

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
ZOOM Meeting
Thursday, July 9, 2020 ~ 5:30 PM

Board Members Attendance: Ray Trail, Josh Lonon, Brad Steinecke, Melissa Walker, and Meg Reid.

Absent Board Members: Kathleen Crowley and Rhiannon Leebrick.

City Staff: Natalia Rosario, Planner III; Rachel Grothe, Planner II, and Julie Roland, Administrative Assistant. Martin Livingston, Neighborhood Services Director also attended the meeting.

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

Ms. Walker moved approval of tonight's Agenda; and she was seconded by Ms. Reid. The motion was unanimously approved by a vote of 5 to 0.

Disposition of the Minutes from the June 11, 2020 ZOOM Meeting.

Ms. Walker made a motion that the June 11, 2020 minutes be approved as submitted; and she was seconded by Mr. Lonon. The motion was unanimously approved by a vote of 5 to 0.

Old Business:

There was no old business. Board Member Reid asked Staff about the status of a prior case from February, 2020 regarding Mr. Todd Sill at 276 S. Spring Street; and she asked would the case be coming back to them.

Ms. Grothe informed the Board Members she had emailed some roofing samples to Mr. Sill a couple of times since the meeting and she had not had a response from him.

Mr. Livingston, Neighborhood Services Director informed the Board Members he had a telephone call a couple of weeks ago from a real estate agent that had a proposed buyer for the property; and they had inquired about the HARB's Guidelines regarding the roof. He told them the house would need to have a metal roof put back on it. He had not heard anything else from the real estate person.

Ms. Grothe explained she was on vacation when the call had come in; and had a voice message; and when she got back in office and returned the call, she had also informed the real estate agent of the HARB Guidelines regarding metal roofs and replacement. She also had not heard anything back; and did not think Mr. Sill would be back regarding the metal roof.

New Business:

Certificate of Appropriateness for Major Works – 472 Peronneau Street in Hampton Heights – Owner/Applicant is seeking approval re economic hardship of roof replacement. Owner is proposing to replace deteriorated metal roof with architectural shingles as replacement in-kind poses an economic hardship. Marion Madison, Owner.

Ms. Grothe, Planner II was sworn and she submitted into evidence the meeting packets the Board Members had previously received via email and tonight's presentation and slides into evidence as Exhibit A. Ms. Grothe showed a location map of the property; and she said the project site was located at 472 Peronneau Street on an R-8/SFD zoned lot, approximately 300 feet from the corner of West Hampton in the Hampton Heights Historic District. She showed a slide of the front of the house and said the site contained one single family home that was constructed in 1920 and could be described as a vernacular bungalow with aluminum roof shingles. The shingles were in extremely poor condition and a new roof was required. The owner was proposing to replace the aluminum shingles with architectural shingles as in-kind replacement posed an economic hardship. Ms. Grothe showed another view of the house from the front and side to get a closer look at the house and shingles.

Ms. Grothe gave the following background information regarding the property:

- On March 9, 2010 a Minor COA applied for by Christmas in Action to re-roof the house and replace with like materials. The project was halted when applicant realized the cost of the shingles.
- On June 27, 2012 a Minor COA was approved by Staff to re-roof with 30-year architectural shingles; and the Owner was not able to complete the work due to health and financial concerns and then the time frame in which to do the work expired.
- On May 29, 2020 a Minor COA was approved by Staff to re-roof with 30-year architectural shingles; which was issued in error as Staff did not realize the house had aluminum shingles. A stop work order was issued as soon as the mistake was found.

Ms. Grothe showed a slide of the back of the house where the shingle replacement work was started prior to the stop work order.

Ms. Grothe went over the criteria the Board needed when considering an economic hardship request that was also previously sent via email in their meeting packets as follows:

When applying for a Certificate of Appropriateness, the owner may request the Board to consider an economic hardship affecting the request, Section 510.7 of the Zoning Ordinance outlines the criteria the Board requires to make their determination.

Economic Hardship Zoning Ordinance, Section 510.7

- 1) *Estimates of the cost of the proposed alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for the issuance of a Certificate:*
 - Mr. Madison indicated to staff that he was unable to furnish an estimate for the metal shingles due to the current pandemic. He asserts that he called a number of roofing companies and that they would not send a worker out to his home at this time.

Ms. Grothe said however; she was able to procure a quote from a company, The Aluminum Shingle Company, and she had received the quote after the Board Members had received their meeting packets for tonight's meeting. The quote was \$400.00 per square and the applicant would need 57 squares for his roof; and their total for materials only would be \$22,800.00.
- 2) *A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the Site and their suitability for rehabilitation;*
 - No such report was provided as it appears replacement of the roof is the only viable option.
- 3) *Estimated market value of the site under the following conditions: in its current condition, after any changes recommended by the Board; and, in case of a proposed demolition, after renovation of the existing structure for continued use;*
 - Mr. Madison contacted the Spartanburg County Assessor's Office where he was informed that the appraised value of his home is \$91,700. He was also informed by the Assessor's Office that a new roof (either metal or asphalt) would not increase the value of his home.
 - Staff called and spoke with the same County staff person and it was explained as follows: the County views a roof as a necessary requirement for a dwelling unit. They do not differentiate between the type of roofing material and view a metal roof the same as they would view an asphalt roof. The staff person indicated that this was the County's method and could not say for sure if a private appraisal would yield the same result.
- 4) *Amount paid for the property, the date purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or application and the person from whom the property was purchased, any terms of financing between the seller and the buyer;*
 - Mr. Madison and Ms. Carter purchased the house from the City on May 23, 1990 for \$35,000.
 - The current balance of the mortgage is \$4,886.71.
- 5) *If the Site is income producing, the annual gross income for the previous two years, itemized operating and maintenance expenses for the previous two years, and any depreciation, deduction, and annual cash flow before and after debt services, if any, during the same period;*

- N/A, the site is owner occupied.
- 6) *Any other information considered necessary by the Board to reach a determination as to whether the site yields or may yield a reasonable return to the owner.*
- N/A.

Ms. Grothe said based on the information Staff was able to gather, the aluminum shingles for this project could cost upwards of \$22,800.00. This cost does not include any of the required repair work or installation which would significantly increase the total cost of the project. The estimate Mr. Madison provided from Specialty Roofing Service for replacement with architectural shingles, repair and installation came in at \$19,329.00. This price includes a significant amount of deferred maintenance. Ms. Grothe concluded her presentation by saying Staff had included all that was submitted with Mr. Madison's application and the three previous COA applications in an effort to provide the Board with enough information to make an informed decision. Per Section 510.7 of the Zoning Ordinance, Staff is requesting that the Board consider Mr. Madison's request of economic hardship based on the documentation submitted and determine if the request meets the intent of the Code or if further information was needed.

Board Questions for Staff:

There were no questions for Staff at this time.

Mr. Marion Madison was sworn into testimony by the Chair. Mr. Madison explained to the Board Members that the reason he was able to obtain the Certificate of Appropriateness in 2012, had not happened over night; and he explained in detail how that process had evolved over the process of some years of he and Mr. Henderson working together regarding being able to get his request approved. However; after the request was approved, due to failing health and financial concerns he was unable to have the work done and the Certificate timeline had expired. Mr. Madison explained to the Board Members that the shingles he had ordered were made to the specifications of his house, and were not only 30 year architectural shingles, (and had a lifetime warranty) and were composite shingles that were shipped direct from the manufacturer to his house.

Board Questions for Petitioner:

- Mr. Lonon asked Mr. Madison how much would his re-roof cost under his current plan.
- Mr. Madison said it was approximately \$19,329.00 that included labor and required maintenance on the back of the house that had been determined so far that would need to be done.
- Mr. Trail said it appeared there was a lot of structural damage that was going to need to be replaced; before the roofing company could even consider installing the roof; and he if there had been a lot of damage around the chimneys.
- Mr. Madison said yes.
- Mr. Trail asked if any other Board Members had questions for Mr. Madison.
- Mr. Steinecke said this may be a relevant point to bring up regarding precedent setting; and he asked Mr. Madison if there was any evidence seen of a layer of shingles underneath the metal shingles.
- Mr. Madison said no; and that there was not any black paper underneath the metal shingles either. It was just wood and shingles. He explained on the back side where they had begun taking the roof off; that it was just tongue and groove type shingles; and the roofing company had said that those type of shingles would need to be made individually; and they would not recommend he go that route due to the heavy cost of materials. Mr. Madison explained that was the reason he could not get anyone to come out and give him an estimate, because they said it would be a waste of time for someone to come out and give him an estimate on something they did not think he would be able to afford to do.
- Mr. Trail asked were there anymore questions for Mr. Madison at this time.

There were no more questions for the applicant at this time. Mr. Trail opened the public hearing portion of the meeting; and he asked anyone in the listening audience that wished to speak in favor or in opposition of the request to please indicate by raising their hand on the computer, or to address the Board.

Ms. Grothe said she could see that Mr. Matt Johnson had raised his hand on the screen.

- Mr. Matt Johnston said he lived at 516 Peronneau Street; and he was very much in support of the request. He explained he first moved to the neighborhood in 2008; and Mr. Mabry was the first person to welcome him to the neighborhood; and he believed was one of the longest standing residents on the street and in the neighborhood.

Mr. Trail asked was there anyone else who would like to speak. No one else wished to speak. Mr. Trail closed the public hearing portion of the meeting.

Board Deliberation:

Mr. Steinecke wanted to make sure the Board Members thought the rationale through regarding setting a precedent; and he felt the documentation that had been provided by the petitioner, and Staff's findings did seem to show quite an economic hardship on the petitioner. He also felt that roofs of this aluminum (metal) type were not as much as a character defining element on this type of Craftsman style home versus some of the other turn of the century style Victorian homes in the neighborhood.

Mr. Lonon agreed; and he felt there were two ways to look at economic hardship which were 1) there was financial hardship based on the value of the home versus the cost of improvements; and 2) based on the ability of the home owner to afford the improvements. He felt in this case he did not need to distinguish because it clearly seemed there was economic hardship on the homeowner.

Ms. Walker felt a priority would be to save the home and with all the roof damage, the house really needed a new roof to save the home, and also make it a healthy and safe place for the family to live in.

Mr. Lonon moved to grant the request of economic hardship as presented by Staff; and he was seconded by Mr. Steinecke. The motion was unanimously approved by a vote of 5 to 0.

Ms. Grothe informed Mr. Madison she would send him a signed copy of the Mandatory Findings and his copy of the approved Certificate of Appropriateness for economic hardship with his letter of follow-up from tonight's meeting.

Update on Approved Certificate of Appropriateness for Minor Works since the June 11, 2020 Meeting – Rachel Grothe.

Ms. Grothe went over the Certificate of Appropriateness for Minor Works that had been approved by Staff since the June 11, 2020 meeting.

Update on 201 Caulder Avenue

Ms. Grothe explained she had received an email that the contract had been extended on this case regarding a couple of issues, and both parties were working aggressively to that end.

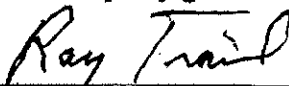
STAFF ANNOUNCEMENTS:

Mrs. Roland informed Ms. Walker and Ms. Reid the Mayor and City Council had reappointed both of them to serve another term on the HARB Board; and they still had two vacancies on the Board. The City Clerk informed her the Mayor and City Council had appointed an interview committee who would interview and make recommendations to a full Council either at the end of July or in August.

Mrs. Roland said she had also included an On-Line Continued Education Registration form; that Board Members could take on-line and receive their 3 Continued Education credits from the ACOG; and that New Board Member Rhiannon Leebrick was taking her New Board Member Training on-line as well.

Ms. Walker said she had taken the on-line class entitled Basics of Zoning which was a pretty good class.

There being no other business, the meeting adjourned at 6:04 P.M.


Ray Trail, Chair

Minutes by Julie Roland, Administrative Assistant.