

**Meeting Minutes of the Board of Architectural Design and Historic Review  
Tuesday, September 14<sup>th</sup>, 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 14<sup>th</sup>, 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 10<sup>th</sup>, 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 10<sup>th</sup>, 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.

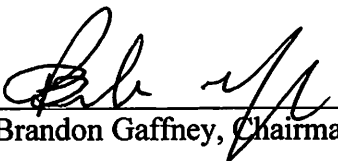
**A motion was made by Mr. Michels, seconded Dr. Boozer to deny the COA of solar panel placement of panels in front. However, if the applicant submits a redesign and placement of panels at the rear, then there will be no need to come before the HARB, but approval of Planning, with a vote of 6-0.**

**Staff Updates:**

Continued Education Registration.

Summons of two properties.

**The meeting was adjourned at 6:10 PM.**

  
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Brandon Gaffney, Chairman