

**WORKSHOP
MINUTES**

**The Spartanburg Board of Architectural Design and Historic Review
Thursday, September 10, 2015 ~ 5:30 PM
City Hall Council Chambers**

Board Members Attendance: Dr. Phillip Stone, II., Carolyn Harrison, Sarah Love, Thomas Koenig, Al Jolly, and Ray Trail.

Absent Board Members: Michael Chewning and Will Ringo.

City Staff: Assistant City Manager Chris Story, Julie Roland, Planning Department Administrative Assistant, and City Attorney Cathy McCabe.

Dr. Stone, the Chair called the meeting to order at 5:30 P.M. and stated the hearing procedures. Dr. Stone recognized the six board members that were currently present constituted a quorum, and he proceeded with the guidelines for the procedure of the meeting.

Mr. Jolly moved approval of the Agenda for tonight's meeting; and he was seconded by Mrs. Schoepf-Harrison. The motion was unanimously approved by a vote of 6 to 0.

Old Business

There was no old business for discussion.

New Business

Presentation on the importance of "Creating A Record", and "How to Preside Over a Meeting" – City Attorney Cathy McCabe.

City Attorney Cathy McCabe came forward and thanked all the Board Members for their willingness to serve; and she explained the importance of "Creating a Record" and "How to Preside over a Meeting" to the Board Members.

Election of Chair and Vice Chair for remainder of Fiscal Year 2015-2016

Ms. Schoepf-Harrison nominated Dr. Stone to continue as Chair of the Board, and Mr. Chewning to continue as Vice-Chair of the Board; and she was seconded by Mr. Jolly. There were no other nominations. The motion was approved by a vote of 6 to 0.

Discussion regarding Solar Panels in Historic Districts

Dr. Stone informed the Board Members he had put this item on the Agenda to see what this particular Board felt about the matter, before they should ever receive a case. He said he also sent everyone an email of an article regarding the subject, and that he and some City Staff, along with the City's Preservation Consultant, Martin Meek met last week to talk some about this matter. He informed the Board Members the City had embarked on "Solarize Spartanburg", which is a partnership to try to encourage or support solar panels on City residences, and he would like to see what this Board felt about whether or not they felt it would be appropriate in local historic districts before they might ever receive a case, just to start a dialogue on the subject.

Mr. Jolly felt the article was very well written and very informative, and if they were allowed he thought the view should be minimized.

Mr. Trail said he read the article and wondered would you just put a solar panel on the ground, and about where it would be located.

Dr. Stone felt it would probably need to go on a pole in the back yard.

Mr. Jolly said at the end of the article there was some information regarding poles and minimizing the view.

Mrs. Love said the article said to minimize visibility from the public right-of-way.

Ms. Schoepf Harrison felt since this Board was concerned with what was visible to the public that visibility might be an issue.

Mrs. Love said since the guidelines say you must maintain the view from the road, it might be prudent to put together some rules or guidelines before they did receive a case, in order to be more effective and credible as a body.

Dr. Stone said that Mr. Meek, the City's Preservation Consultant could not be here tonight, but at their previous discussion on the matter he thought he had indicated that a street facing south - roof-front would not be in harmony with the standards.

Dr. Stone said his own house had an east-west orientation, and a south facing roof that was perpendicular to the street; and if you were standing right in front of his house you would see a gable and no roof. If you go off to the left you can see most of his roof; and it was technically visible from the right-of-way. He said Mr. Meek kind of felt if you put them to the back in a house like his own, it may not detract from the historic integrity of the structure. Dr. Stone indicated he was not in the market for a solar panel, but just used his house as an example; and he just wondered what the Board felt about things like that. He added in most of Hampton Heights that people's roof were kind of east-west facing, except for the people on West Hampton who are on the north side facing south (whose roofs might raise a problem).

Dr. Stone said the previous Vice-Chair of the Board, Mr. Belenchia use to always say that the Board was not a rubber stamp; and they generally had to follow the Design Standards as best they could, but they did have some room for interpretation. Dr. Stone said the article *did* have some references to the Secretary of the Interior's Standards, such as standard to "the historic character of a property" should be retained and preserved; the removal of historic materials or alterations features and spaces that characterized a property should be avoided, which meant you would not take off or flatten down an existing roof to put something like this on; and new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a property. He said we were not the only city that might be dealing with this at some point

Mrs. Love referenced the National Parks Service website that she felt gave real good examples and suggestions regarding what to do and what not to do; and they suggested the solar panels lay flat down on the roof so it would not be visible. She said pretty much their feeling was if you could not see it; it would meet the Secretary's Standards.

Assistant City Manager Story said one factor that would be a challenge was if you had too much shade, and whether you were in a historic district or not.

Mr. Jolly asked since the City was promoting this; where did the Board stand regarding denials.

Assistant City Manager Story said what they doing tonight was just having a discussion as an informational thing. They have agreed along with a lot of other cities to spread the word. He suggested that if the City had in place a policy that affected local taxes regarding the matter, he would be more concerned about it. He thought their implementation rate in historic districts would be less than a percent or two in the next five years.

Mrs. Love said it appeared that the more reputable companies that were installing the solar panels, were going out to the proposed sites to assess them first, to see if the solar panels would be beneficial.

Mr. Ringo mentioned something about solar shingles.

Mr. Jolly said solar shingles were very thin.

Mr. Jolly said he was a little concerned about what was a historic roof, from their context; and he did not feel like there were a lot of historic houses with metal roofs.

Dr. Stone said there had been cases where there was no evidence of a house having a metal roof, and cases had been denied regarding installing a metal roof because it was not in keeping with the architectural style of the neighborhood.

Mr. Koenig said with the new concepts that the solar companies were coming out with, it seemed like they think they own the solar panels and they get some of their electricity or a share of it and make some money back.

Mr. Jolly explained they may not pay quite as much for it; and he referenced a particular law suit.

Mr. Koenig said his question was what would be the standard or guideline be on solar panels on a new home constructed in a historic district.

Dr. Stone said it would have to meet the Design Standards.

Mr. Jolly said it would be whatever the standard was the Board adopted.

Dr. Stone felt it might be best to ask Mr. Meek to draft something for the Board, regarding that the Board consensus appeared to be they would not be against them or something if a case should come up in the near future, as long as they complied with historic standards.

Assistant City Manager Chris Story said he agreed; and he would also like for the City Attorney to review it as well and maybe include some other Staff; and then bring it back before the Board Members.

Dr. Stone added that he did not know whether or not the Board had any grounds to deny such a request, if and applicant could prove that it was within the Secretary's Standards.

The Assistant City Manager said the Guidelines did not address the placement of satellites, tv antennas, or the location of heat pumps, etc.

Dr. Stone asked if anyone had anything else to add on this matter; and it would not be anything they would need to vote on tonight and he felt the City Attorney would need to tell them whether or not this was even something the Board *could* approve regarding any Standards, or would they need to forward it to City Council.

Other Board Member Questions/Concerns

Mr. Koenig asked were the Hampton Heights and Beaumont Village Guidelines available in digital format on the website?

Mrs. Roland said the City of Spartanburg Web Page had the Beaumont Village Standards and the Hampton Heights Standards.

Other Business – none.

STAFF ANNOUNCEMENTS:

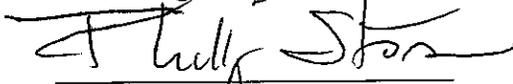
Dr. Stone welcomed two of the three new Board Members that had been appointed: Ray Trail and Al Jolly; and he thanked them for their willingness to serve on the Board.

Mrs. Roland informed the two new Board Members present, they had one year in which to take the required New Board Member Training; and she would work with them to schedule them for training.

Mrs. Roland informed the Board Members there was still one Board Member vacancy position on the Board, and if anyone knew of someone that would be interested in serving on the Board to please let her know and she would send them a form to be filled out and sent back to be sent to the City Clerk for consideration by the Mayor and City Council.

Mrs. Roland updated the other Board Members regarding any 2015 Continued Education needed. She also informed all the Members there was going to be a chance to get continued education credits on September 22, 2015 in Spartanburg, at a Ten at the Top hosted conference from 3:00 to 5:00 PM; and for anyone who wished to attend to please let me know.

There being no other business, the meeting adjourned at 6:35 P.M.



Dr. Phillip Stone, II., Chair

Minutes by Julie Roland, Administrative Assistant