soda and Lunch Department with the latest modern electrical equipment, serving the best flavor of foods to as many people as possible. The new Kress Store on E. Main Street also hosted other businesses, within which candy and jewelry

counters to be Kress Store's points of pride. The construction of the New Kress Store was completed in about 75 working days, from the ground broken date of August 20, including removing the debris of the burned structures that were hauled away before excavation of the new Kress Store could begin. Several well-known contractors helped making the New Kress Store alive by providing the highest quality of building materials and services based on publication on Spartanburg Herald newspaper on December 2, 1928.

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, The Board of Architectural Design and Historic Review, 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:

1) Has significant inherent character, interest, or value as a part of the development of heritage of the community, state, or nation;

The New Kress Store in the City of Spartanburg inherent significant value to the development the City that defined East Main Street. The building contributes to the character of the historic downtown district.

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

Samuel Henry Kress was the founder of S.H. Kress & Co. five and dime store chain across the nation. According to Kress Foundation (<https://www.kressfoundation.org/About/Our-Founder>), Samuel Kress established the Foundation that bears his name in 1929. Before the establishment of the Kress Foundation in 1929, Samuel H. Kress was already a recognized benefactor to as many as 200 communities in more than half the states of the Union. On Main Streets all across the nation, the vast retail empire of S.H. Kress & Company, established in 1896, operated a chain of five-and-ten cent stores purveying affordable, durable and cheerful domestic merchandise. The Kress story, once familiar to most Americans, has been said to epitomize American opportunity and the virtues of stern discipline, vigorous hard work, and populist generosity. According to National Building Museum (<https://www.nbm.org/collections/s-h-kress-company/>), S.H. Kress & Co (1896 – 1981) was one of the 20th century's most prosperous variety-store retailers. Kress maintained the highest per-store sales of any five and- dime retailer for more than 20 years.

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 represent a significant innovation;

The information below was derived from National Building Museum

(<https://www.nbm.org/collections/s-hkress-company/>).

Across the nation, Kress stores won competitions over competitors through distinctive architecture and efficient design, from Gothic Revival to streamlined Art Deco. Kress Stores were designed to be integral parts of their business districts and helped define Main Street America. Based on the Spartanburg Herald newspaper (December 2, 1928), the New Kress Store in the City of Spartanburg, which is three stories with a basement running the full length of the building, is of concrete-brick-steel construction. A polished brick front and an artistic arrangement of show windows give it one of the most attractive fronts on Main Street. In every detail, the building is one of the most modern types of store construction. A special line of lumber, prepared by the Citizens' Lumber Company of the City, is used in the S.H. Kress company's towering new building on East Main Street. The attractiveness of the interior and front of the handsome structure owes much to the worth of this material. Sand and stone were used in building the S.H. Kress company store in the City, one of the finest and largest of its kind in the South. The façade features yellow brick and polychromed terra cotta. This building retains its original ball finials and large pedimented sign panel between the 2nd and 3rd floors. The building now houses Kress Printing and Office Supply Company. The building is little altered, well maintained, and has not deteriorated.

So the request. So a little bit of history is on March 9th, 2023, this, on the regular scheduled public hearing, the City of Spartanburg, or the Board of Architectural Design and Historic Review approved a list of priorities to be placed on the Spartanburg pending list of historic sites, so this is one of them.

I'm honored to learn a little bit of history of the Kress Building. So according to the Spartanburg Herald Journal, owners of the Kress store published an announcement on December the 2nd, 1928 about informal grand opening of the new Kress store in Spartanburg. So the new Kress store will open on Wednesday December the 6th, 1928, featuring a complete and up to date seller and lunch department with the latest on electrical equipment serving the best flavor and foods to as many people as possible. At the same time, the new Kress store on East and Main Street also posted out of businesses, within which in candy and jewelry counters are still the Kress store's property. And then a little more is this new Kress store is only, was only complicated in about 75

working days, which is amazing. And there are several well-known contractors that helped in making the new Kress store alive, by providing the highest of quality of food and materials.

So this is the zoning map currently for 115 East Main Street. As you can see, the Kress Building sits on the downtown of Spartanburg. This is the aerial photo of 115 East Main Street, the Kress Building. Based on the City of Spartanburg zoning, zoning ordinance 510.5 nomination designation and expansion of historic sites and historic districts... So in order to be listed, the following criteria must be met. So these are the seven criteria that the historic sites the, on the pending list needs to meet. So among these seven, I am able to find three of them.

So the first one is has significant inherent character, interest, or value as a part of the development of heritage of the community, state, or nation. So as we all know that the new Kress store back in the day in the City of Spartanburg inherent significant value to the development of the city, that it defined East Main Street. That the building contributes to the character of the historic downtown district.

And this, then the next criteria is has associated with the person or persons who contributed significantly to the culture and the development of the community, state, or nation. So the Kress store was owned by Samuel Herring Kress, and he was the founder of SH Kress and Co. five and dime store chain across the nation. And according to the Kress Foundation, this is the website, Samuel Kress established the foundation that bears his name in 1929. Before the establishment of the Kress Foundation in 1929, Mr. Kress was already a recognized benefactor to as many as 200 communities in more than half the states of the union. So on main streets across the nation, the vast retail empire of SH Kress company, including... Established in 1896, operated a chain of five and ten cent stores, purveying affordable, durable, and cheerful domestic merchandise. So, and according to the National Building Museum, SH Kress and Co. was one of the 20th century's most prosperous variety store retailers. Kress maintained the highest of per store sales of any five and dime retailer for more than 20 years.

And then the last criteria. I'm not going to read all of this, but so the last criteria is embodies the distinguishing characteristics of the type, style, period, or specimen in engineering or architectural, or contains elements of design, detail, or craftsmanship which represent a significant innovation. So based on the Herald Journal newspaper, the new Kress store in the City of Spartanburg, which is a three story with the a basement running the full length of the building... So this building has... I mentioned before, a lot of contractors back in the day helped the store to be alive. And then so that's the point that I just wanted to mention. And then the building now houses Kress Printing and Office Supply Company. And then the building is little altered, well maintained, and it has not deteriorated so far.

Thanks to Brad. So he gave me two pictures showing 1940s and 1950s, the picture of the street and of the building, which is gorgeous. I wanted for us to have a chance to look at the building. And then this is how it looks currently. And as we can all see that it's well maintained. This is the front side and then...

So the next step after today's meeting would be within 30 days after the hearing, the board shall nominate to city council those sites from the pending list if considered appropriate for designation as a historic site, or a part of rationale for the recommendation. A copy of the nomination shall be filed with the department. And then city council may accept the proposed designation by the adoption of an ordinance designating the site or district as historic. And then

within 10 days after the city council approves the designation, the owner of the site shall be so notified by certified mail. The Office of Community Development Hall maintains a list of all historic sites in the district. That's the end of the current, oh sorry the presentation. Sorry. Is there any questions?

Dr. Boozer: Thank you. Thank you, Nan. I appreciate that. You did a great job.

Ms. Zhou: Thank you.

Dr. Boozer: And I appreciate the history lesson-

Ms. Zhou: Yes.

Dr. Boozer: Because there is one thing that I have in common with the Kress Building, and that is the December sixth, not the year, but the December sixth. So thank you for sharing that historical piece.

Ms. Zhou: Yeah, thank you.

Dr. Boozer: The HARB has dedicated time for public comment, and so at this time we will open the floor up for public comments. If there is anyone in the audience who would like to make comments pertaining to the consideration of the Kress Building being recommended for placement on the historic register, you may come forth, sign your name, and state your name for the record. So the floor is now open for public comment. Come forward. And if you'll state your name.

Ms. Burdette: My name is Donna Holcombe-Burdette. I'm an architect, a historic architect, and actually one of the people that worked the ordinance that brought it into existence, and I'm delighted to see this building become identified as something for the local register. If I might take a moment on that history lesson. Part of the reason it may take a couple of years... And we wrote a local ordinance and got it established in Spartanburg, is that unless there's federal money involved, which is sometimes involved in demolition, there's very little that the national register designation does to protect a property from demolition or alteration. The only time that happens is if there's actually federal money involved, so you realize there's a hole there. And of course we were also concerned about residential properties. And so I'm very grateful it was adopted, that you have authority now to protect properties by putting them pending in the local register, and I'm grateful that it is now back up for making people aware that they can nominate properties to the local register. Thank you very much.

Dr. Boozer: Thank you.

Ms. Zhou: I think you need to make a motion for open the public comments. Is that correct?

Dr. Boozer: No.

Ms. Zhou: No? Because that's what the other boards did.

Dr. Boozer: Motion to get public comments. Are there other public comments?

Ms. Cope: I'm Joan Cope, and I live in Spartanburg, so I'll just put my name here. Yeah. I just want to give a vote for preserving the Kress Building. And my husband, Charlie Cope, does small group travel, historic travel preservation, and he and his company, they won, actually, a heritage award. It's called Heritage Tourism Award. He has been known to bring people here to Spartanburg. And most recently the group that he brought, they were so impressed with just the ambiance and just how great Spartanburg looks. And I think some of them were actually from Greenville, and so they came and spent the night. So it's kind of amazing that we really do have

so many buildings, first of all that we've lost. I want to keep that in mind. If we don't, I feel like we're going to lose what little we have left. And once they're lost, they can never come back. We all know that, right?

So I wanted to mention that I looked up... I was taking a tour in Asheville, and I know that they... It was a historical tour. And the Woolworth building has been preserved there. So I think the Kress Building is very similar to the Woolworth. And again, what a heritage. So we don't want to lose that. So I'm definitely voting for that. I've lived here for 27 years, and my husband is a historian, and he has of course read a lot about the buildings that have been lost here in Spartanburg, and it's so many, many buildings. So we really want to try to preserve whatever we can, so thank you for that.

Dr. Boozer: Thank you for your comments. Are there others? Are there other comments? At this point, we will close the public comments secs, session and move to board deliberation. We have our consultant, Mr. Donnie Love here in the audience. You usually have something to say, and we give you the opportunity as well.

Mr. Love: Well thank you. I think the building, especially these three pretty much speak for themselves. And I'm Donnie Love, and I live on Otis here in Spartanburg. I think the fact that all three of them are already listed in the national register tells you something about the quality of the buildings. The Kress Building in particular is located at the end of the downtown district, and the downtown district was expanded into the 80's. It can extend up to where the Kress Building is now, so it is part of the local, part of the national register district for the downtown. So I think, again, the buildings speak for themselves. I think the Kress Building itself is really one of the more interesting buildings that are on that stretch of Main Street, so it certainly is worthy of being preserved.

The one thing I will make a point of, I think Nan mentioned this earlier, but the most important thing about what the board has to do tonight is determine whether the buildings meet the criteria for being historic. And it will ultimately be up to city council as to whether or not they determine that it's actually listed in the local register. So to me this is really an easy job because these buildings are clearly worthy of being designated as historic, and they clearly meet the criteria, so should be easy.

Dr. Boozer: Thank you.

Mr. Love: Questions for me? Thank you.

Dr. Boozer: Thank you. Our board and members in the audience have heard the public comment as well as information provided by our consultant, Mr. Donnie Love. Our goal as a board tonight is to determine whether or not we agree or disagree as a board to move the recommendation forward to the city council. Ms. Nan Zhou during her presentation has mentioned that the building itself meets three of the seven criteria. So board, are you ready for the question? If I need a motion...

Mr. Michels: I think we are the applicants on this. Are we not?

Dr. Boozer: Yes, we are. We are. We can do it as a committee.

On a motion by Mr. Michels, seconded by Mr. Gaffney the property be listed on the Spartanburg Register of Historic Places was forwarded to City Council by a vote of 6-0.

Mr. Michels: So I state the motion that we forward to city council the recommendation for inclusion on the register of historic places.

Mr. Gaffney: I second.

Dr. Boozer: On a motion by Bill Michels and second by Brandon that the property at 115 East Main Saint, 115 East Main Street be considered for consideration to be listed on the Spartanburg register of historic places, and the recommendation be forwarded to the city council. All in favor of this motion.

Attendees: Aye.

Dr. Boozer: All opposed, nay. Hearing none, unanimously, the board has agreed to move forward with making the recommendation for the Kress Building to be placed on the Spartanburg register of historic places and to send the recommendation to city council. Thank you all. Okay, number two. The consideration of the property located at 186 West Main Street, known as the Masonic Temple. And we are asking consideration for this property to be listed on the Spartanburg register of historic places. The property is located downtown Spartanburg. The owner is the Spartan St. Johns Masonic Temple, incorporated. The applicant is the Board of Architectural Design and Review, otherwise known as HARB. Our presenter this afternoon is Ms. Tia Keitt. Ms. Keitt.

To consider the property located at 186 W. Main Street (TMS# 7-12-20-024.00) (also known as the Masonic Temple) to be listed on the Spartanburg Register of Historic Places. The property is located in the DT-6 (Downtown Design District). Owner: Spartan St. Johns Masonic Temple, Inc / Applicant: Board of Architectural Design and Historic Review (HARB).

Ms. Keitt: Hello, board. I'm Tia Keitt. I swear to tell the truth. I just want to approve all of it now. I figured we could do that, but we can't.

Dr. Boozer: That would be nice, but...

Ms. Keitt: They are already on the national historic register. So this is 186 West Main Street. I'm sorry about this...

Ms. Zhou: You need to click...

Ms. Keitt: Thanks. So this property is located in the downtown zone. This is considered the DT-6 Urban Core. This is the location, the site map right here. Morgan Square. And for our board members that I see at Bon Street here you are as a reference to view.

Project Description and History

Outraged by the recent demolition of historic properties in the City of Spartanburg, board members investigated and discussed the demolition permitting process and how it relates to historic structures. The Board learned that Nationally recognized sites are vulnerable to demolition without local protection and that currently the City does not have a policy in place whereby historic structures can be demolished without notification.

On March 9, 2023, at its regularly scheduled Public Hearing, the City of Spartanburg's Board of Architectural Design and Historic Review (HARB) approved the above referenced property to be placed on the Spartanburg's Pending List of Historic Sites. From the Website: <https://hubcitytour.com/locations/3-masonic-temple/> The building and site have a storied past. As the site of the Opera House, this location was the focal point of local entertainment and city government from 1880 until 1907, when the need for a larger, modernized space prompted the city to clear the site. A few small buildings occupied the area until several Masonic lodges pooled resources to build a large multifunctional space designed by Spartanburg architect Frank Collins. With the first floor devoted to commercial space, the upper stories house a stately auditorium which is seldom seen by outsiders. Although less numerous than they once were, Masons still meet here regularly. Currently the site is home to Hub City Bookstore, Hub City Press Offices and a local coffee shop, Little River Coffee Bar. The first floor adaptive reuse contributes to the economic development of West Main Street and helps to fulfill a small town quality of life that only historic structures can create.

Analysis

Zoning Ordinance Section 510: Historic Preservation §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 the Masonic Temple 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.

The Masonic Temple, along with several other sites that are on the National Register of Historic Places, were designated by the Board to be moved to the List of Historic Properties in the City of Spartanburg.

In order to be listed on Spartanburg's List of Historic Sites, at least one 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:

- 1) Has significant inherent character, interest, or value as a part of the development of heritage of the

community, state, or nation;

Information collected from the Website:

http://www.nationalregister.sc.gov/spartanburg/S10817742036/index_2.htm

As part of downtown Spartanburg's Historic District, The Masonic Temple was constructed in 1927 and is considered Neo-Classical architecture. The Spartanburg Historic District contains a concentration of late-nineteenth and early-twentieth commercial architecture in and around Morgan Square in the commercial district of Spartanburg...the town grew slowly until the late nineteenth century. With around thirty-four contributing properties, *the Morgan Square area is historically the center of the city and its architectural character reflects a period of prosperity occurring between 1880 and 1920 when Spartanburg became a leading textile and railroad center in South Carolina.* During this period, downtown was substantially rebuilt with new brick commercial structures. Most of the buildings constructed during this period were two- to three-story masonry structures with decorative detailing. Approximately ninety percent of the buildings in the district were built before 1925. Stylistic influences include Neo-Classical, Art Deco, and most commonly Italianate or Commercial style influences. While some alterations have been made to storefronts, a majority of contributing properties in the district retain their architectural integrity, including the Masonic Temple. Listed in the National Register May 19, 1983; Boundary increase January 28, 2000. Portions of the application to the National Register of Historic Places is enclosed.

So like Nan said earlier, properties that go on the local historic district have to meet at least one of the seven criteria. And for this one, all of them probably can meet all seven, but I just chose number one. And because of course there's been extensive... Or not extensive research, but some research done already, and this is already on the national, I did not want to repeat what's already known state or obvious. So the building was constructed in 1927. It's specifically a classical architecture. It is part of the downtown historic district, and due to my research, I learned that the Morgan Square area was historically the center of the city, and its architectural character starts a period of prosperity occurring because 1880 and 1920, through to 1920. And Spartanburg was a leading textile and railroad center in South Carolina.

This is what it looks like today. This is what you would see if you were walking down the street. And a member from the temple is here, so I hope they'll get up and speak, but the first floor is used. It's a great space, maybe even adapted for use. But a coffee shop and a book store, I feel like it's always a win in the downtown space, so it's a great use of the first floor. I have not, in full disclosure, been inside, but it's magnificent. I think we need a tour.

And again, great use of the first floor space, but I just wanted to point out how this historic preservation also contributes to, I'll say, economic sustainability. The, this picture was taken seven years ago, and I took this the other day, so it's a great use of space downtown. But the temple itself... It's not about the economic development part as it is about preserving the structure.

And the next steps, in 30 days, the board goes to city council, or you have 30 days to go to city council. City council meets twice a month. And with the city council's recommendation, it can become, it can go on the list of historic places. Are there any questions?

Dr. Boozer: Thank you, Ms. Keitt. Are there any questions for Ms. Keitt? Hearing none, thank you. We appreciate it, and of course again, the history lesson and the research and the

possibilities for the economic sustainability. At this time, Mr. Love, our consultant, I may ask that you come forward.

Donnie Love: Thank you. I'll add just a little bit to that. I think architecturally, this is one of the top three architectural buildings in the city. The architecture and the detail in this building is really head and shoulders above many of the other buildings downtown. In addition to that, it was designed by local and prominent architect Frank Collins, who designed several other buildings in Spartanburg. Duncan Park. He designed an addition to Evans High School, which is now part of a Community College. Many buildings downtown that he worked on. So with that, I think it is something that this building has going for it that some of the others don't, even though they are already qualified. So again, this building is really one of my personal favorites. So I definitely vote in favor.

Dr. Boozer: Thank you.

Mr. Love: Thank you.

Dr. Boozer: Are there any questions for Mr. Love? Do we have any... At this time, we open up for comment from the public. I think there's a representative maybe here, if you would like to come forward. State and record your name for us.

Mr. Seay: My name is Judson Seay. I'll go ahead and write my name down. Seay. And I'm current secretary of one of the Lodges in the Masonic building. Spartan Lodge, number 70 AFM. The temple houses three different lodges within the building. The initial Lodge is the ownership, Spartan Lodge number 70 AFM and St. Johns Lodge number 333 AFM. In addition, there's another Lodge that has amended from the temple corporation, and that's Arcanum Lodge number 777 AFM. We do have three bodies that utilize the building. And in addition, it's already been mentioned that we have renters. The city store and also the Blue River Coffee Shop. So the building is utilized really on a daily basis, not only from renters, but from various Masonic organizations meeting at the building.

As has already been said, it is already on the national register of historic buildings. And one other side note, after the building was built, and I don't know the exact time frame, but it served as an opera house in the actual lodge room. The lodge room is actually two stories high, with a balcony behind there. So we did have a opera house in there at one time. But the building is utilized currently on a daily basis, with the bodies and the lodges being in there, and of course the renters downstairs. So I think it's well deserved as being on the city's historic register. Thank you.

Dr. Boozer: Thank you, Mr. Seay. Are there other comments? Are there other comments?

Ms. Cope: Is it okay if I don't write my name again, or should I write it again?

Dr. Boozer: You should write it again.

Ms. Cope: Okay. Joan Cope. Yeah. I just want to say I've lived here for 27 years, and this building... It's so different looking, and it is unique. And I remember when we first moved here, just the way it looked. I said, "Wow, I'd love to go inside there." And now the fact that we get to go in, and there's businesses that you can visit, and it's a gathering place. So I think it's great it's being used. But just again, another vote for preserving these types of buildings. I can't say it enough. I was at a meeting for the South Carolina Preservation Society, and they actually

mentioned in that meeting that we had lost the Jewish synagogue building. My husband and I looked at each other. We didn't believe that. We were in complete and utter shock. And I've always gone past that building and thought, "What a treasure." And what a loss. We have to be thinking these things, because I know we're going to develop more, but we have to be so very thoughtful. If you lose the character of your town, you've lost so much. So thank you.

Dr. Boozer: Thank you, Ms. Cope. Are there others? Hearing none, we will close the public comments section, session for the Masonic Temple, and we will open it up for board deliberation. And the question is whether or not the Masonic Temple located at 186 West Main Street is given consideration to be added to the Spartanburg Register of Historic Places, and whether or not we will move the recommendation if it's in the affirmative onto the city council.

On a motion by Mr. Olencki, seconded by Mr. Gaffney the property be listed on the Spartanburg Register of Historic Places was forwarded to City Council by a vote of 6-0

Mr. Olencki: I'll move that we go on to the next phase and everything. To me, it's just a slam dunk yes.

Mr. Gaffney: Second.

Dr. Boozer: It has been moved and properly seconded by Mr. Olencki, and seconded by Mr. Brandon Gaffney that we move forward with recommending the building to be placed on the historic register and move it forward to the city council. Is there any question? Hearing none, all in favor, say aye.

Attendees: Aye.

Dr. Boozer: All opposed, say nay. Unanimously, we agree to list this historic building on the register and to move it forward to city council for consideration. Thank you all. Our third building for consideration is found at 186 West Main Street.

Dr. Boozer: The Alexander House, right? Okay. 319 Main Street.

Dr. Boozer: Okay. 319 Main Street, known as the Alexander House. And it's to be considered for consideration on the Spartanburg Register of Historic Places. It's located in the downtown design district. The owner is Susan Phillips Sease. The applicant is the Board of Architectural Design, otherwise known as HARB. We have with us again, the City Planner, Ms. Tia Kitt, to tell us about this building.

To consider the property located at 319 E. Main Street (TMS# 7-12-11-111.00) (also known as the Alexander House) to be listed on the Spartanburg Register of Historic Places. The property is located in the DT-5 (Downtown Design District). Owner: Susan Phillips Sease / Applicant: Board of Architectural Design and Historic Review (HARB).

Project Description and History

Known in today's time as the Inn On Main, this Neoclassical style structure was built in 1904 for John A. Walker, and in 1907 became the home of Alonzo Marshall Alexander & Cecelia McCants Alexander. Upon Mr. Alexander's passing, their son inherited the home in 1933, who made some minor alterations (according to the National Register application). The grandson

opened a musical instrument store, the Alexander Music House, in 1969, that closed in 1994. During this time some architectural changes were made to the home. After the closing of the store, this site housed a variety of businesses until Sheryl Alexander, the great granddaughter of Alonzo Marshall Alexander, restored the deteriorating front porch.

The house was put on the National Register of Historic Places in 2003 by the current owner Susan Sease with assistance from the SHPO (State Historic Preservation Office) staff. The National Register application is included in the Staff Report, as it provides extensive details about the history of the home, including ownership and architectural details.

From the Inn On Main website: The house received a new life in 2002, when current owners and innkeepers Wayne and Susan Sease began its transformation to Spartanburg's first Bed and Breakfast. With painstaking attention to detail, the Seases have further restored the home to its former glory, winning numerous awards in the process.

- Winner of the 2004 Governor's Award for Heritage and Tourism for the state of South Carolina
- Winner of the 2003 City of Spartanburg's Adaptive Re-use Award

The Inn on Main no longer takes guests, but is the home of the current owners who continue to keep the home in excellent condition.

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 The Alexander House 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, the HARB initiated the local historic designation of several properties that are currently on the National Register of Historic Places.

In order to be listed, one of 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.

Ms. Keitt: Evening boards. So this the Alexandra House. Recently known as The Inn Main at 319 East Main Street. This is located in the DT-5 area here by East Main, the house. This is the site here. And again, following the, choosing one of the seven guidelines, I decided to go with five. So embodies the distinguishing characteristics of a type, style, period or down here, or a specimen in engineering or architecture. Or contains elemental design, detail, or craftsmanship, which represent a significant innovation. Again, the application to be on the nationalist. It's per details, and it was in the core packet. So these words, all of these are not original.

But the Alexander house embodies the distinguishing characteristics of a type, style, period historical period in architecture, and contains elemental design and detail. The home represents an area of local industrial prosperity, and it's remnants of a time when homes were built to replicate passive architectural styles. We do not build like this today, as we know. And the Inn on Main is a gorgeous structure. It should not be a home to modern ideas of out with the old, in with the new. The Alexander house has become a defining feature of Main Street, and has earned its place as a historic structure that deserves to be preserved. The wrap around porch, the large columns and colonial revival display windows are historical characteristics that is not built in modern times. As Spartanburg's first bed and breakfast location, the Alexander House offered guests the opportunity to enjoy a bit of Spartanburg's past. Rooms were referenced by local nomenclature, including the Hub City room, the Alexander room, and the Revolutionary War room.

All of which connect Spartanburg to the Nation's History. So this is what you'll see on a regular day, walking down East Main, or up East Main. I found this online, maybe even on the you know the website. And I was like, we wouldn't have historic preservation of this that was actual restoration, and the historic. And the owner called... the wife called, and said her husband put his sweat, blood, and tears, into his house, while he was working full time.

Ms. Keitt: So, this is his work here.

Tia Keitt: This is... These are then, just older pictures which were nice. It is a nice, clean, look. Of course today, you cannot park, like that. And these are of course the next steps. What happens next steps. All right. But this is where we are. And that's it.

Dr. Boozer: All right, are there any questions for Ms. Keitt?

Mr. Love: Thank you. I think this one obviously speaks for itself. It is the only one of the three that is individually listed in the national register, so that means that it stands by itself in terms it's importance. Architecturally, I think it's really one of the defining houses in Spartanburg. And if you think about that entire street being lined with houses like that, at the time when this was built, and how many there are left now, I think this is why it's very important that we are able to preserve the ones that we have left, and try to pick them as best we can. I do want to commend the family for doing such a good job with the house when they brought it back to life. And we really appreciate that too. It's really been a big improvement for Spartanburg. So I'm definitely in favor. Thank you.

Dr. Boozer: Thank you. Okay. All right, we will open the floor up for public comment. Members would come, speak their name, and record it for us.

Dr. Boozer: Hi.

Ms. Sease: Hello.

Dr. Boozer: Welcome.

Ms. Sease: I'm Susan Sease, and this is my husband, Wayne Sease, this is our daughter, Jenny Covarias, and our daughter, Meghan Bray. This is hard to talk about. We live at 319 in East Main. We live in the Alexandra House. I wish you'd come by and knocked on the door and met us. We've been there for over two years. This is our home, this is our family home. And we did... thank you dear... put blood, sweat, and tears, into this house when we restored it. Thank you. We bought it over 20 years ago, with the hopes of saving the house. And first on the agenda was to get it listed on the National Register of Historic Places. This represents a small amount of work that we did to get this house listed, so people could recognize the importance of the house.

By the way, we didn't get a lot of support when we were trying to save this house. From anybody. It was disheartening to have people park across the street, and then come up to the house and say, "Why are you doing this? Why are you trying to save this house? You know, you'll never get your money out of it, why are you doing it?" And we said, "Because we love this house, and we love Spartanburg, and we want to keep it for Spartanburg." After we got the house listed on the national register, our criteria turned out to be more stringent than that of the national registry. For instance, the color on the outside of this house, is the color that the house was, when it was first built, in 1904. The wallpaper, you'll see in the foyer, is a reproduction of wallpaper that could have been purchased in 1904.

The carriage house is built, based on the Sanborn Insurance Maps, on the location of the original carriage house there. The design of the carriage house came from a mule barn down in Bennettsville, South Carolina, that's listed on the national register. It's finished off with hard pine from the Old Pacolet Mill, as well as handmade brick from the Old Pacolet Mill. The rock wall which is between our house and Montgomery Commons, that's the entrance columns to Camp Wadsworth. I'm telling you all this, to try to establish the fact that we are preservationists, and we are truly trying to save the house, and care about preserving the history of our city. But I'm also a realist. You have no free standing single family homes, listed by HARB on your registry. Do you?

Ms. Holcombe: The entire Hampton Heights Historic district.

Ms. Sease: I said, single family.

Ms. Holcombe: It's full of them.

Ms. Sease: No, no.

Dr. Boozer: Excuse me.

Ms. Holcombe: You can't speak out of turn.

Ms. Sease: Free standing.

Dr. Boozer: Excuse me. All questions have to be directed to the chair. There can be no crosstalk.

Ms. Sease: Okay. Great.

Dr. Boozer: Thank you.

Ms. Sease: Great. But it's a single family, free standing home, not in a district. The work for the house has been done now. I respect and I appreciate the work that y'all are doing now, and I wish we had started it 40 years earlier, so we could save places like Bon Haven, that we fought so hard for. And so we would know if a place is in danger, like the temple, like the Jewish temple. How could we allow that in these days, to be taken down? But I have to ask that you do not list this on your places of historic sites here in East Main. We have lost sleep, and are obviously extremely emotional about this. And I feel that if you do, this may deter other people. I mean, not

companies. Just plain people like us that will want to go in and save a home, from doing it. Because they're going to feel that they're going to get all these restrictions placed on them. I just don't think it's a good idea.

And I have to ask, what is the benefit to a single family homeowner's free standing home, if you're placed on this list? Maybe if there were some benefits to the homeowner that I can see, other than being placed on a list, I will feel differently. But we have to ask that you please do not place this house on the list.

Dr. Boozer: Thank you, Ms. Sease. Is there anyone else for, or against?

Mr. Sease: Good evening, Board.

Dr. Boozer: Good evening.

Mr. Sease: Good evening.

Mr. Sease: I'm Wayne Sease.

Mr. Sease: Owner of the house, at 319, East Main Street. And I too stand in opposition to the nomination for the Alexandra House to be listed on Spartanburg's historic register. 28 years ago, when we decided to sell our home, in Hillbrook neighborhood, our neighbors looked at us in dismay, "Are you guys crazy? What are you doing?" And we said, "We want to save that old home in downtown Spartanburg. And we have a plan for it." And they thought we were even crazier when we applied for, and received a commercial loan, to spend twice as much as the house cost, to renovate it. Then all of that took time, about 17 months. And after that, emerged Spartanburg's first bed and breakfast. And we had felt very honored and proud... excuse me... to be able to make that contribution to downtown Spartanburg.

But, however life has its challenges. And that occurred about four weeks ago, when I was sitting on my front porch, enjoying the rainfall, and noticed something taped to my front gate, in a plastic bag. And it was a letter from HARB, saying that there were plans that they were going to measures that we would have to deal with, if this nomination goes forward. That was not a pleasant moment. And then another few days later, another letter, same one, and then certified mail. Same letter, same information. And then finally, I think a third letter. So certainly have good communication. And there's no question about that.

And I would also say that I feel very proud of the fact that there have been so many positive comments for the wonderful and beautiful outcome. We are extremely proud of that, and we know that when we made this purchase, 20 years ago, that this was part of or financial future. A significant part of our financial future. And while we have no immediate plans to sell the house, or not continue to maintain it in its magnificent condition that you have witnessed here, we do not wish to have uninvited restrictions or regulations put on the house that would affect the marketability. That has to be considered. I know you you don't have, as I read some place, some minutes, some information on HARB, accountants on your board. You don't want to calculate the yeses and the no's, and the positives and the negatives. But accountants are in real life, and real life says that we are trying to protect our financial security, and the future of our family. So I appeal to you to stop this process of nomination, so that we can get on with our regular life, and continue to be productive citizens in Spartanburg. Thank you for your time.

Dr. Boozer: Thank you, Mr. Sease. Are there other comments?

Ms. Holcombe: As I've spoke about the first time, the whole point of creating a local district, is that in order for that property to stay in the national register, it already has to meet the criteria. There was no additional criteria here. It is just to protect all the blood, sweat, and tears... Sorry...

Dr. Boozer: Thank you.

Ms. Holcombe: That they went to, to put this house in the original condition, as close to possible as it is. And there was nothing that would protect that. And like I said, you get into it, if you felt certain kinds of money personal protection. Someone could buy the lot and tear it down, and nobody could say a word. Even if it was on the national register. But the criteria for local register, comes directly out of the national register. So we think that what we've done, as far as public limitation, comes straight out of the national register. We didn't invent anything. We just applied it, and created a vehicle to allow these properties to be protected, and for things like the temple not being destroyed without anyone's notice, in one day. I hope that helps clarify that there is no additional restrictions. Thank you.

Dr. Boozer: Thank you. Are there other comments?

Ms. Cluverius: Good evening.

Dr. Boozer: Good evening.

Ms. Cluverius: I'm a practicing lawyer-

Dr. Boozer: Just state your name, please.

Ms. Cluverius: Oh, Jenny. That's what I was about to do.

Dr. Boozer: Okay.

Ms. Cluverius: Jenny, or Jennifer Cluverius. I'm a practicing attorney, I've been practicing, for, going on 17 years now. So it feels really odd to be up here in front of you guys without beginning with, "May it please the court." So, may it please the HARB. Thank you for having us tonight. I'm sure that the position that our family is taking with respect to the designation of property might come as a surprise to HARB. But I did want to take this opportunity to address you all on behalf of my parents, whom I love very much, and I've watched go through some very emotional times, over the last several weeks. I grew up in Spartanburg, I went down the road to a little school called Clemson to get my degrees. I majored in history and English there. Graduated with departmental honors. Got my departmental honors by writing a book on ghost stories of historic properties in Spartanburg.

Had an agreement with the Hub City Writers Project to publish my book. And then in all of my infinite wisdom as a 21 year old, never actually submitted the final manuscript for publication. So maybe one day I'll get around to doing that. That said, as I mentioned, I happen to be a lawyer, went down the road from Clemson to another school, University of South Carolina, and got my law degree there. Longer ago than I would care to admit, at this point. I live in Greenville currently. I purchased a home inspired by my parents, that is individually listed on the national register of historic places. I live on Earl Street, in the event anyone is familiar with Greenville. That area also has a historic overlay. Again, inspired by my parents.

I bought my property, knowing full well those restrictions. It came with a historic overlay, and individually designated on the register. And I am at heart, as my parents instilled in me, a historic preservationist. I care immensely about the preservation of the history, and the upstate, including the regional and Spartanburg. In fact, the text that you read earlier, during the fabulous presentation on the home, was drafted in large part, by my mother and myself. I corrected her

grammar. She was a microbiologist at Watson, one of the first women to graduate from this program. She did a lot of the heavy lifting, but we are the original authors of what is included in the text of the application for the national historic register for the home.

While I am a historic preservationist at heart, I also have a strong sense of fairness and justice that drives my approach to life, in general, and to my legal practice. And one important thing that I have learned in the practice of law, but also just during life in general, is that, just because you can do something, doesn't necessarily mean, in all cases you should do something.

The zoning ordinance, and the authority that is invested in HARB, is discretionary. The zoning ordinance does not mandate that HARB do anything by way of designating a particular property as a historic site. The language used is "May", as opposed to "Shall." I would implore this group to seriously consider and weigh whether the designation of my parents' and our family home, and all of the associated requirements, and frankly, burdens, that come along with that designation, is the right thing to do in this circumstance.

And I would note that there are additional burdens that are placed on the property, above and beyond those with respect to the National Historic Register. I'll get into some of those momentarily, in the event you do decide to recommend the home for designation, and city council ultimately approves that. My parents are upstanding members of the community. I think that's indisputable. If someone would like to put a resolution on the table for that to be voted on, I'm happy to support that as well. My father will celebrate his 80th birthday, this June.

They have each devoted at least a quarter of their lives to contributing to historic preservation efforts here in Spartanburg, as you all have heard tonight. And frankly, they were pioneers when they upped our family from quiet little safe Hillbrook, and moved us downtown, at a time when that was frankly unheard of. We lived in a trailer outside, the back of the Inn, as we were doing the renovations, because my mother was so scared someone was going to come vandalize the house, throw rocks, or something along those lines.

As you've heard from my parents, they have no plans to sell the Inn at present. They have no plans to modify or alter the Inn at present. But they also don't want, and I would prefer that they not be subject to a criminal misdemeanor, in the event they violate the city zoning ordinance with respect to the home. That's scary for me, for my parents. Our homes represent one of the most significant financial investments that any of us can make, during the course of our lifetime. My parents are no different. They have worked countless hours, blood, sweat, and tears. They all got lead poisoning. I have the least amount, my father had the most, as we were scraping paint off the exterior of that home. They've put everything, including financially, into preserving this property, and creating a lasting investment in Spartanburg, but also in their financial futures.

The designation of the home as a local historic site, simply carries with it, burdens that they shouldn't have to bear, especially at this stage in their lives. If you haven't individually studied, each of you, the zoning ordinance, and the ramifications of a designation like this, and what comes with it, I would encourage you to do so. And ask yourself, would you want this for your parents, for your family, for your personal property, if you were the ones owning it, and given the history that we have here with it as a family. The application for certificate process is lengthy. The costs of preparing drawings, specifications, scale drawings, review and inspection by HARB sub-communities, the maintenance requirements. The economic hardship process, in and of

itself, is lengthy and costly. And of course, there is undoubtedly, some impairment of property value that will occur with the restrictions associated with the designation.

As noted by mother, when she spoke, the other properties on the list tonight, are commercial properties. And as best we can tell, the Inn would be, as I mentioned, it's their family home, would be the only individually listed, not in a historic district overlay property designated as a historic site. So you would be forging into a new area and territory, if you do choose to designate the Inn. If at a future time, there is some kind of to the Inn on Main, which will not occur while my parents are living there, by all means, revisit the historic site designation.

But I would respectfully employ the HARB to honor my family's wishes with respect to the designation, and consider the burden that it will place on my parents. I love history, I love Winston Churchill, and I know we've all heard his famous quote, that, "With great power comes great responsibility." You have the power to receive making this recommendation. But the decision that you make tonight, with respect to that designation of the Inn as a historic site, comes with great responsibility. Please weigh carefully, and consider that decision. Thank you.

Dr. Boozer: Thank you. Are there any other comments from the public? Hearing none, we will close the public comments session, and we will move to board deliberation at this time.
Comments?

Ms. Franke: I just want to add something about what has been said. First of all, beautiful work. I also been in Spartanburg for 25 years, I have seen all the work you've done, it's stunning. One of the nicest houses. But I feel it's a very big misunderstanding, from what I heard, is the restrictions that you talk about. It's only about alteration of the façade of the house?

For example, if somebody wanted to take off the banister, that you have restored. If the next owner want to do that, they could do that. Or if they want to take the front door, they will have to ask the COA. Other than that, it's only demolition. The rest, you could change the color. There's not a lot of restriction, but there's protection. You know? When you say restriction, there's a lot of neighborhoods that have much more strict restrictions. But I feel like to HARB description is really a prevention. So it's almost like, "Look what that you've put in there, it's almost an honor to be put now, and preserve all that work you've done, so that it's not lost.

Ms. Cluverius: I'll be happy to address this comment on behave of the family. We do not disagree. It is an honor for the home to have been identified and selected by you all for consideration. However, if you read the zoning ordinance, there are restrictions that come with the designation of the property. We do understand that the restrictions do not apply to changes to the interior, and changes to the exterior that are not visible from a public road. We understand those distinctions. But again, as you mentioned, if someone wanted to make an alteration to the property, they would have to go through the certificate of application process. That, in and of itself is a restriction on the use of the property. So that is why we were referring to the provisions of the zoning ordinance as a restriction.

And when another buyer comes. When and if, not that parents ever had a need to sell it, there is a restriction associated with that, that impairs the property value. I'm not going to get up here and start talking about case law, and about the consensual central transportation case. That technique. I understand that I'm not here to make a legal argument. However, I do think that if you read the zoning ordinance, it is clear that there are actual restrictions.

Dr. Boozer: Thank you. Our job as a board, is not to determine the restrictions. Our job tonight, is to, as a board, determine whether or not we would make recommendations for this individual house to be placed on the Spartanburg historic register. And whether or not we would move it forward to city council, who would then make a decision. That's our part. We're not here to deliberate anything about the restrictions, or anything beyond whether or not, as a board, we want to recommend this house for the Spartanburg Historic Board. And that's our purpose.

And we appreciate the work that you've gone, to do it... from our point of view, is we would not want to happen to your house, what happened to the temple. That's where we stand with that. You have yours, and then the board will deliberate, and we'll move from there. Thank you. The board, you've heard. Is there any deliberation?

Mr. Brown: One of the points I heard made, was that the other two properties that you've already discussed, were commercial properties. Frankly, I consider this one to be a commercial property as well. I don't mean that in any kind of way to sway anybody's decision. But people pay money to stay there, as I understand it. That makes it a commercial operation.

Ms. Sease: It's closed. It's closed. It's been closed for two years.

Mr. Brown: Is that a permanent condition?

Mr. Sease: Kind of personal.

Ms. Cluverius: It is the personal home, and they've also applied for a home exemption as well. It will remain personal.

Mr. Brown: That's good to know.

Ms. Cluverius: Yes.

Dr. Boozer: Thank you.

Ms. Cluverius: Thank you.

Mr. Brown: Clarifications are always welcome.

Mr. Love: Can I ask a question?

Mr. Love: Can I ask?

Dr. Boozer: As a consultant, yes.

Mr. Love: This?

Mr. Michels: as a consultant to us prior deliberations on it.

Mr. Love: Okay.

Mr. Michels: This house is already on a register. Correct?

Mr. Love: Correct.

Dr. Boozer: The national.

Mr. Michels: The national. Okay. Okay. Is that more restrictive than our designation?

Mr. Love: In what way? In what way?

Mr. Michels: Changes, construction, anything like that?

Mr. Love: No. There aren't restrictions, in terms of what you can and can't do to the property, unless you are utilizing federal funds in order to do construction. So if they have used federal tax credits to renovate the house and ultimately the HARB service would've given them the criteria for what they had to do, in order to, to do it by their standards. And if they do it by their standards, meaning the HARB service, then they would get the federal funds as a tax credit. The way it is now, since the property is individual owned, they can do pretty much whatever they want to do.

Mr. Love: Even though it is listed in the National Register.

Mr. Michels: Okay. All right.

Mr. Love: Yeah. So with the HARB, that's not the case.

Mr. Michels: It will be more restrictive.

Mr. Love: Right.

Mr. Michels: Okay. All right, that's what I need to know. Thank you very much.

Dr. Boozer: Ready for the question?

Mr. Michels: All right. I have a right to recuse myself from this one. I want to ask that question, but I cannot have eaten at their table in on many a Sunday, when I still work for the city. I so I cannot be part of this, I apologize. I know the family, and then I realized, thinking at the back of my head, how many times I've been over there, while they were doing construction, and eating many a Sunday breakfast over there. I think even, this is a long time ago, y'all were lit. All right.

Mr. Michels: So I'll recuse myself, then.

Dr. Boozer: Okay. May we have a motion please?

Mr. Gaffney: Can I make a comment or this waiting on a motion?

Dr. Boozer: It's still being deliberation.

Mr. Gaffney: I guess my problem is, is that it is their home and I've watched the whole thing while we sat there and I can see on their faces, in your word that you've spoken, in your actions, how much this home means to you. It's a home. It may have been used as a bed and breakfast, but it's always a home. I think that's what you market to the community over. And so I know the vote had been taken, but I can't in good conscious endorse putting it, nominating or suggesting it be going like this to the city council.

Dr. Boozer: I have one question, and of course, I'm the chair and I probably won't vote, but my question to you hinges on something that you said. And that is, as long as your parents in essence, choose to keep the home. My question to you and your family, if you decide, you and your daughter and your parents, or whomever, decide to sell the home or deed the home to another family member, do you think you would have any consideration or restrictions within that transfer of property to say that this home should remain a historic site? Or, not even a commercial site, but as a residential. That's my concern. Is this going to be a home? Is this going to be a residence, rather than commercial, or rather than at some point you change your mind.

I know there's not a concrete answer at this time, but I could just hear your heart at this time?

Ms. Cluverius: I will pour my heart out to all of you tonight, and I think I speak on behalf of my parents when I say that our lives have evidenced our dedication to keeping this place, bringing it back to its glory and keeping it as exactly what you... I mean a gem in the heart of Spartanburg. We have no intention of letting it get turned back to its prior condition to my parents purchasing it.

We love this place with all of our hearts and souls. It means we hate it sometimes, but we love it. And we have no intention as a family of doing anything with the home that would compromise its integrity as anything other than being a gem in the heart of Spartanburg. I hope that gives you some comfort.

I can't predict the future, but I will say that I don't think this zoning ordinance is going anywhere, and if there is any transfer of the property at any time in the future, outside of our

family, I would strongly encourage this group to revisit the property again, at some point in the future.

But I assure that our hearts and souls are poured into that place and we have no intention of doing anything to harm the integrity of the home or its historical character or value.

Dr. Boozer: Thank you so much, Miss Jenny.

Ms. Cluverius: Thank you.

Mr. Olencki: One question is that if we deny this, pushing it to the next level, everything else... At any future point can their residence be reconsidered for being on the local historic record?

Mr. Brown: I'm not a lawyer... probably say that. We're the applicants. Would it make more sense to withdraw it than to deny it? I don't...

Dr. Boozer: Or taken, or taken.

Mr. Brown: If that's where we end up.

On a motion by Mr. Olencki, seconded by Mr. Gaffney to withdraw the property from listed on the Spartanburg Register of Historic Places was forwarded to City Council by a vote of 5-1.

Ms. Olencki: I make a motion that we withdraw.

Mr. Gaffney: Yeah. I second that.

Dr. Boozer: Okay. Ms. Olencki has made a move to withdraw the application by the HARB committee. It's been second by Mr. Brandan Gaffney, is there any question? Is there any question? Hearing none, all in favor of HARB withdrawing the motion and not moving forward with recommending this indivial home be placed on the Spartanburg Historic Register, say aye.

Attendees: Aye.

Dr. Boozer: All in favor, say nay.

Attendee: Nay.

Dr. Boozer: The ayes have it. This property will not move forward as being placed on the historic register and will not be recommended.

Mr. Brown: Sorry, may I ask you a question then? Does this mean it does not go to the council at all?

Mr. Love: At this time, yes-

Dr. Boozer: At this time it does not go before the council and thank you all.

Mr. Brown: Thank you.

Dr. Boozer: Okay. Moving forward, and to new business. That was Olencki and Brandan. Olencki and Brandan. And it was five to one.

Dr. Boozer: He didn't vote.

Dr. Boozer: So at this time we move into new business. And the first item under new business is a Certificate of Appropriateness for Major Works at 436 Gentry Street.

The applicant is seeking approval of a Certificate in the Beaumont Mill Village Historic District. The applicant is seeking approval of the Certificate of Appropriateness to install a handicap lamp, ramp. The property is located in R-6, which is just General Residential District. The owner and applicant is Janice Dallas, and the agent is Becky Putnam. Our presenter this evening is Ms. Nan Zhou. Nan.

New Business:

Certificate of Appropriateness for Major Works – 436 Gentry Street (TMS# 7-08-15-275.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a Certificate of Appropriateness to install a handicap ramp. The property is located in the R-6 (General Residential District). Owner/Applicant: Janice Dallas. Agent: Becky Putnam

Nan Zhou: Thank you, thank you Chairperson. Good evening, board member. I'll swear I'll tell the truth. And my name is Nan Zhou and I'm working with the City Planning Department. So tonight, right now, as we move on, we are going to look at those case of 436 Gentry Street and they're seeking of approval of installing a handicap ramp in the front yard.

Project Description and History

The project site is an approximately 6,466 square foot lot in the Beaumont Mill Village Historic District. The site is a corner lot located at the intersection of Gentry Street and Southern Street. The lot currently contains one one-story vinyl framed primary structure that was built in 1930. The structure has a brick foundation and an open front porch with a comp shingle gable roof.

In March, The property was found by Planning staff having a wood handicap ramp in the front yard without a Certificate of Appropriateness and a building permit on file. A letter was mailed to the property owner informing the violation of the City of Spartanburg Zoning Ordinance Section 510 Spartanburg's Historic Preservation Ordinance. The owner called and filed a Certificate of Appropriateness with the Planning Department. Staff had a conversation with the owner earlier in April and was told that the handicap ramp was installed for the purpose of getting out of the house to the hospital and getting to the front yard.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Beaumont Mill Village Historic District which has design guidelines for development. These guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Manual is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. *The character and appropriateness of the design* –

The applicant indicated that the handicap ramp is needed for the applicant's husband to be able to get out of the house to hospital and to the front yard with some help from their grandson. Currently there are no standards for handicap ramps in the Beaumont Mill Village design

guidelines. The wood handicap ramp was installed in the front yard facing Gentry Street for the convenience of having access to sidewalk and getting into the vehicle easily and getting back to the house. There is no entrance or access point from left or right side of the property. A search of the Secretary of the Interior website for accessibility and historic structures resulted in the following guideline found in the *Illustrated Guidelines for Rehabilitating Historic Buildings* "...Although this work [Accessibility] is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet various code requirements." Based on the above Secretary of the Interior's recommendations, the handicap should be designed not to radically change or destroy character defining features of the historic structure and appear to be part of the historic structure. Therefore, pickets and railing should be added to the handicap ramp and paint the ramp to make it look like part of the house and to be consistent with the color of the house.

2. The scale of the buildings –

The scale of the building is not affected. The handicap ramp is an extension of the entrance from the existing front porch and access is necessary for medical reasons.

3. The texture and materials –

The handicap ramp is made of wood and is un-painted. Pickets and railings are not installed on the handicap ramp.

4. The relationship of such elements to similar features of structures in the immediate surroundings –

Properties in immediate surroundings do not have handicap ramps installed in the front, side, or rear yards, other than one house, 410 Gentry Street, located one block down to the east of the project site.

5. If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –

Even though the handicap ramp is not originally built with the primary structure on the lot, and there are no handicap ramps installed in the immediate surroundings, other than 410 Gentry Street, it may not be harmonious with the Beaumont Mill Village. However, given the circumstances of the property owner's physical condition, having a handicap ramp will allow him to ingress and egress the house conveniently, averting difficulties caused by inaccessible home. Property owners should be aware that the handicap should be in compliance with the building code, which means the handicap ramp may need to alter the height and the slope. Pickets and railings should be added to the handicap ramp for safety reasons.

Ms. Zhou: So a little bit history, a little bit project history of this site is in March, the property was found by planning staff has having as having wooden ramp in the front yard without a seal way and a no building permit for and on file. And then a letter was mailed to the property owner informing the violation of the seals for our zoning ordinance section 510, Spartanburg's Historic Preservation Ordinance.

So that's how they filed application and then here we are. So as you can see, this is the zoning classification of this property, which is R-6. General Residential District. 436 Gentry Street. And then this is the area photo of this property with Gentry Street and the boundary is the Southern Street. So this is Southern Street, this is Gentry Street. Oh, this is the project street.

So as you are here, looking at the five criteria's and I do want to mention that as we learned last month from 266 North Berlin Avenue, we know the standards were de-language from the interior federal that interior design guide line. So based on that because I'm not going to read all of that, but based on their finding, the handicap ramp for this case should be designed not to radically change or destroy character or defining features of the historic structure and appear to be part of the historic structure.

So therefore, pickets and railings should be added to any kind of ramp and paint the ramp to make it look like part of the house and to be consistent with the color of the house. So as you can see right now, it's just a bullet board, and there's no pickets and railings and it's not painted.

And then the scale of the build in the second criteria is the scale of the building is not affected and the handicap ramp is just an extension of the front yard.

And then the third one we were looking at is the texture and material. So the texture of the handicap or material of the handicap ramp is made of wood and is unpainted. Pickets and railings are not installed on the handicap ramp.

And then the fourth criteria is the relationship of such elements to similar of structures in the immediate surroundings. So properties in the immediate surroundings to not have handicap ramp installed in the front, side or rear yards, other than the one house 410 Gentry Street, which is come to the board next month, located one block down to the east of the project site.

Pictures will show the immediate surroundings. And the last criteria's is the extent to which the alteration or construction will be harmonious within historic district. So we realized that there was no standards right now for the design of their handicap ramp and that it may not be harmonious with the Beaumont Mill Village. However, given the circumstances of the property owners' husband's physical condition, having a handicap ramp will allow him to ingress and egress the house, immediately avoiding difficulties caused by inaccessible home.

The property owners should be aware that the handicap ramp should be in compliance with the building codes, which means that the handicap ramp may need to alter the height and the slope, because as we first arrived at this property and we noticed that the slope was way too deep. And then so pickets and railings also should be added to the handicap ramp for safety reasons.

And so this is different look with that house, right and left. This is the rear of the property. And as this is the corner wall, so this is the property to the left of the project site. And this is the property directly across from the street in the... and these are also properties across from the project site.

As you can see, there is no handicap ramp. This is substrate view of the properties adjacent in the immediate surroundings of the project site. Any questions?

Dr. Boozer: Are there any questions for Ms. Zhou?

Mr. Brown: I have a correction of the codes on page three of your report, Conditions of Approval. You mentioned that it's in the Beaumont Mill Village Historic District. Well, you've criteria number two that says it much be the Hampton Heights.

Ms. Zhou: Oh, sorry.

Mr. Brown: That needs to be repaired.

Ms. Zhou: Yeah. Sorry.

Mr. Brown: There's no apologies needed.

Dr. Boozer: So we'll correct that for the minutes.

Dr. Boozer: Thank you, .

Ms. Zhou: Thank you.

Dr. Boozer: Thank you. Mr. Love?

Mr. Love: Thank you. I think that we've kind of established that these ramps are going to come up from time to time. And Nan had talked about the fact that the one that's there now doesn't meet the code, and so I think in my letter I pretty recommended that if they built it back to meet the code, then it would be acceptable in the district.

The one thing I have a problem and would like to add to that is that I feel like that, that the placement of it is more important than... Since I didn't include that in my letter, but I think that's something that you should consider, is the placement of it.

I think that, I don't know that it really wants to be by the front of the house like that, so that's something that you may want to consider that. They provide you with some information about how they're going to... Where they're going to put it and how they're going to do it before it's actually approved. Rather than just approving it and not knowing anything about what it's going to look like or where it's going to be.

But aside from that, I think the overall idea of it, I think, is fine. Thank you.

Mr. Michels: I just aesthetically and being unobtrusive, I guess my point would be if you were doing that yourself, would you put it going off the side and then going towards the back, or something?

Mr. Love: Yeah, I think that's kind of where I was going with that. I think one of the criteria in the letter that I gathered from some of the other cities is that it needs to try to blend in as much as it can, and so I think if you put it on the side, whether it's one straight run down the side, or whether it's a switch back that's two shorter runs, that's kind of what I would be interested in seeing.

The other thing I think that's important up here too, and I didn't do this, but the height off the ground is important. Once it gets below 30 inches, it doesn't have to have the closely pickets the way that it does once it gets above 30 inches. And so you could conceivably do part of it with fewer, with more than just a rail and not the pickets, which to me, would make it a little bit less obtrusive, than if it has that all the way up and down the whole thing.

So I think there's a way to do it and try to make it blend in a little bit better than maybe... But definitely I think it... Well, I don't know that they have enough length to run it straight off the front porch like they did, anyway. To make it mean to code, it has to be 112 and I don't know that they have enough length to do that anyway. So it's probably going to have to go up the side at some point.

Mr. Michels: Okay.

Mr. Love: Thank you.

Mr. Michels: Thank you.

Dr. Boozer: Now, at this time we will open the floor for any comment from public participants. You will state your name and also record it for us.

Ms. Putnam: I'm Becky Putnam and this is my brother's home. And he had a stroke a little over a year ago. And he's paralyzed on his left side. And so obviously that's the reason for the ramp. In fact, it was used last night. It had to be transported to Spartanburg Regional last night and about three weeks ago, the same scenario.

So I just want to be clear on what we need to do. Obviously, I didn't hear exactly. I understand that you're, Mr. Love, that maybe something down the side?

Mr. Love: That was my thought was that it, that you probably could, if you ran it either all the way down the side, you want to run it switchback which means you go up to a landing and then you turn and go back the other direction. That might make it a little longer and a little less bulky.

Ms. Putnam: But I will say this is obviously going to be a temporary thing. My brother had been in hospice and his condition is fragile. So you know the changes... Two things come to my mind, the time that it would take and the money that it would take. And that the accessibility of getting him transported.

If it was simplified and you make the approval, I was thinking that it could be switched to the back of the property. And I think to you, Mr. Love, because you know it is, it's a temporary thing.

We realize that it does mean some ramps, we just have not done that, but if moving to the back is an option, if that was simplified for my brother and those of us involved trying to get it correctly.

Mr. Love: I'll say something. I think in the back is perfectly appropriate for a ramp and usually you want to put it in the back. In your opinion, this particular case, it's the side, you can see the back, too, but that, I don't think is as important as the fact that the back is higher off the ground than the front. So we felt like that that was probably why you didn't put it in the back to start with because the higher it is, the longer it is. And so if y'all are comfortable with the longer length, and the more ramp, then I think visually it would be better in the back, anyway.

It's just going to be that much bigger and probably that much would cost more, but you can put it, run it up the side like that, it's probably going to be less expensive because you're not building as much.

Ms. Putnam: Can I see a picture or something. Are you saying we put a ramp in here, just slow that down from here down the side?

Mr. Love: Yes, ma'am. Yes, ma'am.

Ms. Putnam: Okay.

Mr. Love: So if you came up here, if you can put your ramp... If you have a landing right here next to the side of the porch and you take that section of the ramp down, then you probably could just run it straight down the wall. And the problem with that, and we can get into a public design that if you're parking the car up here and you put it straight down, then you got to go all the way down there, you definitely could. If you go down about halfway and turnaround and come back, now you're back up closer to where you're parking the car, and it will be easier to get him in and out of.

Ms. Putnam: He doesn't get in the car. He can't bear weight. So it's either a wheelchair or stretcher.

Mr. Putnam: If there's no way to modify what's there, you make it... We need to ask you..

Dr. Boozer: Sign in and state your name.

Ms. Keitt: Well, at least state your name first.

Mr. Putnam: Ronnie Putnam. I'm her husband, brother-in-law of Dan's. But is there any way to fix what's there and make it acceptable?

Mr. Love: I don't think so. There's not a way to modify what you have because it's too steep. So to do anything to make it more shallow, you're going to have to tear all down and start over anyway.

Mr. Putnam: Okay.

Mr. Love: I think the issue I think the city have from a building standpoint is that it was too steep, in addition to the fact that it didn't have any rails on it. You could add rails to it, but it's still too steep.

Ms. Putnam: That might be a challenge.

Dr. Boozer/Attendees: Talking case over among themselves.

Dr. Boozer: Well, I'm going to give us basically four choices here. Like I'm going to give us.....

Ms. Zhou/Ms. Keitt: That you can apply for in 30-day...

Dr. Boozer: Can we have order.

Ms. Putnam: I'm sorry.

Dr. Boozer: Okay. I think the conversation on the floor is your timeframe, and your choices. But I think our job as a board is to decide one of four things here tonight: whether we approve what's there and you've already heard that it doesn't meet code; whether we approve with conditions which gives you an opportunity to make the best of what codes you can based on the time that the city gives you; an opportunity for the board to table, which means we put it off for a period of time; or to deny.

So at this point, I would like to open it up for the board to deliberate with those four options in mind.

Mr. Brown: My position is as, we have to have a ramp. I have no problem with letting you provide a ramp, but it has to meet the criteria for a ramp, meaning both the slope and the guardrail, handrail. The amount of distance is a function of the slope and the fall.

I think Mr. Love's recommendation is the proper one. I think it should probably come from the side and if there's not a run to go in a straight line, then you can go in the opposite direction and switch back. And that makes the most sense. But I'm not here to deny this, I'm just here to say I

think we should consider approving a rail, which meets all the criteria that the city expects to see, which I think we should expect to see. And as to timeframe, I'm not sure that's really our...

Dr. Boozer: No, that's out of our purview.

Mr. Brown: Yes.

Dr. Boozer: So could I get that in a motion?

Mr. Brown: Okay, I'll try to make it a motion.

Dr. Boozer: Okay, I appreciate that.

On a motion by Mr. Brown, seconded by Mr. Gaffney to approve with condition that the design and plan for ramp be approved by city staff by a vote of 6-0

Mr. Brown: Um, I would move that we demand that the applicant replace the ramps that was put there without a Certificate of Appropriateness and replace it with a ramp that meet's the city's criteria. I mean in terms of slope and guardrails with or without a landing. I think I've made a motion.

Dr. Boozer: Let me try to repeat it back to you. I think I heard that you made a motion. The motion is to approve the Certificate of Major Works with conditions-

Mr. Brown: That's not what I said, but that's what I meant.

Dr. Boozer: Okay, with conditions that the work meet the code and that maybe the board is provided with some verification that this has happened.

Mr. Olencki: Which they'll come back at a future time with-

Dr. Boozer: Yes. With verification that you have met code.

Mr. Gaffney: Second.

Dr. Boozer: It has been moved and second by Mr. Brown that the board approve the Appropriateness for the Major Works at 436 Gentry Street, with conditions that the work meets the city code and that the family is responsible for bringing back proof to the board within a reasonable period of time.

Mr. Bill: I was going to say and ramp design approved by city staff.

Dr. Boozer: So we will amend the wording-

Mr. Bill: Amend the end of my sentence.

Dr. Boozer: So we will strike the wording and say it again.

Mr. Bill: That the plan for the work be approved by city staff.

Dr. Boozer: So it is

Mr. Bill: Yeah.

Dr. Boozer: So all of those in favor of amending the motion to include the wording that the ramp is-

Mr. Bill: All that plus approved by city staff.

Dr. Boozer: Is approved by city staff. All in favor?

Attendees: Aye.

Dr. Boozer: All opposed. The ayes have it and the appropriateness request will be-

Ms. Zhou: Was it seconded?

Dr. Boozer: Mr. Brown made the motion. It was amended by Mr. Bill. And it was seconded by Brandan-

Ms. Keitt: Gaffney.

Dr. Boozer: Gaffney. Thank you all so much. And our second-

Ms. Keitt: I want to say this next applicant could not make it. She just has trouble getting out of the house, I think. More so, just pains and ache in size and health. And so I told her I would call her and she's anticipating my call.

Dr. Boozer: Okay. So this is Appropriateness Certificate to install a metal handicap ramp in the Beaumont Mills Village District.

Dr. Boozer: Okay.

Ms. Keitt: So you're on speaker now, but I wanted to present the case and then if... When they're going to ask, the only thing I ask is share. Should I wait?

Dr. Boozer: You can go ahead, he's gone to the restroom, we have quorum.

Mr. Brown: We still have a quorum?

Dr. Boozer: We still have a quorum. We can go forward.

Certificate of Appropriateness for Major Works – 643 Carla St. (TMS# 7-16-03-061.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a COA to install a metal handicap ramp. R-6/SFD General Residential. Owner/Applicant: Donna G. Lindsay / Contractor: Janice Gordon of 101 Mobility.

Tia Keitt: So this is 643 Carla Street in the Beaumont Mills area. And this is a COA to install a ramp as well. This is where the property is located, it's a corner property. This image is the house right now, as of today. This is the zoning here, R-6 Multiple Family and as the board, they are aware that they have to follow section five to 510.26, which is listed.

Project Description and History

The Planning Department has been communicating with the owner, Ms. Donna Lindsay, over the past several months. Staff learned that the applicant is wheelchair bound as she's dealing with health issues, and does not have a way to exit her front porch. Walking is just not an option for the owner. The applicant shares that she's missed doctors' appointments in the past, but was able to receive at home care. This service has now expired. Ms. Lindsay stated that a wooden ramp used to be connected to the porch, but she had it removed as it became unsafe over the years. The owner has found a contractor who can install a ramp that will exit from the side of the porch and lead her right to the driveway. This was the location of the previous ramp. The contractor has confirmed with the Building Official that the ramp meets Code.

Analysis

Zoning Ordinance & Historic Design Manual Consistency

The project is subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section enables the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

Findings

Certificate of Appropriateness, Section 510.6 (C)

The character and appropriateness of the design –

The ramp is metal and is designed to exit from the side of the porch adjacent to the driveway. A 7 ft ramp will extend to a 5'x5' platform, then to a 15 ft ramp, leading the owner to her driveway. The owner anticipates maintaining the existing shrubs in front of her home.

The scale of the buildings –

The scale of the home will not be physically impacted.

The texture and materials –

A metal ramp.

The relationship of such elements to similar features of structures in the immediate surroundings

–

The housing type is similar to neighboring properties with an extended front porch, awing and driveway. Ramp installations are not uncommon in Beaumont Mills and can be viewed as a necessity for a resident who is in a wheel chair or moves more easily on a ramp versus stairs.

Most ramps in the area appear to be a temporary structure that has can be easily removed.

If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –

COA applications for handicap ramps in Spartanburg's Historic Districts have come up often lately and the Board has allowed residents to install these ramps, particularly temporary ramps that do not alter the structure. This ramp will exit from the porch on the side of the home, which allows the front façade of the home to be undisturbed. The owner currently has a wooden partition about 5' in height that hides the ramp, along with shrubbery that allows for the ramp to blend in with the home.

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

643 Carla St. (TMS# 7-16-03-061.00) in the Beaumont Mill Village Historic District.

Should the Board approve any modifications to the driveway, the Planning Department submits the following Conditions of Approval for Major Work. Applicant is seeking approval of a COA to install a metal handicap ramp. R- 6/SFD General Residential / SFD. Owner/Applicant: Donna G. Lindsay / Contractor: Janice Gordon of 101 Mobility.

1. Design must meet the Beaumont Mill Village residential design guidelines.
2. Major modifications to the COA or exceptions to completion may be granted only by the City authority which approved the project.
3. This permit shall be exercised within six months of the date of final approval or it shall become null and void.
Extensions may be granted with permission of the Board.
4. A building permit shall be obtained from the Building Department prior to commencement of work.

So, number four, the scale of the building is not directly impacted. The texture in their material is that this is a known brand. The relationship of such elements to similar features or structures. So this is Beaumont Mills and saying... I don't have a series of images to go along with this, but it's your typical house in Beaumont Mills.

This is how it looks right now and you can see that there's a just like a wooden, actually fence that would cover where, that would cover where that ramp would go. So it would be the left side of the property here and exit to this carport where the car is. And exiting here.

And there are images of when there used to be a wooden ramp here, but right now, the owner, Mrs. Donner, wants to install a metal ramp.

Mr. Brown: So, am I permitted to ask any questions yet?

Mr. Keitt: Yeah.

Dr. Boozer: Okay.

Mr. Brown: This diagram that was in the package, would that wrap around the corner of the house?

Mr. Brown: I think it's sliding.

Ms. Keitt: We kind of thought that the outside of the house... This is just a... You know me using photoshop.

Mr. Brown: Okay, that's what I was asking. I think I have my answer.

Ms. Keitt: Okay. There is an image of... Here we are from Google, where you see where there used to be a wooden ramp. But this Mrs. Donner said that just over time it just wore down. So she wants to know replace this with a metal ramp.

As you all know it was a packet I had a copy of the email from the business where it would, what they would install meets code. She already communicated with the building official. It's where the ramp would go. And as you can see set off to the left side to a platform, then it goes down about 15 feet to be able to exit the house.

So you know the question always is this project, the extent to which the alteration of the structure will be harmonious with her historic district and as Mr. Love pointed out earlier, with a four star to the extent. So, and his response obviously is in the board packet, but. Are there any questions?

Ms. Franke: I do have a question. Can you confirm that the banister of the porch is also metal?

Ms. Keitt: It is, I'm pretty sure.

Ms. Franke: Okay.

Ms. Keitt: The banisters, that's metal the railings on the porch?

Ms. Keitt: Yes

Dr. Boozer: Are there any questions for Ms. Keitt? Mr. Love?

Mr. Love: Thank you. I...Again, I think with the accessibility as one of those things that you have to deal with sometime. As I stated in my opinion, I felt like the metal was the thing here that was inappropriate for the ramp. Doing the research online with other cities and the guidelines they have that do include provisions for accessibility, they all talk about the ramp should be made out of wood and compatible with the rest of the house.

I realize that in this particular case they have a metal rail. And that, you may want to take this, but I do think that a painted metal, a painted wooden rail is going to blend into the side of the house more so than a metal railing. I mean a metal railing would. So I think that's kind of why I felt like in the long run it was better to switch it to wood than to proceed with metal one.

Mr. Olencki: But this is just temporary?

Ms. Lindsay: Help with the upkeep.

Mr. Love: Okay, hang on, just a minute. You'll be able to speak in just a minute.

Ms. Lindsay: Oh, okay. I can barely hear, so I didn't know. Sorry.

Mr. Love: Okay, sorry

Mr. Olencki: This will just be temporary.

Mr. Love: Correct-

Mr. Olencki: And temporary being-

Mr. Love: And conceivably, they're all temporary, but yes

Mr. Olencki: Yeah, getting them... Yes, like you said, the neighborhoods are historic, they're getting older and so are the historic residents.

Mr. Love: Certainly.

Mr. Olencki: And things are dynamic and not just permanent.

Mr. Love: Right.

Mr. Olencki: Is it a commercially made ramp, like a section?

Mr. Love: What they're proposing is a commercially made ramp, yes.

Mr. Olencki: Okay. Easily put up, easily taken down, but up to code.

Mr. Love: It seems that way.

Mr. Olencki: Okay.

Mr. Love: Any other questions for...

Dr. Boozer: I do have a question for Ms. Tia. The picture that's in the book, is that the picture that the family gave you or is that just a photoshop of what it could be?

Ms. Keitt: That's what was provided by the company.

Dr. Boozer: Okay. Thank you.

Ms. Keitt: And that's what was, that is what was approved by the building official.

Dr. Boozer: Okay, thank you. Okay. Are there any questions from Ms. Lindsay or the contractor representing her?

Ms. Keitt: As the property owner, Ms. Lindsay, do you want to say anything?

Ms. Lindsay: Well, like I said, I've had the wooden ramp before. And I've had it for a very long time and have had to do a lot of upkeep to it, had to have it replaced with wood over the years. And now that I'm getting worse and getting older, and running out of people that can help me, the upkeep is going to be even harder for me to get done. And I was of the understanding that the ramp that we had, the metal ramp wouldn't have that much upkeep.

I have very much intention to make sure that it gets covered to where it's not so visible from the road because we'd ended up having bushes and flower boxes out before and we can make it to where you can't see it from the road that much. There was originally a metal car shed thing out there and so I don't know how I would replace it, but I don't know if that matters.

Ms. Lindsay: But I didn't know that that would be consistent with the house, by it being metal keeping it metal. Like I said, I'm having a hard time. Like I said, I've been in this house for a very long time. And like I said, I just hope that we can resolve this soon because like I had told them before, I had already paid two-thirds of it. And I didn't realize that it was a need to do with y'all because I thought it was not permanent, so it didn't matter.

So, that was my own mistake by doing that, so I'm trying to do what I'm supposed to do, but there again, like I said, I've lived here for a long time and the house is paid off. And this is what I

need because just upkeep for everything is hard and that would be one thing that this would be taken off my plate so to speak.

Dr. Boozer: Thank you, Mrs. Lindsay.

Ms. Keitt: Thank you. Thank you, Ms. Lindsay.

Dr. Boozer: Okay. The floor is now open for comments from the public. Is there anyone who would like to speak? Is there anyone from the public that would like to speak? Hearing none, now it's time for board deliberation and again, as you deliberate, think in terms of approving, approving with conditions, denying, or tabling, whatever your decision pertaining to a metal ramp being installed for a temporary condition.

On a motion by Mr. Olencki, seconded by Mr. Michels to approve a temporary metal ramp designed and placed as shown on plans by a vote of 6-0

Mr. Olencki: I move that we approve it.

Dr. Boozer: Put it in a motion, please.

Mr. Olencki: I make the motion that we approve the plans with the metal ramp which is a commercially installed one, but easily removable and also safe and up to code and that can be removed at a future point when it is no longer needed.

Mr. Michels: And placed as shown in the plans.

Mr. Olencki: Yes.

Mr. Michels: I think that makes it unobtrusive which makes it easier for us to make that decision.

Mr. Olencki: Thank you.

Bill: I'll second it.

Dr. Boozer: Okay. It has been moved and properly second that the board approves installing temporarily a metal ramp that is safe and up to code, designed and placed as shown in the plans. All in favor of this motion, say aye.

Attendees: Aye.

Dr. Boozer: All opposed say nay. The ayes have it and we will approve the appropriateness with a metal ramp that's temporary and built up to code as shown in the plans. Thank you.

Dr. Boozer: Are you doing number four?

Dr. Boozer: Is that you?

Ms. Zhou: No, that is still Tia's case.

Dr. Boozer: Ms. Tia's.

Ms. Zhou: Yeah.

Ms. Lindsay: Thank you very much.

Ms. Keitt: Yes, ma'am, I will.

Ms. Lindsay: All right. Thank you so much.

Ms. Keitt: Thank you. Have a good night.

MR. Michels: Appreciate you doing that, making it easy for us to... Appreciate you doing that-

Dr. Boozer: Thank you, Tia

Tia Keitt: Oh, yes.

Dr. Boozer: That was great and giving her ownership

Dr. Boozer: The last applicant-

Dr. Boozer: Hm?

Ms. Zhou: It's not the last.

Dr. Boozer: We got... This is not number four?

Ms. Zhou: No, it was number three.

Dr. Boozer: Number three.

Ms. Keitt: You're rolling now.

Dr. Boozer: All right. Number three, Major Works at 205 South Hampton Drive. Is that correct?

MS. Keitt: Correct.

Dr. Boozer: Okay. And the applicant is seeking approval of a Certificate of Appropriateness to change the slope of the roof. The property is located in the general residential area which is a Single Family Residential District and the owner is Steven Sharp. Ms. Tia Keitt will be our presenter again tonight.

Certificate of Appropriateness for Major Works – 205 S. Hampton Dr. (TMS# 7-16-02-259.00) in the Hampton Heights Historic District. Applicant is seeking approval of a COA to extend the slope of the roof. R-8/SFD General Residential / Single-Family Zoning District. Owner/Applicant: Steven Sharp

Project Description and History

The owner is preparing to repair the roof on this 1940s one story, single family home but would like to extend the front porch roof by 5 feet, as well as increase the slope from 1 ½“ /12 to a 3/12”. The owner is a retired roofing contractor and has submitted drawings with the application. The existing roof protrudes 8’ from the home, creating an awning style porch with a 1 ½ “ slope. The COA is requesting the roof to be extended an addition 5’ to allow for a 13’ foot roof canopy, and to increase the slope to 3/12”, to minimize long term water damage. The owner shared that regardless if the length of the porch is 5’ or 13’ the pitch will need to be increased to prevent water collecting at the seems.

Analysis

Zoning Ordinance & Historic Design Manual Consistency

The project is subject to Section 510 of the City’s Zoning Ordinance, Historic Preservation. This section enables the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site is located in the Hampton Heights Historic District which has design guidelines for development. These guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Manual is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City.

Staff utilizes 2.3 Shape, 6.1 Defining the Area of Influence, Section 8.1.5 Roofs Chimneys, and Dormers, of the Design Manual for the City of Spartanburg: Historic Districts & Landmarks as a guide.

Findings

Certificate of Appropriateness, Section 510.6 (C)

The character and appropriateness of the design –

The request to increase the slope is presented as a necessity in order to avoid water damage that seems to have ruined the existing wood. Also, extending the roof minimizes rain water from completely soaking the porch during rainstorms (particularly when the rain is blowing directly towards the front of the house). The owner has taken great care to present a roof design that is not much different from the current design & character of the home. To the passerby, one probably could not distinguish the physical upgrades to the roof, but the new shingles will improve the overall curb appeal to this side of street.

The scale of the buildings –

The scale of the home will not be drastically impacted, but it may feel different to a person walking along the sidewalk. Extending the porch roof and increasing the slope does not add living space, but the owners will probably be happy with the anticipated outcomes of a new roof design. The neighboring properties have higher roof pitches, whereas this property stands out because it's pitch is the lowest between two homes.

The texture and materials –

The roofing materials will be the same for the entire roof; the porch will have the same shingles as the roof.

The relationship of such elements to similar features of structures in the immediate surroundings –

Porches in the Hampton Heights Historic District vary, but houses with a front porch (particularly those that encourage sitting), have a roof that extends from an exterior wall of the home, is a separate roof with a high enough pitch that allows for water to run off. There are 1-3 homes with an extended porch with a flat roofs in the immediate surroundings, but majority of the homes show a continued slope from the roof of the primary structure to the front attached front or side porch.

If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –

This is a unique home within Hampton Heights. It was built decades after some of the first homes appear and lacks most of Hampton Heights distinguishable historical architectural features. There are similar block style homes nearby with the signature beautiful front windows & shutters, but they do not have the extended porch like the applicant. Vivian Fischer's book has a photo of 205 S. Hampton with the extended porch.

The roof repair will significantly improve this area of S. Hampton. The request to increase the pitch is not drastic enough to disrupt the historic neighborhood streetscape one experience as they walk along the sidewalk. The landscaping between the abutting property offers a sense of privacy, therefore the extended porch line should not be intrusive, yet can be effective at minimizing water settling at the foundation of the structure.

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT: 205 S. Hampton Dr. (TMS# 7-16-02-259.00) in the Hampton Heights Historic District.

Should the Board approve any modifications to the roofline, the Planning Department submits the following Conditions of Approval for Major Work. Applicant is seeking approval to extend

the protrusion of the roof. The property is located in the R-8/SFD General Residential / Single-Family Zoning District. Owner/Applicant: Steven Sharp

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. Porch roof design must meet the Hampton Heights Historic District residential design guidelines.
3. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
4. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
5. This permit shall be exercised within six months of the date of final approval or it shall become null and void. Extensions may be granted with permission of the Board.
6. A building permit shall be obtained from the Building Department prior to commencement of work.
7. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department.

Tia Keitt: In the interest of time, I will keep it short, but the owner could explain a lot more. This is a COA for Major Work. And he is applying to not only extend the roof, but to increase the pitch just slightly. And it's more so for preservation reasons than aesthetics, as I understand it. He submitted pictures and drawings and the applicant is a retired roofer himself. But he submitted pictures that... I mean, he has submitted the roof work as well, but now he, from his infinite wisdom, has recognized that extending the roof will help a lot.

But I wanted to share images of what his house has looked like over the years. You got to love Google. And through some research in the staff reports, we recognize that this is not the traditional look of houses in Hampton Heights, but it does have historic windows and shutters which definitely just makes it unique. And so, as you walk by, of course you get a feel for the house and it's about to be remodeled or the roof is about to be installed, but the owner... I'm going to get to these pictures.

So with the extension of the roof, it seems like it'll help to minimize the amount of water that comes into the slab, the current porch and allows them to push the water and dirt around the house and just eventually just help it to settle so nicely. But also, maybe if you want to sit on the porch during a rainstorm, you're definitely going to feel some drops with the current deck of the roof. But, either way so the applicant presented two ideals, but either way he has to repair the roof. So, you'll see the existing conditions here. So, as homeowners, you know what it'll look like yeah, so...

Ms. Keitt: Also, he shared some drawings and you see here the eights and eight feet, the eight foot of the roof now. Future plans, the preference is the 13-foot length with a 3-12 slope. I

learned a lot doing this application. But if that was not really favored, then 11 foot with a 2... So, he can explain more. And he sent this image here of an existing house as an idea off, to give you a modern visual of what he would like to install it. And that is it for my presentation, so I will leave it here. Are there any questions for me that the applicant can answer better?

Mr. Brown: Can you go back to where you said Google, shown... Which of those is one of the most current one?

Ms. Keitt: The bottom right. Well, both these-

Mr. Brown: Those are both current?

Ms. Keitt: The most current... This one right here is what I took last week. This is 2017.

Mr. Brown: Thank you.

Mr. Olencki: I have a question to you Tia.

Mr. Olencki: The pencil drawing... Go ahead. I'm sorry.

Ms. Franke: I'm not clear on what you asked, so since the deck of the porch is getting from eight to 11 or 13, are we talking about like a larger cement floor? How is he going to handle that?

Ms. Keitt: That wasn't a part of the application. You want to ask .

Mr. Michels: We'll get him up there.

Dr. Boozer: Okay. Can we defer that until-

Dr. Boozer: Can we defer that until the owner comes up?

Mr. Michels: Okay.

Ms. Franke: Okay.

Ms. Keitt: The application... This is what I would say, just the application doesn't have that.

Ms. Franke: Okay.

Ms. Keitt: But the owner, of course, will have more, but that wasn't part of the application.

Dr. Boozer: Okay. Are there any other questions for Ms. Tia? Thank you so much. Is the applicant present?

Dr. Boozer: Okay. Would you come forth and state your name?

Mr. Sharp: Yeah. My name's Steve Sharp. I retired from roofing at end of February. I was 30 years as a roofer in Florida and me and my wife are moving here to Spartanburg, July 1st, permanently. So basically, what I'm trying to do is remodel the house and make it look good. It's probably the ugliest house in the neighborhood. I want to make it look nice. I'm not proposing extending the roof any. It's going to stay the exact same footprint. I'm just trying to extend it into the existing slope roof a little bit so I can gain in slope to add a shingle roof instead of rolled roofing. Rolled roofing on a front of a house looks awful. If I can make it shingle, it'd be great.

Now, I'm a roofer, the current roof is one and a half in 12 slope. Nobody can tell the difference between a two-12 and one and a half-12 by looking at it. You have to put a gage to it. So, at the worst, I'm asking can I at least make it a 2-12, I can shingle it. Preferably, a 3-12, because it'll look nicer, but just gaining that half inch in slope, you can see the drawing on the right, it's barely any difference, where I can shingle it. I would prefer the 3-12 because it looks nicer. But that's basically bottom line, I'm trying to improve it.

I'm not increasing the size, I'm not changing the elevation from the front. Everything can stay the same. There's just a minimal change in the slope that is not... nobody could tell the difference

between a one and a half and a 2-12, by looking at it. So, that's basically it, but I would prefer a 3-12 because it's nicer looking, but it's what you'll allow me to do.

Dr. Boozer: Are there any other questions for Mr. Steven.

Ms. Franke: Sorry, I have to ask you again to explain what my original question to Tia was which is what I call the deck, like how much space you have between the wall of the house and then the end of your porch, or the front of the porch. It says eight on the original, but then the two options are 11 and 13.

Mr. Sharp: Yeah. So, basically, this stays constant. The existing roof, from there to there, is eight feet. If I change it to a 2-12, then it ties in more of the slope.

Mr. Franke: I see.

Mr. Sharp: So, it increases the length from the outer points to the end, but it does not increase the overall length.

Ms. Franke: Okay. I understand.

Mr. Olencki: Are those roof plans we're looking at?

Mr. Sharp: Those are my drawings, yeah.

Mr. Brown: But were they roof plans as opposed to floor plans?

Mr. Sharp: Yeah, they're roof. Because roof, that elevation.

Dr. Boozer: Are there other questions?

Mr. Michels: Can I ask a question? I understand what you're trying to do. You've got a split roof line already. The porch roof line is lower than, I guess, the living room porch line.

Mr. Sharp: No-

Mr. Michels: The break.

Mr. Sharp: They tie into this.

Mr. Michels: But there's a break in your roof line. I'm looking at it from here, I can see the break.

Mr. Sharp: Oh, the one in the center.

Mr. Michels: Yes.

Mr. Michels: The roof line break, how are you going to meet that roof line break across that whole length of patio you're talking about doing that?

Mr. Michels: Well, this was done poorly, obviously, before.

Mr. Sharp: Oh, it's terrible.

Mr. Michels: How are you going to meet that break?

Mr. Sharp: Well, currently, the low slope roof ties into the shingle and... I won't touch the screen... it ties into the shingle here and here, it ties into the shingle further up.

Mr. Michels: But you planned on going up.

Mr. Sharp: So, they'll just move up. Currently, they're like that.

Mr. Michels: But how are you going to tie... You're going to tie it in evenly across or you going to go-

Mr. Sharp: Well, it'll tie evenly from that point to there with the elevation I'm going. Now, there's a step-down here, so-

Mr. Michels: Yeah, that's what I'm talking about, the step-down.

Mr. Sharp: There'll be L flashing going in the step flashing. And currently, there to there and there to there is a foot further back, so it already has been-

Mr. Michels: But do you want to... You're asking to raise your roof line up to 13 feet, which means-

Mr. Sharp: On both.

Mr. Michels: On both?

Mr. Sharp: On both, will elevate up.

Mr. Michels: All right.

Mr. Sharp: If I can gain the half 12 slope, both of those elevations going to move up a little bit.

Mr. Michels: All right. Another question along those lines... We will vote on obviously... We don't like changing roof lines. With that said, I understand the roof line you have there, as you said, one and 12?

Mr. Sharp: One and a half.

Mr. Michels: And I understand that doesn't drain. I know that. That's why it leaks because it doesn't drain. Have you considered going under the current roof line and putting metal on it, a metal roof, the standing seam metal roof? Have you considered doing that at a much lower cost?

Mr. Sharp: I did, but the problem is with a metal roof, I need the step transitioned because I've got to get the metal. And then, the shingle roof's got to come in. I can't run a metal roof to tie into a shingle-

Mr. Michels: But you can go under it. Can't you go under the eave?

Mr. Sharp: There's not enough elevation.

Mr. Michels: It's not there anymore?

Mr. Sharp: There's...

Mr. Michels: All right.

Mr. Sharp: I mean the other... I could touch the underside at the tie into it end of it.

Mr. Sharp: And if I drop that down, I'll be...

Mr. Michels: Okay. All right. Thank you. Appreciate that.

Dr. Boozer: Thank you. Mr. Love?

Mr. Love: This one is a little trickier, I think, than some of the others for a lot of reasons. You can tell that the porch was added. It had a little stoop and it didn't have any kind of porch at all in

that. There was a time when people thought that was a good idea not to have any kind of covering over the door and that quickly went away. That's why you have what you have here. I think if you look at the guidelines in a black and white sense, the guidelines and the national registry guidelines as well, they don't like it when you change the roof line because it changes the overall design of the building. So, I think we all understand that.

But I think there are other things that are at play. I think one thing for this particular house is that this house was built outside of a period of significance for the neighborhood. So, while our guidelines don't really designate between contributing and non-contributing, they treat everything the same. I think that's why I felt like in the letter that I read, I felt like I needed to basically say what was in the guidelines which is that this is part of the district and you're not supposed to change the roof line in a house in the district.

If you step back away from that a little bit and you think, "Well, this house really was built about 20 years, I think, after the period of significance of the neighborhood," and so it's a different time in terms of design. So, there are some things that you may want to think about in terms of whether or not something like this would be allowed. I think that was the one thing. I mean, there's always going to be an argument against that and say, "Well, if the period of significance was extended up into the '50s or whatever, then this house would've been included and it would've already been altered."

So, I mean, there's an argument for everything. I think in terms of the difference it would make in the functionality of the roof, I think is going to be significant. I don't think the lack of pitch is the problem in terms of the leak. I think that just occurred over a period of time where it wasn't maintained. Flat roofs are still built all the time. This one is so low that it really can't tie in under the eave. And if you tie in above the eave, then it's up on top of the roof and then it's back to the issue we have now.

So, really, the way they did it was about the only way they could do it and make it usable at all. I say all that and say that really, if you look at it purely in a black and white sense, then I think it's not appropriate for the house. But I think there may be some other things to look at that you want to consider as to whether or not to allow it. Questions for me?

Dr. Boozer: Are there any questions for Mr. Love? Thank you so much. Are there any questions from the public or any comments from the public pertaining to this property? So, if you'll come forward, state your name and sign in for us.

Mr. Cooksey: My name is Randy Cooksey and I live at 539 South Irwin Avenue. This house is about four houses behind my residence. I just wanted to kind of speak on behalf of the owner and I basically would just give my thumbs up. As a resident of the neighborhood, especially given the state of the monstrosity across the street from this house, I'm actually glad to see somebody stepping in just trying to make improvements on that little part of the neighborhood, anyway. Obviously, the house needs a roof and I don't think that the changes that Mr. Sharp are asking for are so dramatic that it's going to change the overall integrity of the house, the character of the house. So, that's all I have to say.

Dr. Boozer: Thank you so much, Mr. Cooksey. Is there anyone else? Are there other public comments? Hearing none, it's time for our board deliberation and again, we have our options of approving, approving with conditions, denying, or tabling.

Mr. Michels: I'll just say that the work that was done was not done well and anything's going to be improvement to what's there. There's objection to that. Does anybody object to that?

Attendees: No.

On a motion by Mr. Michels, seconded by Mr. Gaffney to approve 3-12 repair the front porch and roof with approval of City Code Enforcement by a vote of 6-0

Mr. Michels: That anything's an improvement? I'll make a motion. I make a motion we approve... Which one do you prefer? The 13?

Mr. Sharp: The three-12?

Mr. Michels: Yes.

Mr. Sharp: Three-12 would look nicer.

Mr. Michels: Okay, that we approve the three and 12 repair to the front porch and roof with approval of city code enforcement, just to make sure it's in compliance.

Mr. Gaffney: Second.

Dr. Boozer: It has been moved by Mr. Bill and seconded by Brandon Gaffney that the board approve a three and 12 repair to the front roof with approval by city code.

Mr. Michels I: By city code enforcement, correct.

Dr. Boozer: By city code enforcement. All in favor of approval, say aye.

Attendees: Aye.

Dr. Boozer: Any nays? The ayes have it. Approval has been granted, Mr. Sharp, for you to move forward with three and 12 repair to the front roof with approval of the City Code Enforcement. Thank you. And now, we're at number four with Ms. Nan.

Ms. Zhou: The last one.

Dr. Boozer: Okay. We have Major Works at 516 Peronneau Street in Hampton Heights. The applicant is seeking approval of a Certificate of Appropriateness to replace the existing front and side door. The property is located in the General Residential section and Single Family section. The owner is Matt Johnson and the contractor is Frank Manello. Ms. Nan.

Certificate of Appropriateness for Major Works – 516 Peronneau Street (TMS# 7-16-02-120.00) in the Hampton Heights Historic District. Applicant is seeking approval of a Certificate of Appropriateness to replace the existing front and side door. The property is located in the R-8/SFD (General Residential – Single Family Residential District). Owner/Applicant: Matt Johnston / Contractor: Frank Manello.

Project Description and History

The project site is an approximately 72,230 square foot lot in the Hampton Heights Historic District. The front side of the lot is on the west side of Peronneau Street, while the lower south wing of the lot abuts South Hampton Drive. The site currently contains one single-family home that was constructed in 1911. The house is a free classic Queen Anne house that has a cross-gabled, flared roof; the gable ends are clad in shingles and feature diamond-shaped windows. The front porch was restored during renovations in 2005, and based on evidence under the porch roof, the corner porch posts were doubled. Part of the house was rented out as an apartment back in the late 1970s and was divided into several apartments by the 1980s both upstairs and

downstairs. All the apartments can be accessed from the exterior steps at the rear of the house. One of the downstairs apartments was created out of the north side of the front porch. When the wall was erected to enclose the porch, the original north exterior wall of the foyer was removed, and the foyer was divided into two rooms. The back porch was enclosed, and the lower section of the interior staircase was removed. Finally, the original floor plan was obliterated. A previous owner purchased the house in 2000 and restored the exterior of the house and the garage and cleared out the interior. In 2008, owners, a member of the English faculty at Wofford College purchased the house and made some renovations to the interior of the house, including opening up the attic space for use, and have taken steps to gain LEED certification to the house. The owner/applicant has two requests: to replace the front door with similar doors from the neighborhood and to replace the side door on the porch. The reasons for replacing the front door are first, it may or may not be the original door to the house, second, the door currently has broken and chipped wood areas, multiple knob holes, and third, the door has never seated properly against the weather stripping allowing airflow and insects to enter. The reasons to replace the side door on the porch are first, the owner has no record of this door existing at this location or being original to the house because part of the front porch was enclosed and used as living space when the house was rented out as an apartment back in the late 1970s, second, the side door is beyond repair. The owner would like to replace the side door on the porch with a steel door or a wood door with minimal sash width and multiple panes with narrow muntin (English conservatory look) that looks more like a garden/conservatory door circa early 1900s.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Hampton Heights Historic District which has design guidelines for development. These guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Manual is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. *The character and appropriateness of the design* –

The applicant is proposing a wood door with less openness for privacy (see attached photos) that are installed in the Hampton Heights neighborhood. Based on Hampton Heights Residential Rehabilitation Design Guidelines, "Retain original door unless deteriorated beyond repair. In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials. Original door openings shall not be infilled on facades visible from the public right-of-way." A research from the **Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring & Reconstructing Historic Buildings**(<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>) resulted in the following guidelines found in the **Illustrated Guidelines for Rehabilitating Historic Buildings** "it is recommended to repair entrances and porches by patching, splicing, consolidating, and otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated features or missing

components of features. It is not recommended to replace an entire entrance or porch feature when repair of the feature and limited replacement of deteriorated or missing components are feasible. When an entire entrance is too deteriorated to repair, using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered.” Based on the above recommendations from the Secretary of Interior, the original door should be repaired to limit replacement in kind, unless the entrance is beyond repair. If the front door is evidenced to be the original door, it should be repaired using the methods recommended by the Secretary of the Interior Standards for the Treatment of Historic Properties. Since the side modern style door was added later by the previous owners trying to recreate the exterior porch and it is beyond repair, therefore, replacing the side door on the porch will be appropriate and harmonious in design to the existing structure.

2. *The scale of the buildings* –

The scale of the building is not affected. Replacement of doors on the front porch will not change the scale of the structure.

3. *The texture and materials* –

The front door replacement will be wood, while the side door on the porch is proposed to be a steel door or if needed, a wood door with minimal sash width and multiple panes with narrow muntin that looks more like a garden/conservatory door circa early 1900s.

4. *The relationship of such elements to similar features of structures in the immediate surroundings*–

Properties in the immediate surroundings all have different styles of doors. Three houses across from the project site have from no openness to median openness doors. The house to the left side of the project has a door with no open window, and the house to the right side of the project site has median openness window on the door.

5. *If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District* –

On Peronneau Street, the style of doors varies, from no openness to big openness for the front entrance. The alteration of side door on the porch appears to be harmonious with the character of the Hampton Heights Historic District, while the front door, if it is original to the house, it should be repaired rather than replaced.

Ms. Zhou: To each board member, welcome to the last case. Okay. So, here, we are looking at 516 Peronneau Street at the end, because we approved their window replacement last year. And then right now, they are seeking an approval of the replacing existing front and side door on the property. And then, this is the zoning map. So, here, because we're in a process of editing the zoning map and then they did combine the property and then like this way, so they got the bigger lot.

This is the aerial photo of their property right now and then, here... So, this is just a close look of the front and the side door. I just want to talk about a little bit specific about the first criteria of the five which is the character and appropriateness of the design. So based on the Hampton Heights Residential Rehabilitation Design Guidelines, it specifically states that retain original door, unless deteriorated beyond repair. And in the case of replacement for a deteriorated door, the new door shall be similar to the original in design and materials.

The original door opening shall not be infilled on facades visible from the public right of way. And then, also, from the Secretary of Interior Standards for the treatment of historic properties, with guidelines for preserving rehabilitation/restoring. And this language, I specifically found

that actually, they also recommended if it's can be repaired and they recommended repair rather than replace. So, based on the finding that I found in the standards.... One second...

Based on the findings from the design guideline, the original door should be repaired to limit replacement in-kind unless the entrance is beyond repair. So, if the front door is evident to be the original door, it should be repaired using the methods recommended by the Secretary of Interior Standards for the treatment of historic properties. Since the side door, a modern style door was added later by the previous owners than the exterior porch and it is beyond repair. So therefore, replacement side door on the porch will be appropriate and harmonious in design to existing structure. The detail, you can ask the owner of the property.

The second criteria we're looking is the scale of the building. The scale of the building will not change because replacing of the door won't change the scale. The texture and material, the front door replacement will be wood, as included in the package. They already gave you guys the example to replace that door to. So, while the side door on the porch is proposed to be a steel door, or if needed a wood door with minimal sash wood and multiple pins with [inaudible] that looks more like a garden or observatory door back in the early 1900s. And included in the package, you also see the example of two types of different doors that they presented.

Then the fourth criteria is the relationship of such elements to similar features of structures in the immediate surroundings. So I walked on Peronneau Street. So as I noticed, the property in the immediate surroundings all have different styles of doors. I can show you the pictures. So there are houses with no open on the doors to has the wide openness on the door. So, yeah, that's the properties I noticed.

And then the last criteria is if the property is in a historic site, if it's in the historic district, the extent to which the alteration or construction will be harmonious with historic district. So, on this street the style of doors varies. I found no openness to big openness for the front entrance. The alteration of the side door on the front porch appear to be harmonious with the character of the Hampton Heights Historic District. While the front door, if it is original to the house, then it should be repaired rather than replaced. This is the house, the front, and this is to the left side and this is the right side to the project site.

This is the property directly across the street. As you can see that it barely has the open on the door. And then this has a middle size opening and this has no opening at all. This is all across from the street from the project site. And then these are some of the houses that has the wider opening and then so does this one. And this has the middle size. And then this is the immediate surroundings. And then so, these pictures, as it's also included in the package, are the conditions of the front door, provided by the homeowner showing the current status of the front door. There are some damages of the front door.

This is inside of the front door. Somewhere, it is cracking. This is the status of the front door. This is the side door which is boxed in as part the apartment and they believe that this door, fifth like a, like a in the past, it is bought to match the front door. But we can see from the pictures, provided by the property owner, there are some damages on that door as well.

And then this picture and the sentences are provided at the last minutes, from the property owner says that, "While other construction of this house and the further damages were found in the

foundation." So, as you can read, the damages that the contractor found to the house which it has a relationship to why the door has some damages because of the foundation.

Dr. Boozer: Have you received any request for work for that damage?

Ms. Zhou: Yeah.

Dr. Boozer: Okay.

Ms. Zhou: Yeah, we have.

Dr. Boozer: Okay.

Ms. Zhou: Majority of the work is interior and then the last year we approved the window replacement. Having a two-story in the back of the house, they built some extra so. That is what we approved. So, while they're on the construction inside, that is what they found.

Dr. Boozer: Okay.

Ms. Zhou: And this is the picture, provided also by the current owner, says that it's found the old photo of what the house looked like when Jim and Vivian first bought it. It was white and then the door definitely had a different handle as you can see here. And the glass was since broken and had to replace with plywood. Are there any questions for me?

Dr. Boozer: Are there any questions for Miss Zhou? Thank you so much.

Ms. Zhou: Yeah. Thank you

Dr. Boozer: Okay. Mr. Love?

Mr. Love: Thank you. I think the initial letter that I wrote for this one is pretty straightforward. I looked at the front door and I do believe the front door is original to the house. It needs some minor repair, but not anything that you'd consider major or a reason to replace it. The other door, as they stand was put there to match the other one, but was built with modern materials that didn't hold up the way the original door has, and it probably should be replaced. I think the real issue for that one is not so much should it be replaced but what to replace it with. What type of door is appropriate for that location on the front-facing façade, and so I think that what the owner has proposed, in terms of a metal door or a door that wouldn't normally be found on the front of houses is probably not appropriate for this application. So, I think if you do decide to approve the replacement of the side door, then you may want to ask them to come back with a proposal for what the actual side doors would look like. You know, certainly, unless you approve what is already there.

Dr. Boozer: There any other questions for Mr. Love?

Mr. Olencki: Just that the picture that was in the official report?

Ms. Keitt: That one.

Mr. Olencki: The painted... Yeah.

Mr. Olencki: Is that painted glass or is that plywood in there?

Mr. Love: I think they said it was plywood.

Mr. Olencki: So, the glass was added later? In the original frame?

Mr. Love: In the original opening, for where the glass used to be. If the glass was replaced with plywood, they could come back and replace it with glass.

Mr. Olencki: Okay. But we don't know if the glass actually looked like that or if it was painted?

Mr. Love: No, I don't know yet. Well, no, you can tell by the way the door's made that it didn't have any muntin's there.

Mr. Olencki: Okay, so...

Mr. Love: It was just a big opening.

Mr. Olencki: It was one big, solid piece?

Mr. Love: Just one big, solid piece of glass. It probably wasn't translucent like that.

Mr. Michels: Right. It was probably clear. You think it had been clear glass?

Mr. Love: Yeah, or it could have even been beveled glass.

Mr. Michels: Beveled, beveled, yeah.

Dr. Boozer: Yeah.

Mr. Michels: Okay. So, basically, it's an original door, so really all we're talking about that's original is the frame, more than anything else. And maybe some of the hardware, but I would say not all of this looks like it's been replaced.

Mr. Love: Yeah.

Mr. Michels: So, I guess my question, on those lines, is if we were to let them keep the original door itself, would you have objection to changing out the glass?

Mr. Love: No, I think the hardware and the glass are okay to switch out on a door like that.

Mr. Michels: Yeah.

Mr. Love: And actually, that one has had the hardware changed on it different times.

Mr. Michels: Yes.

Mr. Love: Which is the case for most of them. You see a lot of them that are poured and then they're plugged, and then they're drilled again, and so...

Mr. Michels: And that's the case?

Mr. Love: That's pretty normal. And the glass, you know, I would be okay with leaving the glass that they have, or, if they want to replace it with different glass, I wouldn't get caught up in different glass as much as the door itself.

Mr. Michels: Right, okay.

Mr. Love: You know, I say for the side, I think the side was intentionally made to match the front, which was fine at the time, and if they wanted to do that again, then that would be okay, too. But you could also make the case that there would have been a half-glass door on the side. I know the pre-house that we worked on, it has a dining room that exists out onto the side porch, and it had a half-glass door there, but the front door has got a really fancy, etched glass. So they don't always match.

Mr. Michels: There's one or two in Colorado Springs that have it the same way. They have a front door, and the side door's actually nine. It's no 12.

Mr. Love: Right, fifteen.

Mr. Michels: Fifteen, fifteen pane.

Mr. Love: Like what I would call a French door.

Mr. Michels: Right, French door-style.

Mr. Love: With multi-lining. Usually, you don't really see a lot of metal doors on the front of the house. I think, typically, are shown... You know, that's not to say you're not ever going to find

some, but normally, we don't see that on the front door. Like you said, on a conservatory or something.

Mr. Michels: Thank you.

Dr. Boozer: Are there other questions for Mr. Love? Thank you.

Mr. Love: Thank you.

Dr. Boozer Now, the floor is open for public comments. Hmm?

Dr. Boozer: Oh, homeowner.

Dr. Boozer: I'm sorry. Will the homeowner come?

Ms. Rostan: Do I fill out just the name or the address, too?

Dr. Boozer: Just your name and state your name. Okay. And please say your name so I can get it here.

Ms. Rostan: Sure. I'm Kim Rostan. It's R-O-S-T-A-N. I am the other homeowner that Johnston's been helping. I'm wary about keeping this at all. I appreciate the opportunity to speak, only because it's weird to sit in a room and talk about your home as a structure, a house, and not say anything. I think... I just wanted to share that this started as a renovation project in the last two years, more so than a preservation project at 516. But I do want to contextualize this application for door replacement as a pretty significant preservation, and costly preservation that's underway at the moment. We assumed that the preservation app was taken care of 14 years ago, when we started this. And yeah, I am prepared to say that I am the person who chose the glass on the door. I'm sorry about that. That's got to go. It looks like a shower.

But this renovation has turned into a pathway to further preservation. We got the back of the house. We were able to discover that our foundation looked like... You know that game Jenga? Like a Jenga tower, and there's sections of some flooring that are entirely missing, and we're trying to shore it up the best we could and then resettle a... I'll show you pictures of what we found at the front of the house, a sort of catastrophic issue and hard damage, which we knew about and didn't guess the extent of.

I think that whole area of the front door has got to be reframed and just, and preserved. There's going to be a lot of care not to put so much as a scratch on the architectural molding around the door because it's so beautiful.

We weren't simply in the market for a new, showy door. We were concerned about trying to rehab the door that we've had for fifteen years on the house. It's been patched three times. That's not expensive, but each time it's needed to be re-done because it hasn't been long-lived, and the repairs have. We've always had a project. We've always had a tough time getting a door to fit in the frame, just by annual replacement of the weather-stripping. Water's seeped in, the rain puddled on the porch. That's not the fault of the door, but the porch is seeping in. You can see there's wind. It comes in the door. Daylight around the frame, which has never... The door has never seeded properly. And I know we've had contractors come to fix it, and it works for a while, and then it's ill-fitting after that, and it takes too long to shut it during summers.

I would just say it feels counter-intuitive to put that kind of work into restoring the porch and the area around it to protect it from the elements, and then to leave on an ill-fitting door. I take to heart what Mr. Love said about the patching on the door, and I think that's the first, best option. But we have done that, three times now, which is... I can't stand the door. I love everything around it. I want to love the door that we enter every day, but there may be something more. If

there's a door specialist in this part who could do, rather than just taking it to... That's all, and I appreciate you staying so late to hear my comments.

Dr. Boozer: Thank you, Ms. Rostan. Are there any comments from the public? Okay, hearing none. Board, the applicant is seeking approval for the Certificate of Appropriateness to replace the existing front door and side door. You've heard comments from Mr. Love, you've seen pictures. What are your deliberating thoughts?

Mr. Olencki: Could you show number 14 again? Isn't that the most recent?

Ms. Zhou: Which slide?

Mr. Olencki: Number 14.

Ms. Zhou: Oh. Oh.

Mr. Olencki: Is that what we just found? Because I walk by there every day. I noticed the front door is out.

Ms. Zhou: That was found today.

Mr. Olencki: That was just found?

Ms. Zhou: Mm-hmm.

Mr. Olencki: Yeah, that's what I thought. I walk my dog by there every day, unfortunately. So, the foundation underneath the front door frame is...

Mr. Michels: I see we've got two... We actually have two requests, and I want them voiced. Add to our conversation. I know we're really big on saving front doors now, and I'm all for saving that front door. Giving the applicant possibly an option to change the glass like they wanted to, to something maybe they'll would like the side door. I personally don't see the issue with changing that out to an 8 or a 15. Like the conservatory door, I guess is what they call them. As wooden door, I'd be okay with that. Really big on saving the front door. I know that's a hard thing... I think we approved, we disapproved one a while back for someone to replace a front door on Hydrick Street. But we did have the name of a good company that actually does store, door restorations. It was actually going to be cheaper than a new door, because he had an 84-inch door, and he was surprised by the prices of 84-inch doors versus 80-inch doors, and didn't realize it was cheaper to repair the door he had. That's John, that we all know. On Hydrick.

Mr. Michels: That's my thought on the door.

Mr. Brown: I pretty much agree with you, Bill. This is Ken Brown. For the record.

Dr. Boozer: Your other thoughts? So, if we can get a motion for what we just said.

Mr. Michels: I'll make a motion. I ask to request, one, that we deny replacing the front door. We want to vote on these individually, or... It doesn't matter. We can do it all.

Dr. Boozer: Let's do it in one.

On a motion by Mr. Michels, seconded by Mr. Brown to deny replacing the front door the owner can repair and change out glass. And approve replacing side door with condition of 8-12 or 15 pane conservatory style wooden door and trued by the lights with approval by Mr. Love by a vote of 6-0.

Mr. Michels: So, we deny replacing the front door with notation to the homeowner that they can have it repaired and change out the glass, if you feel you want to change out the glass to something you feel is more appropriate than a shower door. Understandable. And, part two, approve replacing the side door, with the condition of a 8-12, or 15-pane conservatory-style wooden door. I think that gets it. 8- 12, or 15-pane conservatory-style wooden door.

Mr. Brown: Do we want to throw in true divided lights?

Mr. Michels: True divided lights, yes.

Dr. Boozer: What kind of lights?

Mr. Michels: True divided lights.

Mr. Michels: You want me to do...

Dr. Boozer: Just a second. Just a second.

Mr. Love: Can I add something there?

Mr. Michels: Yes, sir.

Mr. Love: I think that the distance is a point of reference to the number of panes in the light would vary from time period to time period, like an arts-and-crafts door have fewer lights than a Victorian door. So, I think it would be ideal to be able to see what they're proposing, in terms of the number of lights.

Mr. Michels: With you up here, saying that, what would be that style for that time frame?

Mr. Love: Well, I'd have to go back and look.

Mr. Michels: You'd have to look.

Mr. Love: I haven't memorized it, but I know that there's not... It's not universal.

Mr. Michels: Right.

Mr. Love: You see what I'm saying?

Mr. Michels: Okay.

Mr. Love: In the number. And a lot of times, it would even vary between... Like, you might have three lights across or four lights across, but you might only have two vertically, so that you have long, narrow pieces of glass, as opposed to more, you know, smaller panes.

Mr. Michels: Okay.

Mr. Love: So, that would be if...

Mr. Michels: Staff approval, by historic designation?

Mr. Love: Yeah, I think that would be ideal, to make sure that the number of lights you put in there is appropriate for the age of the house.

Mr. Michels: Well, they're trying to do a great job on renovating that historically, too.

Mr. Love: Thank you.

Mr. Michels: That'll work, thank you.

Mr. Love: You get all that?

Dr. Boozer: I'm going to make an attempt if I get a second. I don't have a second yet.

Mr. Michels: Awesome.

Dr. Boozer: Okay. It has been moved and seconded that, number one, we deny the replacement of the front door, with notations to the owner that the door can be repaired and would change the glass with panes that are... What did you want to say?

Mr. Michels: Historically-appropriate.

Dr. Boozer: That are historically-appropriate.

Mr. Michels: Okay.

Dr. Boozer: And, number two, we approve replacing the side door, and include glass that is conservatory...

Mr. Michels: Conservatory-style, that is... Meets the historic time period, as approved by staff with Mr. Love's approval.

Mr. Michels: And true divided lights.

Mr. Michels: And true divided lights, which, that would be with Mr. Love's approval anyway, yeah.

Dr. Boozer: And wooden.

Mr. Michels: And that'll be the same thing.

Dr. Boozer: Okay. We approve replacing the side door, based on historic, approved, conservatory wood lighting, dependent on the historic period.

Mr. Michels: As approved by Mr. Love.

Dr. Boozer: As approved by Mr. Love.

Mr. Michels: All right.

Dr. Boozer: All in favor, say "aye".

Attendees: Aye.

Mr. Michels: Sorry to make that so long.

Dr. Boozer: Those in favor, say "nay". It has been approved that we will replace the side door with the conditions stated, and we will deny replacing the front door, based on the notations to the homeowner. Thank you all so much. I appreciate that.

Mr. Michels: Thank you.

Dr. Boozer: Now, we're ready to look at staff updates on approved Certificate of Appropriateness for Minor Work, since April 13, 2023.

Ms. Zhou: Is that included in your package on the three Minor Works that we approved? But, I do want to make a note to the last one tonight, on Hydrick Street. So, that one originally... Well, it was assigned to me. So, I only saw the first application of replacing the roof. And then, so, but he does have a second request and then, which after discussion with Martin, he thinks that that should be a minor, as well, but I will meet with the owner tomorrow because the second request from him is he wants to install gutters on the property, which is, based on design guideline gutter replacement and installation, that is a minor.

And then, he also wants to replace a cistern on the property that is... I forgot the height of the cistern where he wants to put it, but it is visible from the street, and based on the discussion with Martin, because he said that it is not attached to the house, and he wants to collect rainwater to do some gardening, so we think that should be a minor. If you think that is a minor, then I'm going to approve that tomorrow. After, we can on-site to see where he's going to place those three cisterns. Based on his statement, he said two will be on the side, and one will be in the backyard.

Mr. Michels: Are these plastic cisterns, that...?

Mr. Zhou: Well, based on the proposed... I don't think it's plastic.

Mr. Michels: Is it a barrel that sits on the side of the house, next to the gutters?

Mr. Zhou Mm-hmm, yeah. Yeah.

Mr. Michels: So, it's not attached to the house.

Mr. Zhou: No , no.

Mr. Michels: Just to the gutter. Okay.

Mr. Zhou: No, it's not attached to the house, so that's why we think it should be a minor, unless you think differently.

Dr. Boozer: So, what I'm hearing you asking of the board is to determine, to vote to determine whether or not the rainwater collection cistern would be a minor work.

Mr. Zhou: Yeah. I want to hear if you think that is a minor. And then because actually, the roof replacement, I didn't actually issue a permit yet, because I want to write everything on one permit, so that, but after I write that down, I found that there is, you know, the second request.

Dr. Boozer: Okay.

Mr. Zhou: So, the cistern, and then the gutter. So, I'm going to meet the owner tomorrow to see the placement of the cistern.

Mr. Michels: Since we're in floral right now, those are all over the neighborhood now. Those barrels? That's not a... It may not be pretty, but...

Mr. Love: I haven't seen anything written about it, so it'd be useful to go and do some research on what the communities are doing with those things. Like you said, since they're not attached to the house, they're in the yard, you could argue it either way. Since it's not attached, and it's not...

Mr. Michels: In a lot of them, the gutter comes down and goes into it, right next to the house. I see those everywhere.

Mr. Love: Well, and one of the things that I thought about mentioning on that other case is that, one of the things that the park service will allow is if what you're doing to the house is movable without destroying the original fabric of the house, then they will accept it.

Mr. Michels: Okay.

Mr. Love: So, something that's clearly not attached to the house, it's something easily moved, and it's similar in the case of... Because they were going to build a roof up on top of the old roof, they're not destroying the other roof, they're just building up on top of it, so you could take it back off and you'd still have the original roof. There's that.

Mr. Michels: Yeah. Do we need to do a motion on that?

Dr. Boozer: Yes.

On a motion by Mr. Michels, seconded by Mr. Brown to consider rain collection system a minor works by a vote of 6-0

Mr. Michels: I just think a motion, I consider that, the rain collection barrels to be a minor work.

Mr. Brown: Yeah. Second.

Dr. Boozer: It's been moved and properly seconded that the rain collection system be considered a minor work.

Mr. Zhou: Thank you.

Dr. Boozer: All in favor?

Attendees Aye.

Dr. Boozer: Any nays? Opposed? Hearing none, we will consider it a minor work, and you can meet with the homeowner tomorrow.

Mr. Love: See if I see anything that contradicts that.

Mr. Michels: Just curious. I mean, I remember being up in Williamsburg and seeing people having those.

Mr. Love: Yeah, and you can get some in super-strict places like Charleston.

Mr. Michels: Yeah. I thought they wanted... They already collect all the water they can aboveground in Charleston every time it rains.

Dr. Boozer: Okay.

Mr. Zhou: Okay, so the next thing is the continued education. So finally, after we talked with Jennifer from the ACOG and then they were going to come to Spartanburg. So, the new board member orientation, we know that Dr. Melissa is going to... Her terms is going to end, so there will be two or three new board members, so we are going to recommend them to do new orientation. For the continuing education, as you see on the table, you can reserve your spot for that. That is for the next year, which is from July the first this year. Is good through next year, June the 30th.

Dr. Boozer: So, July 1st through June 30th.

Ms. Zhou: Yeah, for the next year's...

Dr. Boozer: Twenty-four.

Ms. Zhou: Mm-hmm.

Dr. Boozer: For all of us?

Ms. Zhou: Yeah. If you want to attend, you are encouraged, but it's not mandatory that you have to attend this. This is just the event that hosted... In the city that hosted your trip.

Dr. Boozer: And this is the August 17th?

Ms. Zhou: Yeah, it's stated there. That is the date.

Dr. Boozer: No later from this date. August 24th.

Dr. Boozer: What's August 24th?

Mr. Michels: August 24th, yeah. That's the RSVP date, so the 17th.

Dr. Boozer: RSVP by the 17th. Okay, so we'll take this as information. Thank you. Is there any other...

Ms. Zhou Well, one other thing is, actually I would like the board to, maybe in a future discussion, to talk about the painting in the neighborhood. Because we know that last year, we had some painting violation. So, as if right now you walk to Carlisle Street, the last house, that brown house? If you walk there, you can see, yes, the owner removed the painting, using a method that he thinks is appropriate. But you can see the break where the foundation has been damaged to a degree that the building department, they think that some work needs to be done. And then, so... But no further discussion has been ever brought up, but it's just that my thinking, or my concern about what shall we do about the painting that has already been done, and then to the house. You know, like something that cannot be reversely done.

And I did, when I read that interior, that design guideline? Yes, it says that it is not recommended. But it also says that for painting that stay with the structure that cannot be removed... I forgot the language, but it says that it shouldn't be removed inappropriately to damage the foundation. So, that might be a future talk that we might want to consider, about the painting. Because that house is really, really old. The mortar is completely damaged.

Mr. Michels: In advance, I want this-

Dr. Boozer: Mr. Love?

Mr. Love: This came up in that case that she was talking about, and we went and looked at it. I think, and this may be a topic for a later work session, where you have some time to hash some of this stuff out, but I think there needs to be... If the board continues to require property owners that improperly paint their foundations or whatever to remove the paint, and there needs to be some kind of monitoring process required along with that, so that there's somebody that oversees the work to make sure that they don't make it worse than it already is. And I think that's really what's happened in this case on Carlisle Street is they just took it upon themselves to get it off, and we all just assumed that they would make a good-faith effort to get the paint off, and really what they've done is they've made it worse than it was. And so we should think about that, I think, going forward.

You know, another thing that we discussed is not... Was maybe reversing course and not requiring people to remove the paint, but coming up with some kind of a fine so that there's some penalty for doing it improperly, but you don't risk damaging the historic interior. Because I think, if the ultimate goal is to protect the material, and then their process destroys it, then you really... You're in the wrong direction. So, if there was some... And I don't know, and believe me. There must be a way to do that.

Dr. Boozer: It sounds like we need education and collaboration, because it goes beyond us.

Mr. Michels: Well, it would be a code violation. They write code violations all the time.

Mr. Love: Right.

Mr. Michels: But that's a code violation. We wouldn't expect them to fix, we'd expect them to pay the fine and not fix it.

Mr. Love: Well, so normally, you don't really think of the building department going out and making people talk about their foundations.

Mr. Michels: Right.

Mr. Love: And that's really what this needs, is it needs to have the mortars scraped down and redone. And, you know, I don't think that was the guy's intention when he tried to take the paint off.

Mr. Michels: But, I mean, that's on him anyway now, because the errant method of taking it off created damage and it's going to cost to be re-poured.

Mr. Love: Right, but is it outside this board's purview to help direct them to do it correctly so they don't mess it up? Ultimately, you're helping them.

Mr. Michels: Yeah.

Mr. Love: But, it's still more than maybe... Somebody may say it's outside this board's purview.

Dr. Boozer: It's a liability that could come back on the board for them. I mean, we are requiring them to do it, but it ends up damaging the property.

Mr. Michels: Absolutely. We have no idea. We, the city may, we have no idea.

Mr. Love: In some way, it may not be any different than making them provide documentation for a replacement door or a rail or whatever, if you just say you have to hire somebody that's going to monitor the process to make sure that you don't mess it up. And that's part of the original.

Ms. Zhou: And also, during the mediation for 397... 399 Gentry Street. I think it might be a good idea that she says, "Well, on your design guideline, you should say that if the foundation has painted under or beyond what percentage, then that should be considered as the house is, or that part is already painted." And I feel like that might be a good suggestion. And, if needed, we can do a documentation about the house, the current look of the house, or they can provide some documentation showing that the house was painted. I mean like, that mediation, I just want to say that that is a successful one, but she did bring up it's not clear under what percentage that you will deem that as painted versus not painted.

Mr. Michels: That's a hole for us to get into, because if somebody paints the whole back of the house 20 years ago, just the back, and we have 20% and it's 25%, then they can go all the way around the house. But I don't think we can go with that. We have to look at each one. Because even that particular house, it had blue on the back. It was on the back.

Ms. Franke: It was just a little bit.

Mr. Michels: Yeah, but then again, then we were stuck with it anyway because they painted the whole thing blue. But we would never have allowed that, even with the amount of blue paint that was on it, because it was on the back, anyway. We would never have allowed that. I love y'all. I got to make a motion.

Dr. Boozer:: Okay.

Speaker 16: Yes, sir. You got one minute.

Mr. Love: I got thirty seconds. I wanted to say this, because something that the Seas family said... I was going to say this anyway, but it pertains to that. The lady that spoke the dollar, she referenced several times that the historic designation would hurt the property value. And I think if you go on the internet and look, you'll see that that's really not true, and in preparation for some of the discussion that's coming up with these projects going in front of the city council, I had started collecting some articles that talk about that. And so Martin said, it might specifically be appropriate for me to send those articles to him.

Mr. Michels: One of them's actually right here.

Mr. Love: And then let him... You know, that was one of them. And then let him forward that to y'all. So, I was planning on trying to do that, but I didn't want to get up and really debate her about it because I didn't think it would matter, but I do want to say that the documentation and the data that you find online will dispute what she said. Thank you, you all have a good night.

Dr. Boozer: Thank you.

Okay, thank you all.

Dr. Boozer:: And, we're finished. I'd like to thank you all for putting up with me as your stand-in tonight. Is there any other business?

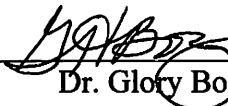
Mr. Michels: No.

Dr. Boozer:: Hearing none, then the meeting is adjourned.

Dr. Boozer:: At 8 P.M. Thank you all for your patience.

Dr. Boozer: Thank you so much.

The meeting was adjourned at 8:20 PM


Dr. Glory Boozer, Chairperson