

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Meeting
Thursday, October 11, 2018 ~ 5:30 PM
City Hall Training Room

Board Members Attendance: Brad Steinecke, Melissa Walker, Josh Lonon, Joshua Turner, Meg Reid, Kathleen Crowley, and Thomas Koenig.

Absent Board Members: Sarah Love and Ray Trail.

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

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

Mr. Steinecke informed the Board Members the Agenda needed to be amended under New Business to hear the Preliminary Certification of Historic Special Tax Assessment before the first new business case; and he moved the Agenda be amended with second by Mr. Koenig. Ms. Walker then moved approval of the Agenda as amended; and she was seconded by Mr. Turner. The motion was unanimously approved by a vote of 7 to 0.

Disposition of the Minutes from the May 10, 2018, June 14, 2018; and the August 9, 2018 Meetings.

Mr. Turner made a motion that all three sets of Meeting Minutes be approved as submitted; and he was seconded by Mr. Koenig. The motion was approved by a vote of 6-0-1; with Mr. Lonon abstained from the vote since he had not attended any of the above referenced meetings.

Old Business:

There was no old business for discussion.

New Business:

Preliminary Certification of Historic Special Tax Assessment – 127 W. Main Street.

Ms. Natalia Rosario came forward and was sworn and she introduced the two business cases for the tonight's meeting, and submitted the meeting packets the Board Members had previously received via email, tonight's presentations, and slides into evidence as Exhibit A. She explained the petitioners for the first item of business were not present; and they would hear the Special Tax Assessment case first, with Donnie Love, Principal Architect with McMillan Pazdan Smith to give the presentation; and if the Board Members approved the case it would go before County Council at a future meeting.

Board Member Kathleen Crowley informed the Board Members she would recuse herself from this item of business because she was employed at McMillan Pazdan Smith Architecture; and she stepped down from the podium.

Mr. Donnie Love, Principal Architect, McMillan Pazdan Smith came forward and was sworn; and he informed the Board Members Joe Lauer, Clerestory Project Group was also present for any questions. He said this was an adaptive reuse project aimed at providing a multi-occupancy function for the public. Space functions would include bowling, dining, and a main event space. The historic context would be preserved to provide as much of the original buildings features as possible. Mr. Love showed a lot of slides, past and present; and provided all of the background information for the proposed project, which he said was the former Leader Department Store which had completely burned to the ground in 1943; and then rebuilt by its former owner. Some years ago Rome nightclub had occupied the building and later closed, and the property had sat vacant for some years now. Mr. Love thanked Board Member Steinecke for providing him with some of the old photos; and he explained they needed all the photographic documentation they could get because the project would be presented to the US Department of the Interior National Park Service for State Tax Credits. Mr. Love explained to the Board Members the scope of work as follows:

• **Basement Floor:**

Install new bowling alleys with elevated solid wood flooring approach.

Separate 2 bowling lanes from the remaining 6 for private lanes and gathering.

Add a bar as a focal point in the dining space.

Clean and stain existing concrete floor.

- **First Floor**

Restore Main St. Entry to imitate the 1940's façade which includes all new windows in the street level, and restoring accent banding.

Refinish existing terrazzo flooring and add any terrazzo flooring removed by renovations dating after the 1940's design.

Split floor space into two main areas: restaurant and main event space with kitchen separating the two.

Add large group toilet to serve dining and another to serve main event space.

Keep existing wood lattice trusses above exposed and accentuated as much as possible.

Broad St. façade and windows painted and restored with possible event sign to be added to match historical reference.

- **Mezzanine Floor**

Restaurant side – used as supplemental dining space overlooking Main Street through existing restored windows.

Main Event side – used as a staging/dressing area for main event space productions.

Board Questions/Comments/Deliberation:

Ms. Walker asked where the restrooms would be located.

Mr. Love explained.

Mr. Lonon asked about what all needed to be removed after the building had been occupied by the Rome Nightclub.

Mr. Love explained there was still a good bit of historic material in the building, and they were trying to recreate some of the features that was lost when Rome had the building.

Mr. Steinecke felt it would be a great use of the area and space.

Mr. Lonon asked about the expected opening date.

Mr. Love and Mr. Lauer explained they hoped for a staggered opening beginning in the Summer of 2019.

Ms. Walker moved approval of the request; and she was seconded by Mr. Turner. The motion was approved by a vote of 6 to 0.

[Editor's Note: After the above item of business was resolved, Board Member Kathleen Crowley re-joined the Board Members on the podium.]

Certificate of Appropriateness for Major Work - 247 Hydrick Street in Hampton Heights– Consider permission to install a front door where currently none exists with a wooden door and two light panels; permission to repair stone walkway leading up to the front porch; and permission to wrap the porch with stone, TMS#7-12-14-208.00 from Pedro & Tomasa Rojas, Property Owners.

Ms. Rosario, came forward again and said neither the applicant or the contractor were present; and the applicant had previously informed her they could not attend tonight's meeting, and had not responded to her email request as to whether they wished to table to another meeting, so she would do her best to represent them. Ms. Rosario showed slides of the house, and explained they found photo's from 2012 that showed the house was all boarded up at that time. Since the Rojas had purchased the house they had slowly been doing work to the house to make it habitable. They had fixed the roof, power blasted (sand blasted) and painted the windows; which she said Board Member Reid had informed her the work was being done and when she went out it had already been finished, which for the record Staff would not have approved regarding the windows. She showed slides of the house, proposed door, existing concrete steps, concrete walkway and the porch; as well as some other homes in the neighborhood; and she explained part of the request was to repair the stone walkway leading up to the front porch and wrap the porch with stone, which Staff would advise to not approve that portion of the request. The other part of the request was to get a door on the structure.

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

1. *The character and appropriateness of the design* – According to the City of Spartanburg Design Guidelines for the Hampton Heights Historic Neighborhood:

- a. **8.1.3 Entrances and Porches New Construction:** *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.*
- b. Retain original doors unless deteriorated beyond repair. Screen and storm doors shall not detract from the character of the house and shall be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials. Original door openings shall not be infilled on facades visible from the public right-of-way.
- c. **8.1.7 Foundations** – *Work involving foundation shall, to the extent possible, preserve original appearances and materials. Original foundation materials shall not be covered with stucco or other materials. The infill of pier foundations shall be done in a way that maintains the appearance of foundation piers. A simple temporary material, such as wood, lattice, is most appropriate. A less desirable solution is the use of a solid material. In both cases, the infill material shall be recessed behind the original piers and shall allow for significant ventilation underneath the structure.*

According to City records, this property had the original (modified) door removed in 2012 without a building permit or a Certificate of Appropriateness. The owner at the time was summoned to court, although that date was postponed. Staff presumes that after that time the door was removed and the home left boarded. The home at 250 Hydrick Street is of similar architecture and has a smaller door, storm door, and a light above. (Please see the pictures below for a brief timeline.) Staff has been unable to find documentation of whether or not the original entrance size (shown in picture from 2007) was an original feature of the home or if it was altered later. The two light panels on the side seem to be a common feature in Colonial revival architecture, although in many cases a simple door without lights or panes is used. The 2007 photograph shows where previous lights were removed and covered with a piece of wood with a decorative diamond.

2. *The scale of the buildings* – n/a

3. *The relationship of such elements to similar features of structures in the immediate surroundings* – Other properties in Hampton Heights feature similar doors to the one proposed, although as far as staff has gathered, the house with the closest resembling architecture at 250 Hydrick Street does not share the same size entrance.

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 likely in conformity with the Historic District, although the color of the house vs. the color of the wood does have a jarring effect (as seen in 2012 photos) due to color contrast. Staff is of the opinion that this door is an appropriate replacement, but the most appropriate replacement would be to replace the overdoor light as well.

Staff's Analysis

Staff recommends that the Board approve the request to place the door as presented with the caveat that a light over the top of the door be placed as well, and deny the request to wrap the porch with stone and replace the concrete walk-up to the porch with stone; but she would leave it up to what the Board wanted to do regarding the door.

Board Member Questions:

- Mr. Koenig asked if the petitioners had taken the proposed door off of another house.
- Ms. Rosario said they saw it somewhere, and had purchased it for this house.
- Mr. Steinecke asked had they included the dimensions for the proposed door, and whether it matched the entrance to the house in size.

- Ms. Rosario said they had not included dimension in the request and when she had tried to get back in touch with them she could not reach the petitioner or the contractor.
- Mr. Steinecke said looking at the 2007 photograph it looked like it had a standard sized door, and that there was still a good bit of space above it for the light above the door. He said unless the proposed door was a very oversized door, it would need a light above it.
- Ms. Walker asked Ms. Rosario if what she was hearing her say, that it would be appropriate for the Board to table the request until they hear from the petitioner regarding their plans for the door.
- Ms. Rosario said that was correct.
- Mr. Steinecke said the request seemed pretty vague.
- Mr. Lonon asked Ms. Rosario was he correct in what he had heard that before this house was purchased, it was being looked at for demolition before this work was started.
- Ms. Rosario said she really did not know not having been with the City during a lot of that time; but she knew it had been through a good many non-profit organizations, and owners, and that it was in rough shape. She said it might be something they would want to ask Dr. Stone about, who was in the audience.
- Mr. Lonon said he had seen some very strange things at that house; and he asked if the City was aware of things going on there and were keeping an eye on what was being done.
- Ms. Rosario said there were some old building permits, and the Building Official knew that this was happening, and that the Rojas wanted to inhabit the house.

Mr. Steinecke asked were there any other questions for Ms. Rosario before he opened the public hearing. There were no more at this time.

Mr. Steinecke opened the public hearing and asked anyone who wished to speak in favor of or against the petition, or if there was anyone who had any questions to come forward.

- Dr. Phillip Stone, Jr. of 246 S. Spring Street came forward and said he lived behind the proposed house, and he had watched it for the last nine years. He informed the Board Members during his tenure on the HARB Board they had a serious discussion regarding demolition. Dr. Stone said the house had been owned at one time by the Preservation Trust and was one of three the Trust had left when the Trust was disassembled. He said he remembered when the previous door got removed without any permission. He also remembered when the Planning Department had summoned the owners to court; and he vaguely remembered something about maybe the petitioner was convicted at that time. He informed the Board Members that Heather Morrow had looked at the house at one point; and she had a lot of different contractors look at restoring the house; but they had all informed her there was just too much wrong. Dr. Stone said he agreed with the Board's thoughts; but he really would like for the Rojas to be able to restore the house according to the guidelines. Mr. Stone said at a previous point in time someone had purchased the home at a tax sale that had made mention to one of the neighbors they planned to turn the house into a church type mission or something; and that Mr. Joshua Henderson, the Planning Coordinator had informed them that was now allowable in that zone.

Mr. Steinecke asked anyone else who wished to speak regarding the request to come forward. No one else came forward. Mr. Steinecke closed the public hearing.

Board Questions/Comments/Deliberation:

Mr. Steinecke said he felt the Board Members had a couple of options; one of which would be to table the request to give the owner or representative a chance to come and address the Board at a future date. He asked Ms. Rosario was he correct in saying the Board could vote on a portion of this request and table another portion.

Ms. Rosario said that was correct.

Mr. Steinecke asked if there was any discussion among the Board Members.

Mr. Koenig asked Ms. Rosario about the stone portion of the request off the porch, and he wondered if it was not stone now.

Ms. Rosario said it was brick and concrete. She said concrete walks and concrete steps should be preserved, especially when original to the house and visible from the right-of-way; and the only time they should be replaced was if they had become bashed up and were too deteriorated beyond repair.

Mr. Turner made a motion to table the discussion regarding the door, and to deny the request regarding to wrap the porch and walkway in stone; and he was seconded by Mr. Koenig. The motion was unanimously approved by a vote of 7-0.

Mr. Koenig asked did the petitioner need to show the Board what they intended to do about the door the next time.

Ms. Rosario said the petitioner would need to come back to the Board and have an example or the actual product.

Mr. Steinecke said he liked the idea of giving the petitioner a chance to voice their idea for the door.

Update on Approved Certificate of Appropriateness for Minor Works since the August 9, 2018 Meeting – Natalia Rosario.

Ms. Rosario went over the Certificate of Appropriateness for Minor Works that had been approved by Staff since the October 9, 2018 Meeting.

STAFF ANNOUNCEMENTS:

Ms. Rosario welcomed New Board Member Joshua Lonon to the Board who was appointed by the Mayor and City Council to the HARB Board on June 25, 2018.

Mrs. Roland explained to the Board Members the Continued Education Training that the City of Spartanburg was previously scheduled to host on October 17th, had now been moved to October 19th in the City Hall Basement Training Room due to a conflict with the room; and for those Board Members to please remember to attend.

Mrs. Roland also informed the Board Members that Mr. Turner had informed her this week that as of next Thursday, he would be moving out of the City Limits; and was unsure of his Board Status at that time.

Mr. Lonon said in order to serve on a City Board, the requirement was you had to reside in the City.

Ms. Rosario and Mrs. Roland thanked Mr. Turner for his tenure on the Board and for all of his service, as well as all of the other Board Members that were present.

Mrs. Roland informed the Board Members they already had one confirmed new case of business for the November 8th HARB Meeting, and for everyone to mark their calendars.

Mr. Lonon asked Staff since they had tabled the portion of the petition for 247 Hydrick Street tonight; if the petitioner would need to do anything to be put back on the agenda; how that process would work; or if they did not turn in another application for the next meeting would it then be taken off the table.

Ms. Roland said she would send the petitioners a letter regarding tonight's meeting; and that they would need to submit a revised petition. She thought when it was put back on another agenda, it would need to be removed from the table before the case was heard.

[Editor's Note: There was a more discussion between Board Members regarding the matter for the tabled portion of tonight's request].

Ms. Rosario said she would check with the City Attorney or City Clerk to see about that process.

Ms. Rosario informed the Board Members this was not on the Agenda, but she needed to go over it anyway; and said regarding Final Certifications required for previous Special Tax Assessment properties that had previously come before the Board. She explained once the work was completed on the buildings that she would take one or two different Board Members, herself, and the architect/developer to tour the following buildings before the end of this year as follows:

- Montgomery Building
- Mezcal Building
- Aug. W. Smith Building
- Children's Museum
- Freemont School

Ms. Rosario told the Board Members to be thinking about which ones they would like to tour; and she would take a couple different members to each one to make sure all the work had been completed to standards. She said she assumed everyone would like to tour the Montgomery Building and that would be fine.

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

Minutes by Julie Roland, Administrative Assistant.

Sarah Love, Chair


BRAD STEINECKE
ACTING CHAIR