

**MINUTES**  
**The Spartanburg Board of Architectural Design and Historic Review**  
**Meeting**  
**Thursday, January 12, 2017 ~ 5:30 PM**  
**City Hall Council Chambers**

Board Members Attendance: Sarah Love, Ray Trail, Will Ringo, Joshua Turner, Brad Steinecke, and Thomas Koenig.

Absent Board Members: Carolyn Schoepf and Al Jolly.

City Staff: Natalia Rosario, Planner III and Julie Roland, Administrative Assistant.

Mrs. Love, the Chair, called the HARB meeting to order at 5:30 P.M., and stated the hearing procedures. Mrs. Love recognized the six Board Members present constituted a quorum, and she proceeded with the guidelines for the procedure of the meeting.

Mr. Steinecke moved to approve the Agenda for tonight's meeting; and he was seconded by Mr. Turner. The motion was unanimously approved by a vote of 6 to 0.

**Disposition of the minutes from the December 8, 2016 Joint Meeting between the HARB and the Design Review Board Meeting, and the December 8, 2016 Regular HARB Meeting that followed the Joint Meeting on December 8, 2016**

Mr. Ringo moved to approve both sets of the minutes held on December 8, 2016; and he was seconded by Mr. Turner. The motion was unanimously approved by a vote of 6 to 0.

**Old Business:**

There was no old business for discussion.

**New Business:**

**Certificate of Appropriateness for Major Work 320 West Hampton Avenue in Hampton Heights– Consider permission to replace all of the wrought iron railing on the front porch that is all in disrepair with 4' x 4' wooden posts and 2' x 4' wooden pickets to current Building Code Requirements.**

Ms. Rosario, Planner III came forward and was sworn; and she submitted the report the Board Members had previously received in their meeting packets, as well as the slides and presentation into evidence as Exhibit A. She introduced the case from Eugene Spiess to the Board Members; and showed a slide of the location map, and a slide of a picture Mr. Steinecke had sent her of the property from a 1930 photograph of what the property use to look like that had consisted at that time of some type of wood instead of wrought iron.

Ms. Rosario went over the following list of criteria for the Board Members to consider when reviewing a Certificate of Appropriateness that they also received in their meeting packets; and she explained as follows:

- 1) *The character and appropriateness of the design* – The installation of the proposed wooden railing is appropriate for the design of the structure and the layout of the house. The pattern of the posts and pickets will remain the same, and although the proposal does not include replacing with like materials, wood is considered a historic material as well, and staff feels will be an appropriate replacement material at this home. According to the Design Manual for the City of Spartanburg Historic Districts & Landmarks, the proposed replacement rail is in keeping with the guidelines as stated in Section 6.3.1, *Additions to Historic Buildings*:

**Section 8.3.1, Entrances and Porches**

- *Retain original porches and steps. Repair of porches shall not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless seriously deteriorated. If replacement materials must be introduced, the new shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated if possible, by documentary and physical evidence.*

- 2) *The scale of the buildings – n/a.*

- 3) *The texture and materials* – The existing rail is a wrought iron rail, likely not original to the home. Wood is a historic material commonly found as an element in porches elsewhere in the neighborhood. Staff feels that it is an appropriate material for the porch at 320 W Hampton Avenue.
- 4) *The relationship of such elements to similar features of structures in the immediate surroundings* – see above.
  - *If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District* – Staff is of the opinion that replacing the damaged wrought iron rail with a wooden rail and posts would bring the property into further conformity with the rest of the Hampton Heights Historic District.

#### Staff's Analysis

Staff is of the opinion that the removal of the wrought iron railing and replacement with a wooden rail and pickets, to match the current configuration and meet all current Building Code Requirements will not have a detrimental impact on the character of the Historic District nor to the immediately adjacent properties. Staff recommends approval of removal and replacement of the railing on the property, meeting all zoning and building requirements.

#### Board Questions:

- Mr. Koenig referenced an earlier slide regarding the older picture regarding the front porch; and said it looked like it may have been enclosed at one point.
- Ms. Rosario said it was hard to tell from the historic photograph.
- Mr. Koenig asked if they had an idea what the proposed wood would look like.

Mr. Eugene Spiess, property owner came forward and was sworn. He explained that throughout the neighborhood there was generally railing and one inch pickets, and that was what he had proposed. He referenced a slide and said he did not think the wrought iron was original to the property. He proposed 4' x 4' posts and 2' x 4' hand railing and pickets.

#### More Board Questions:

- Mr. Steinecke said there were a few differences between the earlier treatment and the proposed; but the materials were similar. He felt like the siding material that was used might carry over to a feature that was on the most exterior post and it did not have a post closer to the walkway, (rather than having spindles, it was more solid).
- Mrs. Love said it looked at some point that the house was resided, and the railing had been changed.
- Mr. Spiess said if the Board wanted him to leave it like it was that he would; but the wrought iron was rusted and some of the spindles had fell out.
- Mrs. Love asked if he needed the column at the stair as a support, or would it just be ornamental.
- Mr. Spiess said he did not have the expertise in that area; but he felt it would look better if it had a post there and a post in the corner.
- Mrs. Love said looking at the original design, that it did not have a post there.
- Mr. Spiess referenced the slide and felt what they were referring to was part of the window instead of a post. He honestly did not know if it was needed, but felt it would look better if it was there. He said again if they did not want him to put it there, or to check and see if it would be needed, he would be glad to do that.
- Mr. Trail asked Mr. Spiess that his plan was to replace the deck on the porch and put the columns in. Mr. Spiess explained.
- Mr. Koenig asked would the tongue and groove make a difference regarding getting airflow under the boards.
- Mr. Spiess explained.
- Mr. Joe Kowal, Beaumont Village Association President came forward and explained he also had wrought iron; and the purpose of that support column at the staircase was to intersect the railing coming up the stairs as well as the cross member across the porch.

modern windows and doors. Nearby accessory structures include a large white vinyl clad structure in a neighboring yard, and a metal carport in another. The addition of the accessory structure to this property will result in a superior accessory structure (concerning historic character) than those nearby.

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 proposed accessory structure is harmonious with the character of the historic district considering materials, scale, massing, and placement.

**Staff's Analysis:**

Staff is of the opinion that the completion of the accessory structure will not have a detrimental impact on the character of the Historic District nor to the immediately adjacent properties. Staff recommends approval for placement of the structure on the property, meeting all zoning and building requirements.

**Board Questions:**

- Mr. Koenig asked about the location of the shed in relationship to the house.
- Ms. Rosario referenced the aerial slide to point out where it was located.
- Mr. Koenig asked about how far away the accessory structure would have to be from the neighbor's property.
- Ms. Rosario explained outside of the safety aspect it looked to be ten feet away; which was the general guideline regarding the safety aspect to keep a fire from jumping.
- Mrs. Love asked the petitioner if he wished to speak.

The petitioner did not wish to add anything to the presentation.

Mrs. Love opened the public hearing and asked anyone who wished to speak in favor of the request to come forward.

- Mr. Joe Kowal, President of Beaumont Village Neighborhood Association came forward; and he explained he was in support of the request.
- Chuck Quinn of 104 Camp Street came forward and said he had received a notice in the mail for this request; but there was a lot of other work that had been done in the neighborhood that they had not received any letters in the mail. He said he was ok with the request, and that it would keep clutter off the front porch.

Mrs. Love asked anyone else who wished to speak to come forward. No one else came forward. Mrs. Love closed the public hearing.

**Board Deliberation:**

Mr. Steinecke made a motion to approve the request as presented; and he was seconded by Mr. Trail. The motion was unanimously approved by a vote of 6 to 0.

**Update on Approved Certificate of Appropriateness for Minor Works since the December 8, 2016 Meeting – Natalia Rosario.**

Ms. Rosario went over the Certificates of Appropriateness for Minor Works that had been approved by Staff since the December 8, 2016 Meeting.

**Approval of the Proposed 2017 HARB Board Meeting Schedule**

A motion was made by Mr. Ringo to approve the 2017 meeting schedule; and he was seconded by Mr. Trail. The motion was unanimously approved by a vote of 6 to 0.

**Other Business:**

Mr. Ringo asked if Staff could address the concern previously expressed that a lot of work was being done in Beaumont Village Neighborhood without letters being sent out.

Ms. Rosario explained there were a number of things that could be done such as routine maintenance that did not require a Certificate of Appropriateness. She explained that any work that needed to be done that required a Certificate of Appropriateness for Minor Works for approval from the Planning Department did not require any letters to be sent out. However; sometimes work that required a Certificate of Appropriateness for Major Works

from the Board Members would either get done or in the process of being done before someone like a Building Inspector or Code Inspector might see it and stop work on the project until the petitioner could come in to fill out an application and then go for approval before the Board Members. She explained the Planning Department had been very short staffed for a number of years and did not have the manpower to be on the constant look-out for this type of thing. Ms. Rosario explained that Mr. Martin Livingston was working with the Beaumont Neighborhood, as well as some other neighborhoods that felt neglected. Hopefully in the future Staff would be able to have better communication with the Beaumont Village residents.

Ms. Rosario informed the Board Members the house that had previously come before them for demolition or partial demolition which was the City Owned House in Hampton Heights located at 620 South Irwin Avenue; that Mr. Livingston currently had it out for bid to find a company that could stabilize the whole thing until something could be done regarding the \$30,000.00 grant.

Mrs. Love asked if the Beaumont Village guidelines were fairly easy to find on-line.

Ms. Rosario explained they were; but she could also send them the link by email.

Ms. Rosario said in either February or March she was informed the City would be bringing them a house in Beaumont Village regarding rehabilitation to Historic Standards.

Mr. Ringo asked if Staff could keep the home located at 620 South Irwin Avenue on the agenda so they did not forget about the one year timeline attached to it.

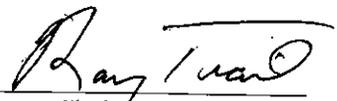
Ms. Rosario said they could always list it as Continuing Old Business.

STAFF ANNOUNCEMENTS:

Mrs. Roland informed the Board Members Staff already had received one new business case for the January 12, 2017 meeting.

There being no other business, the meeting adjourned at 6:08 P.M.

Minutes by Julie Roland, Administrative Assistant

  
~~Sarah Love, Chair~~  
RAY TRAIL VICE CHAIR