

MINUTES

The Spartanburg Board of Architectural Design and Historic Review

Thursday, January 14, 2016 ~ 5:30 PM

City Hall Council Chambers

Board Members Attendance: Dr. Phillip Stone, Michael Chewning, Will Ringo, Thomas Koenig, Ray Trail, and Carolyn Schoepf.

Absent Board Members: Sarah Love and Al Jolly.

City Staff: Assistant City Manager Chris Story, Natalia Rosario, Planning Staff, Julie Roland, Administrative Assistant, Buddy Bush, Building Official, and Martin Meek, Preservation Specialist.

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

Mr. Chewning moved approval of the Agenda for tonight's meeting; and he was seconded by Mr. Koenig. The motion was approved by a vote of 5 to 0.

Disposition of the minutes from the December 11, 2014 Workshop Meeting; June 11, 2015 Meeting; and September 10, 2015 Meeting:

Mr. Koenig moved approval of the December 11, 2014 Workshop Meeting minutes, the June 11, 2015 Meeting minutes, and the September 10, 2015 Meeting minutes; and he was seconded by Mr. Ringo. The motion was approved by a vote of 5 to 0.

Old Business

There was no old business for discussion.

Assistant City Manager Chris Story came forward and said he did not recall if he had introduced Ms. Natalia Rosario to this Board yet; and said she was currently working with the City about half time while she finished up her Master's Degree in City and Regional Planning at Clemson; and she would be joining the City full time when she completed her courses.

New Business:

Certificate of Appropriateness for Major Work – 759 N. Liberty Street in Beaumont Village - Consider the installation of a 12' x 8' wooden storage building with shingles (that has already been installed) to sit beside existing storage building in the back yard. Property is located on a corner lot.

[Editor's Note: Board Member Carolyn Schoepf arrived to the meeting at 5:35 P.M.]

Ms. Rosario came forward and was sworn, and submitted the report the Board Members had previously received, as well as the slides and presentation into evidence as Exhibit A. She introduced the case to the Board Members, and said at this point she would let the petitioner address the Board.

Ms. Kathy Smith of 759 N. Liberty Street came forward and was sworn; and she informed the Board Members she was requesting to put a wooden structure on her property so she could put family belongings inside that she did not want just sitting out in the back yard. She had another accessory building, but it was already full.

Ms. Rosario came forward again and referenced a rendering of the 1923 Sanborn Fire Insurance Map that she had distributed to each of the Board Members; and she said she did not have it in the slide show or the meeting packets the Board Members had previously received; and she had drawn an arrow to the lot in question on it; and as they could see there were two accessory structures present at the time. She said the new structure was not visible from the public right-of-way in the front, but it was visible from the Sloan Street Side. It was a 12' x 8' wooden building with pitched roof, and met the setbacks from the property lines and did not exceed the maximum lot coverage allowed. She explained it also met the building code requirements of the 2012 International Residential Code. Slides were shown of the location map, house, and proposed structure and the other structure in the rear yard in order to better illustrate the request.

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* – The installation of the proposed accessory structure is appropriate for the design of the structure and the layout of the property. Being situated in the rear yard behind

the house will limit visibility of the structure to only be visible from the street side property line/right-of-way. According to the Design Guidelines for the Beaumont Mill Village, the proposed accessory structure is in keeping with the guidelines as stated in Section 3.3.2(7) *Outbuildings*, as well as Section 3.5.5 *Carports and Garages*:

3.3.2(7) Outbuildings

- Construct new outbuildings so that they reflect the character of the original house, taking all of the above (Guidelines 1-6 of this section) [scale & height, proportion, massing, sighting & setbacks, rhythm of openings, and roof shapes] into consideration when doing so. Outbuildings must be placed to the rear of the house.

3.5.5 Carports & Garages

- Carports and garages should be constructed from wood if possible.
- Details should be compatible with the style of the homes architecture.

2. *The scale of the buildings* – The accessory building is an appropriate scale in comparison to the other structures on the lot and in the Beaumont Historic District.
3. *The texture and materials* – The proposed accessory structure consists of wood material and is consistent in design and construction with regards to roof pitch.
4. *The relationship of such elements to similar features of structures in the immediate surroundings* – There are homes within the district that currently have accessory structures that are either in compliance with the Design Guidelines, or not. The proposed accessory structure is fitting with the historic characteristic of the property and the overall district.
5. *If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District* – The proposed accessory structure will keep the house harmonious to the surrounding structures and will not detract from the house, surrounding structures, or historic district.

Staff's Analysis

Staff is of the opinion that the proposed accessory structure is appropriate for the property and meets the intent of the Design Guidelines with regard to the accessory structures, outbuildings, carports, and garages. Therefore Staff recommends approval of the Applicant's request to place/maintain the proposed accessory structure on the property meeting all zoning and building set back requirements as stated.

Board Questions:

- Mr. Koenig asked about the number of structures going on the site. Ms. Rosario explained it was one extra building that had already been put on the site. She said the petitioner had said she did not know she needed permission.
- Ms. Schoepf asked if there was any way to clean it up a little bit and put the structure on a better foundation that cinder blocks. Ms. Rosario said the petitioner means to level it out.
- Ms. Smith said she planned to put the structure on a foundation, and paint the structure, but she had wanted to see what the outcome of the meeting was.
- Mr. Koenig asked about the roof pitch.
- Mr. Martin Meek, the City of Spartanburg Preservation Consultant explained.

Dr. Stone opened the public hearing and asked if anyone present wished to speak in favor of the request or against the request to come forward. No one came forward. Dr. Stone closed the public hearing.

Board Deliberation:

Ms. Schoepf moved approval of the request pending it was put on a secure foundation with the cinder blocks removed, and be painted to match the other accessory structure; and she was seconded by Mr. Chewning.

Discussion of Motion:

- Dr. Stone felt Staff recommendation was the fact that there had been an accessory building on the same location before and that it did meet the guidelines; he was not certain they could stipulate what paint color should be used. He said the petitioner did say she intended to do that.
- Mr. Koenig said the building looked better than the one that was there previously.
- Ms. Schoepf thought the Board could request a color regarding the continuity regarding the period.
- Mr. Meek explained there was nothing in the guidelines in terms of choice of color.
- Mr. Koenig said that would only leave the condition for the appropriate foundation.
- Mr. Meek said that would go back to the Building Official.
- Mr. Bush, Building Official for the City of Spartanburg said he would recommend it be secured/anchored down.
- Mr. Chewning felt the placement of the building itself fit the guidelines, but he thought it should be anchored down.

Dr. Stone said the motion on the floor was to approve with the stipulations as previously outlined; and the vote was 6 to 0 in favor.

Approval of 2016 Proposed Meeting Schedule.

Mr. Chewning moved approval of the 2016 Meeting Schedule; and he was seconded by Mr. Koenig. The motion was approved by a vote of 6 to 0.

Update on Approved Certificate of Appropriateness for Minor Works since the October 8, 2015 Meeting.

Mrs. Roland said everyone received a copy of the Staff Approved Minor Works since the October 8, 2015 Meeting.

Other Business:

Dr. Stone had a question regarding a workshop meeting previously held in September, where they had discussed solar panels and the fact that maybe they would be in favor of them under certain conditions; and he asked the City's Preservation Consultant they were in this effort.

Mr. Meek said nothing had been done regarding the matter as of yet; but that he would definitely begin working on that matter.

Dr. Stone said there was a property at 450 S. Irwin Avenue which he thought had a lot of legal entanglements and he thought a tree had also fell on the property and caused more damage; and he asked if anything was being done regarding that house.

Assistant City Manager Chris Story said Staff and the various departments were well aware of the property, and of the neighborhood's desires regarding the home suffering permanent damage and neglect. He said the owner of record was unresponsive, and was not present in the community. The City had been in contact with the mortgage lender and the City had been advised the foreclosure hearing would take place the second week in February. He said presumably the bank would purchase the property; and they had expressed their intent to ensure that the asset was not deteriorating and to market the property. He said Mr. Bush may could speak more on the issue of its condition.

Mr. Bush explained the roof was buckling up in one area, but the interior seemed to be pretty much intact for the most part when he had last visited the property. He said it still had utilities and gas attached to it, but he was not sure why those were still connected. The exterior would need a paint job. He felt if the property was sold in the next few months that it could be rehabilitated.

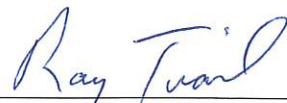
STAFF ANNOUNCEMENTS:

Mrs. Roland said there was still one vacancy on the Board; and there had been one request received by the City Clerk who would put that request for a vote at the next meeting of City Council. She explained all new Board

Members were up to date regarding New Board Member Training, and gave and current Board Members were all up to date on the 2015 CE Training.

There being no other business, the meeting adjourned at 6:06 P.M.

Minutes by Julie Roland, Administrative Assistant



~~Dr. Phillip Stone, II, Chair~~
Ray Truitt, Acting Chair