

**City of Spartanburg Historic & Architectural Review Board**  
**Thursday, May 12, 2022, at 5:30 PM**  
**“In-Person Meeting” City Hall Council Chambers**

The Historic & Architectural Review Board (HARB) met in the City Hall Council Chambers on Thursday, May 12, 2022, at 5:30 PM.

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

**Roll Call:**

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

Public notification of this meeting has been published, posted, and mailed, and is in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. And our first item of business is going to be the approval of the Agenda.

**Approval of the Agenda:**

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

**Approval of the minutes of April 14, 2022:**

On a motion by Dr. Walker, seconded by Dr. Rodrick, the minutes of April 14, was approved by a vote of 6 to 0.

**Old Business: None**

**New Business:**

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

**SUMMARY:** On March 18, 2022, City staff received a request for the inclusion of site for listing on the Spartanburg Historic Register – 237 N. Dean Street (TMS# 7-12-07-085.00) – (formerly the home of the Dr. T.K. Gregg). The following is a listing of actions that will be taken in compliance with City ordinance to place the property on the local register of historic places.

April 27	Public hearing notice published in the Spartanburg Herald Journal, the subject property is posted, and surrounding property owners are notified of a pending HARB action.
May 12	Public hearing to consider the property on the <b>pending</b> list of historic properties.
May 12	HARB Board consideration of placing the property on the <b>pending</b> list.
May 16	Property owners are notified of the HARB decision and potential designation.
May 20	Public hearing notice for final approval is posted on the subject site.
May 20	Public hearing notice is published in the Spartanburg Herald Journal and surrounding property owners are notified of a pending HARB action.
July 14	Public hearing to consider the property on the Spartanburg list of historic properties.
August 8	City Council consideration of the HARB approval of Historic Properties.

At the May 12, 2022, Architectural Design and Historic Review Board (HARB) public hearing the HARB will review and accept the application for consideration of the site for the pending list. If approved, staff will begin the process and prepare a report for approval by the HARB on July 14, 2022, after the required owner notification and public notices. If approved by the Architectural Design and Historic Review Board (HARB), City staff will present the request to consider the site for final designation at the **Monday, August 8, 2022**, City Council meeting. Should City Council approve the designation, the HARB will have the following authority regarding the site in accordance with Section 510 of the Spartanburg Zoning Ordinance:

1. A Certificate of Appropriateness (or “Certificate”) shall be required for all alteration, construction, demolition, or removal requiring a building or demolition permit by the Inspections Division or for any alteration, construction, demolition, relocation, or removal not requiring a building or demolition permit which changes the exterior architectural appearance of a site on the Pending List or on the Spartanburg Historic Register. The Inspections Division shall not issue a building or demolition permit for such work until a Certificate has been issued by the Board. An application form and a form for the Certificate shall be created for the Board’s use. The Certificate shall be signed by either the chair or vice-chair of the Board. The Certificate shall expire after six months if the work is not commenced and diligently pursued within that time. The Building Inspector shall from time to time inspect the construction and report any non-conformity to the Board.
2. Interior modifications, alterations to exterior features not visible from a public street, and ordinary maintenance and repairs are exempted from the Ordinance and need not be approved by the Board.
3. In reviewing applications for Certificates of Appropriateness, the Board shall base its decisions upon the standards in this Ordinance and shall make no requirements other than for the purpose of preventing construction or alterations which are not in harmony with the prevailing character of the Historic District or Historic site.

4. In reviewing applications for new construction or alteration, the Board shall consider the U.S. Secretary of the Interior's Standards for Rehabilitation and the following criteria: a) the character and appropriateness of the design; b) the scale of the buildings; c) the texture and materials; d) the relationship of such elements to similar features of structures in the immediate surroundings; e) if the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District.
5. Upon completion of a historical survey of the buildings, structures, and sites in the City of Spartanburg, the Board may adopt guidelines specific to a particular Site or District.

Also, Chapter 8, Article VIII, of the City's Municipal Code outlines detail requirements for the treatment and designation of Historic buildings in the City enforced by the Building Official, Buddy Bush. This Chapter is primarily used for existing buildings that may not meet existing International Building Code requirements.

**At the Public Hearing on May 12, 2022, the Board of Architectural Design and Historic Review may vote to place the site on the pending list for further review and consideration, table the item for further discussion, or abandon the request.**

Mr. Steinecke: We'll recap who made motions and stuff in just a moment. But just to finish my comment about North Dean Street, I think that there are a lot of intact early homes on North Dean Street that have a connection to that early black professional class, and so it might be something for us to consider as we move down the road with the whole sort of [inaudible] through there. But for the time being we've got this one to consider. Anybody have any comments or questions?

Dr. Anne Rodrick: I would just say that what is now the funeral home across the street was an early African American hospital.

Brad Steinecke: That's right.

Dr. Rodrick: Another significant structure, even though that structure has changed a lot. But I just want to say thank you to the family for initiating this action because sometimes property owners are reluctant to do that, and it makes our job a lot easier when it comes from the property owner. So, thank you. This is an important piece of preservation.

Mr. Steinecke: Another site in that block that I think is worth considering, and hopefully the landowners there will be amenable to this also, is the old Alexander Elementary School site, that's now the fraternity home. That site has a long connection to education for the black community. It was the site of the Dean Street School, which was the very first black public school in Spartanburg. So lot of significant things going on, on North Dean Street. Well, if there are no other comments we can consider a motion.

Dr. Boozer: I move to nominate the Dr. T.K. Gregg home as a historic site in city of Spartanburg.

Mr. Steinecke: We have a motion from Dr. Boozer. Do we have a second?

Mr. Michels: I'll second.

Mr. Steinecke: Michels second. Okay. All those in favor please say aye.

Group: Aye.

Mr. Steinecke: It's unanimous. Before we move on to minor works, for the record, I want to recap how the other approvals went. So we approved the agenda. You made the motion, Dr. Boozer. Okay.

**On a motion by dr. Boozer and a second by Mr. Michels, the Board approved the site on the pending list of the Spartanburg Historic Register by a vote of 6 to 0.**

**Approval of Minor Works:**

Mr. Steinecke: Yeah. I'm going to try to pull up the packet.

Ms. Zhou: And there is one case that we took out. I believe it's 172 West Hampton Avenue. That is the green house. I mean, I approved their work. They were trying to build a fence, but because the contractor never replied back to my email about the business license and then no one paid the fee, so we just withdraw that from the list.

Mr. Steinecke: I'm actually not seeing minor works listed in the packet.

Dr. Rodrick: I think it was out of order from where it usually is.

Mr. Steinecke: Okay.

Nan Zhou: But Martin did confirm with us about the minor works that we've approved.

Mr. Steinecke: Oh, here it is. Yes. Okay. So we've got roof replacement on Gentry Street and Beaumont. Roof replacement on South Spring Street, 305 South Spring Street. And a tree removal on Brookwood Terrace. So nothing too Earth shattering there.

Nan Zhou: Yeah.

**Staff Updates:**

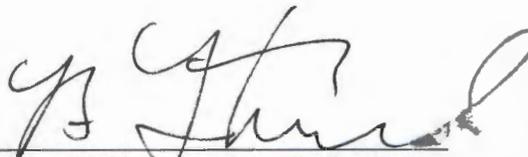
Mr. Steinecke: Okay. Very good. Are there any staff updates? I see something about the comp plan.

Nan Zhou: Yeah. The comp plan we delayed the approval. The reason is we just had found out, not long ago, that South Carolina state requires certain items on the comprehensive plan. And we had all of them except for two. One is priority investment area for things. And then the other one

is resiliency. So because we don't have those two items, and we got feedback from the residence who prefers we add those two items to the comp plan and then to present it as a whole rather than pass this one and then add it later. So that's why we delayed. And the consulting firm right now is working on that. Hopefully they can get it out to us by the end of this month or June.

Brad Steinecke: Okay. Very good. That has run through everything that's on our agenda. If y'all are ready we can go ahead to make a motion to adjourn.

Meeting was adjourned at 6:05 PM.



Brad Steinecke, Chairman