

Meeting Minutes of the Board of Architectural Design and Historic Review
Tuesday, August 10th, 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, August 10th, 2023, at 5:30PM with the following members in attendance: **Michael Pittillo, Tina Wilson, Mark Olencki, Bill Michels, Brandon Gaffney, Glory Boozer, Kenneth Brown and Rod McCants.** Representing for the Planning Department is, **Martin Livingston, Community Director, Bob Coler, City Attorney, Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

Mr. Michels: Bill Michels
Dr. Boozer: Glory Boozer.
Mr. Olencki: Mark Olencki.
Mr. Pittillo: Michael Pittillo.
Mr. McCants: Rod McCants.
Ms. Wilson: Tina Wilson
Mr. Gaffney: Brandon Gaffney
Mr. Brown: Kenneth Brown

Mr. Gaffney: According to 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 Dr. Boozer, seconded Ms. Brown approve the agenda. The motion was approved with a vote of 8-0.

Mr. Michels: Has anyone had a chance to review the agenda? Alright. The Chair will entertain any motions.

Dr. Boozer: I move that we accept the agenda as printed.

Mr. Brown: Second.

Mr. Michels: It's been properly moved in second. All those in favor accepting the agenda as presented say aye.

Attendees: Aye.

Mr. Gaffney: Are there any nays? Ayes have it.

Approval of Meeting Minutes from June 8th, 2023.

A motion was made by Mr. Michels, seconded Mr. Olencki approve the agenda. The motion was approved with a vote of 8-0.

Mr. Gaffney: The Chair will entertain a motion to approves those minutes as presented.

Mr. Michels: Bill Michels I make a motion.

Mr. Olencki: Second.

Mr. Gaffney: It's been properly moved in second. Ready for the question? All those in favor accepting minutes as presented say aye.

Attendees: Aye.

Mr. Gaffney: Are there any nays? Ayes have it.

Approval of Meeting Minutes from July 13th, 2023.

A motion was made by Mr. Michels, seconded Mr. Olencki approve the agenda. The motion was approved with a vote of 8-0.

Mr. Gaffney: Everyone had a chance to review and are there any edits or exceptions that need to be made?

Mr. Olencki: One minor point I would just refer to as name and not ?

Mr. Gaffney: One slight notation. Chair entertains a motion?

Mr. Michels: Bill Michels I make a motion.

Mr. Olencki: Second.

Mr. Gaffney: It's been properly moved in second. All those in favor accepting minutes say aye.

Attendees: Aye.

Mr. Gaffney: Are there any nays? Ayes have it.

Old Business:

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.

Mr. Livingston: Mr. Chairman members of the Board at the last meeting first item 695 N. Liberty Street at the Beaumont Mill Village was tabled to find out about any additional information about repairing the parking space. Staff did do some research to determine if any grant was available to repair parking space. Grant is not available to repair a parking space. I did reach out to the City Manager Mr. Kennedy and tried to find out any additional information on that, there's nothing available. Staff is aware that funds are available to demolish substandard structures. This property is considered substandard because it was condemned. Because it's in Historic District we need something from Building Official stating that it cannot be repaired, unfortunately it can be repaired. And then finally, there's been some recommendation that property owner can sell the property. The City nor the HARB can required the property owner to sell the property.

Applicant:

New Hope Christian Church

Public Speakers:

Martin Livingston, Community Director.

Darnell Durrah, Agent, 5106 Borman Dr, Spartanburg, SC 29301.

Discussion:

Any variance required for demolition of the structure, and there are none. The property is located in Historic District and churches are exempt. This is churches property, but churches themselves are exempt from variance requirements per Ordinance for Beaumont Mill Village. Any consideration to selling the house to do some improvements to the property that are necessary. The church concluded that they were not interested in selling the property they would keep the property and is at mercy of the Board's decision for approving to demolish the structure.

A motion was made by Ms. Wilson, seconded Mr. Michels to deny the demolition request with a vote of 6-2.

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 .

Mr. Livingston: Mr. Chairman members of the Board at the last meeting at 521 Peronneau Street Staff was asked to find mason or mortar specialist to determine if two chimneys in the front could be saved. The third chimney in the back can be approved with a Minor COA removal below decking of the roof. Donnie Love is here, the owner is here to talk about the report. You should have a report from Pride Masonry regarding the condition of those two chimneys and how to make the repairs.

Mr. Love: We were able to go up in the attic today, the chimney you can't see from the outside. It looked like pretty much like I thought it would. It hasn't really sustained any damage inside of the home or any real damage that we could see. The parts of chimney exposed to have weathered. Both chimneys certainly could be repaired.

Applicant:

Applicant: Parker & Jennifer Langford

Public Speakers:

Donald Love, Architect Consultant

Parker & Jennifer Langford, 521 Peronneau St, Spartanburg, SC 29302.

Discussion:

The chimneys are causing damage, yet are in repairable condition and a part of historic feature and should be preserved. There are a lot of chimneys that are missing in that neighborhood however, those must have not followed the proper procedures in applying for a permit, because they have not come before the Board for removal and approval. What makes Hampton Heights what it is are chimneys, windows and doors taking any of that away would loose the neighborhood character. Chimneys are maintenance and structural issue and are an expense.

A motion was made by Mr. Brown, seconded Ms. Wilson to deny the removal of chimney(s) request with a vote of 6-2.

New Business:

Certificate of Appropriateness for Major Works – 290 Hydrick Street (TMS: 7-12-14-177.00) in the Hampton Heights Neighborhood Historic District. Applicant is seeking approval of a Certificate of Appropriateness to raise the corner porch to its original height. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: William Austin / Contractor: Mount Valley Foundations.

Discussion:

Item dismissed: The revised scope of work has been converted into a Minor Certificate of Appropriateness.

Certificate of Appropriateness for Major Works – 689 Southern Street (TMS: 7-12-03-097.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a Certificate of Appropriateness to replace windows, doors, and columns. The property is located in the R-6 (General Residential District). Owner/Applicant: Top Quality Fix and Flip, LLC.

Ms. Keitt: Good evening members of the HARB. Tia Keitt Planner with the City. I swear to tell the truth.

Project Description and History

A century old home with new owners seeking to wrap the building in siding and to replace the current windows and doors. The Design Guidelines for the Beaumont Mill Village defines this home as **Saddlebag**, one of fifteen house types within the historic district. According the history, these homes were built between 1890 – 1910 with the following characteristics: Interior chimney, side gabled with long rear slope roof; shed or hipped porch (sometimes gable) with one or two front doors. According to the Tax Assessor’s website, the current owners purchased the property in April of this year. Repairs inside of the home have been permitted, and now the owners would like to do some exterior work. Staff has talked with the owners regarding Beaumont Mill Village’s historic design guidelines, sharing the value of preserving as much of the original amenities of the property.

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. The character and appropriateness of the design –

The owner shared images of the type of windows and doors he would like to install. The proposed window does not meet current design standards. The proposed door (an image provided by the applicant and taken of a home on a nearby property, 651 Carla St.) is similar to what’s allowed for House Type 1, but is not an exact replica.

Section 3.7.1 Doors - of the Beaumont Mill Village Design Guidelines states: after looking at the options of replacing or repairing a door and it’s deemed that the door is so deteriorated that it cannot be replaced, then a replacement is in order. The COA applications states the applicant must provide photo documentation of the deteriorated condition. At this time the application did not come with photos of the door, but states the doors “are in pretty bad condition”. The section also states that replacement should be in the same configurations, material, size and lite pattern.

3.7.2 Windows - Windows are another significant character defining feature of any home. If it’s determined that the windows are in such deteriorated condition that they must be replaced, [the applicant] should select a new window with extreme care. Make sure the following details should be compatible when selecting a new window.

- | | |
|--------------------------|--------------------------------------|
| - Size of window | - Window pane size and configuration |
| - Shape and size of sash | - Muntin and Mullion profile shape |
| | - Location of meeting rail |

Wood and aluminum clad wood windows are the most appropriate replacement materials. Other window materials will be evaluated by the HARB.

2. The scale of the buildings –

The scale of the building will not be impacted by replacing the windows, doors and siding.

3. The texture and materials-

Several homes in the Beaumont Mill Village have siding. **Section 3.7.6** (pg. 34) says this about siding: Most of the homes in Beaumont were originally wood siding. If this material still exists on the home, it should be retained. Many homes in the area have aluminum or vinyl siding added to them. Some homes have asbestos siding which is original to their design and some asbestos siding was added to earlier homes in the 1950's. Details of the original home have been lost due to the additions of these materials. Artificial siding can trap moisture underneath and decay the original wood. Therefore homes that do not have these materials on them should not consider artificial materials as a replacement to the damaged wood. Repair is the only option.

Should it become necessary to replace the siding, then the new boards should match the existing boards in width and any characteristics, such as corner boards. If more than 50% of non original siding will be replaced then the type of replacement siding must match the historic style siding.

Appropriate new material should be: Wood / Cement Fiberboard.

Brick veneer is not recommended as an option to replace siding.

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

Given that a number of homes have siding or have replaced original windows and doors in the past, the request to remodel would not substantially differentiate from homes in the immediate surrounding.

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

The alteration or construction would stand out as newly remodeled home, but the scale is not changed impacted. Therefore, the improvements could correspond to recently remodeled homes within the Beaumont Mill Village Historic District.

Applicant:

Top Quality Fix and Flip, LLC.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

Tyler Nusim, 689 Southern St, Spartanburg, SC 29302.

Buddy Bush, Building Official

Discussion:

Historic District Guidelines are the same in Beaumont Mill Village as in Hampton Heights for replacement of window, siding and door regulations. The intent is preserve and apply any necessary measures to sustain the existing form, integrity, and materials of an historical property. The windows are not that bad of shape and unless they are damaged should remain, the siding needs some repairing should remain as well. The door are not exterior doors, and are not considered to be appropriate for exterior of the house. The doors could be replaced.

A motion was made by Mr. Michels, seconded Dr. Boozer to deny the replacement of windows, siding and columns are no longer an option. Approve with condition the replacement of exterior front door with City approval of guidelines with a vote of 8-0.

Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to install wood, true divided-light double pane windows on the house. The property is located at 553 Pinckney Ct. in Hampton Heights Historic District and is currently zoned as the R-8/SFD (TMS# 7-16-02-095.00). Landowner/Applicant: Terrance Bobo (All in One Business LLC); Contractor: PTL Construction & Designs.

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

Project Description and History

The project site is located on an approximately 10,990 square foot lot in the Hampton Heights Historic District. The site is located on the east side of Pinckney Court. The site currently contains one single-family home that was constructed in 1943. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open porch in front of the house. This residential structure has a gable roof with comp shingle. The applicant is seeking approval from the Board of Architectural Design and Historical Review to install windows (wood, true divided-light, double pane windows) on the house (front and two sides).

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 Residential Rehabilitation Guidelines states "When deteriorated elements must be replaced, new materials shall be compatible with original materials in terms of material, design, and hardware. If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window." According to Vivian Fisher's Hampton Heights of Spartanburg: Its History, Houses, and People book, the house originally had six over six wood windows on the house. The proposed design of the windows are primed wood, true divided-light, and double pane windows. All elements of the design of the windows fit Hampton Heights Residential Rehabilitation Design Guidelines other than the double pane feature of the window.

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 windows will be wood.

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

At this time, staff cannot make a determination regarding the type of windows in terms of double pane windows vs. single pane windows from the vicinity 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 –*

Hampton Heights Residential Rehabilitation Guidelines states “ the residences of Hampton Heights display a variety of windows types and materials. Sash, casement, pivot, and decorative fixed windows are all found in the district. The glazing patterns, materials, and arrangements of windows play a key role in defining the styles of Hampton Heights architecture and contribute to the overall appearance of the district.” On Pinckney Ct., majority of the houses have wood and true divided-light windows. Therefore, installing wood and true divided-light windows would be harmonious with the Historic District. However, any replacement windows must meet the fenestration requirements of the 2009 International Energy Conservation Code (Chapter 4 - Table 402.1.1 Insulation and Fenestration Requirements by Component).

Applicant:

Terrance Bobo (All in One Business LLC)

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

Terrance Bobo, 2304 Benji Blvd SE Conyers, GA 30013.

Buddy Bush, Building Official

Discussion:

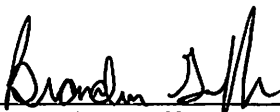
Replacement of windows have to go by Historic Standards and Guidelines. The Standards do allow to deviate from true divided lights. So insulated lights will be allowable here.

A motion was made by Mr. Brown, seconded Mr. Olencki to approve with condition to replace windows with double-pane simulated divided lights with a vote of 8-0.

Staff Updates:

Continued Education Registration.

The meeting was adjourned at 7:04 PM.



Brandon Gaffney, Chairman