



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

October 12, 2023, at 5:30 P.M.

City Hall Council Chambers

145 W. Broad Street – Spartanburg, SC 29306

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call)

- I. Call To Order.**
- II. Roll Call.**
- III.** Freedom of Information Act Compliance – Public notification of the City of Spartanburg’s Board of Architectural Design & 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’s Zoning Ordinance.
- IV. Approval of Agenda.**
- V. Disposition of Minutes from the September 14, 2023, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 1. COA: 23-040-00061: Certificate of Appropriateness for Major Works – 187 Carlisle Street (TMS: 7-12-14-286.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval of the construction of a single-family structure on a vacant lot. The property is located in the R-8 SFD (General Residential – Single Family District). Owner: Thomas Wooten / Applicant: Gabriel Weisser.
 2. COA: 23-040-00060: Certificate of Appropriateness for Major Works – 544 S. Irwin Avenue (TMS: 7-16-02-237.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace existing wood siding with Hardie board siding. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Amy Wilhoit / Contractor: Freddie’s Painting.
 3. COA: 23-040-00062: Certificate of Appropriateness for Major Works – 500 Pinckney Court (TMS: 7-16-02-072.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval of an addition to the rear of the existing structure. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Henry Foster.
- VIII. Update on Approved Certificate of Appropriateness for Minor Works since the September 14, 2023, Meeting.**
- IX. Staff Updates.**
- X. Adjournment.**

For more information, please contact Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at mlivingston@cityofspartanburg.org.

**Meeting Minutes of the Board of Architectural Design and Historic Review
Tuesday, September 14th, 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, September 14th, 2023, at 5:30PM with the following members in attendance: **Michael Pittillo, Bill Michels, Brandon Gaffney, Glory Boozer, Kenneth Brown and Sylvelie Franke.** Representing for the Planning Department is, **Martin Livingston, Community Director, Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

Mr. Michels: Bill Michels
Dr. Boozer: Glory Boozer.
Mr. Pittillo: Michael Pittillo.
Mr. Gaffney: Brandon Gaffney
Mr. Brown: Kenneth Brown
Ms. Franke: Sylvelie Franke

Mr. Gaffney: Thank you all. As per Freedom of Information Act Compliance public notification of City of Spartanburg's 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. Michels, seconded Dr. Boozer approve the agenda. The motion was approved with a vote of 6-0.

Mr. Gaffney: It's been properly moved in second. All those in favor of accepting the agenda say aye.
Attendees: Aye.

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

Approval of Meeting Minutes from August 10th, 2023.

A motion was made by Mr. Michels, seconded Mr. Brown approve the agenda. The motion was approved with a vote of 6-0.

Mr. Gaffney: Everyone had a chance to review the minutes .

Mr. Michels: Bill Michels I make a motion to accept as presented.

Mr. Brown: I'll Second.

Mr. Gaffney: It's been properly moved in second. All those in favor accepting minutes from August 10th, 2023 say aye.

Attendees: Aye.

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

Old Business: None.

New Business:

Certificate of Appropriateness for Major Works – 575 Cecil Court (TMS: 7-16-02-269.00) in the Hampton Heights Neighborhood Historic District. Applicant is seeking approval of a Certificate of Appropriateness to install solar panels on the roof. The property is located in the R-8 SFD (General Residential– Single Family District). Owner: Terry Anderson / Applicant: William Clementi.

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

Project Description and History

The property owner, Mr. Terry Anderson, would like to install 10 solar panels on his roof. The contractor, [365Solar Energy](https://www.365solar.com/), is proposing to connect five solar panels to the rear slope, and 5 solar panels to the front. The National Park Service's website is clear on solar panels, <https://www.nps.gov/orgs/1739/solar-panels-on-historic-properties.htm>, therefore, the contractor needs a decision from the historic review board regarding the placement of the five solar panels proposed for the front of the home. Drawings submitted by 365Solar Energy are included in the staff report, as well as pages from the Purchase & Installation Agreement.

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 –

Each solar panel is about is **21.64sf** [6.256' x 3.45833'] and laid flat upon the roof. The solar panels are attached by a railing system.

2. The scale of the buildings –

The scale of the building would not be impacted the installation of solar panels. The details state that the solar panels will not be higher than 6".

3. The texture and materials-

Solar Panels are a modern utility and contrasts materials typically associated with historic architecture. Installing solar panels requires several parts, including the rail system, mounting devices, and the 21.67 square foot panel, comprised of 66 solar cells, and weighs just under 50 lbs.

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

There are a couple of homes in Hampton Heights that have solar panels that can be seen from the ground.

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

NPS' website states: *an installation that negatively impacts the historic character of a property will not meet the Secretary of the Interior's Standards for Rehabilitation.*

Applicant:
William Clementi

Consultant:
Donnie Love, Preservation Architect

Public Speakers:
Rian Ivey, 608 Rountree Rd, Charlotte, NC 28217.

Discussion:
Historic District Guidelines don't cover anything pertaining to solar panels. Possibly placing a battery and panels at the rear of property instead of front. With the demand for solar panels, we may need to revisit the guidelines in placement of solar panels at the rear.

A motion was made by Mr. Michels, seconded Mr. Brown to deny the COA of solar panel placement of panels in front. However, if the applicant submits a redesign and placement of panels at the rear, than there will be no need to come before the HARB, but approval of Planning, with a vote of 6-0.

Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to install a set of nine (9) roof mounted solar panels on the front roof. The property is located at 527 Beaumont Ave. in Beaumont Mill Village Historic District and is currently zoned as R-6, General Residential District (TMS # 7-08-15-118.00). Landowner: Carrol and Virginia Painter; Agent/Contractor: Freedom Forever SC LLC/Brooke Bigham

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 6,861 square foot lot in the Beaumont Mill Village Historic District. The site is located on the east side of Beaumont Ave. The site currently contains one single-family home that was constructed in 1910. 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 a set of nine (9) roof mounted solar panels on the front roof. The set of solar panels will take approximately 186.37 SF (14.88%) of the total roof area. The solar panels will be visible from Beaumont Ave

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Beaumont Mill Village Historic 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-6, General Residential District, which allows for single family dwelling unit. 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 proposed roof mounted solar panels will be placed on the front roof and do not interfere with any of the character defining features of the home. The proposed solar panels will maintain a low to median profile (3 inches minimum to 6 inches) ensures that they are appropriately designed so as to not seem out of character with the rest of the neighborhood.

2. ***The scale of the buildings –***

The scale of the building will remain the same. Adding roof mounted solar panels will not increase the scale of the primary structure. The proposed panels will maintain a low to medium profile (3 inches to 6 inches) and will not overwhelm the house or the site.

3. ***The texture and materials –***

The texture and materials of the solar panels will be solar glass (black) with anti-reflective surface treatment, and the frame of the panels is made of anodized aluminum (black). While the solar panels are clearly different from the asphalt shingles. the black color of the solar panels harmoniously will somewhat blend into the asphalt shingles.

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

The proposed solar panels will not alter the pitch of the roof. However, properties to the left and right side of the project site do not currently have roof mounted solar panels on the front roof of the houses. Therefore, properties in the immediate surroundings do not share similar features of such elements.

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

Despite the fact that currently in Beaumont Mill Village Historic District, there are no other houses having solar panels, adding solar panels will not drastically change the historic feature of the house and the historic neighborhood. Due to the low to medium profile of the solar panels, they would blend in with the District. Furthermore, as the photovoltaic industry continues to progress, it is likely that more homeowners will come to rely on solar panels in the near future.

Applicant:

Freedom Forever SC LLC/Brooke Bigham

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

Virginia M Painter, 527 Beaumont Ave, Spartanburg, SC 29303.

Justin Dabbs, 551 Fairview Ave, Spartanburg, SC 29303.

Discussion:

Historic District Guidelines don't cover anything pertaining to solar panels. Same as previous case solar should be placed at the rear of the property.

A motion was made by Mr. Michels, seconded Dr. Boozer to deny the COA of solar panel placement of panels in front. However, if the applicant submits a redesign and placement of panels at the rear, then there will be no need to come before the HARB, but approval of Planning, with a vote of 6-0.

Staff Updates:

Continued Education Registration.

Summons of two properties.

The meeting was adjourned at 6:10 PM.

Brandon Gaffney, Chairman

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

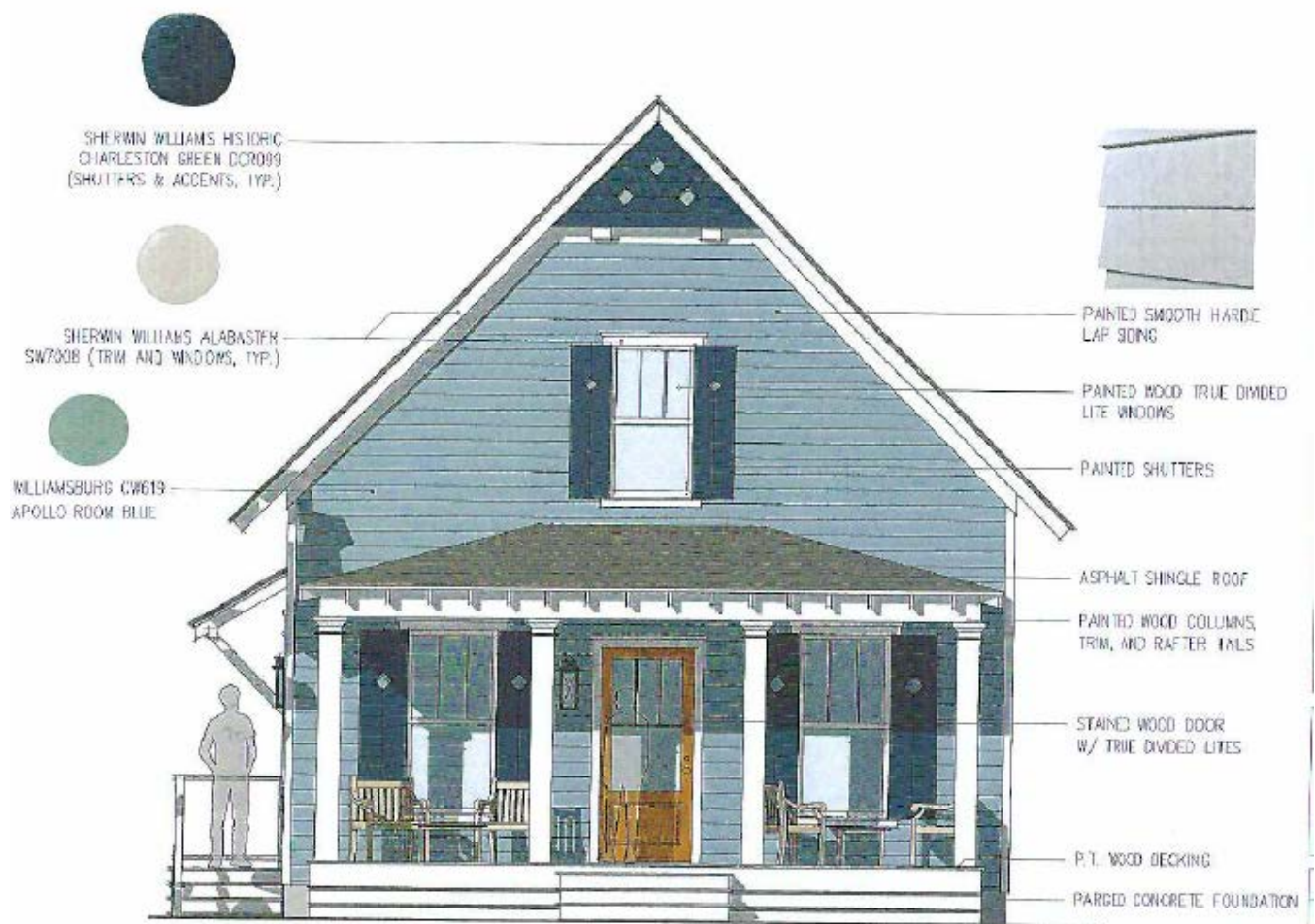
TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – **187 Carlisle Street** (TMS: 7-12-14-286.00) in the **Hampton Heights Neighborhood Historic District**. The applicant is seeking approval of the construction of a single-family structure on a vacant lot. The property is located in the R-8 SFD (General Residential – Single Family District). Owner: Thomas Wooten / Applicant: Gabriel Weisser.

Date: October 4, 2023

Project Description and History

Before the HARB is an application for design approval and construction of a roughly 2000 sf home. Essentially a one and a half story home with an upstairs space of less than 550 sf, currently the home would potentially be three bathrooms & three bedrooms. Drawings, proposed materials and references to local house designs were submitted with the application and included with the staff report. Below is an image submitted by the builder.



Analysis

Zoning Ordinance & Hampton Heights Historic Design Manual Consistency

The development request is subject to **Section 510 of the City's Zoning Ordinance, Historic Preservation & the Design Manual for the City of Spartanburg Historic Districts & Landmarks, Section 6.0**. These sections 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

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design –

The proposed sketch is a nice historic house design with an inviting front porch. It's different then neighboring properties where the home to the right has a porch with pickings and railings, and the home to the left does not have a front porch, but does have a side porch. The proposed design offers a different character than existing homes along Carlisle Street.

b. The scale of the buildings –

A one and a half story home to fill a vacant lot where Hydrick & Carlisle Streets intersect. The home that used to be there was a single story building with an enclosed porch (image found in Vivian B. Fisher's book) Neighboring properties are single story with low roof pitches with wide gables. As a two-story structure the pitch will be higher than adjoining properties and the scale will be impacted.

c. The texture and materials –

The builder plans to use materials to replicate historic homes: Hard Lap Siding, Painted wood True d Divided Lite Windows, Shutters, Asphalt shingle roof, Wood columns, trim and rafter tails.

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

The neighboring properties have a different pitch and the porch styles are in no way similar. Section 6.2.2 Directional Emphasis and 6.2.3 Shape states Guidelines for new construction within Hampton Heights Historic District. The front entrance of the new home is unique, and reminds you of bungalows from the low country area of South Carolina.

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

313 Hydrick Street has a similar front porch style as proposed for 187 Carlise St., yet the characteristics of the design stands out along Carlise St. It's definitely differs from the home that used to be at this location. Quick question, would the old design be approved today?

Submitted by:

Tia Keitt

Tia Keitt, AICP /Planner II

Staff Report includes:

COA Major Works Application Permit # 23-0400061

Photos / Engineer Drawings / Solar Agreement





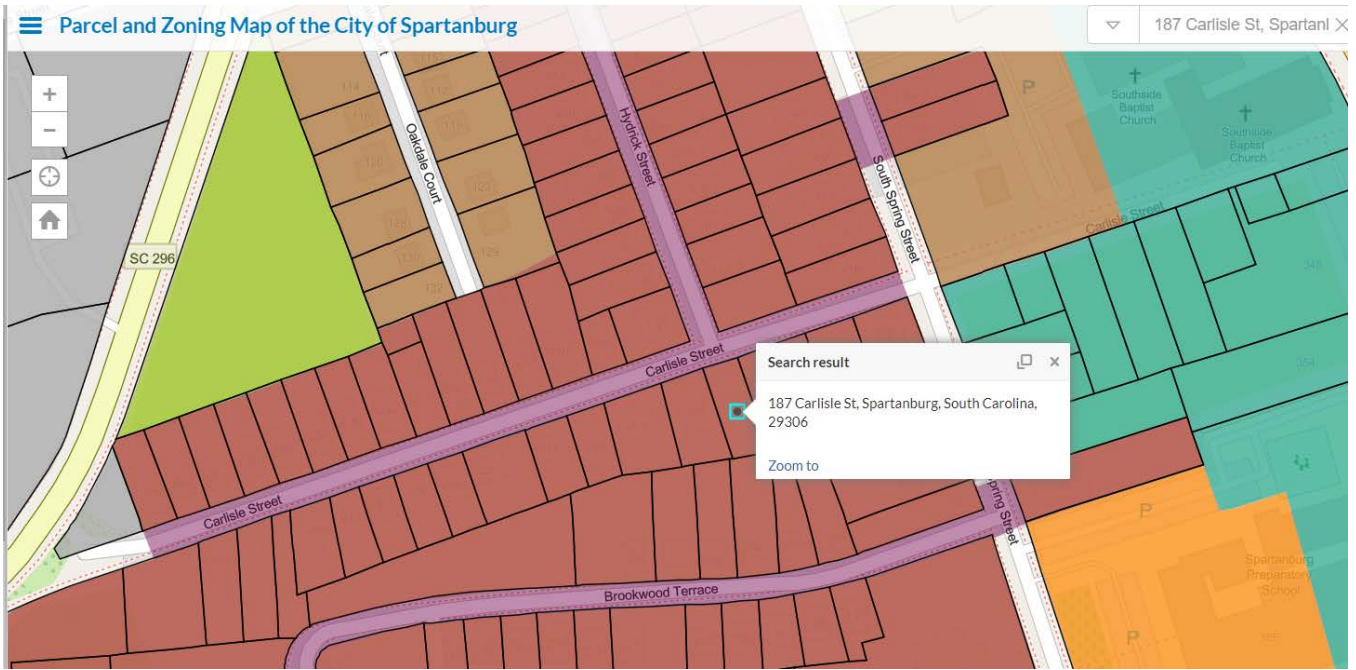
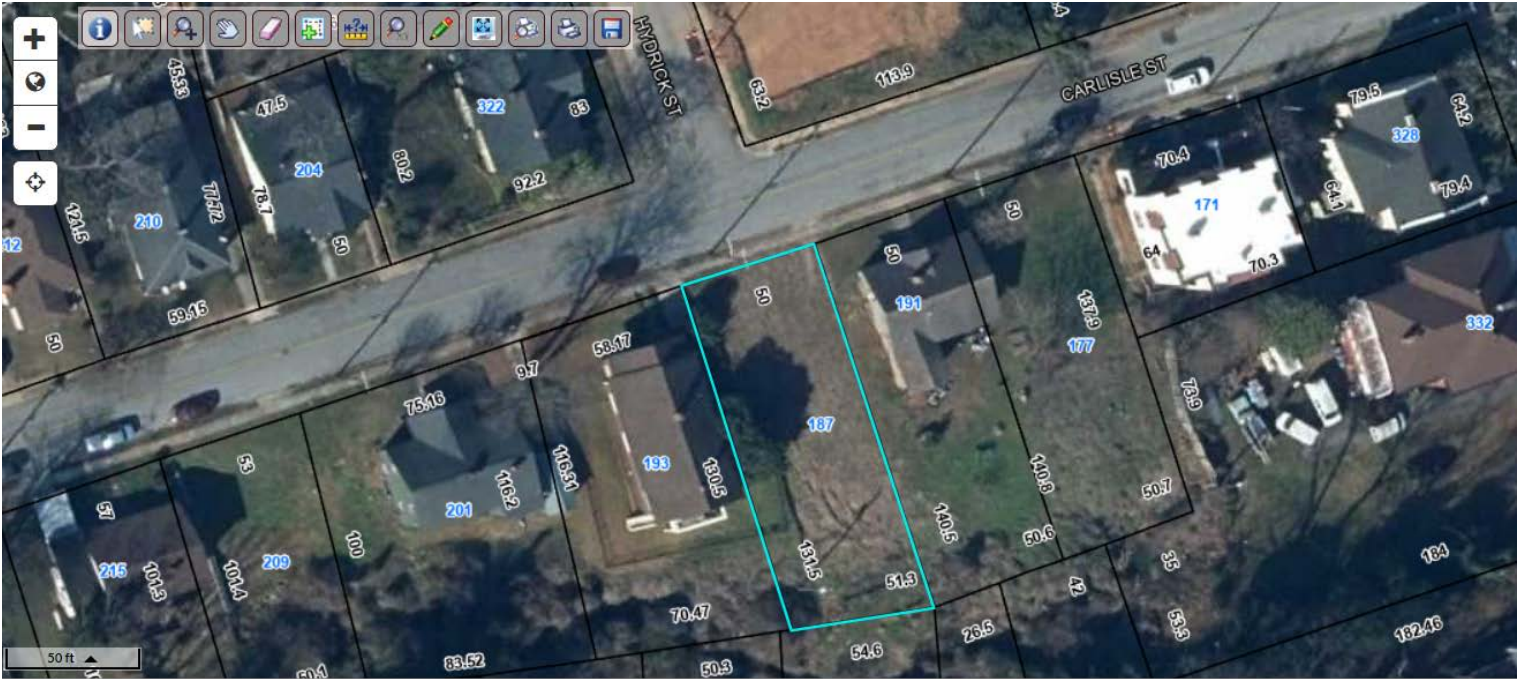




Photo taken from page 61 of *Hampton Heights of Spartanburg: It's History, Houses, and People* by Vivian B. Fisher. 2011



Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Certificate of Appropriateness (COA) Historic Properties

Owner: THOMAS WOOTEW Phone: 864-979-1179
Address: 106 B WOOD DRIVE Email: AAPLUMBINGSC@yahoo.com
City: LANDRUM State: SC Zip: 29356

Applicant: GABRIEL WEISSER Phone: 864-720-8820
Address: 3820A HWY 414 Email: TAYLOR@HOMESSCOGMAIL.COM
City: LANDRUM State: SC Zip: 29356

Contractor: GABRIEL WEISSER Phone: 864-720-8820
Address: 3820A HWY 414 Email: TAYLOR@HOMESSCOGMAIL.COM
City: LANDRUM State: SC Zip: 29356

Address of Property: 187 CARLISLE ST. SPARTANBURG SC 29304
Tax Map Number: _____ Zoning District: Civic

Please select the activity requested:

- | | |
|---|--|
| ☐ Alteration of Structure/Property | ☒ New Construction on Vacant Lot |
| ☐ Repair of Structure/Property | ☐ Demolition of Structure |
| ☐ Addition to Existing Structure | ☐ Other |

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant Signature: [Signature]

Date: 9-31-23

Date Received: 9/8/23

Staff Use Only / Received by: Nani Owona

Time: _____

Permit Number: COA 23-0400061

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- | | |
|---|---|
| ☒ Site Plans or Surveys | ☒ Detail Drawing(s), Floor Plans(s) or Sketch(es) |
| ☐ Photographs of Existing property | ☒ Material(s) and Sample(s) |
| ☐ Photographs of Changes requested | ☐ Other |

Description of Proposed work (attach extra sheets as needed):

NEW SINGLE FAMILY DWELING

Please read and initial the following statements:

- _____ I am the owner of the property, or
- ☒ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- ☒ The information on this application represents an accurate description of the proposed work.
- ☒ I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- ☒ I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- ☒ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Received by: _____

Staff Use Only:
_____ MCOA - Minor

_____ COA - Major

NEW COTTAGE AT 187 CARLISLE

HAMPTON HEIGHTS

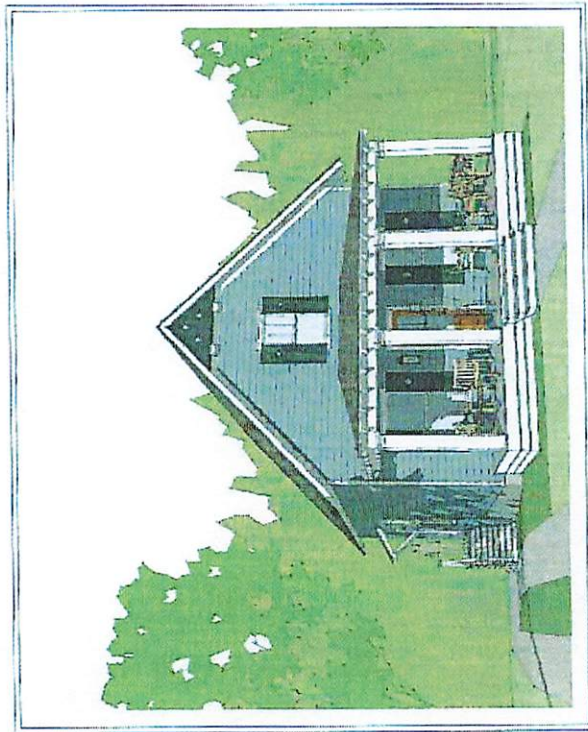
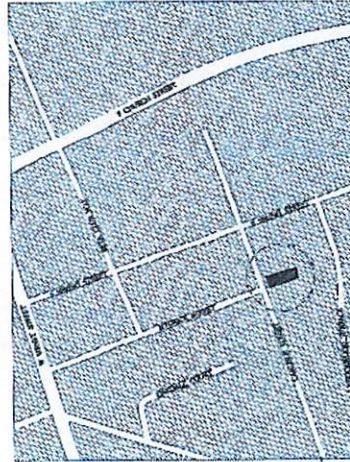


PHOTO RENDERING. SEE THE HARBORVIEW PRINTED SET - JARVIS OF NORTH EAST YORK TOWNSHIPS

HARB SUBMISSION SET

DRAWING INDEX

0001	COVER SHEET
0002	NEIGHBORHOOD PRECEDENTS
A001	SITE PLAN
A001	FLOOR PLANS
A200	EXTERIOR COLORS & MATERIALS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS



CONTEXT PLAN

NOT FOR
CONSTRUCTION

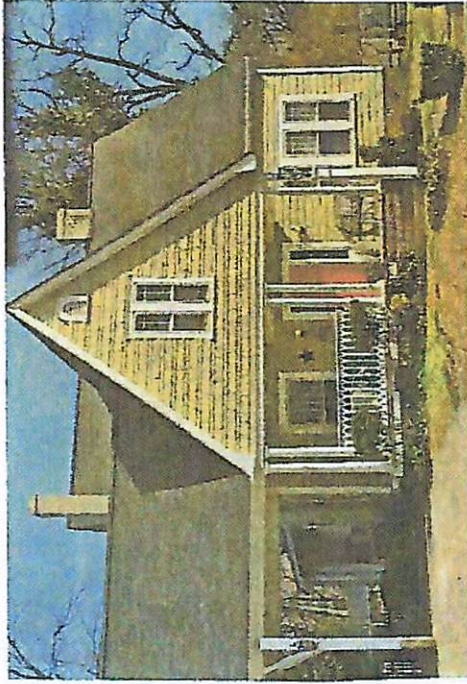
NEW COTTAGE AT
187 CARLISLE
HAMPTON HEIGHTS

COVER

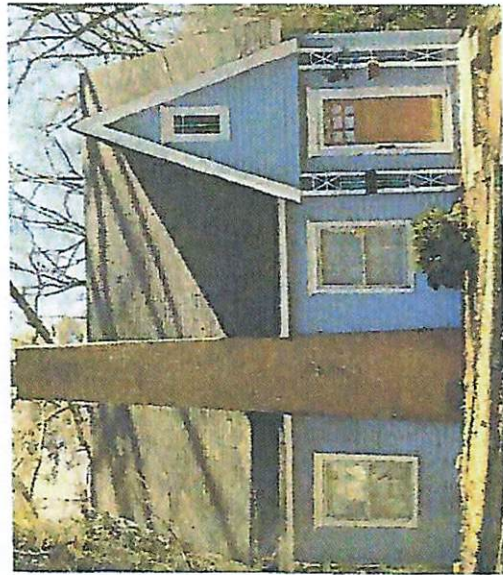
0001



582 CECIL COURT



563 S IRWIN AVENUE



580 CECIL COURT



296 S SPRING STREET

NOTE: PHOTOS FROM HAMPTON HEIGHTS OF SPARTANBURG: ITS HISTORY, HOUSES, AND PEOPLE BY VIMANU B. FISHER

NOT FOR
CONSTRUCTION

NEW COTTAGE AT
187 CARLISLE
HAMPTON HEIGHTS

NEIGHBORHOOD
PRECEDENTS

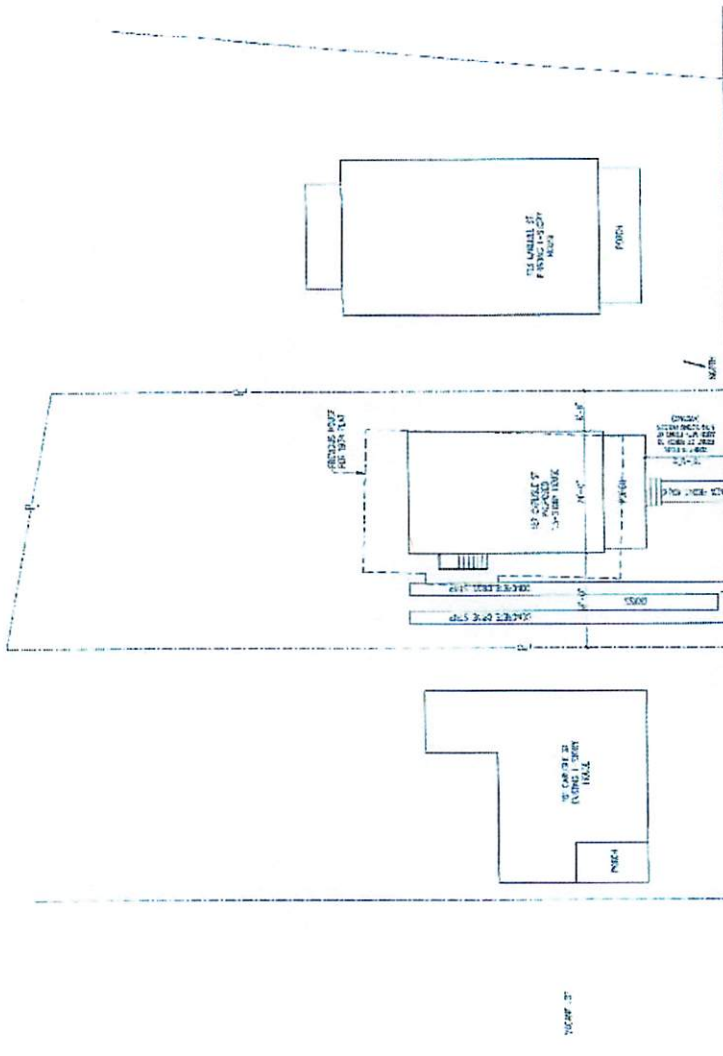
0002

NOT FOR
CONSTRUCTION

NEW COTTAGE AT
187 CARLISLE
HAMPTON HEIGHTS

SITE PLAN

A001



CARLISLE STREET



1 SITE PLAN
A001 SCALE: 1/16" = 1'-0"



2 STREET VIEW
A001 NOT TO SCALE

2 SECOND FLOOR PLAN
A101 SCALE: 1/4" = 1'-0"

1 FIRST FLOOR PLAN
A101 SCALE: 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

NEW COTTAGE AT
187 CARLISLE
HAMPTON HEIGHTS

FLOOR PLANS

A101



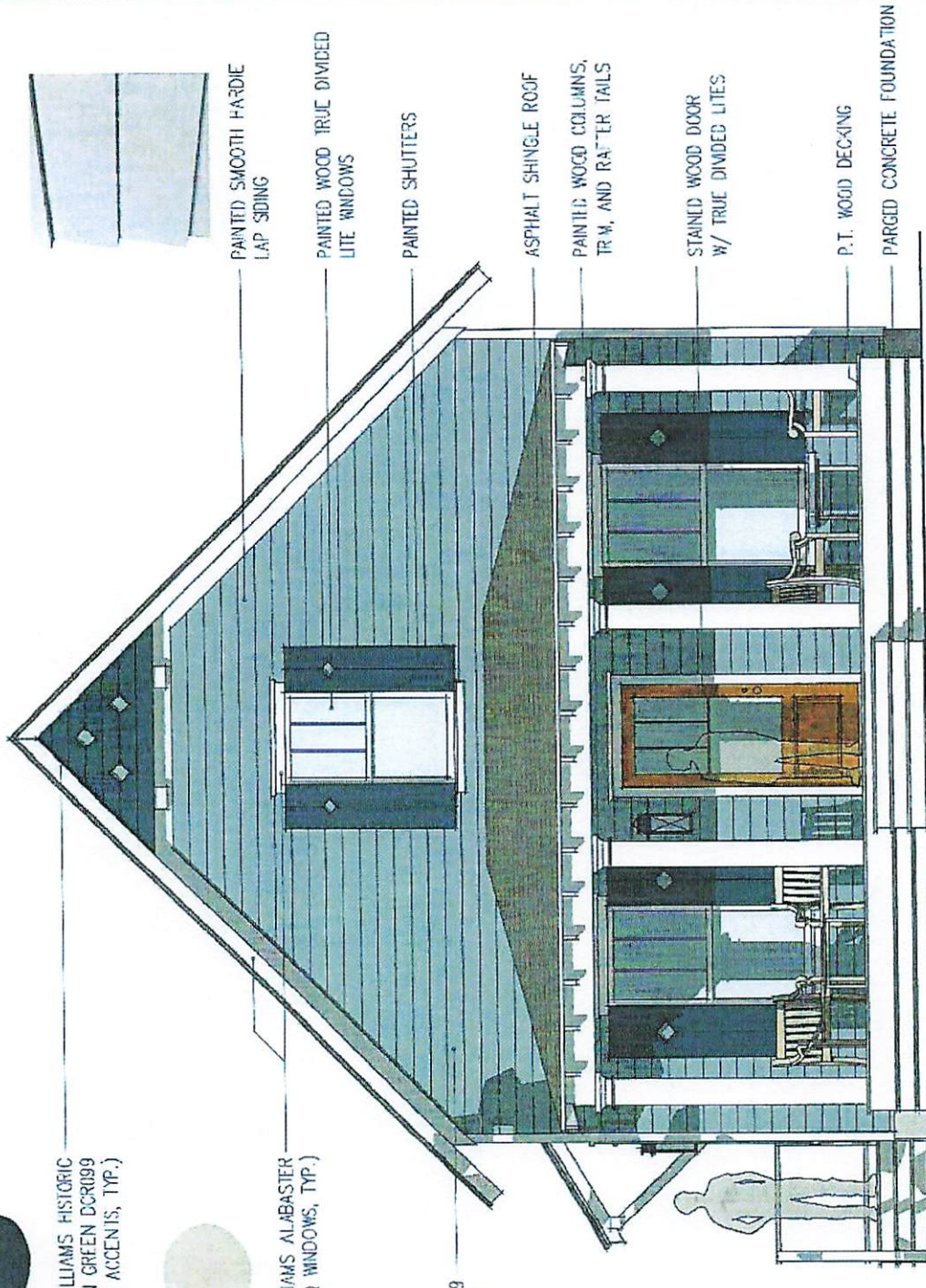
SHERWIN WILLIAMS HISTORIC
CHARLESTON GREEN DCR099
(SHUTTERS & ACCENTS, TYP.)



SHERWIN WILLIAMS ALABASTER
SW7008 (TRIM AND WINDOWS, TYP.)



WILLIAMSBURG CW619
APOLLO ROOM BLUE



PAINTED SMOOTH HARDIE
LAP SIDING

PAINTED WOOD TRUE DIVIDED
LITE WINDOWS

PAINTED SHUTTERS

ASPHALT SHINGLE ROOF

PAINTED WOOD COLUMNS,
TRIM, AND RATHER TAILS

STAINED WOOD DOOR
W/ TRUE DIVIDED LITES

P.T. WOOD DECKING

PAVED CONCRETE FOUNDATION

NOT FOR
CONSTRUCTION

NEW COTTAGE AT
187 CARLISLE
HAMPTON HEIGHTS

EXTERIOR
COLORS & MATERIALS

A200

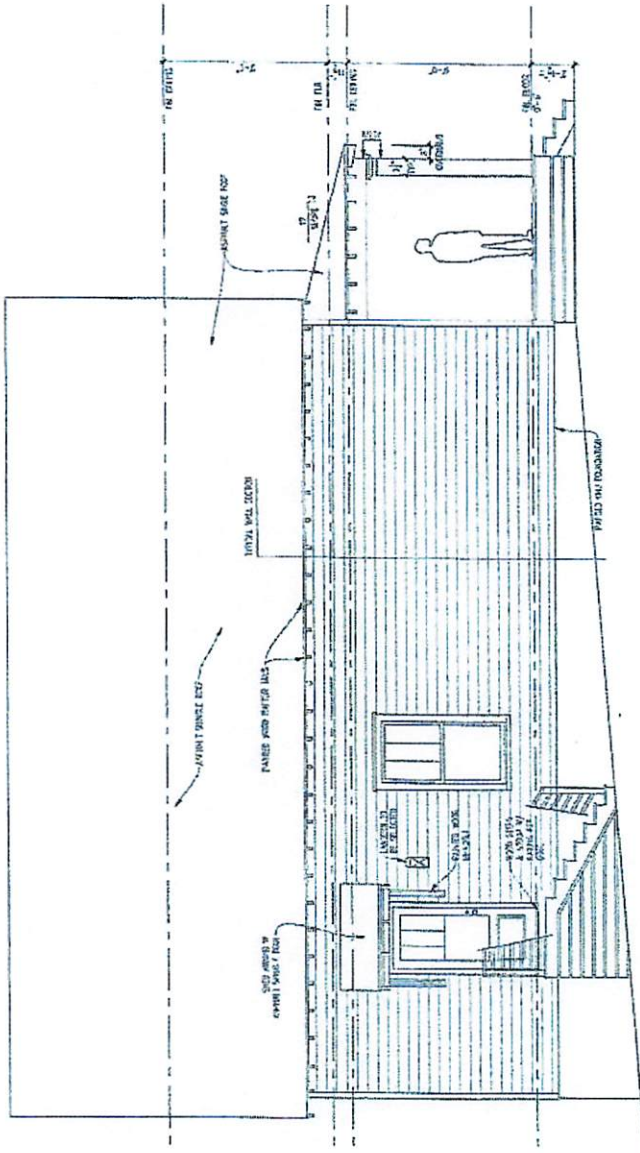
1 FRONT ELEVATION
A200 NOT TO SCALE

NOT FOR
CONSTRUCTION

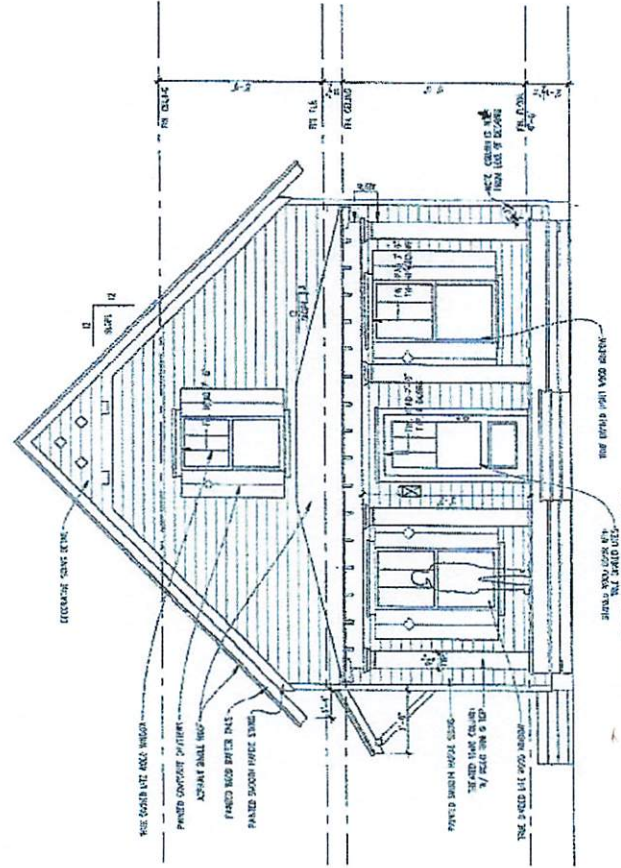
NEW COTTAGE AT
187 CARLELE
HAMPTON HEIGHTS

EXTERIOR
ELEVATIONS

A201



1 SIDE ELEVATION
A201 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
A201 SCALE: 1/4" = 1'-0"



NOT FOR
CONSTRUCTION

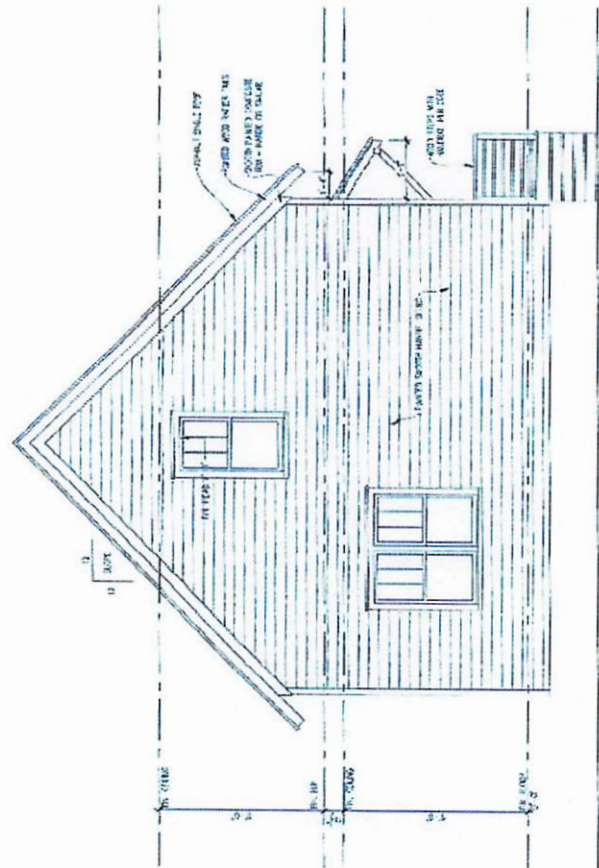
NEW COTTAGE AT
187 CARLISLE
HAMPTON HEIGHTS

EXTERIOR
ELEVATIONS

A202



1 SIDE ELEVATION
A202 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A202 SCALE: 1/4" = 1'-0"

DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

October 1, 2023

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Re: 187 Carlisle Street

Dear Martin,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for the construction of a new residence at 187 Carlisle Street, in the Hampton Heights Historic District. Review of Guidelines for the Historic District forms the basis for my opinion. I have also reviewed the guidelines for new construction in Historic Districts from several other cities.

The applicant has requested approval to construct a new residence on a vacant lot in the Historic District. Preliminary plans and elevations were provided.

From my review of the preliminary plans and elevations, it appears the design meets the intent of the Guidelines in terms of building orientation and setbacks, directional emphasis, shape, massing, proportion, rhythm, and scale. The Guidelines state "new construction shall reference and not conflict with the predominant site and architectural elements of existing properties in the area of influence". While new construction should be distinct, compatibility with the other buildings in the District is of a higher importance. My design review comments are as follows:

- Final plans, elevations, and details must be provided for review.
- The building appears to be sited properly with its orientation and setbacks compatible with the adjacent properties.
- Although the proposed two-story house is between two single story houses, the massing appears to be compatible with other houses in the District.
- More information is needed on the porch flooring. A wood porch floor is acceptable; however, the size and type of wood should be reviewed. It is unclear what is intended for the enclosure of the space under the porch. Continuing the concrete foundation would be appropriate.
- The details for the rail at the rear entrance must be submitted.
- A horizontal board with a drip edge should be added between the siding and the foundation.

The lack of windows in the following spaces leaves large blank sections of wall on the exterior of the house which is not compatible with the other houses in the District. Early twentieth century houses generally had windows in every space. Adding windows to the following rooms would be appropriate:

- Kitchen
- Master bedroom
- Master bath

Based on my review of the documentation provided, the new construction will meet the Standards if the recommendations above are incorporated into the design, pending Board approval.

Please let me know if you have any questions or require any additional information.

Regards,



Donald L. Love, Jr, Architect, AIA
Historic Preservation

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to replace existing wood siding with Hardie board siding. The property is located at 544 S. Irwin Ave. in Hampton Heights Historic District and is currently zoned as the R-8/SFD (TMS# 7-16-02-237.00). **Landowner/Applicant: Amy Wilhoit; Contractor: Freddie's Painting.**

Date: October 5th, 2023

Project Description and History

The project site is located on an approximately 10,934 square foot lot in the Hampton Heights Historic District. The site is located on the west side of South Irwin Avenue. The site currently contains one single-family home that was constructed in 1926. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open porch on the right side of the house. This residential structure has a gable roof with comp shingle.

The case came to Planning staff attention through code violation reported by two persons in the neighborhood about replacing the wood siding without a Certificate of Appropriateness and a building permit. A stop working order was issued by the Building Inspections Department. Staff went out and took some photos and discussed with the owner.

Also, on the Certificate of Appropriateness application, the applicant wrote “the description of proposed work” as “some damaged wood siding needs replacing with new wood siding”. However, when Mr. Donnie Love, the City Historic Preservation Consultant, and City staff were on the site, we found out that the replacement of the damaged wood siding material is Hardie board instead of wood siding, not matching the “description of the proposed work”.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to replace damaged wood siding with Hardie board siding.

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 Zoning 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 “Retain original wood siding and repair rather than replace damaged material whenever possible. Whenever replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and material. Aluminum or vinyl siding is strongly discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.”

Also, The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring & Reconstructing Historic Buildings states that “...identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building (such as siding, brackets, window, and door surrounds. It is not recommended to remove or substantially change wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. It is also not recommended to remove a major portion of the historic wood from a façade instead of repairing or replacing only the deteriorated wood, then reconstructing the façade with new material to achieve a uniform or ‘improved’ appearance. When replacement is needed, the new work should match the old in material, design, scale, color and finish.”

2. ***The scale of the buildings –***

The scale of the building will remain the same.

3. ***The texture and materials –***

The texture and materials of the damaged siding replacement will be Hardie board.

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

In the vicinity of the project site, staff notice houses having a combination of wood and vinyl sidings.

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 “... in Hampton Heights, wood is the predominant exterior wall cladding material. The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings.” The original wood material should be retained and repaired rather than replaced with a new material. Therefore, the alteration would NOT be harmonious with the Historic District.

Submitted by:



Nan Zhou, AICP

City Planner II

City of Spartanburg Planning Department

Attachments:

Conditions of Approval

Application

Photos – Site Photos

Specifications / Style of Proposed Windows

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

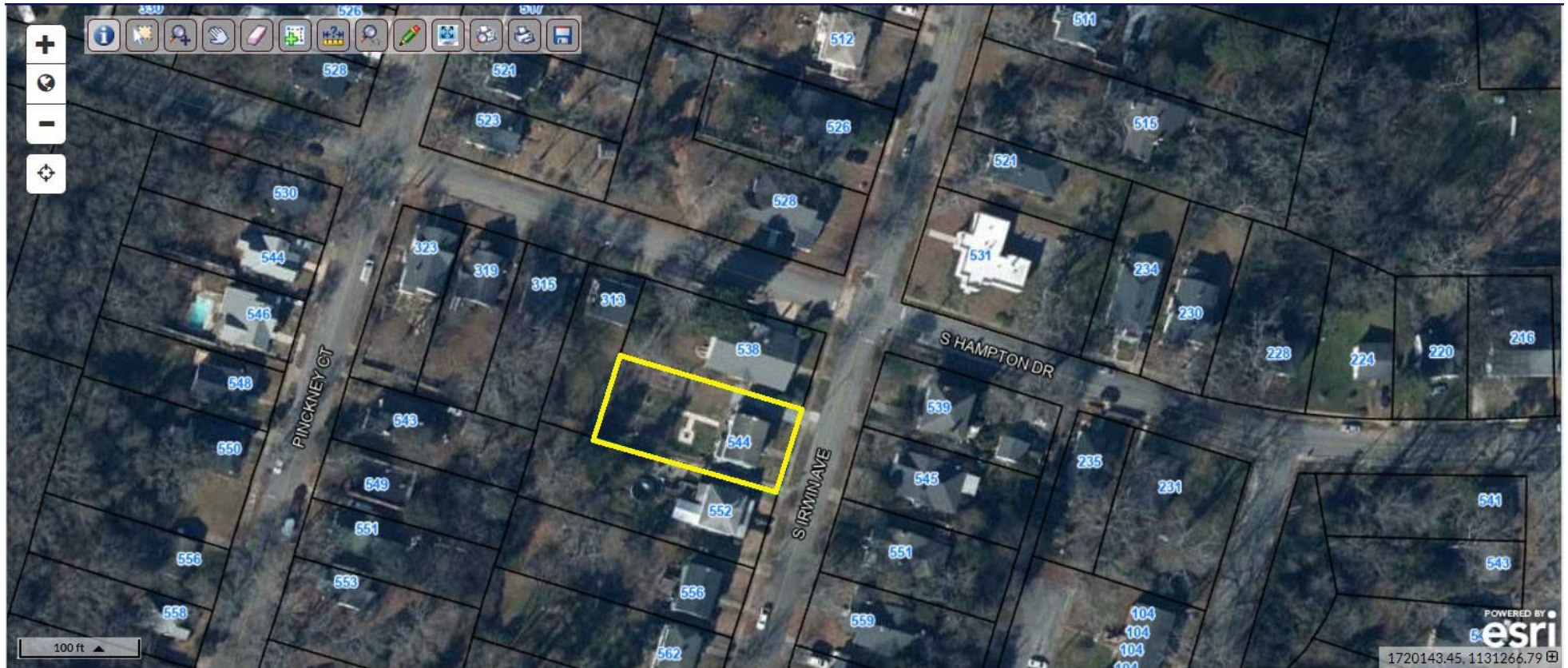
544 S. Irwin Ave., Hampton Heights Historic District

**Certificate of Appropriateness for Major Works – Permission to replace damaged wood siding
with Hardie board siding**

Zoning District: R-8/SFD; Landowner: Amy Wilhoit

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
4. This permit shall be exercised within **six months of the date of final approval**, or it shall become null and void. Extensions may be granted with permission of the Board.
5. A building permit shall be obtained from the Building Department prior to commencement of work.
6. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.

SITE MAP – 544 S. Irwin Ave.



ZONING MAP – 544 S. Irwin Ave.

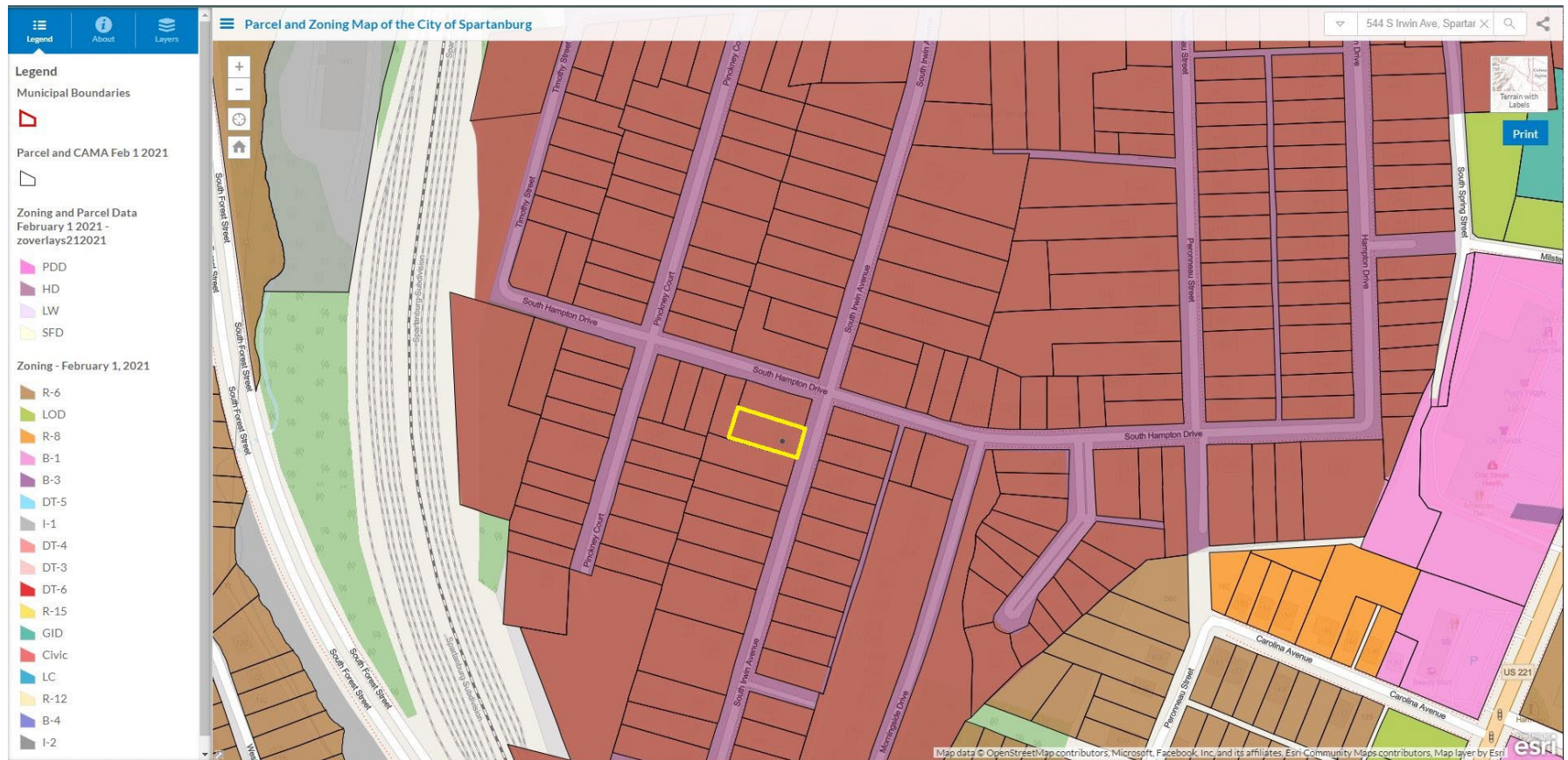


Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Property to the Right



Photo – Properties to the Left



Photo – Properties Directly Across from the Project Site



Photo – Properties Directly Across from the Project Site



Photo – Properties to the Left Side from the Project Site



Photo - Properties to the Right Side from the Project Site



Photo – Properties Across the Street from the Project Site



Photo – Properties Across the Street from the Project Site



Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Certificate of Appropriateness (COA) Historic Properties

Owner: Amy Wilhoit Phone: 843-327-8277
Address: 544 S. Irwin Ave Email: amykwilhoit@gmail.com
City: Spartanburg State: SC Zip: 29306

Applicant: Amy Wilhoit Phone: 843-327-8277
Address: 544 S. Irwin Ave Email: amykwilhoit@gmail.com
City: Spartanburg State: SC Zip: 29306

Contractor: Freddie's Painting Phone: 864-384-5668
Address: 290 Tucker Rd Email: mariaRodriguezValadez2@gmail.com
City: Spartanburg State: SC Zip: 29306

Address of Property: 544 S. Irwin Ave
Tax Map Number: 7-16-02-237.00 Zoning District R-8/SFD

Please select the activity requested:

- ☐ Alteration of Structure/Property
☒ Repair of Structure/Property
☐ Addition to Existing Structure

- ☐ New Construction on Vacant Lot
☐ Demolition of Structure
☐ Other

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant: Signature: Amy Wilhoit Date: 9/5/23

Staff Use Only / Received by: Nan Okuma
Date Received: 9/7/23 Time: _____ Permit Number: MEM 23-040060

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- | | |
|---|--|
| ☐ Site Plans or Surveys | ☐ Detail Drawing(s), Floor Plans(s) or Sketch(es) |
| ☐ Photographs of Existing property | ☐ Material(s) and Sample(s) |
| ☐ Photographs of Changes requested | ☐ Other |

Description of Proposed work (attach extra sheets as needed):

We are painting the exterior of our home. Some damaged wood siding needs replacing with new wood siding.

Please read and initial the following statements:

[Signature]

I am the owner of the property, or

I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.

[Signature]

The information on this application represents an accurate description of the proposed work.

[Signature]

I have omitted nothing that might affect the decision of the Historic Architect Review Board.

[Signature]

I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.

I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Received by: _____

Staff Use Only:
_____ MCOA - Minor

_____ COA - Major

Spartanburg County, SC

Summary

Parcel ID 7-16-02-237.00
Account # 151662
MillageGroup 940Z - 7SSZ - SPARTANBURG SANITARY SEWER DISTRICT
Land Size 0 AC
Utilities ,ALL PUBLIC
Fire District
Site Conditions PAVED
Location Address 544 S IRWIN AVE
 SPARTANBURG 29306
Legal Description LOT C JOSIE L PARSONS SURVEY PB 6/90
 (Note: Not to be used on legal documents)
Neighborhood 5110
Property Usage Qualified Owner Occupied Residential Improved (4OOR)



Owners

WILHOIT AMY KATHLEEN
 544 S IRWIN AVE
 SPARTANBURG SC 29306

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2006	0	\$0.00
Homestead	2007	0	\$0.00
Homestead	2008	0	\$437.20
Homestead	2009	0	\$468.00
Homestead	2010	0	\$468.60

Valuations

	2022	2021	2020	2019
Market Land Value	\$12,000	\$12,000	\$12,000	\$12,000
+ Market Improvement Value	\$212,000	\$129,900	\$129,900	\$129,900
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$224,000	\$141,900	\$141,900	\$141,900
Taxable Land Value	\$12,000	\$11,738	\$11,738	\$11,738
+ Taxable Improvement Value	\$212,000	\$127,067	\$127,067	\$127,067
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$224,000	*\$138,805	*\$138,805	*\$138,805
Assessed Land Value	\$480	\$470	\$470	\$470
+ Assessed Improvement Value	\$8,480	\$5,083	\$5,083	\$5,083
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$8,960	\$5,553	\$5,553	\$5,553

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$74.00
City of Spartanburg Total Fees	1	\$183.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (4OOR)	1.00	Lot	LOT	0	0

Buildings

Building ID 181400
Style Single Family / 1
Gross Sq Ft 3,138
Finished Sq Ft 1,928
Stories 2 Story

DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

October 1, 2023

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Re: 544 South Irwin Avenue

Dear Martin,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a request to install fiber cement siding at 544 South Irwin Avenue, in the Hampton Heights Historic District. Review of the Guidelines for the Historic District forms the basis for my opinion. I also reviewed Preservation Brief 8, **Aluminum and Vinyl Siding on Historic Buildings : The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings** and Preservation Brief 16 **The Use of Substitute Materials on Historic Building Exteriors**.

The applicant has requested approval to remove selected areas of deteriorated wood siding on the front and sides of the house and replace it with fiber cement siding. On September 11, 2023, I visited the property with you, Ms. Nan Zhou, and Ms. Tia Keitt to observe the siding that had already been installed.

The Guidelines for the Hampton Heights Historic District state that wood siding shall be retained whenever possible. When replacement is necessary the new material shall match the original in size, shape, texture, and material. The Guidelines also state that replacement with artificial material is strongly discouraged. The Secretary's Standards for Rehabilitation state "deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, material. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

The original wood siding was determined to be rotten during the process of painting the house and was replaced with fiber cement siding prior to applying for the Certificate of Appropriateness. The new synthetic siding should be removed and be replaced with new wood siding to match the original per the Guidelines and the Standards. If new wood siding that is acceptable is not readily available, another potential solution is to remove wood siding from the rear of the house and use it to make the repairs to the front and the sides. Fiber cement siding can then be used to clad the rear.

Please let me know if you have any questions or require any additional information.

Regards,



Donald L. Love, Jr, Architect, AIA
Historic Preservation

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – **500 Pinckney Court** (TMS: 7-16-02-072.00) in the **Hampton Heights Neighborhood Historic District**. The applicant is seeking approval of an addition to the rear of the existing structure. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Henry Foster.

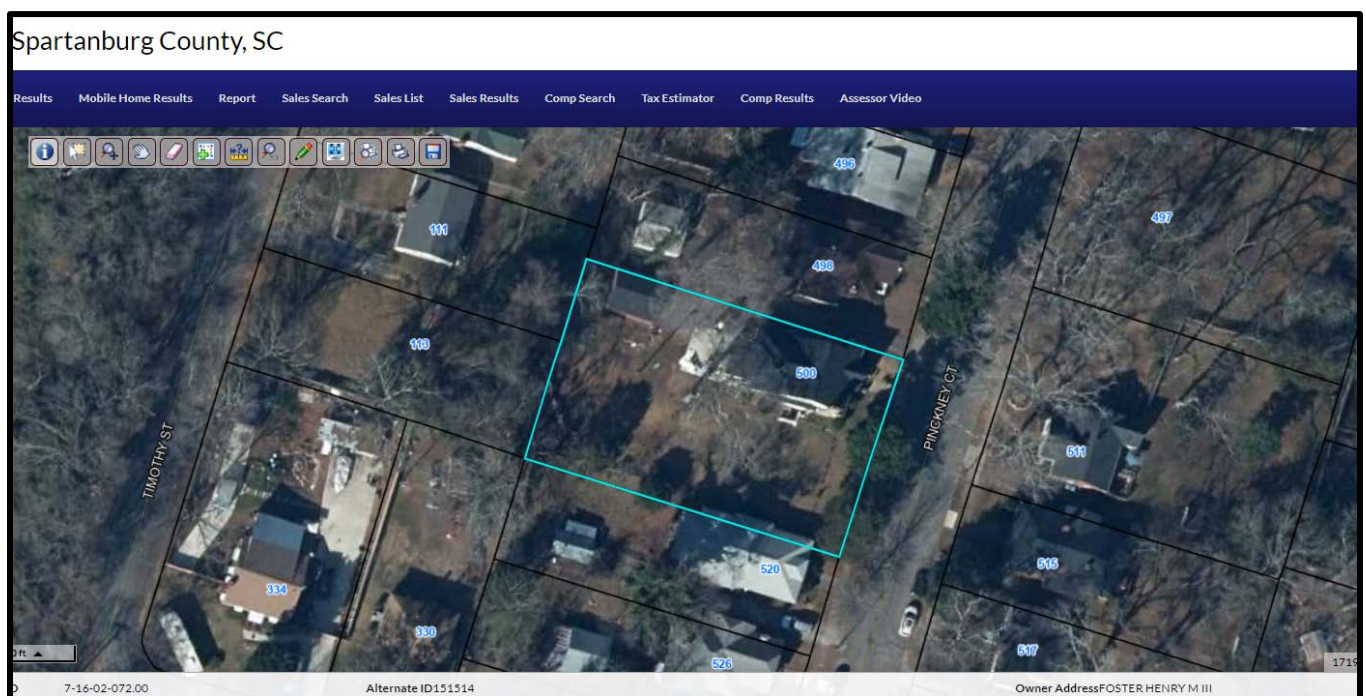
Date: October

Project Description and History

Exactly one year ago, the applicant received a COA approval to finish construction of a 20' x 20' deck in the rear of his property. Over the past few months Mr. Foster began enclosing the deck and installing windows, ultimately creating a unpermitted conditioned space as an addition to the primary structure. The additional enclosure is built as a separate structure inches away from the home. A doorway from the back of the home leads to the new addition. Currently there is a STOP WORK ORDER in place by the Building Official.

Mr. Foster was issued a Summons and appeared in Court. A fine and a requirement to submit a COA was the outcome. Enclosed with the staff report is the COA application and sketches submitted by Mr. Foster. Drawings from the original application are enclosed as a reference.

The structure is currently unfinished. The Building Official has visited the property and has concerns about the existing structure. Planning Staff defers to the Building Official and Inspections Department to enforce Building Codes. Regarding the structure, Section **6.3.1 Additions to Historic Buildings** of the Hampton Heights Historic Guidelines is the focus of the Staff Report.



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

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design –

Final siding or details on how the home will be wrapped is yet to be determined. Currently the structure is a single room with three 36" x 62": windows on each side. A sliding glass door faces the rear of the property with a view of the garage. A small deck is connected to the rear of the structure and wraps around the addition.

b. The scale of the buildings –

The front entrance to the home is not impacted by the addition. However, the side view of the home is visible from the sidewalk. The building's foot print has been extended by 20 ft, plus the addition of a small deck that wraps around the building.

c. The texture and materials –

N/A All modern materials were used to build the addition. Final layer to be determined. The applicant plans to install solar panels on the addition.

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

The south side of the building can be seen from the sidewalk, but the front of the home is unchanged. The 400 sf addition has now extended the length of the home, which is visible from the street. Homes that have more street frontage will have additional requirements, such as corner lots.

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



The structure needs to come into compliance with the Building Codes. If the property owner installs a fence most of the addition would not be visible from the sidewalk. Right now as a new structure it is within the public's view when walking down the street. If this was a corner lot the addition would have to meet design guidelines. At it's current status the addition does not meet design guidelines.

Submitted by:

Tia Keitt

Tia Keitt, AICP /Planner II

Staff Report includes:

COA Major Works Application Permit # 23-0400012

Photos / Sketches / Zoning Map





6.3 Respecting the Prevailing Character When Designing New Development

After identifying the area of influence and assessing the prevailing character of the development within that area, the next step is to begin the design of the project. Each project is unique and needs to be taken on a case-by-case basis to meet the needs of the owner while at the same time protecting the historic character of the property and area. There are some general concepts, however, that can assist with the design of the new development. Use these in tandem with the guidelines presented in Section 6.1 and 6.2.

6.3.1 Additions to Historic Buildings

Property owners considering making an addition to a historic building should ask themselves three questions:

-  *Does the proposed addition preserve significant historic materials and features?*
-  *Does the proposed addition preserve the historic character?*
-  *Does the proposed addition protect the historical significance by making a visual distinction between old and new?*

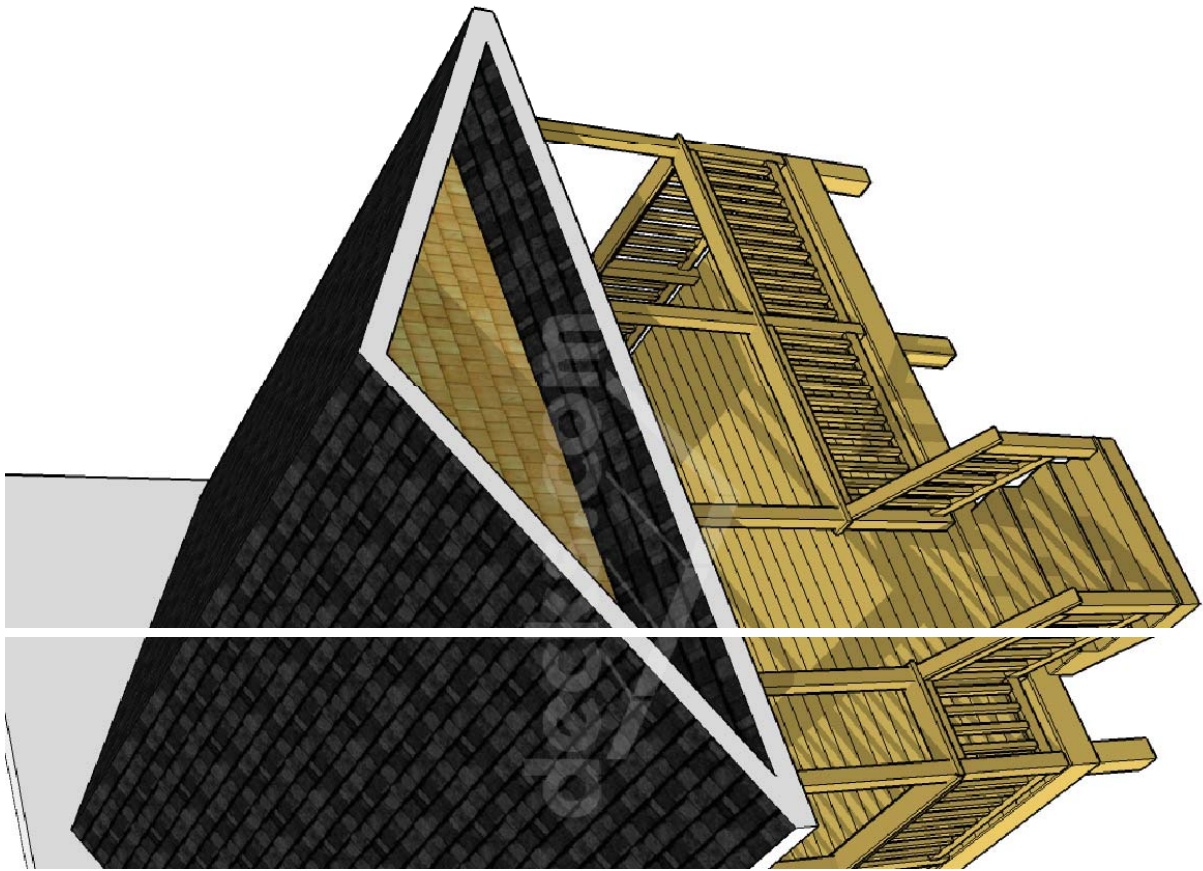
Guideline - Additions to historic buildings shall not be added to the main historic facade or facades of the building. Locate the proposed addition away from the principal public view, possibly to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obscure character-defining features of the historic building with the addition.

Guideline - Set an additional story well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

Sometimes historic photographs can give clues to where previous additions were constructed on the building and thus provide guidance for the location of new additions.

Guideline - Additions must respect the character and integrity of original buildings and should incorporate design motifs that relate it to the historic building. No matter what its design, it should be of quality workmanship and materials. The addition should be designed so that at a later date it could be removed without compromising the historic character of the building.

Guideline - While the addition should be compatible, it is acceptable and appropriate for the addition to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.





Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Certificate of Appropriateness (COA) Historic Properties

Owner: Henry Foster

Phone: 1-917-991-8539

Address: 500 Pickney Court

Email: hmf3@aol.com

City: Spartanburg State: S.C.

Zip: 29306

Applicant: Henry Foster

Phone: 1-917-991-8539

Address: 500 Pickney Court

Email: hmf3@aol.com

City: Spartanburg State: S.C.

Zip: 29306

Contractor: _____

Phone: _____

Address: _____

Email: _____

City: _____ State: _____

Zip: _____

Address of Property: 500 Pickney Court Spartanburg S.C. 29306

Tax Map Number: _____

Zoning District R-81 Single Family Residential

Please select the activity requested:

- ☒ Alteration of Structure/Property
☐ Repair of Structure/Property
☐ Addition to Existing Structure

- ☐ New Construction on Vacant Lot
☐ Demolition of Structure
☐ Other

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant: Signature: [Signature]

Date: 9-13-23

Staff Use Only /

Received by: Buddy [Signature]

Date Received: 9/13/23

Time: _____

Permit Number: COA 23-040062

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- | | |
|---|--|
| ☐ Site Plans or Surveys | ☐ Detail Drawing(s), Floor Plans(s) or Sketch(es) |
| ☐ Photographs of Existing property | ☐ Material(s) and Sample(s) |
| ☐ Photographs of Changes requested | ☐ Other |

Description of Proposed work (attach extra sheets as needed):

Size of Window STANDARD (6) 36 x 62 in
Size of Sliding Glass Door (3) 31 7/8" x 89 3/16"
HANDICAP RAMP (Right) 10'2 Length 8'4 Width
Outside Deck WRAP AROUND 3/4 BACK
23'7 Long 10'6 Short
Another paper →

Please read and initial the following statements:

- 12 I am the owner of the property, or
- 12 I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- 12 The information on this application represents an accurate description of the proposed work.
- 12 I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- 12 I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- 12 I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Received by: _____

Staff Use Only:
____ MCOA - Minor

____ COA - Major

BACK DOOR ENTRANCE ON THE RIGHT SIDE
OF THE RAMP ALSO WITH HANDLE. (SCREEN)

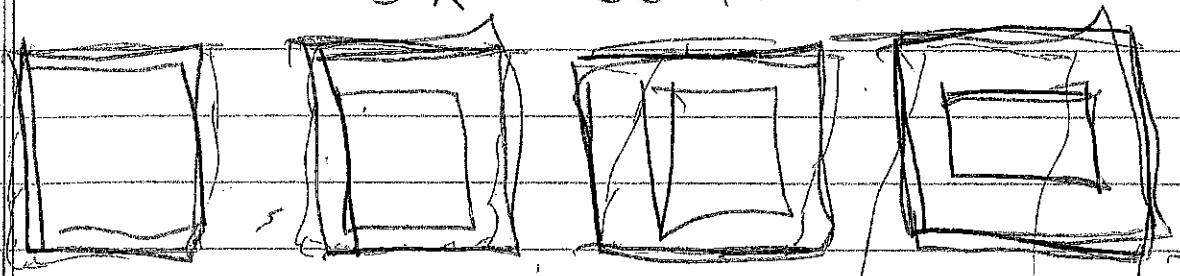
HAVING A BATHROOM ON THE LEFT SIDE
OF THE DECK WHERE THE WASHER AND
DRYER IS AND ALSO THE HOT TUB ON
THE SAME SIDE. (10 BY 10)

SOLAR PANEL IS TO BE INSTALLED

THIS IS HOW MANY -

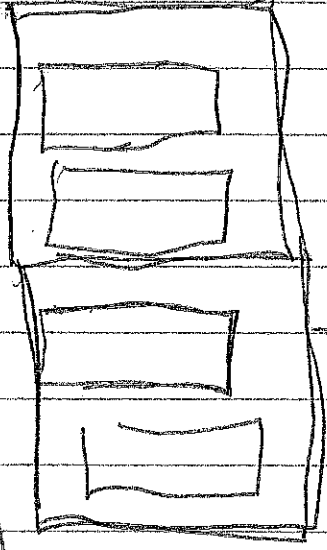
THE LENGTH OF THEM -

Six windows



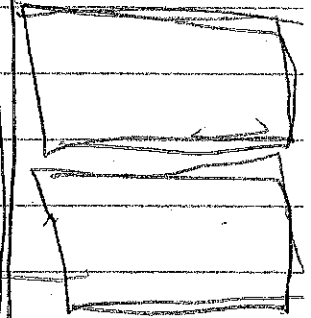
9#

windows



2 glass Door

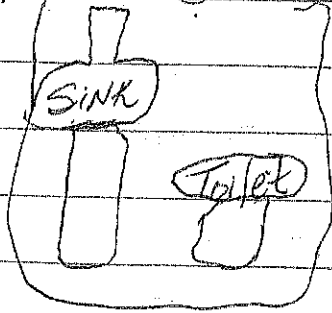
Siding on wall



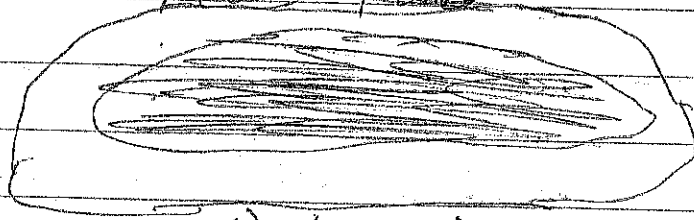
Bath room on side Left

Size of Window Standard 36 x 62 in (6) Beaside
 Size of Sliding Glass Door 31 1/8 x 89 3/16" (2)

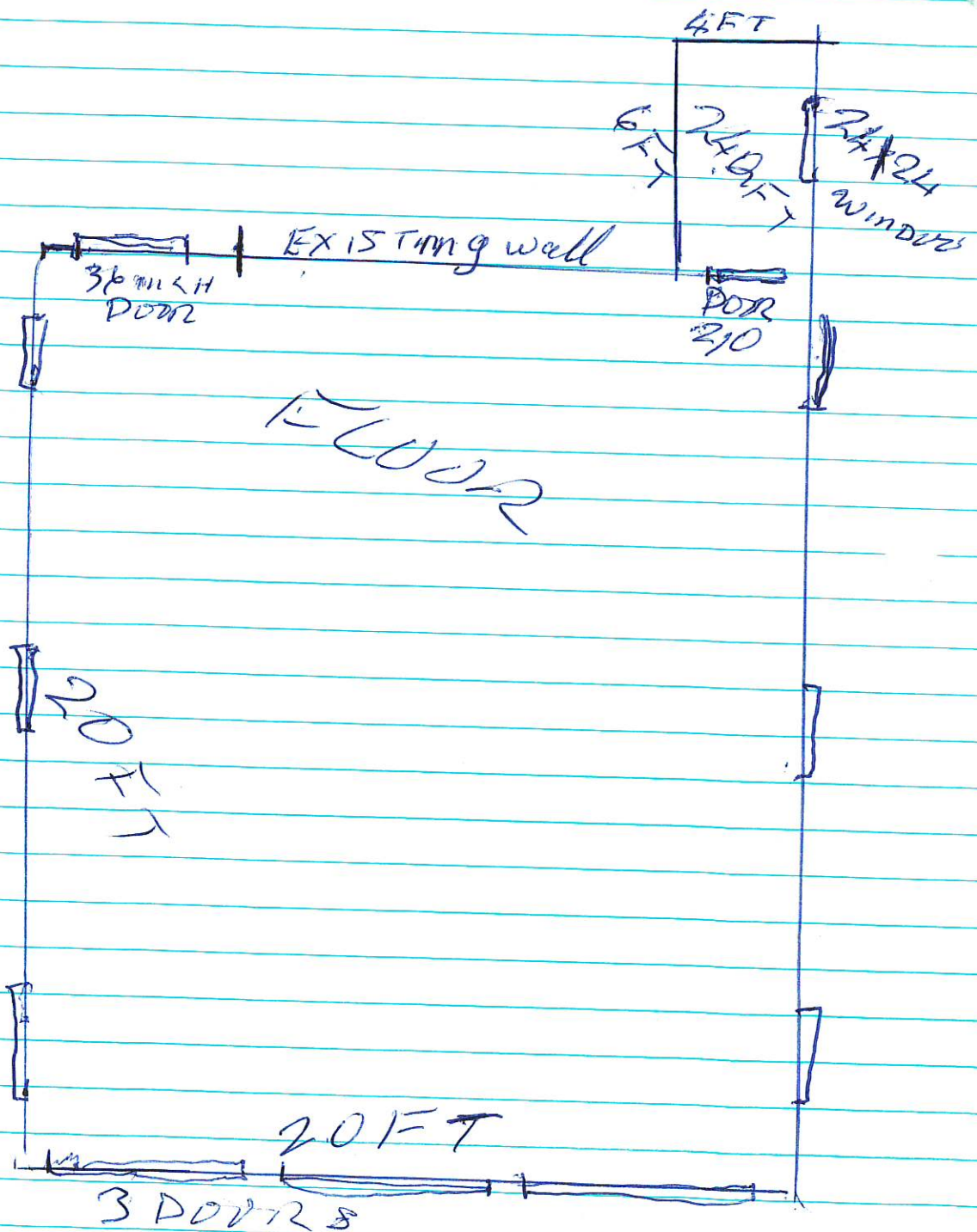
left side

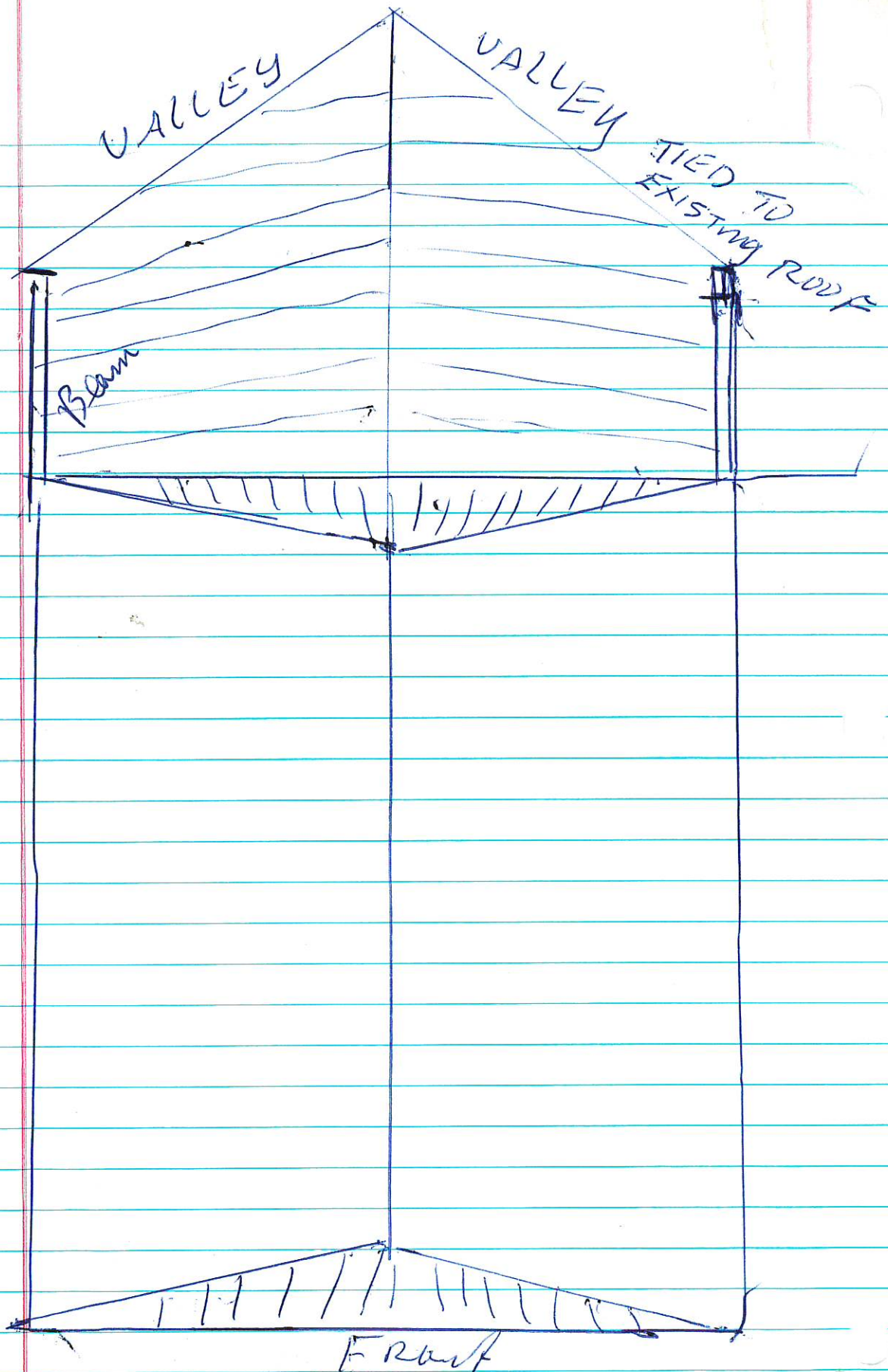


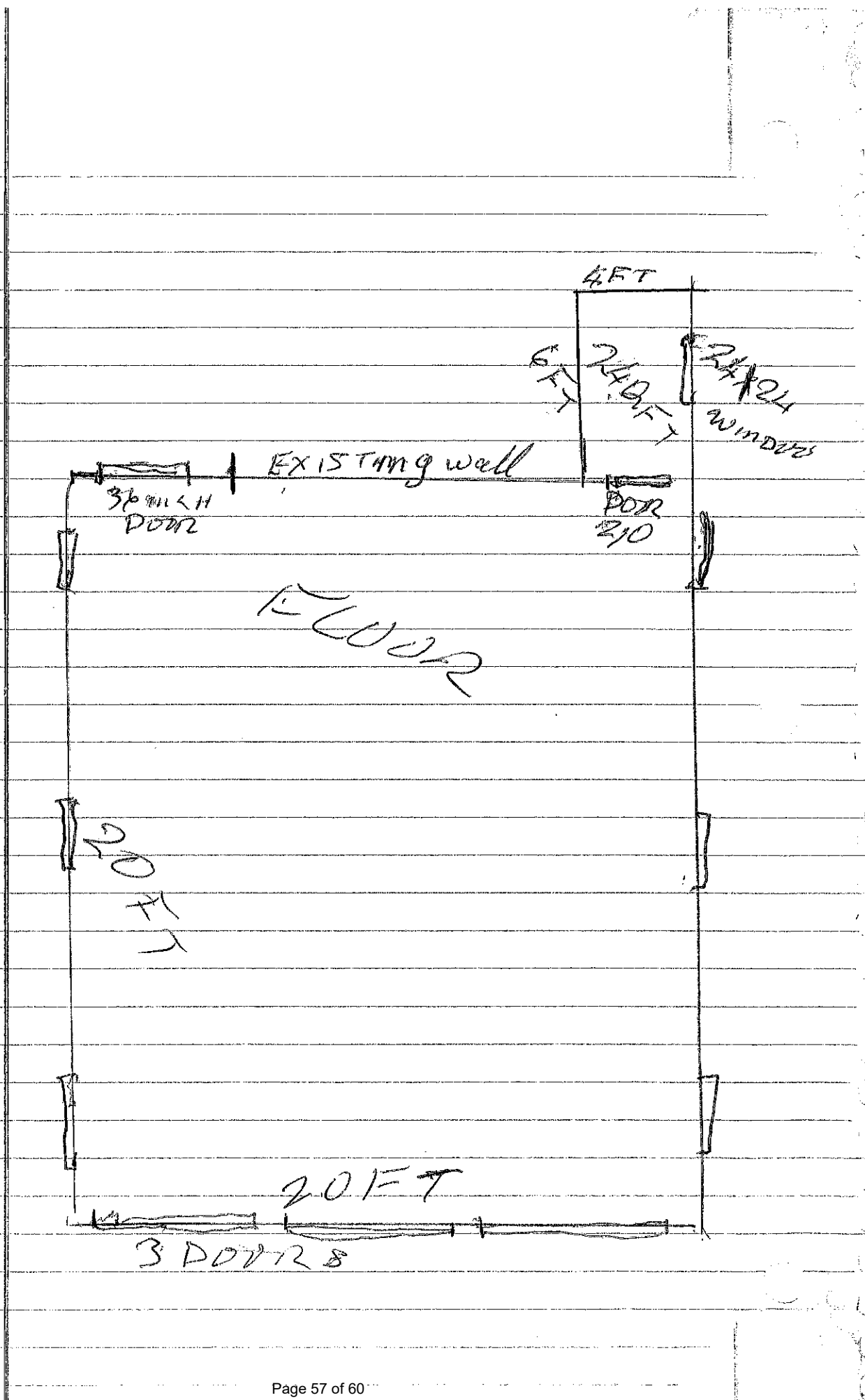
Hot Tub

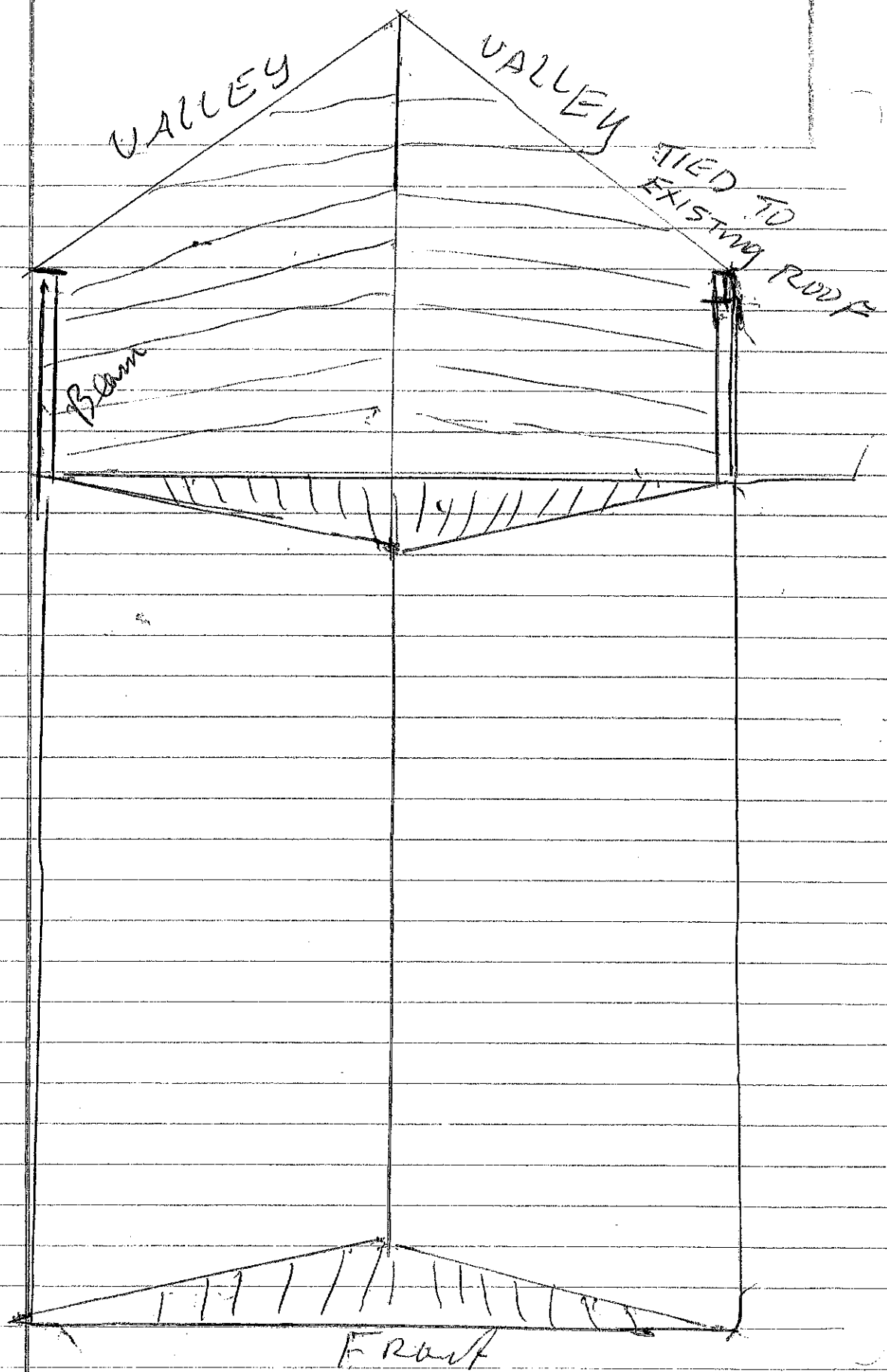


10 by 10









DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

October 1, 2023

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Re: 500 Pinckney Court

Dear Martin,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for the construction of a rear addition to the residence at 500 Pinckney Court, in the Hampton Heights Historic District. Review of the Guidelines for the Historic District forms the basis for my opinion. I have also reviewed the guidelines for additions to buildings in Historic Districts from several other cities.

The applicant has requested approval to construct an addition to the rear of his residence in the Historic District. No information was provided for staff review prior to beginning construction. No certificate of appropriateness has been issued.

On September 27, 2023, I visited the property with you and Ms. Tia Keitt to observe the addition. The work has been stopped by the Building Official due to the lack of a building permit. The basic form of the structure is partially enclosed and the windows have been installed. The new addition is to be connected to a prior addition, however that part of the work is incomplete. There is no exterior finish material or trim.

A review of the Guidelines reveals the contradictions between the requirements and the actual construction. The Guidelines state, "additions must respect the character and integrity of original buildings and should incorporate design motifs that relate it to the historic building". Two contradictions are immediately apparent. The eave of the new structure does not align with that of the original house as it is not as tall, and the windows are larger than the original with panes that are of the wrong proportion, and without divided lites. The windows should match those original to the house or be distinctly different. Close approximations meet neither the Guidelines nor the Standards.

Compatibility with the original design is one of the most important items for consideration when building an addition to a historic house. Without it the addition does not meet the intent of Guidelines. My review of this addition concludes that it does not meet the Guidelines or the Standards and should not be approved.

Please let me know if you have any questions or require any additional information.

Regards,



Donald L. Love, Jr, Architect, AIA
Historic Preservation

STAFF APPROVED MINOR WORKS SINCE SEPTEMBER 14, 2023 MEETING

Approved Date	Street Address	Approved Work
9/26/2023	521 Peronneau St	Roof shingles replaced