

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Meeting
Thursday, February 9, 2017 ~ 5:30 PM
City Hall Council Chambers

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

Absent Board Members: Sarah Love and Carolyn Schoepf.

City Staff: Natalia Rosario, Planner III; Julie Roland, Administrative Assistant; and Assistant City Manager Chris Story attended the meeting.

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

Mr. Jolly 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 January 12, 2017 HARB Meeting

Mr. Steinecke moved to approve the minutes from the January 12, 2017 meeting; and he was seconded by Mr. Koenig. The motion was unanimously approved by a vote of 6 to 0.

Old Business:

There was no old business for discussion.

New Business:

- 1) **Certificate of Appropriateness for Major Work 414 Gentry Street in Beaumont Village**— Consider permission to replace the front door and casing that was destroyed with a similar door of exact size, color and design door, in order to secure the structure.

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 Mr. Joseph Gomiser, Property Owner. The request was to replace the front door, a wooden arts & crafts style door, with one of a similar style and same material. The original door had been damaged beyond repair. After hearing staff's analysis and recommendation regarding the case, the Board voted 6-0 to approve the request to replace the damaged door and accompanying articles with a wooden door of same material and style.

- 2) **Certificate of Appropriateness for Major Work at 655 North Liberty Street in Beaumont Village** – For permission to replace vinyl siding with new vinyl siding, and replace two (2 over 2) non-original wooden and metal windows on the front of the home; and two non-original wood & metal windows (2 over 2) on the sides of the home with two vinyl (2 over 2) windows that are visible from the right-of-way on North Liberty Street and Beaumont Avenue. Petitioner: Mr. William Miguel Lopez, Owner.

Ms. Rosario 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 Mr. William Miguel Lopez, Property Owner. The request was to replace 100% of the siding on the home, which is currently vinyl, with new vinyl siding, and to replace two 2-over-2 aluminum clad windows on the front of the home with vinyl windows, as well as two 2-over-2 aluminum clad windows on the side of the home facing Beaumont Avenue with vinyl windows. After hearing staff's analysis and recommendation regarding the case, which stated from the Beaumont Mill Village Historic Guidelines require that the replacement of more than 50% of the siding on a home with non-original materials must be replaced with a historic material, either wood or cement-fiberboard, the Board voted 6-0 to deny the request to replace the siding on the home with vinyl.

Staff provided an analysis and recommendation regarding the case, which stated that the Beaumont Mill Village Historic Guidelines require that replacement of windows on the front façade of the building be maintained to their historic standard, either wood or aluminum clad wood. Due to the secondary nature of the two 2-over-2

windows facing Beaumont Avenue, and the tree buffer that obscures this side of the house from the public right of way, the Board voted 6-0 to allow Mr. Lopez to replace only the two 2-over-2 windows that face Beaumont Avenue with vinyl windows, and for him to preserve or replace the two 2-over-2 windows on the front of the house with aluminum clad or wood windows.

3) Review and Certification of Five Special Tax Assessment Properties – Chris Story, Assistant City Manager:

Assistant City Manager, Chris Story came forward and was sworn in; and he introduced the item and explained that staff had recently met with the Spartanburg County Assessor and the County Attorney regarding the City's use of Special Assessment for Rehabilitated Historic Property, as provided in the SC State Code. Based on the review and feedback from the County, City and County staff are now working to ensure that the administrative practices of each government were appropriately in-sync with the other to remove any potential for error. To that end, the City is restating and further formalizing its approach to recently approved projects by entering into the record the HARB's approval (final and/or preliminary) with accompanying documentation. He noted that the process requires City Council approval and that the HARB attest to the fact that the changes to each property have appropriately preserved important historic attributes. For the latter step, the City has avoided duplication of effort by relying on review by the State Historic Preservation Office. Future Special Assessment's for Rehabilitated Historic Property will be undertaken by the local review board, which in the case of the City of Spartanburg, is the Historic Architecture Review Board.

Natalia Rosario, Planner III, came forward and was sworn; and she reviewed the details of the five properties before the Board for final or preliminary certification. She read into the record the following items and their supporting documentation:

Local Historic Special Assessments for Board Review

1. Final Certification - 137 West Main Street (Crepe Factory)
 - a. Approved by City Council (2015) to receive Special Assessment for Historic Rehabilitation
 - b. Approved by HARB (October of 2015) for preliminary certification
 - c. Interior work only
 - d. Purchased for \$640,000.00, work performed valued at \$287,085.75 or 44% of the purchase price (see supporting documentation)

2. Preliminary Certification – 130 Magnolia Street
 - a. Approved by City Council (2013 and 2015) to receive Special Assessment for Historic Rehabilitation
 - b. Interior and exterior work
 - c. Fair market value at purchase was \$40,500.00, with estimated rehabilitation costs of \$108,000.00
 - d. Has received approval from the US Department of the Interior National Park Service for phase 1 work (07.27.2015) and conditional approval for phase 2 (12.09.2016 - see supporting documentation)

3. Preliminary Certification – 174 E. Main Street
 - a. Approved by HARB in December 2016 for preliminary Special Assessment for Historic Rehabilitation
 - b. Approved by DRB for scope and design of work
 - c. Approved by City council (2016) via development agreement
 - d. Interior and exterior work
 - e. Fair market value assessed at \$1.58 million dollars, with estimated rehabilitation costs of \$8.4 million dollars

4. Preliminary Certification – 141 and 143 West Main Street
 - a. Approved by City Council to receive Special Assessment for Historic Rehabilitation via development agreement
 - b. Interior and exterior work

- c. Fair market value assessed at \$295,000.00, with estimated rehabilitation costs of \$1,000,000 dollars.
5. Preliminary Certification – 589 East Main Street
- a. Approved by City Council to receive Special Assessment for Historic Rehabilitation via development agreement
 - b. Interior and exterior work
 - c. Property is currently owned by a non-taxable entity. Work is to exceed 25% of the appraised value

After staff's presentation, Board member Al Jolly asked Joe Lauer, Principal of Clerestory Projects, there representing the project at 589 East Main Street, what kind of housing would be at the property. Mr. Lauer of 520 Glendalyn Avenue was sworn in. Mr. Jolly asked if the units within the rehabilitated structure would be student housing. Mr. Lauer said that they would be market rate apartments, and that Converse College had asked for first right of refusal in order to rent the apartments to faculty, staff, and graduate students, but that it would not be for undergraduates. Mr. Jolly noted that he thought it was a good use for the property and had wondered what it could be used for previously, and that this seemed to work for the property.

Board Member Brad Steinecke asked Mr. Lauer if there were going to be any changes made to the interior walls. Mr. Lauer said that for the most part they were keeping the central circulation paths as they currently exist, as well as the molding, flooring, and ceilings. The changes were in the sides where the individual units were being put in, where demising walls would need to go in to create bathrooms and kitchens. The major walls will remain where they are.

Board Member Thomas Koenig noted that the staircase would also be staying. Mr. Lauer said that was correct. Mr. Jolly asked how they were going to get by with one staircase for a fire exit, and Mr. Lauer stated that they were meeting earlier that day with the City to work that out.

Mr. Koenig asked about the work regarding the Crepe Factory building, and asked staff to confirm that the work had already been finished and that the HARB now had to confirm that finding being that they had given preliminary certification in October 2015. Ms. Rosario confirmed. He asked if the work on the other properties were finished, Ms. Rosario stated they were in different stages of the development process.

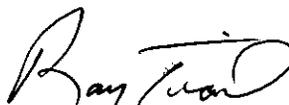
Mr. Jolly asked Mr. Story if the motion by the Board could be as simple as giving approval for all of them at once. Mr. Story said that it could be that simple, that the Board could vote to approve the materials as submitted in the packet, which has been read into the record that would be all that was needed. Mr. Jolly asked if they needed to vote on each one individually and Mr. Story stated that they did not.

Mr. Trail asked if there were any other questions. Mr. Koenig asked about the Aug W. Smith building, and Mr. Jolly noted that it had been reviewed jointly with the Design Review Board at the joint meeting held on January 18th, 2017, which Mr. Koenig had not been able to attend. Mr. Steinecke noted that he looked forward to reviewing future proposals in great detail.

Mr. Jolly moved to accept the City's recommendation and to approve the proposal as presented. Mr. Turner seconded. The motion carried with 6-0.

Staff then provided the Board with updates regarding approved Certificates of Appropriateness for Minor Work since the last meeting, and gave the board an update on a city-owned property in Hampton Heights. Ms. Rosario stated that Mr. Martin Livingston was working to bid out the stabilization of the home and work with a real-estate agent to market the property to potential buyers in hopes of saving the home instead of demolishing it. The property is located at 620 South Irwin Avenue.

There being no other business, the meeting was adjourned at 6:30 P.M.


Ray Trail, Vice Chair

Minutes by Natalia Rosario, Senior Planner