

**City of Spartanburg Historic & Architectural Review Board**  
**Thursday March 10, 2022 at 5:30 PM**  
**Zoom Meeting Minutes**

The Historic & Architectural Review Board (HARB) met via Zoom on Thursday, March 10, 2022 at 5:30 P.M. The following Board Members were in attendance: Brad Steinecke; Dr. Anne Rodrick; Sylvelie Franke; Bill Michels; Dr. Melissa Walker; Meg Reid. Dr. Rhiannon Leebrick, Kenneth Brown, and Dr. Glory Boozer were absent. Representing the Planning Department were Martin Livingston, Community Development Director, Nan Zhou, Planner I, Tia Keitt Planner II, and Julie Roland, Administrative Assistant.

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 Zoom Recorder.

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.**

Dr. Walker moved approval of the Agenda for tonight's meeting and she was seconded by Dr. Rodrick. The motion as approved by a vote of 6 - 0.

**Disposition of the Meeting Minutes from the February 10, 2022 Meeting**

Mr. Michels moved approval of the February 10, 2022 Meeting Minutes; and he was seconded by Ms. Franke. The motion as approved by a vote of 6 – 0 – 3 (three were absent).

**Old Business – None**

**New Business**

**Certificate of Appropriateness for Major Works – 551 Pinckney Court (TMS# 7-16-02-229.00) in the Hampton Heights Neighborhood – Owner and Applicant is seeking approval of a Certificate of Appropriateness for the replacement of windows and front porch deck located in the R-8/SFD zoning district. Owner and Applicant – Sergey Maltsev.**

Mr. Livingston: Mr. Chairman and Members of the Board, we have a Certificate of Appropriateness for Major Works – 551 Pinckney Court (TMS# 7-16-02-229.00) in the Hampton Heights Neighborhood – Owner and Applicant is seeking approval of a Certificate of Appropriateness for the replacement of windows and front porch deck located in the R-8/SFD zoning district. Owner and Applicant – Sergey Maltsev

**Project Description and History**

The project site is located on an approximately 7,772 square foot lot at the Hampton Heights Historic District. The site is located at the east side of Pinckney Court. The site currently contains one single-family home that was constructed in approximately 1927. This residential structure is a wood-framed bungalow built over a painted brick crawlspace foundation, with asphalt shingle roof. The owner/applicant has requested to replace the windows with energy efficient double pane windows. The owner has also requested to replace the porch floors with 6-inch wood boards.

## **Analysis**

### *Zoning Ordinance and Historic Design Manual Consistency*

The project site is located in the Hampton Heights 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.

Staff received this request after a report of the removal of the original wood windows from the property. The Building Inspections office issued a stop work order and the contractors were required to meet with City Planning staff to obtain a Certificate of Appropriateness (COA) for Major Works. Staff met with the owners of the property after the COA application was submitted. Staff indicated to the owners and contractors that the windows were removed without the benefit of a COA. Staff indicated that the original request to keep the vinyl windows now installed would receive a denial recommendation from staff and a denial by the Board. Staff also indicated that a Lis Pendens making any future purchasers of the property aware of the property would be filed with the Spartanburg County RMC office. Staff discussed the window requirements as well as the other requirements to bring the property into compliance with the City ordinance.

## **Summary**

The project does not meet all the required standards for historic districts, and the findings for approval of the Certificate of Appropriateness are attached. Staff recommends denial based on the Findings listed below and the attached Conditions of Approval.

## **Findings**

Certificate of Appropriateness, Section 510.6 (C)

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

The existing wood windows and trim were removed in violation of the City of Spartanburg's zoning ordinance and without the benefit of a Certificate of Appropriateness (COA). The request to replace the existing tongue and groove wood porch decking would not be in compliance with the zoning ordinance and historic requirements.

*2. The scale of the buildings –*

The scale of the building will remain the same and there will be no change to the scale and frame of the structure.

*3. The texture and materials –*

The existing vinyl windows are not consistent with the previous wood single pane windows that were in structure. The existing wood decking is consistent with other texture and materials found in the neighborhood and should not be replaced with other types of wood decking.

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

The vinyl windows do not meet similar elements of the neighborhood and were removed in violation of the City's zoning ordinance. The existing tongue and groove front porch decking boards are consistent with other similar features in the neighborhood and should not be removed expect repair or like for like materials.

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

The existing vinyl double pane windows are not consistent with or harmonious with the Hampton Heights Historic District. The existing wood porch floors are consistent with and harmonious with the Hampton. And now I'll share my screen and go through the PowerPoint. Can everyone see my screen?

Mr. Steinecke: Yes.

Mr. Livingston: Okay. This again, the property is located at 551 Pinkney Court. The property is at 551, which is a cul-de-sac and it's mid-block between south Hampton Drive and the end of the cul-de-sac east of Pinkney Court. Here's a zoning map of the site. This is a photograph of the existing property as it stands now. These windows are vinyl windows. You can see the shutters were removed. And then also these are vinyl windows, double pane vinyl windows with metal inserts. This is a photo of the house prior to the removal of the windows. These were four over one, wood pane single pane windows.

This is a photo of the street, across the street, just the photo of the street where the existing property is located. This is a brick, a home, and then this home is boarded up. And this is the existing property. These are the wood that, wood tongue and groove boards. They're about two to three inches wide, and the owner was requesting to replace the deck boards and would like the

Board to also consider another option, but we'll discuss that as well. These are the windows. There are 11 windows on the front and side that need to be replaced. I think there's about two double windows, but a total of 11 windows need to be a single pane wood windows. This is a single window. And again, this would be authentic divided lite, wood, single pane windows. Now let's see questions the Board may have.

Mr. Steinecke: Thank you, Martin. I think most of us on the Board have been through several of these cases where we've considered windows. So I don't know that there are going to be any questions from the Board for you, but if anybody would like to ask a question, go right ahead. If not, we can allow the applicant to speak to us if they'd like to do so. If you're interested in speaking and adding anything to this, you're welcome to do so, but I'm going to swear you in so that if you promise to tell the truth, you can proceed.

Mr. Livingston: Mr. Maltsev or Edward is online and can speak.

Mr. Andriychuk: How are you doing guys?

Mr. Steinecke: Hello.

Mr. Andriychuk: So yeah, I mean, we understand that we cannot use plastic windows, I mean, what's the suggestion you guys have? I mean, what can we do there?

Mr. Steinecke: Well, so as this has played out for other homes, including a house, not so long ago, directly across the street, we've had those folks either keep their original wooden windows, or to replace with single pane, single divided light windows that match the original in configuration and size and materials. Just as Martin has said. And that's a standard that's done throughout the two historic districts in the City, Hampton Heights being one of those.

Mr. Andriychuk: I mean, I there's a house to the left across the street with plastic windows if I'm not mistaken.

Mr. Steinecke: That's right. So the historic district for the neighborhood was created in the late 1990s. And so there were some changes that occurred prior to that designation, but in the past, many number of years, it's been a very consistent approach that the Board has taken to really insist on windows that match the original type to conform to the historic district standards.

Mr. Andriychuk: So let's say if we remove windows from the other project, old windows, restore them and put it in here, is that going to work?

Ms. Andriychuk: Are they single pane?

Mr. Andriychuk: Yeah, they're single pane. Because we have different projects in the City, but with a single pane windows, like the old side windows. So if we restore them and bring it in here, and just install them, is that going to work?

Mr. Steinecke: Martin might be able to speak to that better, but as long as it matches the way the original ones were done. So these are four over one windows with the sort of vertical...

Mr. Andriychuk: So you got to do the same exact window or we can do the grids type of window?

Mr. Steinecke: Same exact is how we've done this in the past.

Mr. Maltsev: It must be like the same windows on the front or it should be like on the sides too?

Mr. Steinecke: It's anything that's visible from the street. So we can't say what changes you might make regarding windows to the back of the property. But if it's visible from the street, that's how the guidelines... that's what we have control over.

Mr. Andriychuk: What about the porch? The dining room?

Mr. Steinecke: That's right. So Martin mentioned, so the way that the application that you filled out is, you're trying to have those changed to a difference-

Mr. Andriychuk: Yeah. It's really hard to find three by one tongue and groove right now. Hello?

Mr. Steinecke: Hey, That's right.

Mr. Andriychuk: Because most of the stores here is at six by one, tongue and groove right now. I mean, I can't really find to be honest with you, even four by one. So, is there any way we can... I mean, we can replace the whole porch, tongue and groove, but into a six-inch one.

Mr. Steinecke: That's right. I wonder if... so we have a couple of folks that are on the Board that have some construction experience, and renovation experience. So I wonder if anybody else that's on the Board might be able to speak to materials that are available or your experience with this.

Mr. Michels: Brad, most everything's available. You just have to wait for it. I mean, that's, I'm even like Lowe's has got the three-inch tongue and groove, and I'm not sure Edward, if you know the exact width of those boards. I'm not sure what they are, but they're available. So sometimes there's a wait for it. I know when I did mine on Hydrick, we had a, they didn't even make the size anymore. So we had to have them custom cut, which is a very expensive, unfortunately. Yeah. But it's available. You just have to wait, you can't get it overnight. And, Edward, were you looking at one by six using decking boards? Like for, for a deck? Is that the type of boards you were looking at?

Mr. Andriychuk: Yeah, they are tongue and groove, but you know, like for little stairs right now, the tongue and groove one, they come six by one.

Mr. Michels: All right. I've seen those. Yeah, they also...they're a beveled on the edges?

Mr. Andriychuk: Yeah. The standard... the stuff that they use right now, there is no tongue and groove they just have beveled edge and just bundled together. You know what I mean?

Mr. Michels: But yeah, that's a decking board. That's a big negative on a decking board.

Mr. Andriychuk: Yeah, want to go original, then the only thing we have right now in stock is one by six tongue and groove.

Mr. Michels: Yeah, like I said, and I'm saying that they do have that one by six beveled at Lowe's sales is... the tongue and groove is beveled on the edge, which also is not historically accurate. You might have to order the stuff; you might have to wait on it. If you're going to replace the whole thing, or if you're just going to fill in. So you might have to order some to get it. Like I said, I don't think Lowe's has that in stock right now. Last time I was in there, I didn't see anything. And I'm not sure that asked Martin on the width of it. If you're replacing the whole thing, I know most of the houses have two inch... I personally would have not had an objection to three and a quarter inch, tongue and groove. It's visually about the same, but a six-inch board... with the six-inch boards I'm aware of, or a beveled edge board and that board is not consistent with what's in the neighborhood, as far as I know what was original to the neighborhood. But you may just have to order it

Mr. Andriychuk: if I get you guys some samples.

Mr. Michels: I think that's something that Martin staff would look at and would either give you a "Yes" because it was close enough, they felt comfortable with it. If they weren't sure or comfortable enough that they would come back to us again with that.

Mr. Andriychuk: Gotcha. Okay. Okay.

Mr. Steinecke: That's right. And when we switch to the Board deliberation part of this, we can, as a Board discuss, what we see as being the critical features for flooring on porches. I think that there might be a little bit of flexibility there. There's a lot less flexibility as it comes to windows though. That's really a feature that's been...

Mr. Andriychuk: The window is going to be the hardest one. Yeah.

Mr. Steinecke: Yeah. Well, are there any other board members that have questions for the applicants or the representatives? Okay, hearing none, we'll close that portion of the meeting, and then we open this up to public comment. Are there any members from the public who would like to speak regarding this matter?

Mr. Livingston: No raised hands or items in the chat, Mr. Chairman.

Mr. Steinecke: Okay, we'll give them just a moment longer in case they're pressing at their phone, trying to get the button to work or something. Okay, hearing none, we will close the public comment and move to Board deliberation. So, Bill, you were saying that you have a level of comfort with things flooring that might not exactly match the width of the original. As far

as...My personal feeling on it, the critical elements to a porch floor are that it's a smooth top surface, and that it's tongue and groove. The width of the boards I see as being a bit less of a matter than it being a smooth surface that's easy to sweep and looks more or less like interior flooring, except that it might be painted. I guess, at a certain width, it starts to look strange. But I don't know that the three-inch, four-inch, I don't think that there's too much of an issue with going to that sort of a size, from my personal point of view. Any of y'all have other opinions about that you'd like to share?

Mr. Michels: Brad, I'm with you on that. Most of this stuff is two to three inches wide. Two to three, and a quarter inches wide. The only six inch I'm familiar with, is got a beveled edge on it which means it would not be smooth, like you're saying to have a smooth surface. So, I think if we're talking tongue groove, porch flooring, that would be non-beveled, flat and easy to sleep. And that's where I am on that too.

Mr. Andriychuk: Like arcade type of wood thing. Right?

Mr. Steinecke: I'm sorry, I couldn't quite hear your comment there.

Mr. Andriychuk: Like a... arcade looking wood floor type of thing? Like the solid wood floor, two, three inch solid wood floor tongue and groove?

Mr. Steinecke: That's right. Similar to interior floor, but just a smooth surface. That's I think what Bill and I are saying. Hearing back again from other Board members. Are there any folks who feel differently than that? Who feel that the width is a more critical or there's some other feature that we ought to be mindful of?

Mr. Reid: No, I agree that this feels like something where we can say within that range of sizes, as long as it has the features that we've mentioned. It seems like something that staff could approve with a sample that he brings in.

Mr. Andriychuk: Okay.

Mr. Steinecke: I agree with that. Okay, well then, it seems like we're at a consensus about regarding the flooring. Are there any opinions from the board regarding the windows?

Dr. Walker: I think that the guidelines are pretty clear about replacement with true divided lite wood windows, like for like, and certainly windows from another old house that had been restored, single pane, true divided light would be fine, but they need to look like what was there. And that would be consistent with what we have required of all the other homeowners who have come before us, since I've been on the board.

Mr. Steinecke: Sounds right to me. I see on Craigs' list and Facebook marketplace frequently, old wood windows that are single pane on there that people usually market for greenhouses. But many of those might be of the sizes and configuration and can be gotten for very inexpensively. But this is... Melissa, it sounds like what you're saying...you know, this is consistent with how we've handled these cases for a number of years now. So I think that we've got a pretty firm

precedent in how we've treated wooden windows in the neighborhood. Well, if anyone else has any comments you're welcomed to make them, otherwise, we can entertain a motion regarding the certificate of appropriateness in front of us.

Mr. Andriychuk: What's, what's the timeframe we have here on the windows?

Mr. Steinecke: Martin, you might be able to speak better to that.

Mr. Livingston: There is no timeframe on the windows. I would recommend you get it... The COAs would probably be a minor COA, because you're replacing it with like materials. So, you would... the COAs have a six-month limit on them. So if you apply for one today, and you didn't get a building permit within six months, then you'd have to get another one. So, I would recommend that you plan it where you know within that six month period, you're going to be requesting a building permit and installing the windows. The building permits only last for about six months. Then you can request an extension. And once you have it, have the permit, you can request an extension from the Building Official.

Mr. Andriychuk: Yeah, we already put a permit for inside, but... because the outside's going to be separate permits. So-

Mr. Livingston: Yeah, you'll need a permit to install those windows. You can take them out without a permit, but you'll need it to install them.

Mr. Andriychuk: Got you. Another question I have, under AC, I think we spoke before. Can we put...units or it's only the central unit there?

Mr. Livingston: You could do whatever you need to do with the AC units. The Building Official will control that and let you know what's required.

Mr. Andriychuk: Got you. Okay.

Dr. Walker: Because window air conditioning units are not a permanent change to the appearance of the structure, that's why it doesn't fall in our purview.

Mr. Andriychuk: I got you.

Ms. Reid: Brad, these are contained on one single... these would be one motion for both the porch and the windows?

Mr. Steinecke: That's how the COA is written. We can phrase that motion to allow for staff determination on the flooring and approve or deny the other part of it. Meg was that you beginning to make a motion?

Ms. Reid: No, multi-part motion is always freak me. Okay, so motion to leave it to staff determination on the flooring, as long as the flooring, that samples that are provided by the homeowner/applicant are tongue and groove, and the width does not matter so much I think. And

then I don't know what the second... I'm not sure what the second part of the motion is. It sounds like we are... yeah, no, sorry, I don't have...

Dr. Walker: I think we're denying the windows portion of the motion of the COA.

Mr. Steinecke: That's right. That sounds what the consensus of the Board as I've heard it. So the motion is to deny the COA as written to request the change to vinyl windows, but to allow staff to make a determination regarding the flooring so long as it is consistent with the discussion, that being that it's a smooth surface on top, and that it's tongue and groove.

Ms. Reid: I had a long day, and that was not going to happen today.

Mr. Steinecke: That's fine. Hopefully those minutes can reflect that... So, Melissa, if you're comfortable with taking those words that you articulated part of, and I think we flushed out the rest of it. Do we have a second?

Dr. Rodrick: Second.

Brad Steinecke: Very good. All right. So all those in favor, please say "Aye."

Group Board Members: Aye.

Mr. Steinecke: Are there any opposed? No. So we have a unanimous consensus on that. All right, thank you very much for your attendance. And I hope that we can have this matter resolved for you and that you'll be able to get back to the rest of the work on the home that you're attempting to do.

Ms. Zhou: Mr. Chairman, this is Nan. Can I speak up for a moment please?

Mr. Steinecke: Sure. Go ahead.

Ms. Zhou: Okay, so as staff member in the Planning Department, we receive requests or inquiries about the window replacement from time to time. And then I've been receiving phone calls or emails asking about like the window replacement. And what I can see from the chat right now, Mr. David Lerman, he says that "Please discuss the lack of energy efficiency with old windows." So, from time to time, people are asking "Our windows are far beyond repairing and we really wanted to replace that." And then they were asking about the standards of the windows. And after I told them about the Board preference or the standards written in the documents, people were almost... they would say, "Wow, this type of window is very hard to find, and they don't know where and how they're able to find this type of window that is like a single pane and true divided light." So as a Board, or does any of the Board Member that you feel like... is there any way that... do you have a valid contractor or someone that for us to provide for the residents who really to maintain their house as it is, or may I allow to say that, is there any way that in the future that maybe the standards of a window will be changed? I'm really curious as well. Because people are always say "Well, those type of window is not efficiency, like energy efficiency, that those type of windows are really hard to find." So as Board Members,

how would y'all discuss or deal with that in the front? Because we are the people who will tell the residents what type of window that y'all are looking for, so that they can go for that type of window where they would see what they can do. I'd like to hear your answer.

Mr. Steinecke: That's right. Well, I'll let other Board Members who have had experience with their own windows, speak to this as well. But from mine, and then just generally speaking, if repair is at all possible, which in many many cases, it is, these older windows are often quite able to be repaired. And it takes a lot. A real bad rot in the frame for it to get to the point where it can't be repaired. So that's the first preference. The other is... and I have had a window that had a bottom rail that was so badly deteriorated that it had to be taken out. And I was able to get that wooden frame milled. I took it to Brock Construction on Union Street, and they have a wood mill there, where they were able to match the profile and create a new rail to substitute in that one piece of the sash. And then I had the glass taken out before, and put the original glass right back in. So really there was only one piece of wood that got replaced in it, and the rest of it is all still original. As far as energy efficiency goes, storm windows are an option, and that's something that can be removed or changed later on, that can be approved at a staff level as a minor COA. And that does a great deal for energy efficiency. I have storm windows on my house, along with the original single pane windows, and whenever I get my power bill, I get a little chart that talks about energy efficiency. And mine, within the chart that they've calculated, is way more energy efficient than the standard home is. So that's people talk about the energy efficiency of windows, but really you're losing more heat from your ceilings than you are out of windows, as long as they're good and tight. So that's the main point that I'd make about energy efficiency with original windows. Also, there's an energy cost in making new windows. So if you're talking about overall environmental impact, making new windows has a big consequence and vinyl windows also don't last nearly as long as the original windows. So you are in a situation if you change out vinyl windows, that in 20, 30 years, you're likely going to have to change them again. But these wooden windows, as long as they're... the simple, easy, homeowner kind of repairs can be done to them and are done to them, then they'll last a century or more. Are there other Board Members that want to speak to those points or have experience with their own windows?

Dr. Walker: I would add that certainly some of the budgets window contractors probably don't normally sell true divided light single pane wood windows, but the larger contractors like Neely's windows and doors do have access to those suppliers and can order windows like that.

Ms. Reid: And I was going to say, if you look back in the minutes, you'll see a lot of cut sheets for Anderson and other brands that do these windows that have been approved. So, I would suggest maybe you guys could pull the ones that have been approved by us and have those kind of available for people who ask. I know that the lead abatement material's down from me. I think that was a full wood windows. And they look very nice, they're putting them in right now. And I know they provided a sheet for the actual sales info, with the model number and everything. So-

Ms. Franke: And there's the other option is what Brad was saying is there are a lot of people who don't live in a neighborhood that's protected. And they will change their windows, and they'll put that on Facebook marketplace. And sometime you'll have to go and pick them up yourself, but that's really like for like. And that's... I mean, we've been pretty successful looking at that. You

have to spend some time on it, and after that you have to work on them of course, because they're not perfect like new, but you get the charm back. So-

Ms. Zhou: Okay, thank you. Yeah, because I mean like as a staff member, I would like to provide the residents who live and who care about their house, who really wanted to maintain their character defining features regarding windows. I really wanted to provide them like different choices of, "Okay, so if you think your windows are repairable, then these are the contractors, or these are the people that you can go for. And if you really don't think that maybe one or two of them are really beyond a repair, and then where can you find a contractor first, and then asking for the price and then before we can file your case for the HARB." I'm just really looking for a list of like whom are the contractors that are validated, and that I can provide to the residents who live in the neighborhood. Yes, this is what I'm looking for. It's just rather than saying "I'm sorry, I don't know any of the contractor and I really don't know any of this."

Ms. Reid: I know that Natalia Rosario had a list of contractors because I would ask her periodically for names, and she had a list of people that they like to work with. There are a lot of people who work in the county, primarily and don't know about the permitting rules and everything. So she... maybe that was just a mental list, unfortunately. But I know that is a really useful thing that people have asked me for as well. So if that doesn't exist, it would be wonderful to know who the contractors are that are really... really work well within the guidelines and understand them.

Ms. Zhou: Okay. Yeah, maybe I can ask or Brad, if you can give me the one that you just mentioned. The address, so that next time, if someone asks me, at least I can provide them with this one. And then that's a starting point.

Mr. Steinecke: Absolutely. Yeah, the folks that I worked with did not do any of the installation. They just did the mill work to cut the piece of the wood to size, and to put it into the window frame. I did all the installation myself in the window frame. As far as like, when the frame has repaired, individual pieces of the wood, I think a lot of people that just have general carpentry experience can work with that to figure that out. But I don't have a specific of anyone I would recommend for that.

Ms. Reid: And the name that Melissa mentioned is Neely's Windows & Doors. And they're the primary family owned window. And maybe not primary, maybe there's another one. This is the one I know, and I think a lot of people know. Neely's Windows & Doors.

Ms. Zhou: Okay.

Ms. Reid: Yeah, a good starting point for anybody I think looking for high quality products.

Mr. Steinecke: That's right. And they definitely do offer single pane, true divided light windows.

Ms. Reid: Yeah, we've seen them come before us before.

Ms. Zhou: Okay. Thank you.

Mr. Michels: Hey Brad, quick question while we're talking windows before we end up. We have specifically mentioned single pane divided light windows, which is fine. They do make double pane divided light windows. Have you had those come up? You're opposed to them? Because they make them.

Mr. Steinecke: We had a discussion about them at one point before. The problem that we encountered then was that the muntins. So, the width of the muntins and the upper sashes to accommodate that seal, had to be so wide that it didn't match the profile of the original windows in a way that worked. But I can definitely imagine a situation which it's kind of a one over one window configuration. And the only seals you're talking about are on the full perimeter of each sash. That would be virtually indistinguishable from a single pane. I personally wouldn't have any issue with approving a situation like that.

Mr. Michels: Imagine if you got to four over ones, or eight over ones that I've seen on some houses, that would start taking up a lot of space. The wider...

Mr. Steinecke: Yeah, yeah, because that seal takes up some room, and so to accommodate that on both sides of the muntin, it has to get wide, and it doesn't look right.

Mr. Michels: Right. I'm just curious, all right. Thank you.

Mr. Steinecke: All right, that was our impromptu window discussion, which is fine. I think next on the agenda, we have an update about minor works that have been approved since our previous meeting. If y'all had a chance to look over that, that's included in the agenda. It's just few of them. Looks like all Hampton Heights addresses. Are there any questions for Martin about any of those? Nothing occurs to me.

Ms. Reid: I guess, Martin, is work continuing on 270 Hydrick Street? I've only seen that guardrail go up and I wondered if they had... if you don't have an answer, that's fine. That's the two-story on Hydrick Street that was condemned. It still is condemned as far as I know.

Mr. Livingston: Yes, it's still condemned. I have not heard of any additional work occurring on that one yet.

Mr. Steinecke: Okay. We have some staff updates as well.

Mr. Livingston: We have two comments and then Julie may have additional items. The comprehensive plan final presentations will begin March 29th at 6:00 PM. We'll be making an announcement of that. That will occur by Zoom, as well as in person at the Dr. TK Gregg Recreation Center. And then we'll have four meetings, community meetings, at the Dr. TK Gregg Community Recreation Center, as well as C.C Woodson Recreation Center. And Spartanburg Community College downtown at different times. A poster and information will be sent around to all the Board Members at that time. So hopefully by Monday, we'll have that information I can send it around to everyone. We also would like to announce the retirement of Julie Roland. This will be her last meeting, HARB meeting, but we've sent information out to

many of the boards as well. So I want to commend Julie for her over 35 years of service for the City. I think it's 39.

Mr. Steinecke: That is remarkable. Julie, thank you so much for your services.

Mrs. Roland: Hi Brad, everybody. Can y'all hear?

Mr. Steinecke: Yep.

Mr. Livingston: Yes.

Mrs. Rolland: I'm just real emotional about the whole thing, but I've just had a lot of things, different factors that have gone into this decision. And it's really the best thing for me to do at this time in my life, but I'll miss everybody. And I really look up to all the staff we have and to Martin for coming in and getting the Department back in order more or less. And our Tia and Nan are great to work with. All of y'all, I really respect you all and everything you contribute to the Board and I'm going to miss everybody. And it's been a pleasure to work with you all.

Mr. Michels: Julie, this is Bill Michels.

Mrs. Roland: Okay.

Mr. Michels: You were at the city when I got there, and you were there when I left. And I don't know how you did it, but I greatly appreciate it.

Mrs. Roland: Well thanks.

Dr. Walker: Julie, this is Melissa and thank you for all you've done. You have just been a rock on this Board and we really appreciate you.

Mrs. Roland: Well, thank you very much. I really appreciate all of y'all.

Dr. Leebrick: I agree. Julie, this Rhiannon Leibrick and thank you so much. I feel like you kind of took me under your wing and showed me the ropes. And thank you so much, and I hope that the next chapter is awesome. So you'll be very missed.

Mrs. Roland: Thank you very much.

Ms. Reid: Julie, it's Meg. Thank you so much for all you do. And I think you hold a lot of things together and that's really a miraculous thing to watch someone do. So thank you for all you've done and all you continue to do.

Mrs. Roland: Thank y'all. You're going to make me cry.

Dr. Rodrick: Oh, Julie, don't cry. We're going to miss you very much. Thank you for being such a help to me as a new Board Member.

Mrs. Roland: Thank you. I love you all, everybody. Thank you so much

Mr. Steinecke: Remarkable service from Julie Roland. Thank you so much. I think you've seen a lot of changes in the City over time as a City staff member. I'm sure 39 years ago, working for the City I'm sure was a very very different experience than it is now. And it's just remarkable what you've contributed through that time. I know I'm very thankful for it. And the City as a whole has benefited from your great communication and just ability to keep or bring order to so much of what these Boards are doing. So thank you.

Mrs. Roland: Thanks Brad. It's only 31 years I think, but-

Mr. Michels: Right.

Mrs. Roland: Thanks.

Mr. Steinecke: So, I wanted to also have the Board discuss a little bit about our meeting formats. So, as I think you've observed in the news that COVID cases continue to decline locally. We're one of the last Boards that continues to meet by Zoom. So if y'all are comfortable, I would support the idea of us moving back to in-person meetings so that we can actually see each other and be in the same room for after all this time. These would be at... in the council chambers, as we used to meet. Is everyone on Board with that or are there concerns that anyone has about that change?

Ms. Reid: I personally would support that and be in favor of it, understanding that we have to be reactive to potential future changes. But I think that it doesn't have to be all or nothing. I think we can go back and proceed with optimism. Until that's not the case...be optimistic.

Ms. Franke: I agree with Meg.

Mr. Michels: I'm here.

Dr. Walker: Me too.

Dr. Rodrick : Yeah.

Dr. Rodrick: I do too. So I would love to see all of you in-person now that I've been on the board for a couple of years. So-

Mr. Steinecke: Yeah, that's right. It's strange to think folks that have been part of this Board for quite a while, have never been part of the meetings that used to be in City Hall. Like that was a whole part of it, I felt like. So...Okay, well, then Martin, if that's all right with y'all, then our April meeting will be at City Hall. Are there any additional updates? We've got something about training. I saw Julie had sent out a couple of options. I think the deadlines for those might have passed. So I don't know that there's more opportunity for folks to sign up, but the State Preservation conference in Columbia is next month. Julie, are there any other things that we need to be aware of regarding training?

Mrs. Roland: I think Tia may have sent out one or two, I may have on the free ones. Y'all need to register yourself. And since my last day will be April 1, but y'all need to... if there's a place that you need to get a certificate, you know regular members are required three hours per year. If you're... I think all of our new Board Members have had theirs maybe except for one, that's going to be getting theirs. Maybe soon before his year is up, but you'll need to let somebody know. I'm not sure he'll be doing that, keeping up with all the Boards and the trainings and all.

Mr. Steinecke: That's right. So, yeah, we'll be diligent about getting those certificates from the various training opportunities so that we can have those officially noted.

Mrs. Roland: Yeah.

Mr. Steinecke: Very good. Are there any other things that folks on the Board think that we ought to discuss before we adjourn?

Ms. Reid: I mentioned it, but I wanted to raise that the lead abatement is actually happening two doors down from me. We approved that if you remember. I think it was on March last year and then they came back because they didn't have samples. I think that was how it went. And we approved the replacement of wood windows and some, a lot of paint scraping stuff they're also doing. But I think the main thing that we approved were the windows.

And that was a very different case than the roof case in that it was kind of all over the house. And anyway, they are almost a year later, but they are working right now and it looks like ET over there in terms of hazmat level. But it seems to be really diligently working and scraping everything. And it's a big team and they've been working for the last seven or eight days. So anyway, it's remarkable to watch and see that having talked so much about the City lead abatement program. So, anyway, I just wanted to report that I'm watching them working and seeing the other side of it, and I'm really glad that the program exists in our City.

Mr. Steinecke: Very good.

Mr. Michels: Oh one quickie. My wife had noticed today, the lot at the bottom of the street on Hydrick Street where we had the builder come to us, and we pretty much rejected everything he sent. He had bought both those lots at the bottom of the block. Apparently both of those lots are now for sale again. So if either one of y'all want to buy a lot on Hampton, on Hydrick for \$43,000 each, you're more than welcome to come over and join. But so apparently, he won't be coming back since he put a lot up for sale.

Mr. Steinecke: I noticed that too. I think it is more than they were just a couple years ago, but that's how these things go.

Mr. Michels: Yeah, that's true. I just wanted to just know that unfortunately, we're not going to have anything going on down there for a while, at least.

Mr. Steinecke: Are there any particular updates about the other new built that we approved from.... I think Mr. Sammy, that was more on the top of the hill?

Mr. Livingston: All have expired and so there's no further movement on the development.

Mr. Steinecke: Okay. I got you. All right, well, if there's no nothing further to discuss, then we can entertain a motion to adjourn.

Dr. Walker: So moved.

Mr. Michels: I second.

Mr. Steinecke: Thank you, Dr. Walker and a second from Bill, all right. Thank you so much for attending, I'll see you all next month at the council chambers.

The meeting ended at 6:20 PM.



Brad Steinecke, Chairman