

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Meeting
Thursday, June 14, 2018 ~ 5:30 PM
City Hall Training Room

Board Members Attendance: Sarah Love, Ray Trail, Brad Steinecke, Melissa Walker, Al Jolly, and Thomas Koenig.

Absent Board Members: Josh Turner, Will Ringo, and Meg Reid.

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

Mrs. Love, the Chair, called the HARB meeting to order at 5:30 P.M., and stated the hearing procedures. Mrs. Love recognized the five Board Members currently 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 Ms. Walker. The motion was unanimously approved by a vote of 5 to 0.

Disposition of the Minutes from the April 12, 2018 Meeting:

Mr. Steinecke moved approval of the minutes from the April 12, 2018 meeting with second by Mr. Trail. The motion was unanimously approved by a vote of 5 to 0.

Old Business:

There was no old business for discussion.

[Editor's Note: Thomas Koenig arrived to the meeting at 5:33 P.M.]

New Business:

Certificate of Appropriateness for Major Work 801 N Liberty Street in Beaumont Village– Consider permission to install a 10' x 14' steel storage shed in the rear yard from Rocio Vargas and Darryl Williams, Property Owner.

Ms. Rosario, Planner III came forward and was sworn; and she submitted the report the Board Members had previously received in their meeting packets, as well as the slides and presentation into evidence; as well as an amended application she had just received today from the petitioner as Exhibit A. She introduced the case to the Board Members and explained the petitioner had just amended her request today for a wooden storage shed instead of a steel shed. Ms. Rosario showed a slide of the location map, a slide of another old steel shed that was already in the rear yard; and a slide of a proposed new wooden shed.

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 as follows:

1. *The character and appropriateness of the design* – According to the City of Spartanburg Design Guidelines for the Beaumont Village Neighborhood, the following guidelines shall apply to the construction of a new structure on the property:

a. *Outbuildings* – construct new outbuildings so that they reflect the character of the original house. They must be placed to the rear of the home. The amended wood material would be appropriate in terms of scale & height, proportion, massing, sighting and setbacks, rhythm of openings, and roof shapes; with the wooden shed being appropriate for the historic district.

2. *The scale of the buildings* – The scale of the outbuilding is appropriate in comparison to the main home on the property and the surrounding houses and outbuildings.

3. *The relationship of such elements to similar features of structures in the immediate surroundings* – While some of the properties in Beaumont Village have outbuildings upon them which are constructed of non-historic materials, the intent of the guidelines is to preserve and restore the neighborhood. When Beaumont Village was initially constructed, outbuildings would have been made of wood, not steel.

4. *If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District* – Staff is of the opinion that the amended petition for a wooden storage shed would be harmonious to the character of the district.

Staff's Analysis

Staff recommends that the Board approve the petitioner's amended application; and she would be glad to answer any questions and the petitioner was present.

Board Questions:

- Mr. Koenig asked would the shed be visible and was it a corner lot.
- Ms. Rosario said yes.

Ms. Love opened the public comment portion; and she asked the petitioner to come forward.

Ms. Rocio Vargas of 801 N Liberty Street came forward and was sworn. She said they were running out of space and she needed more room for storage.

Mr. Joey Kowal, President of the Beaumont Neighborhood Association came forward and said he was speaking on behalf of the Neighborhood Association and they were in support of the request.

Mrs. Love asked if anyone else wished to speak. No one else came forward. Mrs. Love closed the public hearing.

Board Comments/Deliberation:

Mr. Jolly moved to approve the amended petition as presented; and he was seconded by Mr. Koenig. The motion was unanimously approved by a vote of 6 to 0.

Update on Approved Certificate of Appropriateness for Minor Works since the May 10, 2018 Meeting – Natalia Rosario.

Ms. Rosario went over the Certificate of Appropriateness for Minor Works that had been approved by Staff since the May 10, 2018 Meeting.

STAFF ANNOUNCEMENTS:

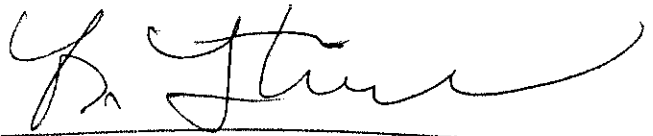
Mrs. Roland said she had given the Board Members that still needed 2018 Training Credits the list of continued education training for the remainder of the year given by ACOG. She pointed out in October 17, 2018 the City of Spartanburg would be hosting one; but she reminded everyone that if at least five people did not sign up to attend they would normally cancel the meeting.

Mrs. Roland said tonight would be Mr. Jolly and Mr. Ringo's last meeting, as they had opted not to be considered for reappointment for another term due to their schedules; so they would have two Board vacancies. Mr. Trail was scheduled to be considered for reappointment by the Mayor and Council at the June 25, 2018 Council Meeting.

There being no other business, the meeting adjourned at 5:43 P.M.

Minutes by Julie Roland, Administrative Assistant.

Sarah Love, Chair



BRAD STEINECKE
(Acting Chair)