

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Meeting
Thursday, December 14, 2017 ~ 5:30 PM
City Hall Council Chambers

Board Members Attendance: Sarah Love, Ray Trail, Brad Steinecke, Joshua Turner, Al Jolly, Melissa Walker, and Thomas Koenig.

Absent Board Members: Will Ringo and Meg Reid.

City Staff: Natalia Rosario, Planner III 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 six Board Members currently present constituted a quorum, and she proceeded with the guidelines for the procedure of the meeting.

[Editor's Note: It was noted right before the meeting on the Agenda (first bullet point under Staff Announcements had been put on in error); and needed to be taken off the agenda.

Mr. Steinecke moved to approve the Amended Agenda for tonight's meeting; and he was seconded by Ms. Walker. The motion was approved by a vote of 6 to 0.

No Minutes were ready for approval.

Old Business:

There was no old business for discussion.

New Business:

Certificate of Appropriateness for Major Work 589 South Irwin Avenue in Hampton Heights– Consider permission to install a new roof on existing detached garage where the previous roof had fallen in, using a 4 ½' gable pitch; and install 30 year laminate shingles from Les Aron, Managing Director, on behalf of Patriot Investments, LLC, 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 from Mr. Aron to the Board Members; and showed a slide of the location map, and a slide of the detached garage where there was no longer a roof over it; and she said the petitioner was present; and she introduced Mr. Aron, and Ms. Parkins, Managing Members of Patriot Investments, LLC, Property Owners.

[Editor's Note: Board Member Thomas Koenig arrived at the meeting at approximately 5:38 P.M.]

Mr. Les Aaron, Managing Director of Patriot Investments, LLC, Property Owner came forward and was sworn. He explained to the Board Members he needed a new roof over the detached garage that had previously fallen down before they had purchased the property. A Slide was shown of the brick outer shell of the detached garage without the roof. Mr. Aron said it would be a normal 4 ½' pitched roof with shingles.

Board Questions:

- Mr. Trail asked Mr. Aron what were his plans for the garage.
- Mr. Aron said he did not know what it was used as before they purchased the property. He said right now they may just leave it as a carport and it would protect a car if someone wanted to put a car inside. He said they would probably sell the property after fixing it up. He said worst case scenario they might want to put a door on it at another time.
- Mrs. Love said all they were looking at tonight was just the roof.

Mrs. Love opened the public hearing and noted there was no one present in the audience to speak in favor or against the request. The public hearing portion was closed.

Ms. Rosario came forward again and 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, there are no specific guidelines for roofs on accessory structures. There are however, guidelines for roofs in general:

8.1.5 Roofs, Chimneys, and Dormers: Retain the original roof form. No addition to a house shall greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers shall also be retained. Skylights shall be installed to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out of view of the public right-of-way to create this space.

Historic Roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like-materials is often considered to be cost-prohibitive, it should be remembered that life expectancies of these roofs (slate – 60-125 years and longer; clay tile – 100+ years) is considerably greater than most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.

As the previously existing roof collapsed prior to the purchase of the property, the Owners are suggesting to replace with a roof that is similar in material to the existing home.

2. *The scale of the buildings* – The scale of the building will be changing by adding the 4 ½' high roof, but Staff does not consider this to be out of proportion in comparison to the surrounding main structures on nearby properties.

3. *The relationship of such elements to similar features of structures in the immediate surroundings* – Other accessory structures in the neighborhood have roofs, and many have 30 year architectural shingles, as well as many of the homes in Hampton Heights.

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 garage would be harmonious with the historic district, and is confident that the material of 30-year architectural shingles is appropriate as well.

Staff's Analysis

Staff recommends that the Board approve the application as presented.

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

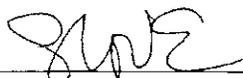
Update on Approved Certificate of Appropriateness for Minor Works since the November 9, 2017 Meeting – Natalia Rosario.

Ms. Rosario went over the one Certificate of Appropriateness for Minor Works that had been approved by Staff since the November 9, 2017 Meeting.

STAFF ANNOUNCEMENTS:

Mrs. Roland said all the regular Board Members had completed their required three hours Continued Ed Training for year 2017; and she was working with the two newly appointed Board Members to get their required New Board Member Training in next year.

There being no other business, the meeting adjourned at 6:00 P.M.



Sarah Love, Chair

Minutes by Julie Roland, Administrative Assistant