

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Meeting
Thursday, August 9, 2018 ~ 5:30 PM
City Hall Training Room

Board Members Attendance: Sarah Love, Ray Trail, Brad Steinecke, Joshua Turner, Meg Reid, Melissa Walker and Kathleen Crowley.

Absent Board Members: Thomas Koenig and Joshua Lonon.

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 seven Board Members present constituted a quorum, and she proceeded with the guidelines for the procedure of the meeting.

Mrs. Love said Staff had informed her they did not have the Minutes from the May 10, 2018 meeting for approval tonight as was listed in the Agenda; and did she have a motion to approve the Agenda for the August 9, 2018 Meeting as amended.

Ms. Walker moved to approve the Agenda for tonight's meeting as amended; and she was seconded by Mr. Trail. The motion was unanimously approved by a vote of 7 to 0.

Old Business:

There was no old business for discussion.

New Business:

Certificate of Appropriateness for Major Work 251 W Hampton Avenue in Hampton Heights— Consider permission to add covered parking and storage, as well as two concrete strips to the length of the driveway at 251 W Hampton Avenue, from Will and Laura Ringo, Property Owners.

Ms. Rosario, Planner III came forward and was sworn; and she submitted the report the Board Members had previously received in their meeting packets and tonight's presentation into evidence as Exhibit A. She apologized to the Board Members and said she could not get the presentation on the White Board. Ms. Rosario said the request was for permission to construct an accessory structure upon the property that would serve as both covered parking for their vehicles and additional storage space, in the rear yard of their property. In addition they would like to pave two concrete strips into their existing gravel driveway to help manage washout.

Board Member Questions:

There were no Board Member Questions at this time.

Will Ringo and Laura Ringo of 251 W Hampton Avenue came forward and were both sworn. Mrs. Ringo explained to the Board Members their house had very little storage, and it was now very cramped inside; and they would like to do a combination storage and parking. She said they would like to use a brick base and wood columns, and would try and match the house as much as possible.

Board Member Questions:

- Ms. Walker asked if they were looking at doing a hip roof.
- Mrs. Ringo explained.
- Mrs. Love asked would it be visible from the street.
- Mr. Ringo explained it would be somewhat visible.
- Ms. Crowley asked would it be free-standing.
- Mr. Ringo said it would.
- Mr. Steinecke asked would the concrete strips go to a concrete pad.

- Mr. Ringo said yes and explained.
- Mrs. Ringo explained they constantly had to re-gravel.

Ms. Rosario came forward again and showed slides on her computer in order to better illustrate the request. She 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 Hampton Heights Historic Neighborhood:

- 6.3.2 New Construction: Build a new structure to the rear of a historic building, where it will have little or no impact on the streetscape. If the new building will be visible from the street, respect the established setbacks and orientations of the historic buildings in the area.**
- New Construction shall reference predominant design characteristics that make an area distinctive in order to achieve creative and compatible design solutions that are more than just mere imitations of existing buildings.**

The proposed structure is to be built in the rear yard with the appropriate setbacks (five feet off of the property lines) and is appropriate to the immediate area in rhythm, scale/height, proportion, massing, and shape. The proposed materials are wood, concrete, and brick – all acceptable in the Hampton Heights Historic District (concrete is for flooring). The structure may have a portion visible from the public right-of-way, but is not impactful/noticeable.

- 10.2.3 Walks and Drives: The established pattern of walks and drives within the district should be continued. Existing paving materials of concrete, asphalt and brick should be repaired where feasible. New surfaces should be compatible with these predominant materials. The use of driving lanes, designed to facilitate on the car's wheels, is a historic treatment which is encouraged to retain porous surfaces.**

The proposed drive strip in the existing gravel driveway area is appropriate to the character of the district and is intended to reduce/eliminate washout from the driveway.

2. *The scale of the buildings* – n/a

3. *The relationship of such elements to similar features of structures in the immediate surroundings* – The proposed elements are appropriate to the character of the district and similar elements can be found on nearby properties and properties throughout the neighborhood.

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 proposed alterations to the property are in conformity with the Historic District.

Staff's Analysis

Staff recommends that the Board approve the application as presented.

Board Member Questions:

There were no Board Member Questions for Staff at this time.

Mrs. Love opened the public hearing and asked if there was anyone that wished to speak in favor or against the request to come forward. No one came forward. Mrs. Love closed the public hearing.

Board Deliberation:

Ms. Walker moved approval of the request as presented; and she was seconded by Mr. Steinecke. The motion was unanimously approved by a vote of 7 to 0.

Update on Approved Certificate of Appropriateness for Minor Works since the July 12, 2018 Meeting – Natalia Rosario.

Ms. Rosario went over the Certificate of Appropriateness for Minor Works that had been approved by Staff since the July 12, 2018 Meeting.

STAFF ANNOUNCEMENTS:

Mrs. Roland welcomed New Board Member Kathleen Crowley to the Board and thanked her for her willingness to serve. She explained she would work with her in order to get her required New Board Member training scheduled sometime convenient to her during the next year.

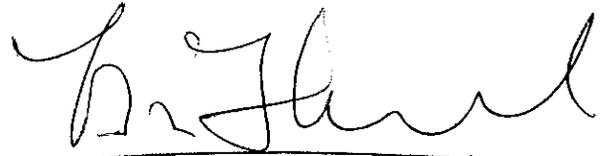
Mrs. Roland congratulated Mr. Trail on being reappointed to serve another term on the Board by the Mayor and City Council on June 25, 2018.

Mrs. Roland explained the City of Spartanburg would be hosting a Continued Education Training October 17, 2018 that would be done by ACOG; and there were a few Board Members that still needed to obtain their 2018 CE Credits.

There being no other business, the meeting adjourned at 5:46 P.M.

Minutes by Julie Roland, Administrative Assistant.

Sarah Love, Chair



BRAD STEINECKE
(acting Chair)