

**The Spartanburg Board of Architectural Design and Historic Review
City Hall Council Chambers
November 14, 2019 @ 5:30 P.M.**

Board Member Attendance: Sarah Love, Melissa Walker, Rhiannon Leebrick, Josh Lonon, Ray Trail, and Brad Steinecke. Absent were Meg Reid, Thomas Koenig, and Kathleen Crowley.

City Staff: Rachel Grothe, Planner II, and Julie Roland, Administrative Assistant.

Sarah Love, the Chair of the Historic Architecture Review Board called the meeting to order and said she would preside over the meeting. Mrs. Love said per the Freedom of Information Act, notice of this meeting was posted 24 hours in advance and provided to the media.

Ms. Walker moved approval of the Agenda for tonight's meeting; and she was seconded by Mr. Trail. The motion was approved by a vote of 5 to 0.

Disposition of the Minutes from the September 12, 2019 Meeting

Mr. Steinecke said there were a couple of errors regarding the spelling of Ms. Brenda Lee Pryce's last name where mentioned and that needed to be corrected.

Mr. Trail moved approval of the minutes with the above mentioned amendments; and he was seconded by Ms. Walker. The motion was approved by a vote of 4 to 1, with Mr. Lonon abstaining from the vote since he was not present at the September 12, 2019 meeting.

Old Business

Continuation of Certificate of Appropriateness for Major Work –156 West Hampton Avenue. Owner/Applicant seeking permission for removal and replacement of existing chain link fence with new fencing in the R-6/SFD zone district. Mr. Niko Gilman, Owner.

Ms. Grothe, Planner II was sworn and said I don't have a report or anything, I have what the owner has sent, that should have been included in your packets, so I'll go ahead and invite Mr. Gilman to the podium.

Mr. Niko Gilman of 460 Hampton Drive was sworn. Some slides were shown; and Mr. Gilman said the only point that's going to have anything is the right-hand side. It'll have a railing that's the same as the one across the street, which the Board had previously approved on another case. On the left-hand side, that's all going to be open and everything all the way along is going to be open. The reason we're putting it over there is because the right-hand side is about four and a half feet off the ground over there; and the code or whoever is in charge I guess, has to make me do that. The other thing is on the very bottom right corner in there is where the problem really is. That's over the limit for the code people. If it's 30 inches off of that, and I talked with Chris Lewis. I got that section out of the IRC and anything that's over 30 inches is going to require some kind of a fall prevention there or guard. It's supposed to be over 36 inches from the top of where you could fall and over. They're going to require something and the best thing that we thought we could afford and that also would satisfy that was the picket fence. I don't know if you've got a chance to read through this. The idea is to have thin pickets on it, not fat pickets. The other example of this would be the one that you approved a couple years ago at the Montessori school, the fat brown pickets with a small space in between them. It's not a matter of trying to hide anything behind it, it's really just a matter of making it meet the code and

obstructing as little as possible, but also offering that protection. If you have any question I'm happy to answer it. That's pretty much the idea though.

Board Questions for Applicant:

Mrs. Love said we'll just make a note too that we have one more member that has joined us so we have our minutes correct. [Editor's Note: Board Member Rhiannon Leebrick arrived to the meeting at approximately 5:30 PM.

Mr. Steinecke said how long would it take you to take down the chain-link fence and build the new fence.

Mr. Gilman said how long will it take, construction-wise.

Mr. Steinecke said when would you start and when will it be complete.

Mr. Gilman said we'd probably do it within the next month and a half or so; and it wouldn't take three days that we'd get it done.

Mr. Steinecke said I ask because, not long ago, we had a similar request from a Hampton Heights property owner and the justification for allowing the fence, which is not really allowed under our standards currently, was that he was going to remove the chain-link fence and that was how many months ago. It still hasn't happened.

Mr. Gilman said if you're worried about me actually doing it, I would say don't worry. It's going to happen.

Mr. Steinecke said I'm inclined to put a condition on this to happen within a certain period of time if we approve it.

Mr. Gilman said that's fine. I don't like the chain-link fence either. There is a trade-off between having something there and nothing. I also think that if I take it down then they're going to require something, because it's outside of the code and they're going to require something on that corner down there, if it's over a 30 inch drop, they'll require some kind of guard rail, 36 inches high on top of it. I printed that out actually if you guys want to see it. It's section 312 in the IRC. I don't want to take it down and then find out that you guys are going to require me to put a gold-plated fence or something that's out of my budget. I just would have to figure out exactly what we would do. That's my only hesitation in taking down the chain-link fence.

Mrs. Amanda Gilman said from the audience she thought they should wait until the construction was finished to really finish the fence right.

Mr. Gilman said two-and-a-half, three-and-a-half months at the most. It's going to happen regarding this construction process. If you forced it to take two months, I could do it; but it's going to happen within this construction process one way or another. Whatever is going to happen will end up happening.

Ms. Love said waiting until your construction is over is reasonable. Big new items moving into the house ruin nice new things.

Mr. Steinecke said when we approved the lot fence replacement on the corner of Hydrick and Beta Club Way, part of the justification for that was the homeowner there was concerned that he was in danger of falling off the steep grade of the lot that's right there. Is there a particular reason besides meeting the code standards, that you're interested in having a fence in the front yard.

Mr. Gilman said it's for safety, but we want it to be safe too. I think it'll look good. I think it defines the property very well. But also the safety factor matters to me. The fact that it's brick over concrete and it's a small front yard, sort of leads me to think, if anybody's out there it's likely that somebody would fall off. It's for safety for us, not just because the code is going to make us do it, but also because I think we want it there because it doesn't seem right.

Mr. Steinecke said it's the safety if someone was standing on the brick wall.

Mr. Gilman said my natural thing when I'm walking anywhere with the kids is to let them walk on the wall because it's right up here, but it gets bigger as you walk down. I think people would be on it. It would hinder that and also it's just for being in the front yard I think it matters.

Mr. Steinecke said are you're only going to occupy the property; or is it your intention to sell it afterwards.

Mr. Gilman said it's not decided completely yet.

Mrs. Amanda Gilman said the other thing is the grass goes right to the edge of the wall. The wall doesn't stick up on the interior side from the yard. There's no boundary at all. You're walking on grass and then the brick which is the same level and then you're off the brick wall. There's no natural reason for anybody to stop or even backing up there. It's level. It's not like a grade and then there's a wall. It's just level on the right side to the house. There's no reason why you would stop or even think, I should stop right here. There's nothing there, it's just a flat yard.

Mr. Gilman said also in response to your question, as I work on it I like the place more and more.

Mr. Steinecke said part of the reason for my asking is if it was your intention to sell the place, this is one of those things where I think it might be better for the person living there to ask us for this kind of a thing, rather than someone whose intention is to put it back on the market.

Mr. Gilman said one of the things that I think hinders people from buying even in our neighborhood is that they're a little bit afraid of the hard stuff, like what restrictions they have on windows and everything else, and if you can make the thing ready-made then if we do sell it, it's going to be ready. I don't think that's a huge concern one way or the other.

Mr. Trail said can you tell us a little bit about what kind of fence you're proposing to put up.

Mr. Gilman said it'll be wooden pickets.

Mr. Trail said you said thin pickets, but on this example it says no pointy tops.

Mr. Gilman referenced a slide to point out the type of thin picket he wished to use. This kind of idea here is to have as thin a picket as we can, spaced with the proper dimension in between it, which is less than four inches. And then these pointy tops wouldn't be on it really. Just a rail on the top. Sort of like this, but not with all the fancy. If you go up one from that picture, the idea is to have a rail on the top so it mimics what's going to be on the porch which you approved last month. Different from this, is they wouldn't be picket. Just a square picket.

Ms. Grothe said I have a question. Were you pointing to a part of the Residential Building Code.

Mr. Gilman said yes, it is required as a result.

Ms. Grothe said because I read through that and I by no means am a construction professional, but I didn't read it that way. It says, guard shall be located along open sided walking surfaces

including stairs, ramps, and landings that are located more than 30 inches while the wall measures vertically.

Mr. Gilman said I read it as, any place you could walk really.

Mr. Steinecke said a brick wall isn't a walkway.

Mr. Lonon said I'm glad you brought it up because I question that too. I've never heard of a fence being required by code.

Mr. Gilman said think of the extreme though. If you had a 12 foot high wall there, they would certainly require a guard railing even if it's not a walkway.

Mr. Steinecke said all the houses on Brookwood Terrace that are way up and there are retaining walls along through there, I certainly don't want to see a proliferation of fences along through there. That's a similar concern as with this wall as well.

Mrs. Love said the difference is it's already placed. There's already a fence. There's not on Brookwood Terrace.

Mr. Steinecke said that's true. There is precedent for us swapping out a fence that's already in place.

Mr. Lonon said that's a fair point. There's a reason why our standards discourage fences. I'm concerned that we approved this last fence to get rid of the chain link fence and one of the first things that was brought up was, hey you guys did this recently. And then the next request that we get is going to be, hey you guys did this recently. We do set precedent when we make these decisions and that concerns me.

Mr. Gilman said I would say also though setting a precedent for something that doesn't damage anything architectural about the house, I mean, it's not changing a window, it's not changing siding, things like that. It can be changed in the future very easily.

Mr. Lonon said but it affects the look of the street.

Mr. Gilman said I would agree.

Mr. Lonon said it affects the character of the neighborhood.

Mr. Gilman said I would agree. I would say that there are a lot of things like that that you do allow, like gutters on a house which certainly change the house pretty significantly, but they're removable and so you're allowed to do it.

Mrs. Love said typically we do those at the back.

Mr. Trail said it would not set a precedent for any home that doesn't already have a fence.

Mr. Lonon said well that's what I was going to suggest is that if we do approve this, not only should we put a timeline on it, but we should approve it with a specific statement as to what circumstances led to it so that the next application that we get says that you just approved two fences, we can point to that and say, well these are the reasons why. If those circumstances are the existence of the chain link fence, then so be it. I think we do run the risk of eliminating in which case we're going to have fences all through Hampton Heights, and if that's what we want, then that's fine. But my understanding is that there's a reason why we don't want fences.

Mrs. Love said just a follow up on the requirement here, I'm looking at the International Code Council website. Typically at 30 inches you would require a guardrail or a fence of some sort, however; it's important to recognize the building code would not require it unless there were a walking surface on the upper side of the retaining wall without a walking surface, which is usually interpreted as something paved, the building code would not require. I think we can take the code requirement off the table and look more as where we stand with replacing something that's already there.

Mr. Lonon said well that makes sense, but it didn't ring true with the idea that you need a fence on every retention wall.

Mrs. Love asked if anyone else had something to say about this matter. Hearing nothing; Mrs. Love opened up the public hearing portion of the meeting; and she asked if anyone present wished to speak to come forward and state your name and address for the record.

Mrs. Amanda Gilman of 460 Hampton Drive said I would just say, we would like to replace the fence. I think we've both thought about, we both see ourselves maybe buying the house and we would just like to replace the ugly chain-link fence with something that serves our purpose. There being no-one else to speak; Mrs. Love closed the public comment portion.

Board Deliberation:

Mrs. Love said we would certainly like to see the ugly chain-link fence gone.

Mr. Steinecke said I'm going to remain personally consistent with my prior vote on this matter when it came up with the corner lot on Hydrick and Beta Club and we voted against it. But I certainly understand the idea that you all have a precedent that can protect this concern for the future.

Ms. Walker said if they approved this proposal; they should do so with a six month timeline.

Mrs. Love said does that fit your construction schedule fairly well. I certainly don't want you all to ruin a new fence with construction traffic.

Mrs. Gilman said that's the idea is to wait until he's finished getting in all the big stuff.

Mr. Lonon said I also think it would be fair to assume that if you came back and said construction was delayed, it's been raining for six months. I imagine this Board would be pretty understanding of that.

Ms. Walker moved approval with a six month time and a notation that this is being approved because it replaces an existing fence that does not meet the historic character of the neighborhood; and she was seconded by Mr. Trail. The motion was approved by a vote of 5 to 1, with Mr. Steinecke opposed.

Review of the Proposed 2020 HARB Meeting Schedule

Mr. Steinecke moved approval of the submitted dates; and he was seconded by Mr. Trail. The motion was approved by a vote of 6 to 0.

Update on 201 Caulder Ave

Ms. Grothe said I reached out to Stuart Smith and we received a letter with an update. I think everyone was provided that in your packet. It says that they're still doing their inspection period, that they're likely to extend the inspection period for another 30 days, on or about November

20th as provided. The purchaser expects to close on the property in early 2020. I don't have any real updates other than that right now. We've been sort of trying to keep an eye on the site and Julie and I had noticed the same engineering truck out there so we should see what they're up to. As far as we know they're continuing with moving forward. I can reach out to them between now and maybe our next meeting. I don't know, because they said early 2020 so I guess we probably wouldn't have an update until either the January or February meeting.

Ms. Love asked are there any questions. Can we put it on the January agenda just so that it doesn't fall off the radar.

Ms. Grothe said I'm happy to do that, to keep it on and I'll touch base with them before the meeting to see if they have an update. If they do, I'll bring it, and if they don't; I'll say no update at this time.

Discussion with Applicant regarding appropriate window replacement for a house within the Hampton Heights Historic District. Rachel Grothe (No Votes)

Ms. Grothe said I was approached by someone who is looking to do some renovations at 521 Pinckney Court. I'll bring it up so everyone can see on Google Street view, and wanting to do some window replacements. We had talked about, you replace wooden windows with wooden windows and it needs to be true divided light and that sort of thing. I had informed the applicant how this Board has been in support for rear windows or windows that may not be visible from the street, a different material may be appropriate. They are looking to, understandably, keep their cost low for this project and so they have brought a window sample that they wanted to get the Board's feedback on. I'll pull it up so you can see the house. If you all want to introduce yourselves.

Mr. Jay Alex Galman of Roofing Restoration said I've got a client of mine that's wanting window work done at 521 Pinckney Court. He explained they had looked at the windows and a lot of the window seals are rotted out basically. There's going to be some major issues going on. He knew of Interstate Window and Door that he had put in contact with Ms. Grothe regarding the windows.

Mr. Dan Scanlan, Territory Manager, Interstate Window & Door Co., 3000 North Township Blvd., Pittston, PA said the company has been around for a long time, since 1938. He explained they had pioneered a lot of things in the window industry. One of the things is wood windows, all wood windows. There are no wood windows that are all wood that are energy star compliant anymore. Most of the codes call for, and I don't know your particular code; call for energy star required window, most do now at least have that .30 rating on them. There's a big demand for them. Interstate came up with this composite window. It's a true composite material. You can screw into it just like wood; you can drill into it, nail into it just like wood, except it will never rot out. It's better than a vinyl window. We do interior and exterior grid applications of SDL Simulated Divided Light that actually have spacers so it mocks the true divided lights. It's a great window. You can finish off inside with wood. It's super on the exterior of the window with an acrylic capping that we can paint any color, so they can be painted to match the different environments and they're all custom painted. All the features on the outside of the window with the SDLs and raised SDLs and we can do these to match the different neighborhoods. If they have a different SDL, let's say a historic one that we need to match, we can match it. It's all beveled glazing beads on here, so it's not the little plastic things glued into place with vinyl

windows and stuff like that that really, truly make it look like a vinyl window. The other thing on the sash, it's a little easier to show you on the inside, it's all mortise and tendon joints on the inside so it gives that historic look. It's a different window than the vinyl window and not to steal your thunder, but somebody mentioned that these if you used these windows you would be going with a less expensive alternative; that is not true. These are way more than wood windows. These are in the range of, sometimes they retail, as much as this size window for like \$2700.00 each. Retail from us, through a dealer they're quite a bit less. But still more than a wood window. You could buy an all-wood window and put it in and paint and the problem is you know that house didn't have any Borax treatment when it was built or anything so there's all kinds of infestations, things that can infest the wood window and you start all over again with that vicious cycle. This alternative to that is you're getting a window that really mimics a wood window that us as a manufacturer, we actually brought vinyl windows over from Europe where they were invented in 1925 and this grew out of that. This window was selected to go into the Statue of Liberty because it's a historical replica of the window. Chattanooga's Historical Society, Nashville they use them in historical renovations, and they also do them down in Atlanta. We do them all over because every component of the window can be customized. If you need interior lifts, metal lifts, some old windows have the little metal handle on the top and bottom to raise and lower them, we can provide them. So it would come without the interval sash with them inside. We can provide the metal instead. If it's on the exterior, one of the things you notice is a true-slope sill so the sill looks like a wood sill. But there's no extra strips along the bottom of the window like you have on vinyl windows that give it a different look. You can get it with different grids between the glass grids and all that stuff, but in the historic instance we would never use that for that. It's a great product. Much to everybody's dismay, a vinyl window will never be the last window somebody puts in a house. We make vinyl windows so I should know them, but the life expectancy is 25 to 30 years of a vinyl window. I'm sure you've all seen homes where people have gone to lift the sash and they're yellowed because the sun heating, cooling, heating, cooling it. They get brittle and they break. That cannot happen to this material. It cannot get infested. On our brochure there's, and I'm sorry I didn't know how many would be here, I have more in the car if you need them, there's brochures on the inside of here that you can look at it.

Mr. Scanlan said the material itself, everywhere you see the word composite wood has a trademark by it because we are the only ones with this type of architectural grade window. They are not a fiberglass. Fiberglass isn't a composite. Two or more materials combined to make a third material, that's composite. This is poly resins, polymers, PVC vinyls, and acrylic resins makes this third material that's stronger than wood, more resilient than wood. When we go into a neighborhood, we can look and see what's in the neighborhood historic area, we can look in that neighborhood and say, these are the type of grills we got to use, these are the type of things we got to use, because it's all got to be able to look the same on the outside.

Mrs. Love said can I ask you about the outside of your window because our Board deals solely in exteriors. We don't do interiors at all. The goal for us is always that it look exactly like what was original to the house. Can you make your window look like the windows that are in the house with its exterior profile.

Mr. Galman said from the audience said one of the houses that was up on the screen had shown a vinyl replacement window.

Mrs. Love said some of those happened before this Board was put in place; so we can only look at what they could do since they came into existence.

Ms. Scanlan said the house at 521 Pinckney Court, that the wood windows were rotted and deteriorated on the inside. He said there was several different ways to apply this. This comes in a new construction, like an architectural new construction, there's no way you could set a replacement window in it. Especially the front ones for some reason, they're gone. When you walk in the door, when he said we're going to replace the windows, I said, no you're not. You're going to be tearing out the whole window and you got to do an architectural window with re-trim and all that stuff. These windows, we have all the historical trims, we have the two different size sills for the bottom, the sill nosing, historical and contemporary, newer, traditional. We have one by four trims for the outside so that when this window goes in it's going to look exactly like what is here. It has all the trims. Now this corner piece here. We can have that made for them or they can do it in wood and have it capped. Or it could be in wood and painted. That's up to the contractor. We don't make that part. We just make the window. All the trims around the window, the one by trims around the window and that sill that goes across, that sill nosing. All match up to what we have for this window.

Ms. Love said you're going to come before the Board asking for this in the future. Is that correct.

Mr. Galman said yes, the next meeting is my game plan right now. I was trying to get this one, but time ran out.

Mrs. Love said do you have photographs of the current windows so that we can see the state of them.

Mr. Galman said I don't have any of them full size unfortunately. That's one of the windows. That's that front, center one right there with the shutters.

Mr. Steinecke said part of our guidelines, it has to be deteriorate beyond repair, and so we need to be able to document that.

Mr. Scanlan with Interstate Window & Door said he would pretty much say they were.

Mr. Lonon said we'd like to be able to see that to confirm that.

Mrs. Love said as you put your application together, it would be my recommendation that you really document the state of the windows.

Mr. Galman said it's really bad inside. I don't know if anybody was living in there, how they were actually living in there. The windows don't operate at all and I was afraid to try to open any of them.

Mr. Steinecke said the top sash looks bad, but I can't really see enough of the bottom sash. That's part of the consideration is to what degree can the components be repaired. That's the big advantage of historic windows is each part can be replaced and that's something we've considered before.

Mr. Scanlan said most of the reasons this window works great for historic houses, was obviously is because it can be wood on the inside for painting or staining, the configuration of the window and all the pieces that can go with it. The other thing is, there are no wood windows that are energy star rated. You're replacing a wood window, the most you're going to get is a thermal piece of glass in it that's designed, it's going to have a super spacer on it. All new windows start

at about a design pressure DP 35 rating, there's a few that are a little less, but that DP 35 now are designed for 129 mile an hour wind and water load blown at the window when it's sealed in an opening before anything can go through. That's about your basic, cheapest vinyl window and all this stuff. This one can actually go up to DP 55 range, which is 160 mile an hour wind and water load. You got more problems if that happens. You have a few more problems but, the thing is with a house like this, this house could be here a lot longer. If you put another wood window in it, 20 years from now somebody's going to be replacing it. The only window Anderson sells now is there a fibrex-composite window. What they call composite is just decking with wood waste in it. Even bugs get in that stuff. That house is going to need windows again. When they look at it historically, they also want it to last and stay that way. If you use wood windows again, somebody down the road is going to be standing here again saying, we got to replace the windows, and can we put something better that's going to last longer. That's why, the Statue of Liberty, we know where that is, out on the water and stuff like that, it takes a horrible beating. A lot of libraries, churches, I think we brought some information. I don't know if you can pull it up and I'll show you some of the historic applications that we've actually done with them.

Mr. Lonon said my windows have lasted a hundred years.

Mrs. Love said my wood windows are 107 years old. The ticket is the maintenance to the wood windows. As we decide this, the big question is, what's there so beyond repair that it just needs to be replaced. And that's our threshold. Then we ask that you replace with something that looks like what you're taking out.

Mr. Steinecke said that's a window by window assessment too. Especially for those front visible from the street.

Mr. Galman said what about the rear windows.

Mr. Steinecke said there's less concern.

Mr. Scanlan said I've actually got it printed off here, some copies of what it is, of where these are going in. These slides show you the before and after picture. These are actually double hung windows in a historic building and that's the composite double hung. That top goes up and down even in that shape. That's the other nice thing about this material versus a wood window that's capped with aluminum or the fibrex. Those can be bent into the shapes to match. This can all be bent into shapes.

Mr. Galman said most homes that we work with our client on, doing this type that they're going in buying some of these homes and trying to renovate them and make them look proper again. All we're trying to do is work within those guidelines as far as we can. At the same time I've got to defend my customer to you all, and so we're trying to put something in there that's long lasting, that's going to be probably better than wooden windows in there to last longer and then turn around and help with heating and cooling bills and stuff going forward in a home like this. That's one thing I'm trying to do. And if we can get something like this approved, then I know how to go forward with it going from here on out. This is what we're trying to do.

Mrs. Love said the National Parks Service website has a good explanation of replacement windows and they work in historic context which may be a good website to look at as you plan. But really the big issue is how bad are the windows. Really make sure those pictures show the state of the windows. That's NPS.gov.

Mr. Galman asked the Board Members if he got pictures of all the windows at the house, a bunch of them they're all small on phone, would you give me an idea at this point, this type of window, would be approved, or your thoughts on it.

Mrs. Love said it's hard to say without seeing the state of your windows.

Mr. Steinecke said I'm assuming it's terrible.

Mr. Trail said assuming that they're beyond repair. You're asking if we're going to approve that. That's a fair question.

Mr. Lonon said I'd love to see new wood windows. There are dealers in town that do that.

Mr. Steinecke said energy star is not a component of what we consider.

Mrs. Love said well-maintained wood windows really are not your energy suck in your house. There's some big university research out there on the efficacy of well-maintained wood windows that we've discussed. I should really bookmark the site because I look it up a lot during these meetings, that if your window is maintained and it fits well in the hole, then that's not where you're losing your energy in your house.

Dan said the average home, and I would agree that if it's well taken care of and it has storm windows on the outside of it and they're sealed properly, it's definitely going to help, but the biggest heat loss in a home is the glass space in your glass. That's why every home has heat vents, some are either over, under or along the walls if it's radiant heat, by a window. It's the number one heat loss. That's why public buildings everywhere are replacing windows now. They couldn't care less whether people could open or close them, whether they look good or they look bad, but it saves them tons of money on replacing AC and furnace components. That's the whole reason they're doing it. We've been going crazy lately doing that. I would agree with you, if you have somebody that well-maintains a wood window and every year it's painted and caulked and taken care of, it lasts a pretty long time.

Joe said I've got pictures of every window in the house, it's just on my cell phone.

Mrs. Love said as we said earlier, we are much more flexible about what goes on in any part of the house that can't be seen from the street then we are with things that are on the front.

Mr. Lonon said generally from a procedural standpoint, I'm not comfortable committing to anything until we've seen the application and we've considered the circumstances and we've properly gone through the process. I don't feel comfortable saying, if you come back with your application we're absolutely going to be gung-ho with whatever. I think there's a process to be followed.

Mr. Steinecke said we've encouraged folks before, if there are intact sashes in the rear of the house to move those to the front of the house. That's a possibility to consider also.

Ms. Love said the next thing on our agenda then is our Staff Announcements.

Staff Announcements

Mrs. Love said they had one new Board Member that would need training; and she knew that some of the regular Board Members still needed their 2019 Board Member Training.

Mrs. Roland explained New Board Member Rhiannon Leebrick had one year's time from being appointed to the Board to complete her New Board Training.

Mrs. Love said Ms. Rosario had said she thought they could perhaps do some sort of webinar that could count for Continued Ed Training. She asked was it two or three hours they needed for Continued Ed Training.

Mrs. Roland said it was three hours each year; beginning with after the year of New Board Training was completed. She said it normally did not take three hours.

Mrs. Love said she did want to be compliant; but her big concern was sometimes you had to do a lot of driving to and from; and sometimes the training that was offered did not really apply to them as a Board. She appreciated all the training opportunities; but would just like to see one that was more perhaps about building type, historic rules, perhaps setting precedents in historic neighborhoods. Ms. Love said as we pick our webinar there were some that were an hour, some that were two hours. I want to pick the right thing.

Ms. Roland explained they had lessened the actual time from what it used to be; and generally she thought the 3 hours was really about an hour and a half of actual training because they normally included a lunch or dinner. And on the New Board Training it use to be six full hours, and she thought it was mainly about three hours at the most.

Mr. Steinecke said the one I've been to is archives. I felt like it was very relevant. There were tax credit discussions.

Ms. Love said it was the State Historic Preservation Conference.

Mr. Lonon said that's not to say ACOG is not valuable though; I do think it is important for new members to hear about the role of the HARB and procedures and the importance of building a record and all that. The one that I went to was very good. It talked about the fact that our decisions can be appealed. There needs to be a record. We need to appropriately take testimony, our quasi-judicial nature and that's really important for everybody here. But once you've gone through that once, then you need hear about historical buildings.

Ms. Love said if they can get the list of webinars they could look over the list and use that group email to put out there what our choices might be. I feel like some of those topics seemed interesting, even if I had had all my hours I might want to attend anyway.

Ms. Grothe said we can pick a date that works for everyone and perhaps we could have it down at our planning office. I'll reserve the conference room and we can do it there. I'll sit in on it too.

Mr. Lonon said as far as getting feedback, I feel a little bit bad that they came, I get the feeling that the window guy came from out of town and they put forth all this effort and we weren't really able to provide them with anything and I appreciate the effort and the need to get some feedback before you put together your presentation. I think going forward a better way to handle that might be for them to submit us some research and some information up front that we can review, even if it's website links or stuff like this that we can look at before. I do feel like I'm more prepared when this question comes up then I would have been otherwise from that information. That may be a better way to do it. I don't know that we want to be in a position where we are giving advice on what we may or may not approve in an application before the applications already been submitted.

Mr. Steinecke said I think he got something out of it and we were able to talk about what we have and haven't done before.

Mr. Trail said is there an instance where the windows are so far gone, and I know we asked for wooden replacement windows, but would we ever approve this type of window versus a wood window. I don't know.

Mrs. Love said I'm a fan of the wood window. They work in my house and I just don't like hearing the sales pitch from those window manufacturers because I can go back to that website and see that's really not where your energy efficiency is really taking a hit. It's your roof and your walls. I feel like if we're not careful in making sure that all of that information is provided every time that that propagates bad info being out there because everybody that's here hears that same window commercial. I see it on TV. It's on during the news every morning about how your windows are ruining your energy efficiency.

Mr. Trail said as far as looks and window go, that one looked a ton better than any vinyl window I've ever seen.

Mr. Lonon said maybe that's where I'm not as much of a purist, but that's where I land. Maybe it wouldn't be appropriate for this house, with this window, but as technology gets better and you can convince me that the house maintains all of its character and it's historic nature with this material as opposed to wood, that's something I would consider.

Mrs. Love said I think on the back side of the house, it's a great option.

Mr. Steinecke said just personally, I'm a big fan of the fact that if any one part fails of historic window it's easy enough to replace that component and you just can't do that when you've got a full unit and the seal has to be just so. I don't know that that necessarily weighs in on considerations for this but that's where I come from. I'm looking at my own windows and thinking about energy efficiency and what can be done and what can't be done in the long term. The usefulness of it.

Mr. Lonon said procedurally what I'm saying is, there might not be the same people here at the next meeting, people's opinions may change, we may get information we didn't have at the last meeting, and I would hate for somebody to walk away from something like this with the impression that we had sort of preliminarily approved to do something, had them take action based on that, and then come back and have us change our mind. I don't think that would be good at all.

Mr. Trail said if we do approve a window like this it would set a precedent for the future. I don't think you're going to have a lot of people coming in here asking for \$2700.00 a piece windows. I just don't see that because you can get a full wooden replacement window a whole lot cheaper. I haven't bought any wood windows lately, but I don't believe they're \$2700.00 a piece.

Mr. Steinecke said the house on Brookwood Terrace, I've driven by it a few times over the past several months, I have not seen any change at all.

Ms. Grothe said I think he was a little angry and then he was angry with me when I was on the phone with him and arguing with me over what you all approved. That's not how he heard it.

Mr. Steinecke said talking about that year timeline, that's something to consider with these things that we approve and it doesn't go anywhere.

Mr. Lonon said we should definitely call them on that too. We should make them aware of when we approve it. Is that on the approval sheet. That it's one-year conditional.

Ms. Grothe said I think as I started to work on these projects, I provide conditions of approval if it's not done in a year, they have to do it again and come back to get another approval.

Mrs. Love said do we need to look at notifying those homeowners, like sending out a letter that your approval is about to expire, or your approval has expired.

Ms. Grothe said we probably should.

Mr. Lonon said probably 90 days before the expiration. They still have time to get something done. 90 days should be enough time to really get most of that work done or at least going far enough that you could finish it up in the last few days.

Mr. Lonon said that would be difficult to implement.

Ms. Grothe said I don't think so. It wouldn't add a lot to my workload. I suppose I could just put a tickler on my calendar to remind me to send out a letter. I'll make a note of that right now. I wanted to say I didn't want to put anyone on the spot in terms of having this gentleman and these people come from out of town. We had talked pretty at length about what we recommend, what our guidelines say, and how we feel about windows, I mentioned the Brookwood Terrace house and that was a big long discussion and how the Board was not at all in favor of the simulated divided light, no vinyl or anything at all in front. We went round and round with that and he said, well, I have something to show you that's going to change your mind. I said, that's what the last person said; and he said ya'll were really going to be impressed with this type window. I said, go ahead and bring it. You can bring it to the Board and show it to them before he ordered. I think that was the thing, he didn't want to order all of the windows before getting approval.

Mrs. Love said I hope he doesn't order anything after what we told him today.

Ms. Grothe said looking in the ordinance over the power and duties of the Board, one of them is for you to all advise and assist property owners on the physical and financial aspects of preservation, renovation, rehabilitation, and reuse on procedures, blah-blah-blah, for National Register of Historic Places. I was just hoping you could provide him with a bit more feedback, and that maybe it might carry a little bit more weight.

Ms. Love said I understand your position that there are so many people who come and think, I can convince them. You can say it until you're about to pass out and they are still not going to believe you that you're going to have to show pictures of your deteriorating windows and they don't like vinyl. I totally know where you're coming from.

There being no other business, the meeting adjourned at 6:40PM.



Ray Trail, Vice-Chair

Minutes edited by Latise Savoy, Logan Witter, and Julie Roland