

**MINUTES**  
**The Spartanburg Board of Architectural Design and Historic Review**  
**Meeting**  
**Thursday, April 12, 2018 ~ 5:30 PM**  
**City Hall Training Room**

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

Absent Board Members: Al Jolly and Thomas Koenig.

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

Mr. Turner moved to approve the Agenda for tonight's meeting; and he was seconded by Mr. Trail. The motion was unanimously approved by a vote of 7 to 0.

**Disposition of the Minutes from the December 14, 2017 Meeting:**

***Mrs. Walker moved approval of the minutes from the December 14, 2017 meeting with second by Mr. Turner. 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 450 South Irwin Avenue in Hampton Heights– Consider permission to install a three foot tall hoop and picket wrought iron fence from the southwest corner of the six foot wooden fence to West Hampton area and then east on West Hampton Avenue connecting to the existing fence, from Eugene Spiess, 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 Exhibit A. She introduced the case to the Board Members and said this was basically to finish off the fence he was here previously regarding; and showed a slide of the location map, and the property. Ms. Rosario said the petitioner was present. 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 Hampton Heights Historic Neighborhood, fences in the front yard are considered a major work, and the following guidelines apply:

***10.2.4 Enclosures: Fences are discouraged in front yard spaces of the district but are appropriate in rear yard spaces and alongside yard boundary lines; Rear yard fences shall be coordinated with existing city codes. Suggested materials for rear yard fencing include vegetation, wood and chain link Vines are suggested to “soften the appearance of chain link fencing. If wood fencing is used, the paint color and design shall be compatible with the architecture of the adjacent residence. Fence heights can range from 4’ to 6’ depending on the reason for the enclosure.***

The intent of this guideline is to attempt to preserve open front yard spaces that preserve continuous lawns. In this case, the side property line of 450 S. Irwin Avenue is delineated by an approximately 4'-5' tall block wall, and the adjacent property has a chain link fence in the front yard of about 4'. In 2017 the Board approved for a wrought iron fence in the front yard of the property. The owner now wants to extend with the same type of fence, down their side yard (it is a corner lot property).

2. *The scale of the buildings* – n/a

3. *The relationship of such elements to similar features of structures in the immediate surroundings* – Similar wrought iron fencing in the front yard can be seen at the property at 269 W Hampton Avenue, directly across the street from the property in question.

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 addition to the property would be harmonious to the character of the district.

#### **Staff's Analysis**

Staff recommends that the Board approve the application as presented.

Mr. Eugene Spiess came forward and was sworn; and explained to the Board Members that he was basically trying to finish off the fence the Board had previously approved last year. He showed some more slides in order to better illustrate the request.

Board Questions:

None.

Mr. Turner made a motion to approve the request as presented and he was seconded by Mrs. Walker. The motion was unanimously approved by a vote of 7 to 0.

#### **Review and Approval of the Proposed 2018 HARB Meeting Schedule for the Remainder of the Year.**

Mr. Steinecke made a motion that the remainder of the 2018 HARB Meeting Schedule be approved as presented; and he was seconded by Mrs. Walker. The motion was unanimously approved by a vote of 7 to 0.

#### **Update on Approved Certificate of Appropriateness for Minor Works since the December 14, 2017 Meeting – Natalia Rosario.**

Ms. Rosario went over the Certificate of Appropriateness for Minor Works that had been approved by Staff since the December 14, 2017 Meeting.

#### **STAFF ANNOUNCEMENTS:**

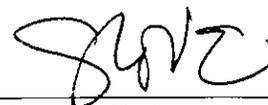
Ms. Rosario introduced Apoorva Kumar, the new Associate Planner to the Board Members.

Ms. Rosario explained this coming Saturday at 117 Phifer Drive, the City was having an open house for anyone who wished to come out for that; and the Board had previously approved a Major Works on the house. She said Mr. Love had also come out and gave a presentation regarding the home.

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 Staff had already received a case for the May Meeting.

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



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Sarah Love, Chair

Minutes by Julie Roland, Administrative Assistant.