

The Spartanburg Board of Architectural Design and Historic Review
Thursday, December 10, 2020 – 5:30pm
Virtual ZOOM Meeting

Board Member Attendance: Ray Trail, Kenneth Brown, Meg Reid, Brad Steinecke, Rhiannon Leebrick, Anne Roderick, and Kathleen Crowley.

Absent Board Members: Melissa Walker and Josh Lonon.

City Staff: Martin Livingston, Community Development Director; and
Julie Roland, Admin. Assistant.

Ray Trail, the Chair, called the HARB meeting to order at 5:30PM and stated the hearing procedures. Mr. Trail said notice of this meeting had been posted and provided to the media 24 hours in advance as stated in the Freedom of Information Act. He recognized the six Board Members present constituted a quorum, and he proceeded with the guidelines for the procedure of the meeting.

[Board Member Kathleen signed on to the Zoom Meeting at this point of the meeting.]

Mr. Steinecke moved approval of the Agenda for tonight's meeting; and he was seconded by Mr. Brown. The motion was approved by a vote of 7 to 0.

Disposition of the Meeting Minutes from the November 12, 2020 Meeting.

The meeting minutes from the November 12, 2020 meeting were moved for approval by Mr. Trail; and he was seconded by Ms. Leebrick. The minutes were approved by acclamation.

Old Business: None

New Business:

Certificate of Appropriateness for Major Work at 550 Pinckney Ct. in Hampton Heights – Owner / Applicant is seeking approval for removal of original windows without the benefit of a Certificate of Appropriateness and replacement with new windows on a property in the R-8 / SFD zone district. Hub City Homes, LLC (Owner).

Mr. Livingston was sworn, and he submitted the packet previously sent to the Board and tonight's presentation as Exhibit A. Mr. Livingston said so this packet was prepared by Rachel Grothe, where we have the applicant, which is Hub City Homes. The owner is Kiera Huffman, who's the representative and is here to speak on of behalf of this property. Staff is presenting before the Board, a certificate of appropriateness for major work at 550 Pinckney Court. Owner applicant is seeking approval for removal of original windows without the benefit of typical appropriateness on the property. A bit of history on this case, staff approved a Minor Works

Certificate of Appropriateness to replace the roof, gutters, and un-original front door of the house located at 550 Pinckney Court. During the course of the application review, the owner also contemplated replacement of the original windows on the house. Staff discussed the requirement for the replacement of the windows. Sometime in August 2020, staff became aware that all the original windows had been removed and were replaced with vinyl windows. At that point, staff submitted a letter to the owner, making them aware or email to the owner, making them aware on August 24, 2020, that should the owner avoid Code Enforcement action, a Certificate of Appropriateness needed to be obtained to remove the inappropriate windows and provide original wood windows into the development. The new windows were installed, and we also learned that those windows still did not comply with the requirements of the historic district. There were a couple of issues with the windows, the original windows on the majority of the house, including the right side, right front of the house were a true divided light four over one windows. Those were the original windows. The current windows are three over one grid, with a simulated divided light. The original windows in the left front side of the house included single hung windows with four light over four light, over four light. The two window frame, a large fixed picture window that was 12 divided light style. The owner replaced the single hung windows with the three over one simulated divided light. The larger fixed window was replaced with four over one simulated divided light. Here are photos of the original windows on the front of the house prior to removal. This is a photo of the interior of the house, and the front of the house. And here are photos of the windows now, and we have some photos we can share regarding what the windows look like now. Here's the three over one window. This is on the front of the house. This is four over one. This was the original picture window, fixed picture window that was replaced, was located here, side of the house, right side of the house, three over one. And a view of the entire right side, and a view of the left side window, which is another three over one. So this is staff's analysis, and the potential options for the Board. The Board may direct the owner to propose another set of windows, with additional review by the Board prior to installation. The Board may approve the owner's request to keep the windows, and impose certain conditions of approval. The Board may approve the owner's request as submitted, which is to keep the windows that are now in on the property. Mr. Livingston said the Findings are as follows: "*The character and appropriateness of the design*": The current windows do not contain a gridded design, some of those of the original windows, however, the design is not the exact same as the original windows were four over one design, and the current windows are three over one design. "*The scale of the building*" is not applicable in this case, "*the Texture and Materials*": the windows are wood, which is an appropriate material. However, the divided light does not employ the use of wood as it is simulated divided light that mimics the look of a true divided light. "*The relationship of such elements as similar features of structures and immediate surroundings*", the windows in the houses and immediate vicinity are a mix of original wood windows and non-original windows. Of the non-original windows, the materials are either vinyl or aluminum. The wood casing of the existing windows match the surrounding original windows. However, the simulated divided light does not match nearby original windows. And

the last criteria *“If the property is in the historic district, the extent to which the alteration or construction would be harmonious with the Historic District”*: while the windows may blend somewhat into the surrounding houses at the end of Pinckney Court, the simulated divided light is not harmonious with the overall Hampton Heights. I'll answer any questions the Board may have regarding the report.

Board Questions / Comments

Mr. Steinecke said would you scroll back to the photographs, especially the one that shows the larger window, and the very front of the house. I'm curious to know if that might've been replaced at some point prior to our first photographs of the home.

Mr. Livingston said those were the original windows.

Mr. Steinecke said that looks like it's truthfully wood divided light as well. Sometimes I've seen, like the ones that are on the right side there strike me as a replacement, but those ones in the front, it's a little tough to tell from this picture, but that gives me what I need to know, I think. Thank you.

Mr. Brown said I've got two or three questions. I don't have to ask them all at the same time, but I was a little bit troubled by the report, and I'm sorry that Rachel is not here because there are a couple of things that weren't entirely clear. One issue I want to understand is would this work require a building permit. And if so, was one ever requested or issued.

Mr. Livingston said yes. I believe a building permit was issued. If you take a look at the photos, you'll see all the permits that were issued for the repairs.

Mr. Brown said all right. Were they dated before the work was done.

Mr. Livingston said yes.

Mr. Brown said okay. Thank you. Then the other thing that really troubled me was in the description of the staff's findings. I think it was item number four. It said some of the nearby non-original windows were vinyl or aluminum. And what I would have asked, and maybe Martin you know this, do those replacement windows predate the historic designation of Hampton Heights, and the establishment of this Board. Because I'm in my first year as a member of the Board, but I do recall three or four issues already where it was stated that there was an expectation that we would replace, like for like. So I guess those... I would like to think those predate the historic designation, and don't represent a bad precedent. Is there any way we can get a clarification on that.

Mr. Livingston said that I don't know. That's the question now. I don't. I'm unable to answer that question.

Mr. Brown said is there a way we can find out.

Mr. Livingston said for this meeting tonight.

Mr. Brown said no. I just mean going forward.

Mr. Livingston said yes. There probably is a way to find out. We can probably look at building permits to determine if repairs were made before.

Mr. Brown said yeah, I hate to make somebody's life miserable, but I think we owe it to ourselves and to the neighborhood to do that. Because we've already handled several requests for replacement windows which began as requests for vinyl, and were then denied or not accepted. So, I don't think that we want to necessarily... Well, we know we're not being asked to approve vinyl windows here like that, that's already behind us. But these windows, to my mind, do not represent what I think we would be expecting to see based on my short experience on this Board.

Ms. Roderick said and it does say in the report that the homeowner was advised of that fact, and then continued with the work regardless. Right. Just to clarify, I thought it said staff indicated that removal and replacement of original windows would require review and approval by the Board.

Mr. Brown said I remember saying that. Yeah.

Mr. Steinecke said one thought about checking against the images. Like we have a collection of images at the library, that the city took when the Hampton Heights was first designated a historic district. And so those images would give an idea of the condition and state of different homes, those visible from the right of way in each case. So, there is a way to match an image up to current day, and know whether something would have been grandfathered in essentially, because it had been done prior to the designation.

Mr. Livingston said okay.

Mr. Trail said I just want to clarify one thing that I read in the report, and I don't know exactly how it was worded, but there was a mention of a misinterpretation between the applicant and the city. Could you tell us a little bit about that. What that was.

Mr. Livingston said so, my understanding is that when the first time the windows were replaced, the second time the windows were replaced. So, these are three sets of windows. So, there's the original window, then vinyl windows were installed. And then these wood windows, that don't meet the divided light requirements were installed. So, when the second set of windows were installed, there was some discussion that the applicant needed to meet the requirements of the HARB Board and the historic district, which is wood windows, like for like. And so, apparently there's a miscommunication in that. Rachel wanted to take a look at the windows before they were installed, and that did not occur.

Mr. Trail said okay. All right. Thank you, sir. Anyone have any more questions for Staff. Okay. Hearing none, we will move to our applicant. And I would ask Ms. Huffman who is with us, if you would state your full name and address.

Ms. Kiera Huffman was sworn in as a representative of Hub City Homes.

Ms. Huffman said thank you, guys, for your time tonight. I hate that we're even in this situation, and I expressed that to Rachel. I hate that Rachel isn't here, because there are a couple of things that were in the report, that there was some miscommunication between us. First of all, the vinyl windows being installed originally, that I take full responsibility for that. My contractor completely misunderstood and replaced the windows. And then immediately, when we were set, we were asked to replace them with all wood windows. And GC had even mentioned just working with us, and doing the ones on the front and the ones on the side. And I said, "No, we're going to replace them all with wood windows." So, that was the first thing. But what I really wanted to point out is that, I sent over the new certificate of appropriateness to her and Martin on September the 18th. And then she wrote me back and said, thank you; and let me know that I needed to wait on the official violation before I could actually remove the windows and replace them. So, I received the violation on August the 31st, and I went ahead and let her know, that the all-wood windows were being ordered, and that we would have them replace once they arrived. And she just said, thank you, and that was the end of it. So, due to COVID... So, first when we did order the windows, and I had sent the invoice to Rachel, and also to Martin, it says in the invoice that they are all wood windows. So, until Rachel pointed out to me that the tracks were not wood, and even with the window supplier in my mind, they were all wood windows. And then the other thing is that on the invoice you'll see that I did specifically order the four over one. So the windows were back ordered eight weeks due to COVID. I don't know if they sent the three over one because they were trying to get them to us. Once they arrived, my contractor went ahead and installed them because we had obviously been sitting for eight weeks. And at this point, like Martin said, we were on our third set of windows, and I told her I take full responsibility for the first set. So, we went ahead and installed them, and continued moving forward. She reached out to me on November the 2nd, and she said she wanted to check in on the window replacement, and see how things were going. I wrote her, Martin, and Jeff Tillerson, and I wrote them back and said, "The windows had been replaced. You know, they looked great. I was really excited about it." And then she comes back to me a week after that, November the 10th, and says the windows are incorrect. And she also told me, she said that she dropped the ball, that she wished that she would have made it clear that she needed to approve the invoice and work with the window company directly to make sure that they were actually in light with the windows for the society. So, she said that she apologized for that, and she hated that that wasn't done. I want to just say that my husband and I, we renovate these homes because we love them. We've done two in Duncan Park; we've done two in Pacific Mills. We like the old homes, we want the old character. And as a matter of fact, I mean this home, if you saw the inside of it when we bought it, it really should have been mowed down. I was sad for it, but I mean my husband is doing things. He's putting all of the architectural detail that's in light with the year The Homeless Bill. He's putting it back. He's even went and bought an antique armoire, and is building it into the wall to look like it was original to the house. So, those things are really important to us. And to me, and I love Spartanburg, and I'm a huge fan of Hampton Heights, and

always have been. I personally am a realtor here, and I've sold lots of clients into Hampton Heights, and sold houses for them. I mean, I've worked with Heather on several things. So, we did not intentionally go against the Board, or like I said, I would like it to be right. But at this point, we can't remove the windows and replace them for a third time. We have \$15,000 in windows at this point. And the house isn't even... I mean, that much money... We've also had this house since March. So, obviously COVID has stretched it out, but we don't like to have a house to sit for over a year, but it's going to be almost a year before we can even sell it. And like I said, I really want to comply, and I hate that there was a misunderstanding, and I hate that Rachel is not here because she really has walked me through the process. And she's been great to work with. So, that's really about it.

Mr. Trail said okay. All right. Thank you, Ms. Huffman. Does anyone on the Board have questions for Ms. Huffman.

Board Questions for the Applicant:

Ms. Roderick said Ray, we have a comment from the public that we don't have an address for Hub City Homes. She doesn't live at the address of the proposed property. Someone just said that. I just wanted to point that out. Maybe if you could repeat your address.

Ms. Huffman said yes. I live at 110 Layman Lane in Spartanburg.

Mr. Trail said okay. Thank you. All right. Are there any other questions for Ms. Huffman.

Mr. Brown said yeah. This is Ken. I have a question. Ms. Huffman, I heard you say that you submitted the invoice which indicated that the windows were four over one, I believe. And that what in reality was delivered was three over one, with the exception of the one on the left, the picture window. But my question for you would be who blew it. I would think that it was the window manufacturer. I would expect that you would be laying this at their feet.

Ms. Huffman said so I completely forgot about the picture window. The picture window was not original to the house. It was only about 15 to 20 years old. So, that was one thing. The other thing is when they arrived, we'd been waiting eight weeks, and this is not anything that really has to do with you guys, but when they arrived, they weren't even framed. So then they had to send them back, and we had to pay \$2,000 more for them to bring them, because they didn't have them with frames. So they framed them, and delivered them, and then my contractor installed them. And at that point, that's when I realized it was three over one instead of four over one. There are several homes around this home that have the three over one. And we did the three over one because... Well, we did the four over one, but obviously we wanted to keep it in like with it. So, it's not even just the cost of the windows, it's also the cost that we have tied up with the installation. So, we had to remove the first windows, and then re-install. So, it's all of the construction costs. And while the window company may in fact to replace them, at this point, paying someone to take these windows out and then re-install new ones. And also wait, I don't even know what the timeline would be considering that these were back-ordered for eight weeks.

Usually, you can get windows in a matter of two weeks tops. So, all of that tied together. And like I said, we don't live at this house, it's not our primary residence. So, we have a lot of caring fees that go along with it. And that is part of our business. We only allotted a certain amount of money for renovations, and all of this much money was not part of it. And I will say, I know you guys asked a couple of questions about the vinyl windows that are around us, the house directly next to us, it has been renovated in the last couple of years, it's vinyl siding and vinyl windows. And then the one on the other side of us, no one lives there. We actually reached out to the seller, they're behind on their taxes, and it's supposed to go to the tax sale. We reached out to see if they'd be interested in selling. They have aluminum windows next door. So, I mean, there's several around us, and that's just the two on either side of us. But like I said, we don't want to go against what this neighborhood stands for. So, it's just at this point, I'm asking for a little bit of help here, I guess, because the whole reason we do this is to give people another place to live.

Mr. Brown said this is Ken again. Thank you for all the background information. But I got to tell you, it's not this Board's purview to take into account cost or timing, either if we may be sympathetic. Our duty or our responsibility is to the neighborhood at large. And my personal sense, and my sense as a member of the Board is that, we should not be making demands of our other applicants which would then make it appear as though we're going soft on somebody else. I think we have to be consistent with our enforcement, or at least our adherence to our requirements.

Ms. Roderick said and I will say there is a problem always when you have precedent set by people not following the rules, because they didn't know about them, or they're just flagrantly going against them. Which is something that we've dealt with in the neighborhood for a long time. So, I think that if you like putting it on record as approving it when you knew, or when the process was engaged with. I think I just want to reiterate what Ken is saying that there is... That's why we take this seriously, because we're putting something in writing on record.

Ms. Huffman said I completely agree. I know you guys asked about all the permits and everything. I mean, this is the first time we've done in Hampton Heights, but we do follow everything to [inaudible] and we're not... I don't even say that we flip houses, we renovate homes. I mean, that's not what we do. We're not your standard... We're not going in and putting in cheap finishes, and just trying to turn and burn, so to speak. And this project for us, we were really excited about it because it is in Hampton Heights. And I personally love the neighborhood. I understand what you both are saying about the cost and so on, but what I'm saying is that if we were required to replace the windows again, we would have to abandon the project. And at this point, that would mean... So, the house across the street from us is abandoned, the one diagonal to us is boarded up, the one next door to us is abandoned and overgrown. So, that would be four houses right there that would all just be in ruins. And I think that that defeats the purpose of the neighborhood. So, I do understand obviously the money aspect not really being part of your decision, but I also feel like as a member of the Spartanburg Community, having all these abandoned houses doesn't do anything for the neighborhood. And as a realtor who's trying to

bring people into the community, I bring people down the street, and there's all these abandoned houses, and they're wondering why. So, I feel like my head is in a weird spot with that, because I completely understand your guys' place as the Board. But I also feel like it was a mistake on our part. It was a miscommunication between Rachel and I, and Rachel blatantly acknowledges in her report that she did not follow up, and she did not guide me through as she normally does. And she said that to me, and she says it in her report as well. So, I don't say... I'm not blaming Rachel, I'm blaming myself, but I feel like had she worked with me with the invoice like she said she did with other people replacing windows, we would have had the correct windows.

Mr. Trail said okay. Any other questions for Ms. Huffman. Hearing no further questions, Mr. Trail opened the public hearing, and asked anyone who wished to speak to use their hand function on the computer or the chat function; or they could speak if they were listening by telephone. He asked Mr. Livingston, do we have anyone with us from the public.

Public Comments

Mr. Livingston said we do have 11 attendees from the public. I don't see any raised hands yet, unless someone would like to speak, yes. Angela Viney would like to speak, and Seville Williams would like to speak. Angela, Vani can speak.

Ms. Angela Viney of 309 West Hampton Avenue said she found it interesting that even though Ms. Huffman did not get the order that she submitted, she went ahead and installed the windows, even though she'd had to re-install before. I think that if I had to take windows out and get new ones, and I realized, "Oh! This isn't really what I wanted this time either." I certainly wouldn't have had them installed at that moment. I would have sent them back. And for me, I don't have as much of a problem with if it's three over one, or four over one, as I do the vinyl... I'm sorry. I can't remember the term we were using, but instead of wood separating the light from the windows, there's that vinyl. That's the bigger issue, I think. And that may have been all, except that I was a little surprised with the last comment from her. I think she just made a threat to all of you on the Board and to Hampton Heights neighbors, about if you don't let me do this, then you're going to have all these abandoned houses down at the end. So just wanted to make sure you understood what she was trying to get across to you. Thank you.

Mr. Livingston said we have another speaker; Ms. Heather Morrow.

Ms. Heather Morrow of 500 Peronneau Street. She said she had known Kiera for a few years now. And Kiera, this is not personal, because I do think a lot of you, and I've said that to a couple of the Board members that I've emailed. But still don't think that the exception to the rule does anything good for the neighborhood. You had reached out to me back in June about windows, and I put two and two together and assumed it was for this house. And pretty clearly said, you can't change them out without getting permission from the HARB. So I feel like even if communication was got off track with Rachel, you're smart. And I know that. And you're very familiar with Hampton Heights, and I told you as well. But all of that aside, I understand where

you're coming from, but once we allow one to leave those vinyl windows, it does set a precedent. And that's one thing we don't get much. We can't control the inside, but the outside is kind of all that we have. I did want to offer one solution that I ran into. There is the option to just replace the upper sashes. I had some wood windows that came into me one time for a house that I did at the end of South Irwin. And the pattern was wrong, but we were like you would need to go ahead and get the windows in. And then it sounds a lot easier than I'm saying, but we didn't have to take the entire tracks out. We just were able to replace the top sashes. So that certainly wouldn't be as much of an expense. And I also don't care about the four versus three lights. That house did have a hodgepodge of windows. And I think you have to pick somewhere in the middle, but for me, it's the wood and not having the vinyl dividers on the inside. And so I would like to find a solution. I want you all to finish the house, certainly, but it's just not fair to those of us that have already put in wood windows, and also it just sets a bad precedent. And I'm sorry that you're in the situation, but it is just kind of is what it is at this point. Thanks. You all.

Ms. Huffman said can I say something back to Heather.

Mr. Trail said oh yes. Ma'am we'll allow that.

Ms. Huffman said okay. I just was going to state that, yes we did email back and forth. And the original confusion with removing the windows was between myself and my contractor. I told him that we were not, and he misunderstood and ordered and replaced the windows, because that's what we have done on all of our previous projects. So I did take full responsibility for that. The miscommunication between Rachel and I was in replacing the windows the second time, not in the first time. It was made very clear and I completely understood that we were not supposed to replace the windows without a Certificate of Appropriateness. Rachel and I discussed it. I know Heather and I discussed it. So I just wanted to clarify that that's not where the miscommunication was. It was on the second round when I ordered them. And they say all wood windows, I mean, even the sidelights, it says all wood. And like I said I shared that invoice with Martin. And I just wanted to clarify those two things.

Mr. Trail said all right. Thank you. He asked Mr. Livingstone do we have anyone else from the public.

Mr. Livingston said we do have... Ms. Seville Williams had requested to speak.

Ms. Seville Williams said I live at 1112 Mason Hill Way in Spartanburg, South Carolina. And actually I lowered my hand because I echo the sentiment of Angela and the other speakers, that allowing an exception in this case would go against what HARB and what the neighborhood really stands for. So I kind of support what Angela said. She said everything that I originally wanted to say, but here is definitely not personal as Heather has said, but integrity of the neighborhood. I would say they shouldn't allow an exception. I just want to say that.

Mr. Trail said okay. Thank you, Ms. Williams. We have anyone else, Martin.

Mr. Livingston said yes, we have Bill Michaels.

Bill Michaels of 259 Hydrick Street. I was involved with Rachel on that house some seeing windows coming and going and not knowing where they were ended up on windows. I looked at the windows and I guess for Ms. Huffman, I'm asking if those are really wood windows, because from observation it looked like they were exterior wood clad windows, especially since they have the bottle insertions. I have them, which is the biggest... I think that's our biggest discussion, is that there's vinyl visible on the outside of the windows, and is also vinyl visible on the outside edges of the windows. See they have some sort of rubber gasket seal that goes around the windows that I've never seen before. So I'm not familiar with that window design, because it looked to me like the wood was actually stapled professionally, but stapled on the outside of the windows. I really can't tell if the wood window is actually wood wall vinyl, but I do know that the inserts, the mullions are made out of vinyl. I do know they extend outside of the window to the outside of the window. And they're just inappropriate for the neighborhood. And you got to start somewhere. And I think we have started recently doing better, and you can't stop now. I know there's other houses there that have aluminum. I know Kenneth had asked some questions about some houses. I've been in this neighborhood, not lived here, but being in the neighborhood for 25 years or 30 years, and vinyl is slipped in aluminum is slipped in, and all sorts of things slipped in over the years. But since the Board's been in place, they've done a much better job of catching most of the violations, and correcting the violations to try to keep some integrity in the neighborhood. That's all I have. Thank you.

Mr. Trail said thank you much. Anyone else, Martin.

Mr. Livingston said we have Megan DeMoss.

Ms. Megan DeMoss said I just wanted to say that I am familiar with this kind of window. I've saw it done a lot in Converse Heights when I lived there, and it really does detract from quantity of the true divided light of the historic integrity of a street. And I know that there are violations around the neighborhood, and some of them are really old from the 50s, there's old aluminum windows. But if we're going to do something now, we might as well do it right, I guess. That's sort of how I feel about it. And I live at 245 West Hampton Avenue. And that's it.

Mr. Trail said thank you, Ma'am we appreciate your comments. We have anyone else, Martin.

Mr. Livingston said and no one else Mr. Chairman in the Raise Hands or Chat.

Mr. Trail said okay. All right. Having none, we will close the meeting for public comment, and return to the Board for deliberation. I need to hear comments or concerns or proposals from the Board.

Board Discussion/Deliberation

Mr. Brown said I said something a while ago that made me feel like a little bit of a jerk, and I really don't feel like I should feel like a jerk. I just don't see how we can accept the status quo in view of what we've heard from others in prior applications, and what we're hearing tonight from the neighbors. And I'm sorry if it costs money and takes more time, but I thought Ms. Morrow's

recommendation of looking into... I really think we have to expect nothing less than the true divided light for everyone, whether it's a new window altogether or whether it is a replacement of the upper sash. As to the appropriateness of putting the windows, and there's no question on that from what I saw and what I read, that those... I even saw a window where the bottom sash was missing. So I don't think we should waste any time worrying about whether it was appropriate to replace the windows. There's no question in my mind. I do also agree that the one we call the picture window on the left-hand side of the front, while not original [inaudible]

Mr. Livingston said you're breaking up again. Mr. Brown.

Mr. Trail said yeah. And this is right, you're breaking up pretty bad. Let me move to someone else, and I'm going to come back to you in just a minute. Okay. And you can finish your comment. Does anyone else have some comments on that.

Ms. Reid said well I would say that I'm interested in that idea of just it may be... At least staff working with them to try to figure out a solution that wouldn't tearing the entire things out and starting over, but maybe replacing the top, if that's something that's viable. That would be something I'd be interested in staff addressing, maybe.

Mr. Trail said anyone else. All right. Ken, I'm going to try to go back to you, can you hear me. I think we lost Ken. Okay any other comments.

Mr. Steinecke said I think we could possibly leave it up to the applicant to choose whether they wanted to entirely replace the full unit if that was more cost-effective for some reason, or to just replace the upper sash with a true divided for white mimicking the original sash. That would be my suggestion. I'll make a motion to that effect if that you all's liking.

Mr. Trail said that would be great. We have a second on Brad's motion.

Ms. Reid said I'll second.

Mr. Trail said all right. Before I ask all in favor, I would like to try Ken one more time, he was cut off in the middle of a comment. Did you have something else Ken.

Mr. Brown said okay. I don't know what happened. And I apologize. I don't know where I lost when you ceased to hear me, but I was saying that I felt that in as much as the top sash perhaps is okay to replace, we should expect nothing less than four over one for everywhere except the picture window. The picture window, I felt, the three over one on the sidelights was fine. I felt like the center panel left a great deal to be desired. I would almost prefer to see just an undivided light in the center.

Mr. Trail said all right. Thank you, sir. Okay. We do have a motion from Mr. Steinecke. Brad would you repeat that one more time.

Mr. Steinecke said well, I do think it's worthwhile to clarify how the picture window would differ from the others. And I'm not sure that we're at a point yet without some further suggestion. True divided light, I think is something we need to insist upon, but the exact configuration

whether that mimics the true divided light of the light that it placed, or since we don't have what seems to be the original for the home. Perhaps there's just room for creativity on the part of the owner with that. But I guess I'll make a motion to say that with the picture window aside, I move that we not approve, I'm not going to approve the application. I move that we would allow the applicant to either replace the upper sash with four true divided light over one configuration sash for the upper sash there, or to replace the entire window frame at the discretion of the owner.

Mr. Brown said this is Ken. Can I ask you for one potential tweak to your motion, please. Can we just ask that the applicant come back to us with a proposal on the picture window.

Mr. Steinecke said yeah. So my motion will add that portion to it. It would it nice to reflect that.

Mr. Brown said in that case, I'll second it.

Mr. Trail said all right. Okay. We have a motion from Mr. Steinecke, and a second from Mr. Brown. Any other discussion. Okay. We'll put it to vote.

Ms. Reid said I do just want to comment before vote. This is Meg. I haven't said my name, I'm sorry. I do think that it's worth getting on record that I think this is the cost of doing business in this neighborhood, no matter what kind of business we're doing in this neighborhood. And we're seeing that week after week after week. And so I do think I would like to say, I really appreciate Ken's comments about listening to the neighbors and what we're hearing is that some things are worth protecting. And if we don't make these lines in the sand, then this will just continue. So I just wanted to tap Ken on the back for saying, "Listen to our neighbors," and sticking to our guns a little bit on these things that make the neighborhoods specific and unique.

Mr. Trail said they had a motion made by Mr. Steinecke to deny the application, with suggestions the applicant would either replace the upper sash with four true divided light over one configuration sash for the upper sashes; or replace the entire window frame at the discretion of the owner; and to bring any proposal back to the Board regarding the picture window. The motion was seconded by Mr. Brown; and passed with a vote of 7 to 0.

Mr. Trail said all right. So Ms. Hoffman, I hope you got some ideas from this. Anyway, a couple of options that you can go forward with. And we would ask you to come back with a picture window suggestion of what you're going to do. We hate to do this, but it is part our regulations.

Update on Approved Certificates of Appropriateness for Minor Works since the November 12, 2020 Meeting.

There were no comments on the list of Staff Approved Minor Works since the November 12, 2020 Meeting the Board Members had been sent in their meeting packets.

Update for ACOG re On-line Continued Ed. Training and Required New Board Member Orientation Training

Ms. Roland said I think we've now got everybody that's either completed their training, whether it be New Board or Continued Ed Training either in process of completing by the end of the year or already has completed. So I want to thank everybody about that.

Mr. Trail said thank you, Julie, for your help in getting that arranged for us. We appreciate it.

There being no other business, the meeting concluded at 6:21 PM.

A handwritten signature in cursive script that reads "Ray Trail". The signature is written in black ink and is positioned above a horizontal line.

Ray Trail, Chair

Minutes edited by Logan Witter and Julie Roland