

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Meeting
Thursday, May 10, 2018 ~ 5:30 PM
City Hall Training Room

Board Members Attendance: Sarah Love, Ray Trail, Brad Steinecke, Meg Reid, Melissa Walker, Will Ringo, and Thomas Koenig.

Absent Board Members: Al Jolly and Josh Turner.

City Staff: Natalia Rosario, Planner III; Apoorva Kumar, Associate Planner; 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 seven Board Members present constituted a quorum, and she proceeded with the guidelines for the procedure of the meeting.

Mrs. Love asked if anyone would like to make a motion to hear the second item of business first, instead of as listed on the Agenda.

Mr. Ringo moved to approve tonight's Agenda as amended; and he was seconded by Ms. Walker. The motion was unanimously approved by a vote of 7 to 0.

Old Business:

There was no old business for discussion.

New Business:

Certificate of Appropriateness for Major Work 231 Hydrick Street in Hampton Heights – For permission to install new ribbon driveway and parking pad on right side of home; and for permission to build a 10' x 15' storage building in rear yard from Ben Mize, HK Construction on behalf of Chad Mueller, Property Owner.

Ms. Rosario, Planner III came forward and was sworn; and she submitted the report the Board Members had previously received in their meeting packets and tonight's presentation into evidence as Exhibit A. She said the proposal was to put in the ribbon driveway and maintain the grass area in between the pavers within accordance to the guidelines, as well as to put in a 10' x 15' storage building in the rear yard. Slides were shown in order to better illustrate the request.

Board Member Questions:

Mr. Koenig asked was the storage building going all the way in the left corner of the back of the property.

Ms. Rosario said it was.

Mr. Ben Mize, HK Construction came forward on behalf of the Mueller's and was sworn; and he informed the Board Members he was proposing approximately 6' x 22' parking pad, concrete ribbon all the way down to the street with Mondo grass in the center; and he explained the storage building would be just a little bit to the left of the car that was shown on the screen; and that the storage building would be 10' x 15'.

There were no Board Member Questions at this time.

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

1. *The character and appropriateness of the design* – According to the City of Spartanburg Design Guidelines for the Hampton Heights Historic District, alterations to driveways and new parking areas that are visible from the street are considered a major work. The following guidelines apply to such a change:

10.2.3 Walks and Drives, Page 117 of the City of Spartanburg Design Manual for Historic Districts and Guidelines:

a. "...Driving lanes, [are] a historic treatment that should be retained"

- b. **Recommendation** – the established pattern of walks and drives within the district should be continued. Existing paving materials of concrete, asphalt, and brick should be repaired, where feasible. New surfaces should be compatible with these predominate materials. The use of driving lanes, designed to facilitate only the car's wheels, is a historic treatment which is encouraged to retain porous surfaces”

The proposed drive in conformity with the Design Manual Guidelines – it shall feature two drive strips with dwarf holly grass between, and a parking pad in the rear.

2. According to the City of Spartanburg Design Guidelines for the Hampton Heights Historic Neighborhood, new construction should be compatible with its historic environment, new construction should respect established design patterns within the area of influence, paying particular attention to the guidelines set forth in Section 6.2.

- a. **6.3.2 New Construction:** Build a new structure to the rear of a historic building, where it will have little or no impact on the streetscape. If the new building will be visible from the street, respect the established setbacks and orientations of the historic buildings in the area. Landscaping is also an important component. A concrete or brick plaza adjacent to the sidewalk is compatible in an area dominated by grassy lawns.
- b. **6.3.2 New Constructions:** New construction shall reference predominant design characteristics that make an area distinctive in order to achieve creative and compatible design solutions that are more than just mere imitations of existing buildings.

The proposed bike shed is located properly upon the property and is of acceptable style and material (hardiboard painted to match the home).

2. *The scale of the buildings* – The scale of the shed is appropriate in comparison to the home on the property and to those homes and accessory structures in the immediate vicinity.

3. *The relationship of such elements to similar features of structures in the immediate surroundings* – Drive strips such as the one described are traditionally found in the Hampton Heights Neighborhood, where grade allows and time preserves. There are various accessory structures used for storage of similar massing, scale, and design as well.

4. *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 the proposed addition to the property would be harmonious to the character of the district.

Staff's Analysis

Staff recommends that the Board approve the application as presented.

Mrs. Love opened the public hearing and asked anyone who wished to speak in favor or in opposition of the request to come forward. No one came forward. Mrs. Love closed the public hearing.

Board Deliberation:

Mr. Ringo moved approval of the request as presented by Staff; and he was seconded by Mr. Trail. The motion was unanimously approved by a vote of 7 to 0.

Certificate of Appropriateness for Major Work at 651 Maywood Street in Beaumont Village – For permission to remove and replace the front left door with a new double hung window; replace all windows with new windows of similar appearance; replace damaged shingles or damaged sill, and leave the asbestos shingles to preserve the historic appearance of the house; repaint the home; cover the front wooden façade with new stone veneer – similar to the material used in the existing house on 643 Maywood Street; cover front porch with stone tile; replace front porch columns with 4 new lally columns, wrapped on the lower portion with the same stone as used for the front façade, wrapped on the upper portion in wood, and finished to match the house trim; replace rear door and right front door; install flush mount ceiling fan and light on the front porch; repair the flashing on the existing roof and power swash or paint the roof if required while retaining the existing character; and clean up, mow and reseed the front yard; from Gregory Davis, Registered Agent, Pride Development LLC, on behalf of Property Owner, Richard A. Davis, Manager, Pride Development LLC.

Ms. Rosario came forward and submitted the report the Board Members had previously received in their meeting packets yesterday, and included the slides and tonight's presentation, as well as email exchanges between the applicant and Staff, into evidence as Exhibit A. She informed the Board Members the applicant's Son, Mr. Greg Davis was present tonight to answer any questions as well. Ms. Rosario said the request included Major and Minor Works, and so as not to be too confusing she would go over the Minor Works first, which were approvable by Staff as follows with slides being shown:

Approvable by Staff as Minor Works:

- Replace rear windows, six over six, with vinyl six over six windows
- Replace rear door
- Install flush mount ceiling fan and light on front porch
- Repair flashing on existing roof
- Remove existing chain link fence
- Demolition of unstable shed structure (due to safety concerns)

The following items did not require permission:

- Painting
- Clean/mow/reseed lawn
- Repair of existing features to retain historic character

Ms. Rosario said the Major Works items are as follows with slides being shown in order to better illustrate the request:

- **Permission to remove the left front door on the house and replace the left front door with a double-hung window.**

The following guidelines shall apply to the removal and replacement of the door on the front of the home.

1. *The character and appropriateness of the design* – According to the City of Spartanburg Design Guidelines for the Beaumont Mill Village Neighborhood, the following guidelines shall apply to the removal and replacement of the door on the front of the home:
 - a. *Configuration of new doors should be avoided.*
 - b. *Alteration: Replacement should be in the same configurations, material, size, and light pattern.*

This home, a Saddlebag style house built within the years of 1890-1910, should have a door replacement that matches those listed as Folk Victorian Doors on page 26 of the Beaumont Mill Village Design Guidelines, and should be made of wood. It is not appropriate to replace the existing left-hand side door with a window opening, as it will serve to interrupt the rhythm of the openings on the structure and detract from the historic character of the home. The applicant has not provided enough material to determine whether or not the doors are in deteriorated enough condition to warrant replacement.

- **Permission for the Replacement of the existing wood windows and the installation of new vinyl windows.**

Ms. Rosario explained there were not many existing wood windows on the house; and that most of the windows were already gone; and the other windows that remained were like mobile home windows. She further explained she had spoken to the applicant before they got started tonight about the possibility of installing vinyl windows on the side with the correct light pattern and installing wood windows on the front beside the two doors. She was not sure how he and his father would feel about that.

The following guidelines shall apply to the replacement of the windows on the home:

- a. **Maintenance:** Wood windows were constructed so that individual pieces could be taken apart and repaired as needed. Therefore, many original windows could be repaired for much less than replacing a window. Always try to repair windows first. If it is determined that the windows are in such deteriorated condition that they must be replaced, you should select a new window with extreme care. Make sure the following details should be compatible when selecting a new window:

- i. Size of window
- ii. Shape and size of sash
- iii. Window pane size and configuration
- iv. Muntin and mullion profile shape
- v. Location of meeting rail

The applicant has not provided enough information to show that the windows are in deteriorated enough condition to replace. Any window replacements visible from the public right-of-way should be made of wood.

- **Permission to remove siding on the front of the house and either paint the wood beneath if it is in good condition, Or permission to remove siding from the rear of the house and place it on the front, then replacing the rear siding with vinyl siding:**

Ms. Rosario said she did not think this was as big of an issue to the applicant after reading Staff's report; the applicant agreed to just paint the wood and maintain it instead of putting in the stone. She explained for the sake of the record the following guidelines shall apply to covering of the original wooden siding on the home with proposed stone façade:

- a. Most of the homes in Beaumont Village were originally wood siding. If this material still exists on the home it should be retained. Artificial siding can trap moisture underneath and decay the original wood. Therefore homes that do not have these materials on them should not consider artificial materials as a replacement to the damaged wood. Repair is the only option.
- b. **Maintenance:** Wood siding should be kept painted. Rotten boards should be repaired or replaced as necessary. Replacements should match the original material in size, shape, texture, and material. Shingle siding should be kept treated with waterproofing if not painted.
- c. **Alteration:** Should it become necessary to replace the siding, then the new boards should match the existing boards in width and any characteristics, such as corner boards. If more than 50% of the siding will be replaced then the type of siding must match the historic style siding.
 - i. Appropriate new materials should be wood or cement fiberboard.
 - ii. Brick veneer is not recommended as an option to replace siding.

This property retains its original wooden siding, and damaged portions should be repaired or replaced. It is not appropriate to cover the wooden siding of the home with stone façade, as this is not a design characteristic traditionally found in the neighborhood (it is a more modern feature) so Staff would recommend denial of this portion of the request.

- **Permission for the tiling of the porch, and for the Porch Columns to be replaced with steel posts, wrapped in wood.**

Ms. Rosario said the existing columns are not original to the house; and the proposed columns were of a different style that was appropriate for this house; and she said the applicant provided a picture of a very similar saddlebag house showing what the original columns and railing probably looked like; and she could recommend something along those lines. She explained for the record the following guidelines shall apply to the tiling of the porch and replacement of front porch columns:

- a. The original posts and railings are of a very simplistic design.
- b. Alteration: if the porch is to be rebuilt, it should have the same features and materials.

The proposed replacement columns are not in keeping with the simple, traditional columns found in the Beaumont Mill Village. The existing columns are not original to the home. The porch should retain its original design and material, as stone is not an appropriate addition in this district.

[Editor's Note: the Staff Report also included numbers 2 through 4 regarding the criteria for reviewing Certificate of Appropriateness requests:

- 2). *The scale of the buildings – N/A.*
- 3). *The relationship of such elements to similar features of structures in the immediate surroundings – While some of the homes in the Beaumont Mill Village have seen exterior alterations such as stone siding, column*

changes, and the removal of entryways and original doors and windows, these are not appropriate changes to approve at this time. Proposed changes should preserve the material, style, and pattern of the home.

4). *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 the proposed alterations to the property are not in conformity with the Historic District. The proposed changes would be appropriate on a Craftsman Style House, although staff does not have enough information to judge the materials of the proposed changes.

Staff's Analysis

Staff recommends that the Board deny the following request:

1. Covering of the existing, original wooden siding with stone siding.
2. Covering the existing porch with stone siding.
3. Removal of the left hand side front door and replacement with a window.
4. Replacement of the existing right hand door with an inappropriate replacement door.
5. Replacement of all of the windows on the property with the proposed vinyl windows.

Staff recommends the Board table the following request to allow the applicant time to adjust their proposal for:

1. Replacement of existing columns.

Ms. Rosario said the big item Staff would recommend denial of was the vinyl windows and the removal and replacement of the left hand front door. She explained she wanted to make sure the Board Members had the full background before the applicant came up and addressed them.

Board Questions:

- Mrs. Love asked Ms. Rosario if the home had always been a duplex, or did it just have two doors.

Ms. Rosario said she had not been inside; but it did have two doors. Ms. Rosario said from her understanding those style houses did have two doors on the front, and she felt it was a single family home; and it had not been occupied for some time.

- Mr. Steinecke said there were two or three streets in that section of Beaumont that had houses of that type and they all had the double doors and it was a distinctive feature for that style house.
- Mr. Trail asked if the existing windows on the front were wood.
- Ms. Rosario said there were no windows there; what he saw was storm windows.
- Mrs. Love asked Ms. Rosario a question about the columns.
- Ms. Rosario referenced another couple of slides and explained she recommended tabling the columns because the proposed columns were not appropriate; and she said the columns that were on the house were not appropriate either. She recommended the applicant come back with something more appropriate.
- Mrs. Love asked Ms. Rosario that the Board was really considering windows and the removal of that one door.
- Ms. Rosario said she gave her recommendations on the request and what the Board Members should mainly focus on; and the house was in bad shape and the applicant was trying to improve on it; and now the Board Members had everything before them and they could have the applicant come up. She said Staff had to give its recommendations according to the guidelines.
- Mr. Koenig asked Ms. Rosario was there a mention of replacing shingles.
- Ms. Rosario explained those were the asbestos shingles on the side of the house and the intent was to maintain what was there.
- Ms. Rosario referenced another slide and explained that was the window she had peaked her head into and as she looked in to the house you could see that the insulation in the roof was missing and she explained other issues. She also showed a photograph Mr. Steinecke had provided that was a similar looking saddlebag house.
- Mr. Koenig asked how many windows were there that could be considered.

- Ms. Rosario said only two.
- Mr. Steinecke said it seemed like the asbestos shingles and the iron railings were from a wave of renovations that were done through that whole portion of the neighborhood.

Mr. Greg Davis came forward and said he was speaking on behalf of his Dad, Richard Davis who owned the property; and he was sworn. He explained regarding the columns on the front of the house, if the Board wished, he could do something like the photograph that had just been referenced regarding a wrapped steel post and paint it and make it look nice.

Mrs. Love asked was he amending the proposal for the columns to match the original.

Mr. Davis said he was if that was acceptable; and he could put a steel pole in the middle and then wrap it with treated lumber on the outside, and paint them and stain them to look nice.

Mr. Davis said as far as the windows go; Ms. Rosario had said they could probably put windows on the side of vinyl and it would probably be o.k. He asked regarding the other windows on the front of the house if they should do wood windows or could he do an aluminum window with a wood textured finish, in order to save a little money, and if he could get energy efficient windows in the house it would be better.

Mr. Steinecke had a question regarding the sizes of the windows.

Mr. Davis explained there were some different sized windows. He said you could poke your hands through all of the windows on the house as it was now.

Mr. Koenig asked Mr. Davis if he could also see that as an option for the windows on the side as well, instead of vinyl.

Mr. Davis said that was what he would like to do.

Mr. Koenig asked Mr. Davis about the door issue.

Mr. Davis said he knows it calls for a wooden door because of historic values, but after looking at the photograph that had been provided by Mr. Steinecke; he wondered if he could put in an aluminum wood-faced textured door with a window in it. He explained there was a hole in the roof where they may be a lot of structural damage in the ceiling area. Mr. Davis referenced a house right next door that was also owned by his Dad, and what he had done on that house regarding outside restoration.

Mrs. Love said she thought his suggestion to do that on this house regarding the columns would meet the guidelines.

Mrs. Love said regarding the doors, the guidelines said they should be maintained unless they were so deteriorated that they cannot be replaced. They would need to look at the doors and if it was a glass issue, you could reglaze and replace glass; and the replacement should be the same size configuration and materials as the original; and she said in this case the original doors were wood.

Mrs. Love said for the windows, the guidelines recommended always try to repair the windows first; and if it was deteriorated beyond repair you could replace with like for like materials; and that in this particular case they would be replacing missing windows; and the guidelines said the configuration, the muntin and mullion profile and shape; and in this case the six over six, and wood and aluminum clad windows were the most appropriate replacement materials; and other window materials should be evaluated by the HARB, which was referenced on page 30 of the guidelines.

Mr. Koenig asked if the aluminum clad was not what the petitioner was proposing.

Mrs. Love said it was not the original proposal; but she thought the petitioner said he would be willing to do that as an option.

Mr. Davis said he would be willing to do that on the front of the house; and if they would allow him to do vinyl on the rest of the house, that it would save him a lot of time and money.

Mr. Koenig said those windows would need to be six paned on the front of the home.

Mr. Davis said he liked to use an energy efficient lattice type window with a double paned window with lattice in it to make the six panes; and he asked would that be acceptable.

Ms. Rosario felt as long as it maintained the same light pattern it should be o.k.

Mrs. Love agreed and said it seemed the Board's concern was making sure it had the appearance from the road of having the six over six configuration in the same size.

Mr. Trail asked Mr. Davis in his opinion, was the house ever a duplex.

Mr. Davis said it looked to him at one point someone may have wanted to make it a duplex and at some point in time they had seen the one window that was covered up, and someone had said there was another window on the other side that looked a lot like that one; and he thought at one time it was intended to put a bathroom on the inside and have a common area exit out the back and to divide it; but he did not think that it ever happened.

Mr. Trail asked how many rooms were on the inside.

Mr. Davis explained there were four rooms in a circle. He explained he had considered making it in to a duplex himself, but it would be way too much work.

There was more general discussion between the Board Members and the Petitioner.

Mrs. Love said to kind of catch up on things; it seemed like the petitioner had amended his proposal regarding the windows; and that she needed him to state that for the Board Members.

Mr. Davis said he now proposed to use vinyl windows on the sides and back of the house; and if the original windows that are there are savable he would save those windows for historic purposes; and if they were not savable he would put in vinyl windows in their place. On the front windows he would put in vinyl/aluminum window with wood facing or feature to give it a historic look with six over six.

Mrs. Love asked Ms. Rosario if Staff would recommend approving that.

Ms. Rosario said the ones from the front should be wood or aluminum clad. She said there was some room on the side to do a vinyl window with the same pane and light pattern, and on the rear she would say they could do vinyl.

Mrs. Love asked the petitioner if he would be willing to do that.

Mr. Davis said he would be willing to do anything that could save him money.

Mr. Steinecke said they probably could save him some money on the doors.

Mr. Koenig said on the front windows any vinyl would be out of the question; and aluminum clad would be an option that would be recommended.

Mr. Ringo asked if the Board Members wanted to go through the request one by one with motions; would that be the easiest thing to do.

Mrs. Love said it sounded like the petitioner was trying to amend his petition to something the Board could approve by amending the windows on the front and the sides with aluminum clad in the six over six pattern, and repair or replace the ones on the back with vinyl with the same six over six pattern.

Mr. Davis said that was correct.

Mrs. Love said regarding the porch and columns, she thought the petitioner wanted to match what had been shown in the photograph with wood and add a picket railing.

Mr. Davis explained that was correct.

Mrs. Love said regarding the doors, the petitioner was going to now repair the doors.

Mr. Davis said he would repair the doors and if that did not work out he would need to make a new proposal with another request.

Mrs. Love said regarding the stone on the front, the petitioner had already said no stone on the house.

Mr. Davis referenced a slide of the porch and said the wood facing on the front of the house was very damaged; and if he just painted that, it would just be painted damage. He had the stone idea in order to make it stable and pretty.

Mr. Koenig asked would he put the stone up everywhere where the wood panel was on the front.

Mr. Davis said he would definitely like to put stone up at least as a half way mark; and maybe something else, or they could stone all the way; but again his main option was to get rid of the damaged material there.

Mrs. Love asked would it be cheaper for him to just replace the damaged material with something similar.

Mr. Koenig said because the original paneling was under the roof, it looked like they left it there because maybe it was still in good condition, and it could be that on the rest of the house it was not.

Mrs. Love said another thing that had been done on another house in the neighborhood was they had taken the asbestos siding off the back and used it to repair the front, and then replaced what was on the back with vinyl to match the color.

Mr. Davis said that sounded like a very potential possibility; and said as long as he could make the front of the house look good that was what mattered to him.

Mr. Steinecke felt it would be appropriate to have a single treatment all the way across the front, which would mean no stone facing or wood, just the asbestos siding.

Mr. Davis said he could definitely talk to his Dad about it.

Mrs. Love said that might be something Mr. Davis could check on with his Dad; and that it would be something he could bring back before the Board Members at another meeting.

Mr. Davis then asked the Board Members if he could go ahead and ask permission to swap out the asbestos siding from the back and put it up on the front and then swap it out with the vinyl siding and if that had been done, he would present that then.

Ms. Rosario said she would recommend that would be fine.

Mrs. Love asked the petitioner if they had gotten everything.

Mr. Davis said the house itself had a gate running around it. He asked was it acceptable to leave it there or did he need to remove it.

Ms. Rosario said it would be better to remove it. She said if he wanted to have a fence in the front yard, he would need to come back to the Board with that request.

Mr. Davis mentioned in the back of the house there was a shed which he would like to demolish because it was a hazard.

Mr. Koenig asked did he plan to replace it.

Mr. Davis said he had no plans to replace it.

Ms. Rosario said if it was dangerous she would get Code Enforcement and the Building Department to look at it as well, and if they can attest to the danger; then she would recommend removing it after they had looked at it.

Mrs. Love asked what the shed was made of.

Mr. Davis explained he had only looked in the window and that he was afraid to even step inside the shed. Mr. Davis said it could be made of wood looking at the photograph, but he was not sure.

Ms. Rosario said she would get Code Enforcement to go out and look at the building, as well as Building Department.

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

- Colonel Tom Marett Retired U.S. Air Force Reserves, came forward and said the petitioner's house was in pretty good shape up until about a year ago when a gentleman who lived on the other side had decided to knock all of the windows out of the house. He did not feel there could be that much deterioration of the house in just a years' time. He said he had been in the yard a lot of times and he felt the shed in the back yard was a breeding ground for copperhead snakes he had seen and heard in the yard. He said the roof of the house had been replaced with tin in some parts. He said the two front doors on the house were made of such material that the individual pane was not broken off. He said his own house had the asbestos siding on it and he knew the OSHA procedure for taking those off; and if the petitioner needed his help he would help him. He mentioned he had gone to the Planning Department when Mr. Joshua Henderson was there and they had gone

over the process of how to take them off properly and had worn a mask while doing so. Mr. Marett said in April 11, 2011 when the City Council approved Beaumont Mill Village as a Local Historic District, the understanding was there would be no vinyl replacement windows, and that they would need to be replaced with similar materials. He said in 1955 was when the asbestos shingles were installed.

Mrs. Love asked Mr. Marett if he was in support or opposition to the request.

Mr. Marett said he was opposed to changing the appearance because this very Board had denied vinyl windows to a lady who lived on Maywood Street some years ago, which he explained to the Board Members.

Mrs. Love said the petitioner had now amended his request.

Mrs. Love asked if anyone else wished to come forward.

Mr. Joey Kowal, President of Beaumont Village Neighborhood Association came forward and explained he was in support of the request. He said as long as the shed in the back was not an original coal shed he would not have any problem with it coming down.

Mrs. Love asked if anyone else wished to speak regarding the request to come forward. No one else came forward.

Mrs. Love closed the public hearing.

Board Comments/Deliberation:

Mr. Steinecke made a motion to approve the amended proposal as agreed to earlier regarding the windows; and he was seconded by Mrs. Love, and the motion was approved by a vote of 7 to 0.

Mrs. Love said the next order of business would be the porch.

Ms. Walker made a motion to approve the amended proposal to use wrapped steel posts and picket railings to match the photograph of the house and was seconded by Mr. Trail. The motion was approved by a vote of 7 to 0.

Regarding the asbestos siding Mrs. Love asked a question to Ms. Rosario how they should handle that matter.

Ms. Rosario explained they could make a motion to allow them to do that or to paint. Preferably Staff would say to replace the asbestos on the back on the front and do the back with vinyl.

Mr. Davis said he would talk to his Dad; and they would assess the situation and if it was acceptable to the Board Members they would pull the asbestos off the back and put it on the front and replace the back with vinyl.

Mr. Ringo made a motion to allow the petitioner to either repaint the front porch as it was or either replace the front shingles with the asbestos from the back and then replace the back with vinyl; and he was seconded by Mr. Trail. The motion was approved by a vote of 7 to 0.

Mrs. Love said they would now address the door issue.

Mr. Davis said he had rescinded the door matter; but that he would repair them if they were repairable; and if not he would bring them back before the Board Members in another application.

Mr. Koenig asked if they needed to discuss the roof.

Mrs. Love said repairing roofs to the condition they were, was a minor work that the petitioner would address with City Staff.

Mrs. Love thanked the petitioner for coming.

Update on Approved Certificate of Appropriateness for Minor Works since the April 12, 2018 Meeting – Natalia Rosario.

Ms. Rosario went over the one Certificate of Appropriateness for Minor Works that had been approved by Staff since the April 12, 2018 Meeting.

STAFF ANNOUNCEMENTS:

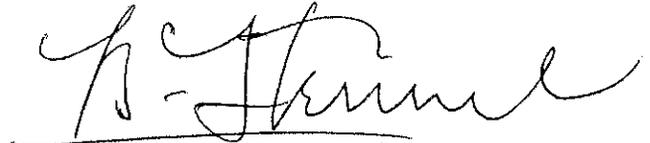
Mrs. Roland explained the City of Spartanburg would be hosting a Continued Education Training October 17, 2018 that would be done by ACOG; and there were a few Board Members that still needed to obtain their 2018 CE Credits.

Mrs. Roland explained there would be two vacant Board Positions as of June 30th; as Board Members Jolly and Ringo did not wish to seek reappointment. She said Mr. Trail wished to be considered for another term for reappointment by the Mayor and Council.

There being no other business, the meeting adjourned at 7:10 P.M.

Minutes by Julie Roland, Administrative Assistant.

Sarah Love, Chair



BRAD STEINECKE
Acting Chair