

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Meeting
Thursday, August 10, 2017 ~ 5:30 PM
City Hall Council Chambers

Board Members Attendance: Sarah Love, Ray Trail, Will Ringo, Joshua Turner, Thomas Koenig, Albert Jolly, Melissa Walker, and Meg Reid.

Absent Board Members: Brad Steinecke.

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

Mrs. Love, the Chair, called the HARB meeting to order at 5:30 P.M., and stated the hearing procedures. Mrs. Love recognized the eight Board Members present constituted a quorum, and she proceeded with the guidelines for the procedure of the meeting.

Mr. Jolly moved to approve the Agenda for tonight's meeting; and he was seconded by Mr. Turner. The motion was unanimously approved by a vote of 8 to 0.

Old Business:

There was no old business for discussion.

New Business:

I. Special Tax Assessment – Review and Certification of Special Tax Assessment Property– 600 Magnolia Street (Fremont School).

Ms. Rosario, Planner III came forward and was sworn; and she submitted the staff reports the Board Members had previously received in their meeting packets for all of tonight's cases, as well as the slides and presentations into evidence as Exhibit A.

Ms. Rosario explained City Staff had recently met with the Spartanburg County Assessor and County Attorney regarding the City's use of Special Assessment for Rehabilitated Historic Property as provided in SC State Code. Based on their review and feedback, City and County staff were now working to ensure that the administrative practices of each government appropriately sync with the other to remove any potential for error. She introduced tonight's case; and explained they were formalizing the Special Assessment for Rehabilitated Historic Property for the Fremont School Building Rehabilitation per their request; and she reviewed the details of the property before the Board for final or preliminary certification as follows:

1. Local Historic Special Assessment for Board Review:

Preliminary Certification – 600 Magnolia Street, TMS#7-12-01-140.00

- a. Interior and exterior work.
- b. Fair market value in 2016 was shown as \$0.00 according to the Spartanburg County Assessor, and the property was purchased for \$750,000.00, with an estimated \$3,000,000.00 in rehabilitation costs.
- c. Has received approval from the US Department of the Interior National Park Service for Phase 1 and 2 work (8-9-2017).

Ms. Rosario came forward again; and said the Owner of the building, Fremont Owner, LLC could not be present tonight; and she would be presenting for the Owner if anyone had any questions. She showed slides of what the building looked like originally, as well as numerous slides of the interior of the building from past to present which she explained in detail to the Board Members. She also showed a slide of the floor plan, which she also explained in detail to the Board Members.

Board Questions:

No Board Questions.

Mrs. Love asked anyone in the audience who wished to speak regarding the request to come forward. No one came forward.

Board Deliberation:

Mr. Jolly moved approval of the request; and he was seconded by Mr. Turner. The motion was unanimously approved by a vote of 8 to 0.

II. Certificate of Appropriateness for Major Work at 130 Phifer Drive in Beaumont Village – For permission to remove all of the “original” asbestos siding on the house and replace with hardi-plank siding, from James M. & Malena West, Property Owners.

Ms. Rosario came forward again and was sworn and she submitted the meeting packet the Board Members had previously received, as well as tonight’s presentation, and slides into Evidence as Exhibit A. She informed the Board Members the asbestos siding that was on the house was removed without a permit. The unpermitted siding removal was stop work ordered by the Building and Planning Departments on July 5, 2017, and the owner was made aware he would need HARB approval in order to pull a building permit for the work. Being that there was not enough time to publicly notice the case for the July meeting, the Certificate of Appropriateness hearing was placed on the August 10, 2017 docket. The property owner was stop work ordered again on July 31, 2017 for installing unapproved hardi-plank siding on a portion of the home without a building permit or HARB approval. She said at this point staff had received an application for the proposed siding, and she had found some cut sheets that may be appropriate.

Ms. Love asked the applicant to come forward.

Mr. Mike West came forward and was sworn; and he explained to the Board Members he needed to re-side the house, and they had taken off the asbestos siding, which was not the original siding on the house. He presented a sample to the Board Members of hardi-plank siding that he said he was informed according to the guidelines he would need to put on. He explained he was putting on another type of siding but the original siding was still on the house; which was under the asbestos that he took off. Mr. West said he preferred to put vinyl siding on the home as opposed to the hardi-plank as stated in the guidelines, because hardi-plank cost a lot more than the vinyl and also took a lot more maintenance. Mr. West said again that he did not think that everyone in Beaumont Village should have to install hardi-plank when they could not afford it and regarding how much maintenance that it took and needed to be painted every five to ten years.

Ms. Rosario came forward and showed a slide of the house as it currently looked.

Mr. West explained again to the Board Members that was what he recently put one side just to show the Board what the hardi-plank that the guidelines had said he would need to use would look like. He asked why could they not have some sort of amendment, in order for the Beaumont Village residents to be able to install vinyl siding.

Mrs. Love said that was not something the Board could address at this time, and all they could discuss today was his current application.

Mr. Jolly did not think vinyl was an acceptable replacement.

Mr. West said it was not regarding the guidelines, but the acceptable replacement was harder to put on, did not last near as long as vinyl and cost a lot more; and he mentioned what the Spartanburg Housing Authority used regarding vinyl replacements.

Mr. Jolly said the Spartanburg Housing Authority did not have homes in the Local Historic Districts.

Mr. West said he was not talking about historic districts.

Mr. Jolly said that was exactly what they were talking about, was work in historic districts.

Mrs. Love said she knew he had received a copy of the guidelines at the July meeting the Wests’ had attended as members of the audience when their case was not on the agenda; and after the cases were heard at the July meeting had asked for the Board’s guidance on the matter.

Mr. West said he did not take off the original siding.

Mrs. Love said the Board Members were charged with upholding the guidelines that had been previously put in to place. Her question to him was he proposing to side the house with hardi-plank as staff recommended or not. Mr. West said that he was.

Mrs. Love said he needed to personally state before the Board Members specifically what he wanted to replace regarding siding on his house.

Mr. West informed the Board Members he would like to put the hardi-plank siding he presented to the Board at tonight's meeting on his home.

Ms. Rosario went over the following list of criteria for the Board Members to consider when reviewing a Certificate of Appropriateness that they also received in their meeting packets; and she explained she would verbally amend some of her findings now that they had an exact proposal regarding hardi-plank siding as follows:

- 1) *The character and appropriateness of the design* – According to the City of Spartanburg Design Guidelines for the Beaumont Mill Village exterior siding replace if original is existing, is a Major Work that has to be reviewed by the Historic Architecture Review Board (pp. 19).

3.7.6 Exterior Siding: Page 34 of the City of Spartanburg Design Guidelines for the Beaumont Mill Village: "Most of the homes in Beaumont were originally wood siding. If this material still exists on the home, it should be retained. Many homes in the area have aluminum or vinyl siding added to them. Some homes have asbestos siding which is original to their design and some asbestos siding was added to earlier homes in the 1950s. Details of the original homes have been lost due to the additions of these materials. 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.

For Large areas of siding replacement (major work)

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.

Appropriate new material should be

- Wood
- Cement Fiberboard

A fiber board cut to the dimensions in the sample that was brought in tonight was close to what was on the home originally. It did not have the wavy texture of the original. She felt this was a more affordable option without the wavy texture. She referenced a cut-sheet similar to what the petitioner had brought in which she entered into evidence as Exhibit B; and she submitted it to the Board Members to look at. She said this home was built in the 1940s, and she had not seen the wood underneath it. If it originally had wood on it, the proposed hardi-plank proposed tonight might be an option.

- 2) *The scale of the buildings* – n/a.
- 3) *The texture and materials* – The only acceptable replacement for original asbestos shingle siding is hardi-plank siding by the Historic Guidelines. A hardi-plank siding in that lap style does not appear to be the same as shingles, so that did change the aesthetics of the home.
- 4) *The relationship of such elements to similar features of structures in the immediate surroundings* – There are homes in Beaumont Village with vinyl, wood, and asbestos shingle siding. She did not think any home had been approved for vinyl siding since the Beaumont Village became a part of the Local Historic District in 2011.
- 5) *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 if the petitioner can install the siding in the shingle style that would be most appropriate as to what was there that it may be appropriate. She would leave it to the Board to decide.

Staff's Analysis

Staff is of the opinion that the Board Members approve some type of hardi-plank siding, whether it should be lap-board siding or the shingle siding, she would leave that up to the Board Members to decide.

Board Questions:

- Mr. Koenig asked Ms. Rosario to show some of the slides regarding the siding; and asked her about the siding that had been put up, did not show a shingle style.

- Ms. Rosario explained it was a lap-board. She showed a slide of what had originally been on the home. She also showed a slide of what the house looked like today with a portion of the house recently done with the style of hardi-plank siding Mr. West had presented to the Board Members tonight.

Mr. Buddy Bush, the City Building Official came forward and was sworn; and he explained he had to issue two Stop Work Orders on the property before tonight's meeting. Mr. Bush referenced a slide of the typical lap siding, which was not totally out of character for what you would see in the neighborhood in his opinion. He explained there was black weather wrap around the building, but he was never asked to verify regarding what was underneath the wrap.

Board Questions:

- Mr. Jolly asked Mr. Bush a question about what was underneath the wrap.
- Mr. Bush said he did not investigate behind the black wrap; but he felt if Mr. West said it was there it was probably put on in the 1940s.
- Mr. Koenig asked if a permit had been applied for before he had started any of the work, all of this could have been cleared up and avoided.
- Mr. Bush said that was correct.

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

- Mr. Michael Green who owned 132 Phifer Drive, contiguous to Mr. West's property came forward and said he bought the house this year; and he had been a builder since 2002 in S.C. He said his house was covered in vinyl siding as it was when he bought it this year. Mr. Green said in Charleston, SC that was extremely historic, they did not object to a good grade of vinyl siding in the out-lying areas. Mr. Green said this was a low income area regarding Beaumont Village, and felt the Board Members were discouraging people from improving their homes regarding affordability. Mr. Green said 28 houses out of 46 already had vinyl siding on them; and he felt like the Board Members may need to re-think some of the guidelines regarding this neighborhood.
- Mrs. Love said the current guidelines were what members of the neighborhood had previously voted to have Beaumont Village be made a part of Local Historic District and had agreed to in order for that to happen.
- Mr. Green asked how he could go about getting things changed. He felt the hardi-plank looked a lot better than what had previously been on the house
- Mrs. Love said that would be something the neighborhood could take up a petition perhaps regarding.
- Ms. Rosario said tonight what we needed to do was look at this proposal only; and the City was always willing to look into matters with petitioners in order to try and help.
- Mr. West asked Mrs. Love if he could come forward and read a letter regarding tax credits he had received at a recent Neighborhood Meeting.
- Mrs. Love read the letter and said the letter referenced National Historic Tax Credits, and not Local Historic Tax Credits.
- Mr. West asked since he was having to incur more expenses regarding the hardi-plank siding vs. the vinyl that he felt he should be able to apply for tax credits as had been stated earlier.
- Mrs. Love explained the petitioner's property was not listed as National Historic District.
- Mrs. Love explained the Local Historic Guidelines was what the Board Members were charged with.
- Mrs. Love explained again the Board tried to answer his questions when he attended the July meeting as a member of the audience; and had asked the Board Members for guidance after they had finished with the business at the July, 2017 meeting; after which time they gave him a copy of the Beaumont Village guidelines at that meeting.

- Mr. Joshua Turner explained that the Board Members were trying to help him decide his case tonight, and that was all they could do at tonight's meeting.
- Mrs. Love asked if there were any more people who wished to speak regarding the request.
- Mr. Matthew Johnson came forward and said he was here because he was in the process of purchasing a home. He wondered the benefits of being in a local historic district; and he would like to know what he would be getting into if he was to purchase in a local historic district.
- Mrs. Love asked if he had a copy of the historic guidelines.
- Mr. Johnson said he did not.
- Mrs. Love said they could definitely get him a copy of the guidelines; and that they were also available on-line.
- Mr. Johnson said his biggest concern would be regarding costs associated with having to do things a certain way; and also regarding any interior renovations.
- Mrs. Love said the HARB Board looked at exterior renovations; but all of that was explained in the guidelines.

Mrs. Love asked if there was anyone else in the audience that needed to comment.

- Lewis Settle of 480 Sloan Street came forward and said he had been in his house for 50 years now. When they first moved into Beaumont Village it was comprised of mostly homeowners and very few renters. Now they have so many vacant houses in the neighborhood; and the quality was going down. He felt there needed to be improvements made in the neighborhood.
- Mr. West came forward and said he was trying to make his house nice.
- Mr. Joe Kowal, President of the Beaumont Village Neighborhood Association came forward and said Mr. West and other residents in the neighborhood had approached him last Thursday at the meeting they hold each month. At that meeting they held an open forum for discussion, and the siding topic was one of those discussed. He said at that meeting he had explained to the homeowners he had previously been in touch with Ms. Rosario and City Staff; and she had informed him that Staff would be willing to meet with them and discuss issues. He said he wanted the residents in the Beaumont Village Neighborhood to know that they needed to join the association and band together if they expected to get changes made.

There being no further public comments the public hearing portion of the meeting was closed.

Board Questions/Board Deliberation:

- Mr. Jolly asked if the Board needed Mr. West to change the word vinyl on his application to hardi-plank.
- Ms. Rosario said for the record they could get Mr. West to state again what he was going to install on his home as he had done earlier tonight.
- Mrs. Love asked Mr. West again, what it was exactly that he was going to install on his home as of tonight's meeting.
- Mr. West said he was going to install the hardi-plank siding just like the sample he presented to the Board Members tonight; and it was the same siding he recently had put on one portion of his house as he had explained earlier tonight.
- Mr. Jolly asked Mr. West what was the exposure.
- Mr. West and the City Building Official determined it would be about roughly 7" exposure.
- Mr. Jolly said the house was built approximately 1942; and he explained why and when asbestos came in to play regarding asbestos versus lead paint. He said in Mr. West's case he could not say whether or not it was or was not originally sided with asbestos siding or not. In his opinion the wavy boards were not as pretty as the straight lined siding. He did not feel there was any historic precedence regarding the proposed siding versus asbestos siding. He felt what Mr. West was putting up was better than vinyl.

Mrs. Love moved to approve the applicant's verbally amended request to install the hardi-plank siding like he had presented to the Board Members at tonight's meeting; and she was seconded by Mr. Turner. The motion was seconded by 8 to 0.

Information Item on two condemned historic properties – 576 Cecil Court and 400 Kingston Street

Ms. Rosario came forward again and said 576 Cecil Court that was located in Hampton Heights, and 400 Kingston Street that was located in Beaumont Village would come before the Board Members at the September meeting of the Board for a vote.

She explained that a stop work order was put on the 576 Cecil Court house that had some serious roof issues, as well as a lot of other issues and the Owner of the property had been in touch with the City regarding taking the house down. She explained prior to that there was someone trying to remove and to salvage parts of the house until a Stop Work Order had been issued. The building had been previously condemned.

Ms. Rosario said 400 Kingston Street had been condemned by Code Enforcement; and they were working with Neighborhood Services to get in touch with the owner somehow; and hopefully it would come before the Board at the September meeting as well.

Update on Approved Certificate of Appropriateness for Minor Works since the July 13, 2017 Meeting.

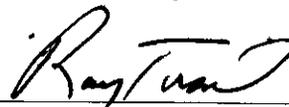
Ms. Rosario went over the one case.

Staff Announcements:

Mrs. Roland said she would work with the two new Board Members to get their required training within one year of being appointed.

Mrs. Roland updated the Board Members regarding their current continued education training status for the year.

There being no further business, the meeting was adjourned at 6:40 P.M.



Sarah Love, Chair

Minutes by Julie Roland, Administrative Assistant

Vice Chair
9/14/17