

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Thursday, July 10, 2014 ~ 5:30 PM
City Hall Council Chambers

Board Members Attendance: Dr. Phillip Stone, II., Michael Chewning, Thomas Belenchia, and Carolyn Harrison.

Absent Board Members: Lewis Settle.

City Staff: Joshua Henderson, Planning Coordinator; Julie Roland, Administrative Assistant, William Cyrus Corbett, Intern; and Martin Meek, Preservation Specialist.

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

Dr. Stone asked if he had a motion to approve the Agenda for tonight's meeting.

Mr. Belenchia made a motion to approve the Agenda for tonight's meeting, with second by Mr. Chewning. The motion was unanimously approved by a vote of 3 to 0.

Disposition of the minutes from the June 12, 2014 Meeting of the Board of Architectural Design and Historic Review.

Mr. Chewning moved to approve the minutes from the June 12, 2014 Meeting, and was seconded by Mr. Belenchia. The motion was unanimously approved by a vote of 3 to 0.

Old Business

There was no old business for discussion.

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

New Business

Certificate of Appropriateness for Major Work – Consider the permission for the installation of a ten (10') foot by sixteen (16') foot storage building in the back yard of the property located on a corner lot at 681 Maywood Street. (Beaumont Village). – Dorothy Jenkins, Owner.

Mr. Henderson 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. He informed the Board Members the request was to consider the installation of a ten (10') foot by sixteen (16') foot storage building in the back yard of the property located on a corner lot at 681 Maywood Street in Beaumont Village.

Dorothy Jenkins of 681 Maywood Street came forward and was sworn; and informed the Board Members she needed to install a storage building to provide a place to store tools that had been accumulated and lawn mowers, etc.

Mr. Henderson came forward again and showed the following slides in order to better illustrate the request: a slide of the location map, a slide of the proposed storage building currently located at her daughter's house, a slide of a survey which he explained what the setbacks were and showed where the utility building would be located right behind the house, which would meet the setbacks; and he said he also spoke with Mr. Bush to make sure it met Building Code requirements. A slide of the house on the right and left side of the property was shown, as well as a slide of the house to the rear of the property. Mr. Henderson referenced Section 3.3.2(7) Outbuildings of the Design Guidelines for Beaumont Village, and said "Construct new outbuildings so that they reflect the character of the original house, taking all of the (Guidelines 1-6 of that section) into consideration when doing so, and Outbuildings must be placed to the rear of the house"; and he then referenced Section 3.5.5 Carports and Garages, which said "carports and garages should be constructed from wood if possible, and details should be compatible with the style of the homes architecture". He informed the Board Members the only reason this case was before them tonight was due to the fact that it was on a corner lot. Mr. Henderson concluded his presentation by saying Staff is of the opinion the proposed accessory structure is appropriate for the property and meets the intent of the Design Guidelines with regards to accessory structures, outbuildings, carports, and garages. Therefore Staff recommends approval of the Applicant's request to place the proposed accessory structure on the property meeting all zoning and building setback requirements.

Board Questions:

- Mrs. Harrison asked Mr. Henderson if the guidelines called for a foundation for outbuildings. Mr. Henderson said the guidelines did not, but Staff would work with the Building Inspections Department to make sure the storage building was secured to the ground. Mr. Henderson said depending on the size of the accessory structure, (normally if it was less than 120 square feet in size, he did not think a building permit was even required; but said he would check with Mr. Bush, Building Official.

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

Board Deliberation:

- Mrs. Harrison asked whether or not the guidelines addressed colors of accessory buildings. Mr. Henderson explained it did not.

Mr. Chewning made a motion to approve the request as presented with Staff to check with the Building Official regarding whether or not a foundation would be needed. He was seconded by Mrs. Harrison. The motion was unanimously approved by a vote of 4 to 0.

Mr. Henderson informed the petitioner he would get in touch with her by telephone and also a letter would be sent out as well.

Update on Approved Certificate of Appropriateness for Minor Works since the June 12, 2014 meeting – Joshua Henderson.

Mr. Henderson said they did not have any since the June 12, 2014 meeting.

Other Business

Election of Chair and Vice Chair for the calendar year 2014-2015.

Mrs. Harrison nominated Dr. Stone to serve as Chair for the next calendar year. There were no other nominations for Chair. Mrs. Harrison nominated Mr. Chewning to serve as Vice-Chair. There were no other nominations for Vice-Chair. Dr. Stone was elected Chair, and Mr. Chewning was elected Vice-Chair by a unanimous vote of 4 to 0.

STAFF ANNOUNCEMENTS:

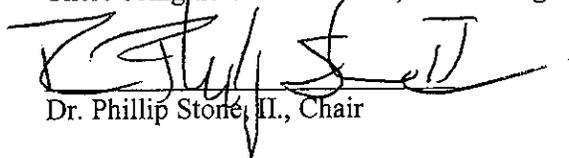
Mr. Henderson introduced William Cyrus Corbett, Intern for Planning Department and Economic Development Department to the Board Members.

Mrs. Roland informed the Board Members that Mrs. Harrison was reappointed to serve another term by the Mayor and City Council at their meeting on June 23, 2014.

She informed the Board Members there were currently four open Board Member vacancies; and Staff/and or the City Clerk had received at least three applications for consideration for the HARB Board; and hopefully be scheduled for interviews by the Mayor and Council very soon.

Mrs. Roland said all current Board Members were up to date regarding the Continued Education Training.

There being no other business, the meeting adjourned at 5:51 P.M.



Dr. Phillip Stone, II., Chair

Minutes by Julie Roland, Administrative Assistant