



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

November 9, 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 October 12, 2023, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. COA: 23-040-00066: Certificate of Appropriateness for Major Works – 607 S. Irwin Avenue (TMS: 7-16-06-014.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to renovate an existing garage with bonus room for storage above. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Brian K. Byrd.
 - 2. COA: 23-040-00067: Certificate of Appropriateness for Major Works – 527 Beaumont Avenue (TMS: 7-08-15-118.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace seven (7) existing windows with vinyl windows. The property is located in the R-6 (General Residential District). Owner/Applicant: Virginia Painter / Contractor: Chris Adams; Window World.
 - 3. COA: 23-040-00068: 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 some damaged wood siding with Miratec, a composite wood trim. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Amy Wilhoit / Contractor: Freddie’s Painting.
- VIII. Approved Certificate of Appropriateness for Minor Works since the October 12, 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, October 12th, 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, October 12th, 2023, at 5:30PM with the following members in attendance: **Bill Michels, Brandon Gaffney, Glory Boozer, Kenneth Brown, Mark Olencki, Tina Wilson and Sylvelie Franke.** Representing for the Planning Department is, **Robert Cole, Attorney for City of Spartanburg, Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

Mr. Michels: Bill Michels
Dr. Boozer: Glory Boozer.
Ms. Wilson: Tina Wilson.
Mr. Gaffney: Brandon Gaffney
Mr. Brown: Kenneth Brown
Ms. Franke: Sylvelie Franke
Mr. Olencki: Mark Olencki

Mr. Gaffney: The Freedom of Information Act Compliance called for public notification to the 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 Dr. Boozer, seconded Mr. Michels approve the agenda. The motion was approved with a vote of 7-0.

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 September 14th, 2023.

A motion was made by Mr. Brown, seconded Dr. Boozer approve the agenda. The motion was approved with a vote of 7-0.

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

Mr. Brown: I so move this is Ken.

Dr. Boozer: Second.

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

Attendees: Aye.

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

Old Business: None.

New Business:

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.

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

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)

1. *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.

2. *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 enclose 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.

3. *The texture and materials –*

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

4. *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.

5. *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?

Applicant:

Gabriel Weisser

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

Gabriel Weisser, 3820 SC-414, Landrum, SC 29356.

Buddy Bush, Building Official for Building Department.

Discussion:

Historic District Guidelines don't specify anything pertaining to new construction. Providing final set of plans to Building Department for review, showing in detail how the proposed house will look like in detail.

A motion was made by Mr. Brown, seconded Dr. Boozer to approve the COA with a condition that revised drawings and modifications, be re-submitted to staff and Mr. Love, Mr. Michels and another board member be present for review with a vote of 7-0.

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.

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 10,934 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)

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.

Applicant:

Amy Wilhoit

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

Margaret Sullivan, 552 S. Irwin Ave, Spartanburg, SC 29306.

Ray Mayley, 498 S. Irwin Ave, Spartanburg, SC 29306.

Randy Cooksey, 539 S. Irwin Ave, Spartanburg, SC 29306.

Discussion:

The applicant has started worked work without obtaining proper permit. Once the permit was submitted, incorrect description of work was provided on the application. Upon inspection of the house, it was confirmed that indeed it was not in compliance. The breakdown of Hardie board material and how it's made does not meet the requirements of Historic District. It is not the responsibility of Historic District and board members to address the financial cost of improvements of each applicant, but follow the Historic guidelines. A new application should be re-submitted to the correct work to be completed.

A motion was made by Mr. Michels, seconded Ms. Wilson to deny the request with a vote of 7-0.

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.

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)

1. *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.

2. *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.

3. *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.

4. *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.

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 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.

Applicant:

Henry Foster.

Consultant:

Donnie Love, Preservation Architect

Buddy Bush, Building Official

Public Speakers:

Carol McCulloch, 496 Pinckney Ct, Spartanburg, SC 29306.

Kelley Gilbert, 147 Eastwood Cir, Spartanburg, SC 29302.

Discussion:

Last year September Building Department had to put a stop a work order, because at the time it was built as a deck with a roof over it. Permits had been applied for the roof and the owner had continued the work. July of this year Building Department had to reinspect to find the roof was in process of being enclosed without permit and a second stop work order had been issued. The open deck may have been built to compliance, however the foundation had not been inspected. The property had to go to City Court because Neighborhood Services issued a summons to property owner to appear in court for violating the stop work order. The property owner was made aware to obtain a licensed contractor to do the work and pull proper permits.

A motion was made by Mr. Michels, seconded Dr. Boozer and Ms. Wilson to deny the request with a vote of 7-0.

Staff Updates:

Continued Education Registration.

The meeting was adjourned at 7:37 PM.

Brandon Gaffney, Chairman

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 renovate an existing garage with a bonus room for storage above. The property is located at 607 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: Brian K. Byrd**

Date: November 1st, 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 east side of South Irwin Avenue. The site currently contains one single-family home that was constructed in 1947. This residential structure is a one-story bungalow with a brick foundation. The structure has an open porch in the front. This residential structure has a gable roof with comp shingle.

The detached existing concrete garage had a roof back in the past but weathered with time and was taken off. The owner applied for three Certificate of Appropriateness applications about reroofing the garage with identical material (asphalt shingles) to what was there originally in 2009, January 2022 and April 2023 and were approved by Planning staff.

Later, the Building Department inspectors found out that the owner added a bonus room on top of the existing concrete garage without a Certificate of Appropriateness and a building permit. The case was taken to the court and the Judge made the decision asking the applicant/homeowner to apply for a Certificate of Appropriateness with the Planning Department.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to renovate an existing garage with a bonus room for storage above.

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 garage is an existing structure on the project site. The bonus room being added to the existing structure, based on the applicant's statement, comes along with the roof. Given the size of the lot and location of the existing structure, the character of the accessory structure is slightly disproportionate to the lot. The overall presence of the garage appears to be typical as compared to other accessory structures along S. Irwin St.

2. ***The scale of the buildings –***

The scale of the primary structure will remain the same. However, the scale of the garage will be increased because of the bonus room being added to the garage.

3. ***The texture and materials –***

The texture and materials of the proposed bonus room is wood and the roof is asphalt shingle.

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

—
In the vicinity of the project site, the house directly across from the project site has a storage building in the back yard. Two houses down from the right side of the project site have a storage room in the back yard, and there are two houses across from the project site has storage room in their back yard.

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

On S. Irwin St, there are houses that have accessory structure (storage room/garage) in the back yard. Having a garage with a bonus room would be harmonious with the neighborhood. However, given the location of the existing structure, adding a bonus room at the top makes it disproportionate to the lot as compared to the other lots across from the street whose lot size is greater than the project site, making the garage looks bigger than usual.

Submitted by:



Nan Zhou, AICP
City Planner II
City of Spartanburg Planning Department

Attachments:

Conditions of Approval

Application

Photos – Site Photos

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

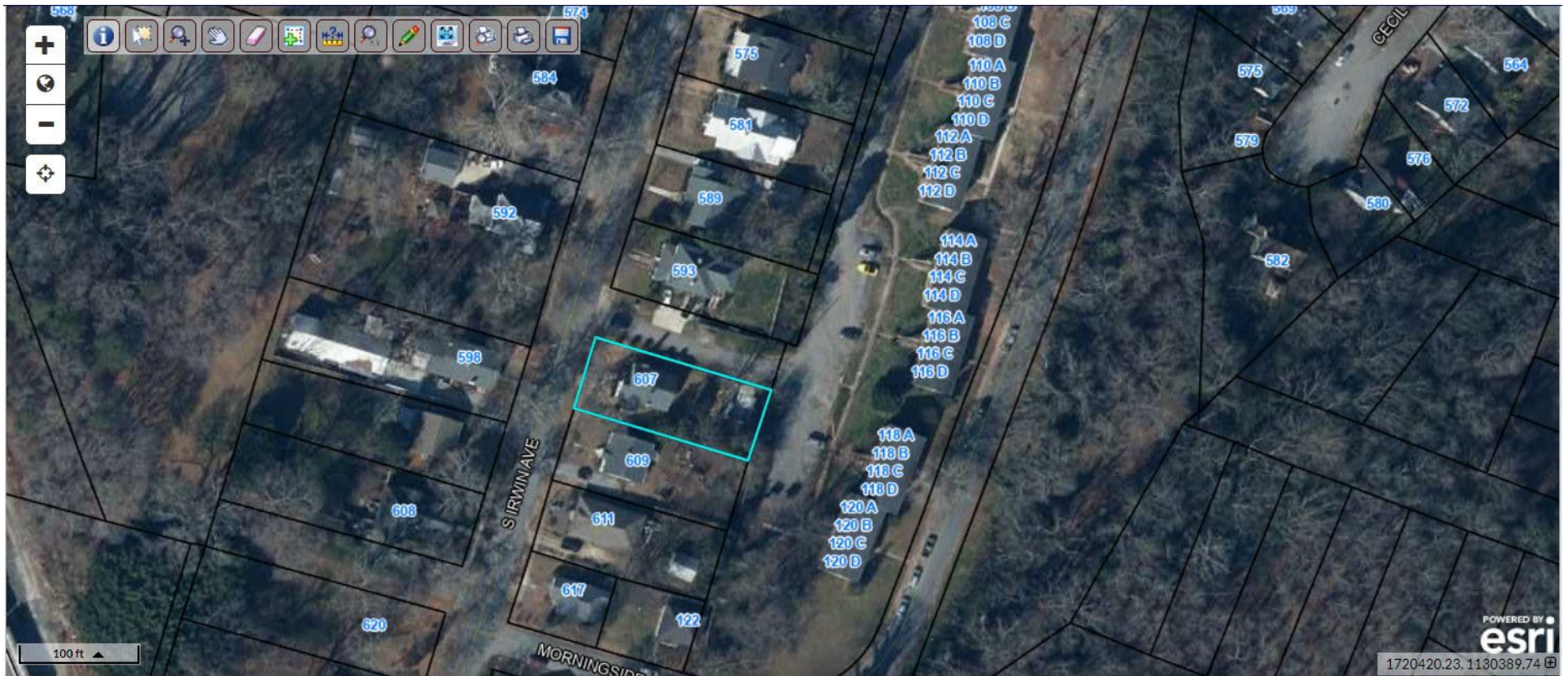
607 S. Irwin Ave., Hampton Heights Historic District

Certificate of Appropriateness for Major Works – Permission to renovate an existing garage with bonus room for storage above

Zoning District: R-8/SFD; Landowner: Brian K. Byrd

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.

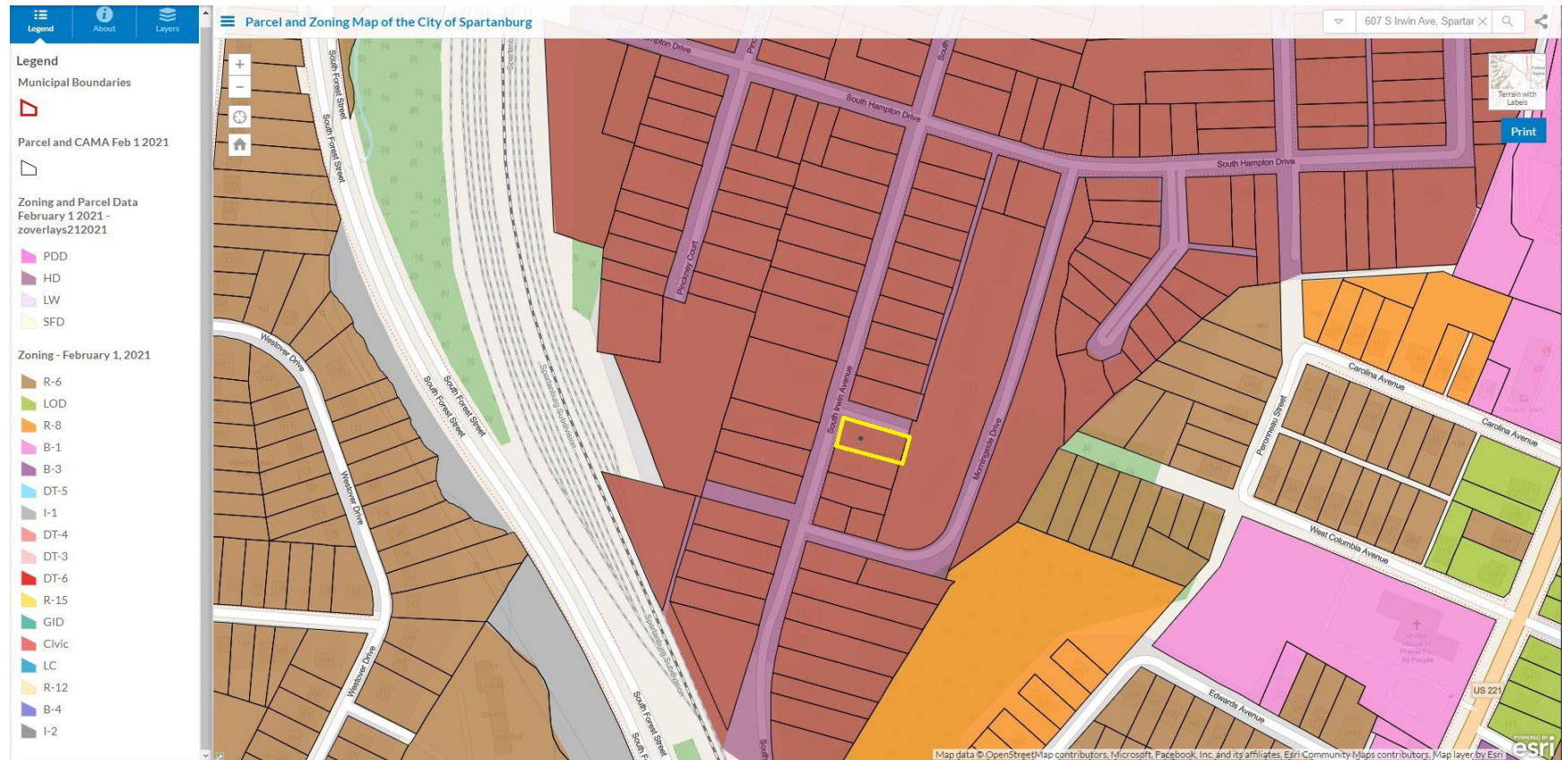


Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Closer Look of the Garage with the Bonus Room



Photo – Closer Look of the Garage with the Bonus Room



Photo – Property to the Left Side



Photo – Properties to the Left Side of the Project Site



Photo – Properties to the Right Side of the Project



Photo – Property Directly Across from the Project Site



Photo – Properties Across the Street with the Garage in the Back Yard

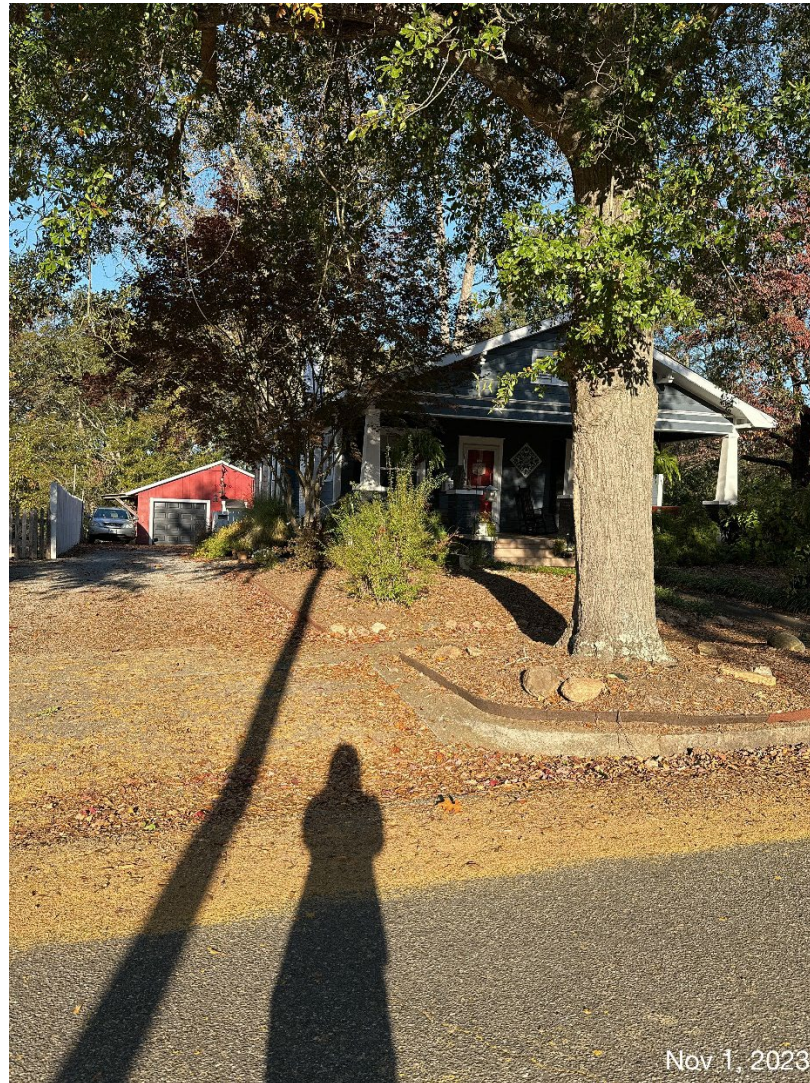


Photo – Properties with a Garage in the Back Yard



Photo – Properties with a Garage in the Back Yard



Photo – Properties with a Garage in the Back Yard



Photo – Properties with a Garage in the Back Yard



Photo – Properties with a Garage in the Back Yard



Photo – Properties Across from the Street



Photo – Properties Across from the Street



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: BRIAN K. BYRD Phone: 864-205-4853
Address: 607 South Irwin AVE Email: _____
City: SPARTANBURG State: SC Zip: 29306

Applicant: BRIAN K. BYRD Phone: 864-205-4853
Address: 607 South Irwin AVE Email: _____
City: SPARTANBURG State: SC Zip: 29306

Contractor: BRIAN K. BYRD Phone: 864-205-4853
Address: 607 South Irwin AVE Email: _____
City: SPARTANBURG State: SC Zip: 29306

Address of Property: _____

Tax Map Number: _____ Zoning District: _____

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: Brian K. Byrd Date: 10/6/2023

Staff Use Only / Received by: Nam Zhou

Date Received: 10/06/2023 Time: 3:00 PM Permit Number: 23-004-00066

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):

the measurement for the truss ARE 20X20
top floor is 8X16
Garage with bonus room for storage space on top

Please read and initial the following statements:

BKB I am the owner of the property, or

BKB 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.

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

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

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

BKB 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







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 – 527 Beaumont Avenue (TMS: 7-08-15-118.00) in the **Beaumont Mill Village Historic District**. Applicant is seeking approval to replace seven (7) existing windows with vinyl windows. The property is located in an R-6 (General Residential District). Owner/Applicant: Virginia Painter / Contractor: Chris Adams; Window World.

Date: November 1, 2023

Project Description and History

A Saddlebag style home located in the Beaumont Mill Village Historic District. The homeowner shared that the home has a mixture of windows, most of which are not original to the home. Some of the current windows do not open and need to be replaced. The COA requests seven (7) windows need to be replaced, but six (6) of the windows are visible from the sidewalk. There are two (2) types of windows on the house, four (4) with a metal trim and two (2) with wood trim, which looks like the 4 over 4 style.

The owner has contracted Window World of Greenville to install the new windows. In an effort to minimize costs, the owner prefers to **not** have window grids.



Staff Analysis
City of Spartanburg Zoning Ordinance

The request is subject to Section 510 of the Spartanburg Historic Preservation Ordinance. 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. A Certificate of Appropriateness "COA" shall be required for all alteration, construction, demolition, or removal requiring a building or demolition permit by the Inspections Division or for any alteration, construction, demolition, relocation, or removal not requiring a building or demolition permit which changes the exterior architectural appearance of a site on the Spartanburg Historic Register.

In reviewing applications for Certificates of Appropriateness, the Board shall base its decisions upon the standards in this Ordinance and shall make no requirements other than for the purpose of preventing construction or alterations which are not in harmony with the prevailing character of the Historic District or Historic site.

Beaumont Mill Village Design Manual Consistency

§3.7.2 Windows -Window replacement is Major Work if original windows are still existing, minor work if original windows have been replaced. Wood and aluminum clad wood windows are the most appropriate replacement materials. Other window materials will be evaluated by the Board of Architectural Design and Historic Review

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 following criteria:

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design –

The proposed windows are defined as *Custom Exterior Trim/Wrap Wood Out, Vinyl with double sliding*. The owner would prefer to not have a grid, but will install this style if required. The windows that look original to the home are 4 over 4. **Section 3.7.2** of the Beaumont Mill Village Design Guidelines recognizes the 6 over 6 as an original window configuration common throughout the historic district.

b. The scale of the buildings –

The scale of the building will not be impacted by the installation of windows.

c. The texture and materials –

The proposed materials include aluminum coils to cover vinyl. Wood will be replaced with wood where rotten wood exists. The proposed window type is listed as the 4000 Series DH w/ Sola Zone 129. From the Window World website:

4000 Series Double Hung Technical Details

- Welded, heavy-duty vinyl construction provides superior strength and durability, while multiple hollow chambers in the mainframe create sealed air spaces for an effective insulating barrier
 - Dual- and triple-pane insulating glass creates a sealed air space, enhanced by our Duralite® warm-edge spacer system for increased efficiency
 - Metal reinforcements at the meeting rail add further stability
 - Push-button vent latches can be released to tilt both top and bottom sashes into the home for easy cleaning
 - An easily removable latching half-screen gives you the freedom to let air in while keeping pests out. Featuring Clarity® mesh—the screen that allows for a clear view, clean lines, and added beauty.
 - Heavy-duty weatherstripping and interlocking sashes help provide extra protection from the elements, especially against dust, dirt, and air infiltration.
-

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

Throughout Beaumont Mill Village, there are a mixture of original windows, newly installed windows with grid and windows without the grid. Images are included in the staff report for reference. Some windows are circled in red.

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 homes of Beaumont Mill Village Historic District offers a mixture of windows, some original to the homes, newer windows with a grid or older windows with metal trim and no grid. Homes with the grid offer a distinct look that compliments the historic preservation of the district.

Submitted by:

Tia Keitt

Tia Keitt, AICP /Planner II

Staff Report includes:

COA Major Works Application Permit # 23-0400067

Photos

Front View of Home – 527 Beaumont Ave.



North Facing - Side View of Home



South Facing View of Home





Neighboring Properties











OCT 09 2023



City of Spartanburg Planning Department

Certificate of Appropriateness Application

Mail to:

Post Office Box 1749
Spartanburg, SC 29304

Phone: 864.596.2068

Fax: 864.596.2360
nrosario@cityofspartanburg.org

Name Virginia M Painter

Address 527 Beaumont Ave, Spartanburg, SC 29303 Email vpaintert@aol.com

Home Phone 864-529-8010 Work/Cell Phone 803-206-3830 work

Owner Name and Address (if other than applicant):

Historic Property

Street Address 527 Beaumont Ave, Spartanburg, SC 29303

Tax Map Number 7-08-15-118-00 Zoning District _____

Type of Change (Check all that apply)

- ☒ Alteration ☐ Repair ☐ Addition ☐ New Construction
☐ Demolition ☐ Other

Work being performed by

Architect or Engineer WindowWorld Contact Information Chris Adams

Building Contractor Window World Contact Information 864-915-8987

Other _____ Contact Information cadams@windowworldupstate.com

For Official Use Only

Date Received 10/09/23 Time _____

Accepted by [Signature] Master Tracking Number CDA 23-0400067



City of Spartanburg Planning Department
Certificate of Appropriateness Application

Mail to:
Post Office Box 1749
Spartanburg, SC 29304

Phone: 864.596.2068
Fax: 864.596.2360
nrosario@cityofspartanburg.org

Required Attachments to this Application

- ☒ Site Plan ☐ Elevation ☐ Detail Drawing(s) or Sketch(s)
☐ Material Sample(s) ☒ Photographs ☐ Other _____

(Please discuss appropriate photographs/materials with the Planning Department prior to application submission)

Description of Proposed work (attach extra sheets as needed) Replace 7 current windows with
new windows. Windows will be double hung, double sliding, vinyl windows

Please read and initial the following statements

vmp I am the owner of the property, or

vmp 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

vmp 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

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

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

Virginia M. Porter
Signature of Applicant

October 5, 2023
Date

October 5, 2023

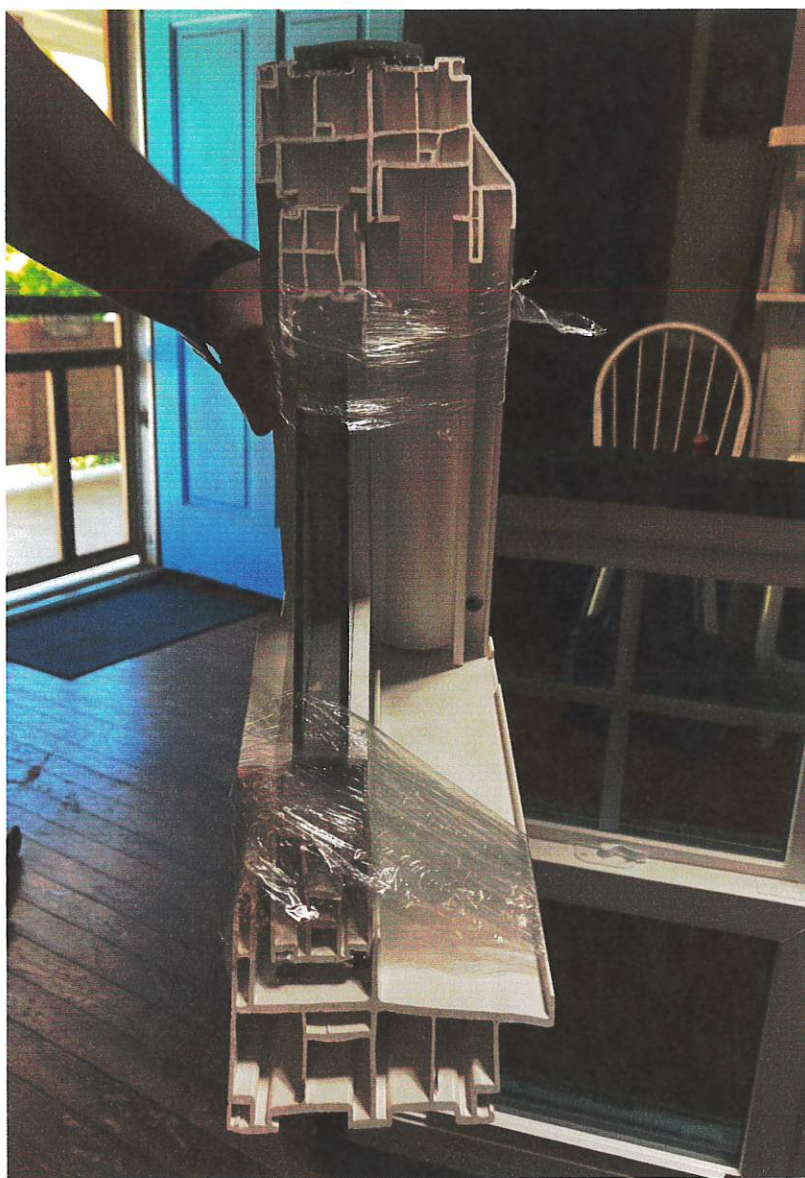
Please advise if further information is needed.

If possible, please add to the earliest possible date for consideration. If the proposal is approved, it will take approx 8-10 weeks for the windows to be manufactured and installed.

Current windows are not this style with the exception of the front bedroom windows.

Sincerely,

Virginia McRae
527 Braumort Ave
Spartanburg, SC 29303
864-529-8010



frame work for
Windows



Inside view of
window - windows
will not have grid
in top pane
unless required
to be approved
by DARB



Outside view
of window -
Windows will
not have
grids in top
pane
unless required
to be approved
by HARB

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 MiraTEC Treated Composite Trim 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 31st, 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 applicant is seeking approval from the Board of Architectural Design and Historical Review to replace damaged wood siding with **MiraTEC Treated Composite Trim 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 MiraTEC Treated Composite Trim, a wood composite trim that is moisture, rot and termite resistant (For more Information: <https://miratecextira.com/miratec-exterior-trim/>)**

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 – MiraTEC Treated Composite Trim siding

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

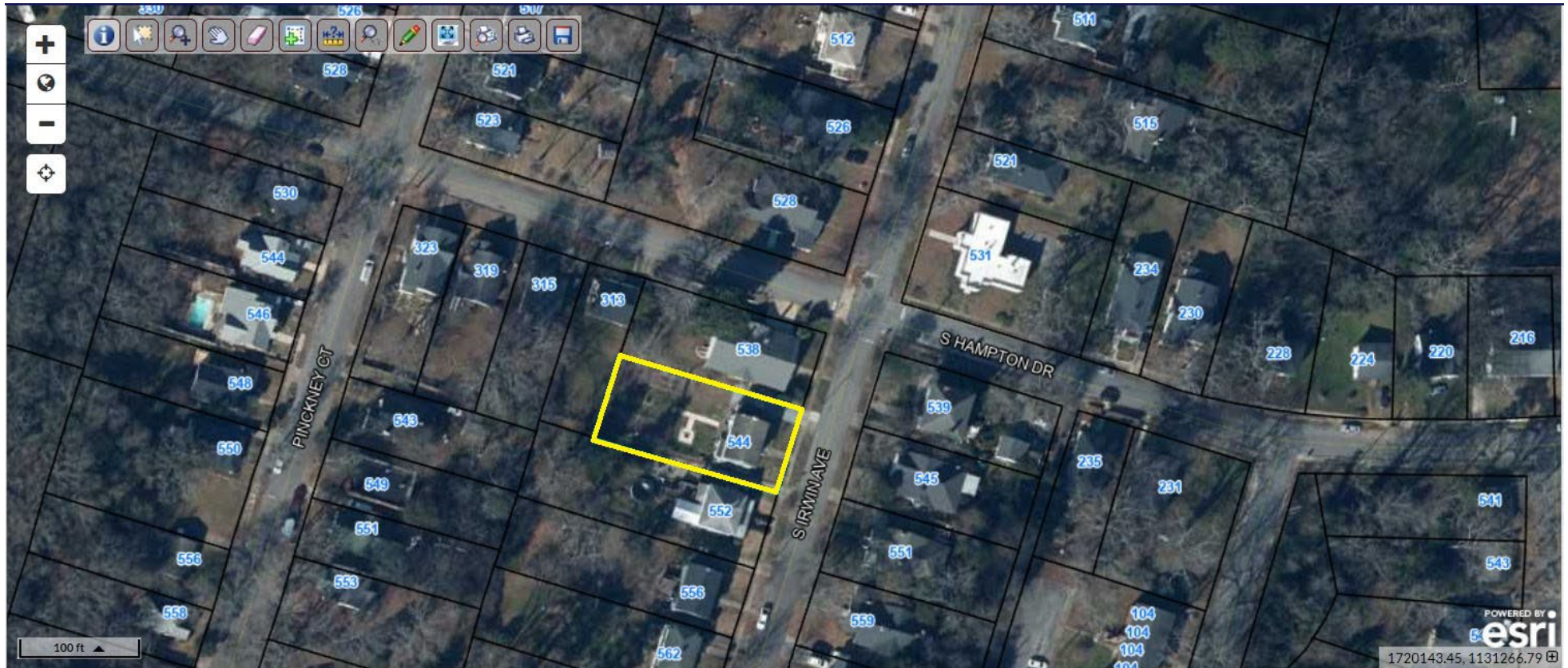
544 S. Irwin Ave., Hampton Heights Historic District

**Certificate of Appropriateness for Major Works – Permission to replace damaged wood siding
with MiraTEC Treated Composite Trim**

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.

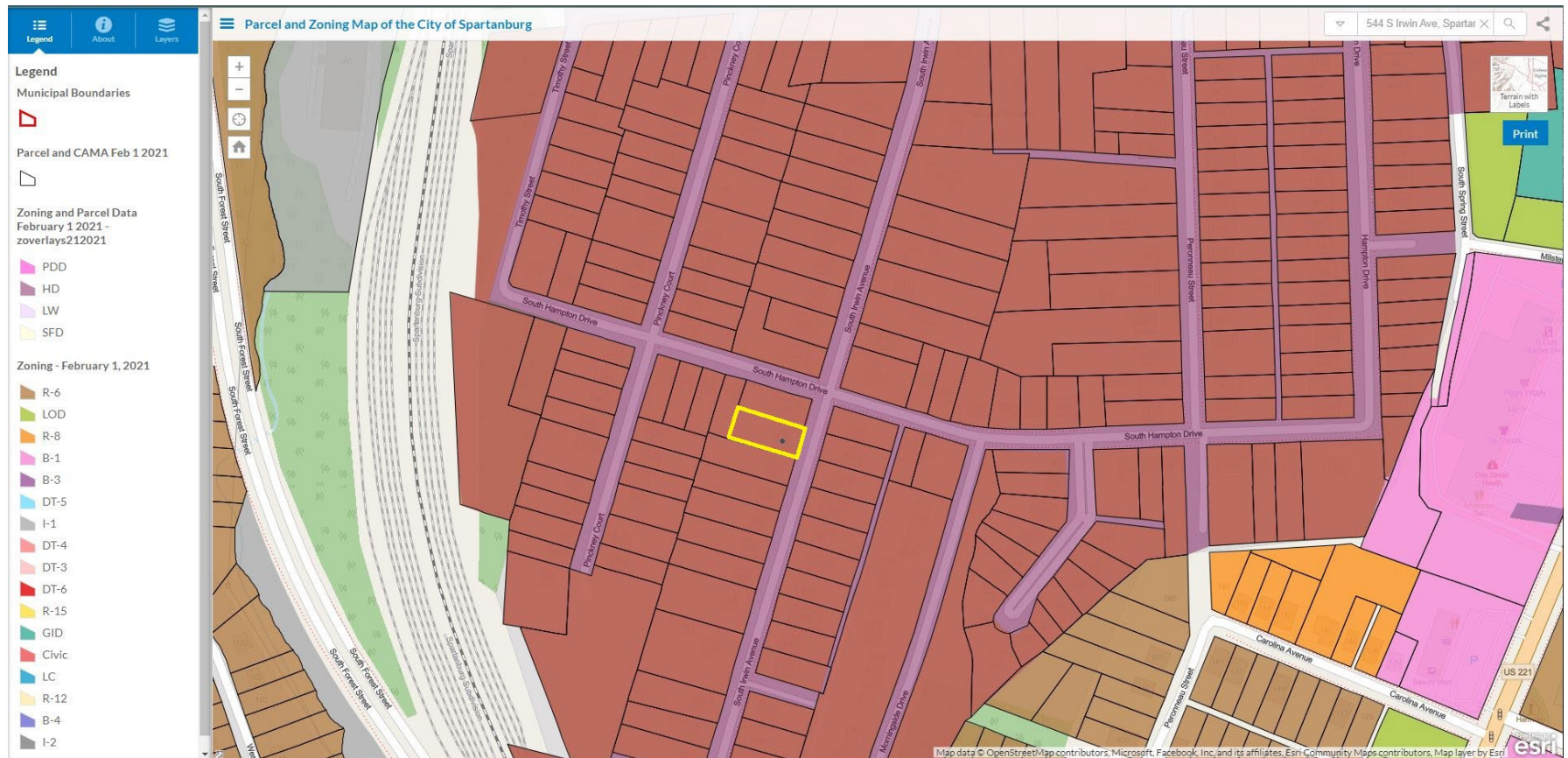


Photo – Front



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



OCT 16 2023



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: Sptbg State: SC Zip: 29306

Contractor: Freddie's Painting Phone: 864 384-5846
Address: 290 Tucker Rd. Email: Maria Rodriguez valadez@gmail.com
City: Sptbg 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: 10/16/23

Staff Use Only / Received by: Diana Newman

Date Received: 10/16/23

Time: 1:40 pm

Permit Number: 23-0400068

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 boards need replacing. The material purposed is called MiraTEC. It is a wood composite trim.

Please read and initial the following statements:

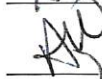


I am the owner of the property, or

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

MiraTEC Treated Exterior Composite Trim



Made from the patented TEC[™] process, MiraTEC Treated Exterior Composite trim combines the eye-catching beauty of authentic woodgrain with the long-lasting performance of an engineered product. Because it is not hardboard, MiraTEC trim will not delaminate, is moisture, rot and termite resistant, and is backed by a 50-year limited warranty.

MiraTEC Treated Exterior Composite Trim is the first and only wood composite trim to earn an evaluation report from ICC Evaluation Service (ICC-ES). To view ESR-3043, visit the ICC website at: http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-3043.pdf

Competitive and long term performance testing shows MiraTEC resists moisture, rot and termites and outperforms the competition in several key areas:

- **Moisture resistant:** As measured by ASTM D1037 for water absorption and thickness swelling.
- **Rot resistant:** Tested per AWPA E16 Field Test for Evaluation of Wood Preservatives to be Used Out of Group Contact: Horizontal Lap-Joint Method.
- **Termite resistant:** As measured by AWPA E7 Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes.



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

STAFF APPROVED MINOR WORKS SINCE OCTOBER 12, 2023 MEETING

Approved Date	Street Address	Approved Work
9/26/2023	521 Peronneau St	Roof shingles replaced
10/31/2023	551 N. Fairview Ave.	Replace decking boards & railings to existing frame of deck
11/03/2023	286 Hydrick St.	Reroofing right side of the house using architectural shingle matching the current shingle material
11/03/2023	728 Reynolds St.	Placing sidewalk (walkway) 30' by 3' from the front porch to City Public Right-Of-Way