

Meeting Minutes of the Board of Architectural Design and Historic Review
Tuesday, July 13th, 2023, at 5:30 PM
City Hall Council Chambers

The City of Spartanburg Board of Architectural Design and Historic Review (HARB) met in City Hall Council Chambers on Tuesday, July 13th, 2023, at 5:30PM with the following members in attendance: **Michael Pittillo, Tina Wilson, Mark Olencki, Bill Michels, Sylvelie Franke and Rod McCants**. Representing for the Planning Department is, **Martin Livingston, Community Director, Bob Coler, City Attorney, Nan Zhou, Planner I, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant**.

Roll Call:

Mr. Michels: Bill Michels (Vice-Chair)
Ms. Franke: Sylvelie Franke.
Mr. Olencki: Mark Olencki.
Mr. Pittillo: Michael Pittillo.
Mr. McCants: Rod McCants.
Ms. Wilson: Tina Wilson

Mr. Michels: First off with the Freedom of Information Act Compliance. Freedom of Information Act Compliance public notification of Board of Architectural Design and Historic Review meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of Agenda:

A motion was made by Mr. Olencki, seconded Ms. Franke to approve the agenda. The motion was approved with a vote of 6-0.

Mr. Michels: And ask board members to look at the agenda and ask we approve the agenda
Mr. Olencki: I make a motion.
Mr. Michels: Can I get a second?
Ms. Franke: Second.
Mr. Michels: And Yay or nay?
Attendees: Aye.
Mr. Michels: Any nays? No Nays. Okay.

Approval of Meeting Minutes from June 8th, 2023, carried over to August.

Mr. Michels: On disposition of minutes from June 8th meeting, we actually don't have enough members of the board here tonight that were present at June meeting to approve the minutes from June 8th meeting. So we will carry those over to the August meeting. And move on to old business.

Old Business:

The Board of Architectural Design and Historic Review (HARB) will consider a list of properties to be designated on the pending list of the City of Spartanburg's Local Historic Register. The public is invited to comment on a potential list of properties to consider for

designation on the Spartanburg Historic Register. Mr. Livingston: We had two properties we've taken city council for approval. There was a question about what was the status of the two properties that item is still tabled at city council meeting. I've asked the city attorney to attend. I've explained a little bit about city procedures of when they're tabled item of what that could mean or the two items that are approved at the HARB.

Mr. Livingston: We had two properties we've taken city council for approval. There was a question about what was the status of the two properties that item is still tabled at city council meeting. I've asked the city attorney to attend. I've explained a little bit about city procedures of when they're tabled item of what that could mean or the two items that are approved at the HARB.

Applicant:
HARB

Speakers:
Martin Livingston, Community Director, City Attorney Robert Coler.

Discussion:
City Attorney Bob Coler explained the Historic Preservation process and City Councils role in the process.

A motion was made by Mr. Olencki, seconded by Mr. McCants to table this item until a City Council decision. The motion was approved with a vote of 6-0.

New Business:

Ms. Keitt: I'm Tia Keitt Planner with the City of Spartanburg.
Mr. Michels: Do you swear to tell the truth the whole truth and nothing but the truth
Ms. Keitt: Yes

COA: 23-040-00033: Certificate of Appropriateness for Major Works – 695 N. Liberty Street (TMS# 7-08-15-252.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a Certificate of Appropriateness to demolish the substandard structure. The property is located in the R-6 (General Residential District). Owner: New Hope Christian Church / Agent: Demtek.

Project Description and History

New Hope Christian Church, of 717 N. Liberty St owns the corner lot, 695 N. Liberty St., where a single-family structure has been condemned by the City. Executive Pastor, Darnell Durrah represents the church and has been in this role for exactly 25 years. Mr. Durrah shared this is the church's second request to demolish the home, and the church has no plan to improve the condemned structure. While the Beaumont Baptist congregation was still located at 717 N. Liberty St., this single-family home estate was willed to the church in 1974, under the leadership of Reverend Dewey Welchel. In 1992, New Hope purchased the church, 717 N. Liberty, and the Beaumont Baptist congregation moved to its current location, 945 Beaumont Ave. Soon thereafter, in 1998, New Hope acquired 695 N. Liberty St. and adjacent properties, making this site a fellowship hall. As the church outgrew the space, they used the home less often.

The church would like to demolish the home in order to increase available parking spaces for both churches and the community. Mr. Durrah shared Beaumont Methodist Church, 687 N. Liberty, use the existing parking occasionally.

Planning Staff inquired about the current demand for parking spaces during peak days (Sunday). Mr. Durrah explained prior to covid there was limited parking, with several church attendees parking on the street and in the way of neighboring residential driveways. New Hope does not intend on rehabilitating the home and wants to satisfy the condemnation by demolishing the structure.

Planning Staff talked with Mr. Durrah regarding the impact of demolishing a structure compared to carefully removing historic architectural features including the existing windows and doors. The home still has historic preservation accessories that should not be disregarded within the historic district. Also, Staff discussed the value of having a parking lot site plan since the site is located in a historic district lot.

Analysis

Zoning Ordinance & Historic Design Manual Consistency

The development request is subject to **Section 510 of the City's Zoning Ordinance, Historic Preservation**. This section enables the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance. **Section 510.4(c) Power and Duties of the Board** Review application for and, where appropriate, issue Certificates of Appropriateness permitting the rehabilitation, alteration, reconstruction, or demolition of structures on or changes to Historic Sites.

Findings

1. *Certificate of Appropriateness, Section 510.6 (C) The character and appropriateness of the design-*

The single family structure is being razed (torn down). The church would like to have the building demolished to increase parking spaces for members of New Hope and extend parking to members and visitors to Beaumont Methodist Church.

2. *The scale of the buildings –*

If scale in architecture refers to *the proportion between the size of a building or object and its surrounding environment, as well as the size of its individual parts in relation to each other*, then razing the single family structure will impact the scale of area. The proposed use of a parking lot is a flat surface that would be resurfaced with an approved material

3. *The texture and materials-*

The demolition would remove all parts of the building, including the foundation. The home currently has historic materials including windows and doors.

4. *The relationship of such elements to similar features of structures in the immediate surroundings-*

The property is at the intersection of Fairview & N. Liberty Streets, across from a church and single family homes. Not many homes have been demolished in the historic Beaumont Mill Village neighborhood (if any), and few homes have probably made it to the condemned list, compared to the Hampton Heights historic 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-*

Removing the condemned structure from the corner lot will impact the visibility at that intersection and, at this point, create an open space. Demolitions in historic districts are sometimes necessary for the health and safety of residents. The demolition would disrupt an

existing harmony along the sidewalk and street in Beaumont Mill Village, but, as the structure is now vacant, at its present status, the home can be considered blight.

Applicant:

Darnell Durrah, 717 N Liberty St, Spartanburg, SC 29303.

Consultant:

Donnie Love, Preservation Architect

Public Comments:

Michael Floyd, 102 Phifer Dr, Spartanburg, SC 29302.

Board Deliberation:

The demolition of property. Possibly persevering the property vs. demolishing and selling for renovation and keeping history.

A motion was made by Mr. Michels, seconded Mr. Olencki to table for city to find more about funds to help church with parking and other options with a vote of 6-0.

New Business:

Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to install 4 feet by 8 feet tall space picket French Gothic Scallop wood panel fence in front of the property. The property is located at 310 S. Spring St. in Hampton Heights Historic District and is currently zoned as the R-8/SFD (TMS# 7-12-14-218.00). Landowner/Applicant: Bryon Holland.

Mr. Michels: Do you affirm to tell, swear to tell the truth the whole truth?

Ms. Zhou: Yes, I swear that.

Ms. Zhou: Good evening board members. My name is Nan Zhou and I work with Planning Department.

Discussion:

Confirmation location of the building, fence, landscaping, setbacks and buffer in between running along the property line. How does this project effect N Highpoint St and dates of the proposed project site. Does the building meet the code requirements and setbacks of the proposed site.

Project Description and History

The project site is located on an approximately 8,820 square foot lot in the Hampton Heights Historic District. The site is located on the west side of South Spring St. The site currently contains one single-family home that was constructed in 1919. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open porch in the front and left side of the house. This residential structure has a gable roof with a comp shingle. The house is first listed in the 1927 City Directory under the name of George W. White.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to install 4 by 8 feet tall space picket French Gothic Scallop wood panel fence in the front yard.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Hampton Heights District which has design guidelines for development. These guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Manual is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site has a zoning designation of R-8/SFD, Single Family Zone District, which allows for single family dwelling units. Section 510.6 of the City of Spartanburg Zoning Ordinance list standards for reviewing Certificate of Appropriateness. Specifically, Section 510.6 (C)(2) states that in reviewing applications for new construction or alteration, the board shall consider the U.S. Secretary of the Interior's Standards for Rehabilitation and the five criteria listed in the findings.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. ***The character and appropriateness of the design –***
The Hampton Heights Design Manual Landscape Guidelines address that “fences are discouraged in front yard spaces of the district but are appropriate in rear yard spaces and alongside yard boundary lines. Suggested materials for rear yard fencing include vegetation, wood, and chain link.” The design of the front yard fence proposed by the applicant is space picket French Gothic Scallop wood panel fence.
2. ***The scale of the buildings –***
The scale of the building will remain the same since nothing else will be added to or removed from the building.
3. ***The texture and materials –***
The texture and materials of the fence will be wood.
4. ***The relationship of such elements to similar features of structures in the immediate surroundings –***
Neither the properties to the right side nor the left side of the project site has a fence in their front yard. The properties across from the project site do not have front fence either other than the property owned by the Southside Baptist Church that has a black wire fence surrounding the back of their yard. Therefore, installing a front yard fence will not share a similar feature in its immediate surroundings.
5. ***If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –***
Walking down South Spring Street, no houses have front yard fences, other than the one across from the project site owned by the Southside Baptist Church who has black wire fence bordering South Spring Street in the rear yard. As mentioned in the Landscape Guidelines, having a front yard fence is discouraged. Thus, the construction of fence in the front yard would not be harmonious with the Hampton Heights Historic District.

Applicant:

Bryon Holland, Owner/Applicant.

Consultant:

Donnie Love, Preservation Architect

Public Comments:

Melissa Holland & Bryon Holland, 310 S Spring St, Spartanburg, SC 29306.

Board Deliberation:

Surrounding neighbors use of the subject property and concerns, fencing with a gate would provide extra security. Fencing in the yard in historic district is discouraged.

A motion was made by Ms. Franke, seconded Ms. Wilson was denied with a vote of 4-2.

Ms. Franke: I make a motion to deny COA.

Mr. Michels: We have a motion, can we get a second?

Ms. Wilson: Second

Mr. Michels: Seconded by Ms. Wilson. All those in favor of denying COA for this property?

Attendees: Aye

Mr. Michels: All those opposed?

Attendees: Nay

Mr. Michels: 2 nays out of 4 yays. So that would be denied.

Mr. Michels: Moving on to third item on list tonight.

Certificate of Appropriateness for Major Works – 521 Peronneau St. (TMS# 7-16-02-161.00) in the Hampton Heights Historic District. Applicant is seeking approval of a COA to lower / remove a portion of two chimneys to mitigate water leaks. R-8/SFD (General Residential). Owner/Applicant: Parker & Jennifer Langford / Contractor: Carolina Roof, LLC .

Ms. Keitt: So, Tia Keitt, and we're looking at 521 Peronneau St.

Project Description and History

Homeowners Parker and Jennifer Langford discovered that there chimneys are the source of a roof leak and, as advised by their roofing contractor, can mitigate the water damage by removing the chimneys, resealing and covering the roof. While the homeowners do not want to remove the chimneys, the water damage to the home has caused portions of the ceiling to crack and fall. The contractor proposes to remove the chimneys 2 ft below the roof line, seal and cover the remaining portion, then replace the roofing shingles. Sealing the chimneys prior to having the roof work done on their home is the request of the applicant. Staff will approve roof repairs as a minor COA - that is like for like. The rear chimney is not visible from the public's view, and can be removed as a minor COA.

Analysis*Zoning Ordinance & Historic Design Manual Consistency*

The project is subject to **Section 510 of the City's Zoning Ordinance, Historic Preservation.** This section enables the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. The character and appropriateness of the design –

Chimneys in historic homes often serve more than just a functional purpose and the owner confirmed that the chimneys cannot be used as a source of heat. The chimneys do contribute to the overall aesthetic and architectural style of the house and the owners would prefer to not have them removed. Removing a chimney could alter the home's historic character and visual balance.

2. The scale of the buildings –

Chimneys in historic districts often contribute to the overall streetscape and neighborhood character. They provide a sense of scale and continuity among the buildings in the district. Chimneys in the Hampton Heights historic district vary in size and placement and are a defining characteristic of a home.

3. The texture and materials –

Currently the chimneys are made with red brick and mortar, and looks to have been painted over with paint similar to red brick. It's obvious that repairs and maintenance has taken place over the years including repointing some of the bricks and adding metal plates at the base of the chimney for structural support.

4. The relationship of such elements to similar features of structures in the immediate surroundings –

Neighboring properties have two or more chimneys, but not all homes in Hampton Heights have kept their chimneys.

5. If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –

Removing the chimneys from a historic home takes away a defining characteristic of the home.

Applicant:

Parker and Jennifer Langford, Owner/ Applicant, Carolina Roofing, Contractor

Consultant:

Donnie Love, Preservation Architect.

Public Comments:

Chase Holcombe, Contractor, 699 Harrison Rd, Roebuck, SC 29376.

Eric Dunton, 531 Peronneau St, Spartanburg, SC 29306.

Board Deliberation:

Confirmation of the location and the count of chimneys that are coming down. Trying to fix the roof leaks to preserve the chimneys and characteristics of the house besides reroofing and removing the chimneys.

A motion was made by Mr. Olencki, seconded Ms. Wilson was to table the COA and obtain more information from mason on the cost and condition of roof and chimney with a vote of 4-2.

Mr. Olencki: I make a motion to table COA for a qualified mason to provide with cost and condition of chimneys.

Mr. Michels: We have a motion, can we get a second?

Ms. Wilson: I second it.

Mr. Michels: Seconded by Tia. All those in favor? Aye

Attendees: Aye

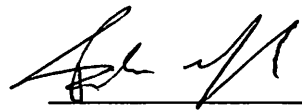
Mr. Michels: All those opposed?

Attendees: Nay

Staff Updates:

Agenda and Packets will available on city website. Printing packets will not be available in future meetings, but by email unless requested for a printed copy. The format of meeting minutes are going to be shorter and more concise. Continued Education Registration. Updated comprehensive plan, council is still going through the process of implementation of comprehensive plan.

The meeting was adjourned at 7:25 PM.



~~Bill Michels, Vice Chairman~~
BRANSON GAFFNEY, Chair