



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

**December 14, 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 November 9, 2023, Meeting.**
- VI. Old Business: None.**
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.
- VII. New Business:**
COA: 23-040-00058: Certificate of Appropriateness for Major Works – 266 Hydrick Street (TMS: 7-12-14-172.00) 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/Applicant: Royce Camp, Royce Camp Construction, LLC.
- VIII. Approved Certificate of Appropriateness for Minor Works since the November 9, 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 planning@cityofspartanburg.org.

Meeting Minutes of the Board of Architectural Design and Historic Review
Tuesday, November 9th, 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, November 9th, 2023, at 5:30PM with the following members in attendance: **Bill Michels, Brandon Gaffney, Kenneth Brown, Mark Olencki, Rod McCants, Michael Pittillo and Sylvelie Franke.** Representing for the Planning Department is, **Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

Mr. Michels: Bill Michels
Mr. McCants: Rod McCants.
Mr. Gaffney: Brandon Gaffney
Mr. Brown: Kenneth Brown
Ms. Franke: Sylvelie Franke
Mr. Olencki: Mark Olencki
Mr. Pittillo: Mr. Michael Pittillo

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.

Mr. Gaffney: Before we entertain a motion I wanted to let those in the attendance and board members know that item number three Major Works for 544 S Irwin Ave the owner has requested we table discussion for this item to another meeting, they are not able to attend the meeting for being out of town.

Approval of Agenda:

A motion was made by Mr. Michels, seconded Mr. Brown 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 with the added addendum 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. Olencki, seconded Mr. Brown 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 accepting minutes as presented please say aye.

Attendees: Aye.

Old Business: None.

New Business:

Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to renovate an exiting 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

Ms. Zhou: Good evening boards my name is Nan Zhou and I'm working with the City of Spartanburg Planning Department. I swear to tell the truth.

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 & 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 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.

3. *The texture and materials –*

The builder plans to use materials to replicate historic homes: Hard Lap Siding, Painted wood True 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 Carlisle St., yet the characteristics of the design stand out along Carlisle St. It's definitely different from the home that used to be at this location. Quick question, would the old design be approved today?

Applicant:

Brian K. Byrd

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

Historic District Guidelines don't specify anything pertaining to accessory structures. The accessory structures should be compatible with the house and the neighborhood. The accessory structure constructed on the property is not up to code.

A motion was made by Mr. Brown, seconded Mr. Michels to deny the COA based on not having proper permits and not meeting guidelines with a vote of 7-0.

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.

Ms. Zhou: Good evening. My name is Tia Keitt I'm a Planner with City of Spartanburg. I do.

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.

Analysis

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: 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.

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.

Applicant:

Virginia Painter
Chris Adams; Window World.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

The windows are not the originals and may be from the 70's. The current windows are half wooden single wide and half aluminum that fall outside the period of significance. Vinyl windows are not allowed per guidelines.

A motion was made by Mr. Michels, seconded Mr. Olencki to deny the request as written and reapply for any other acceptable window with a vote of 7-0.

Staff Updates:

Staff is expecting two new construction applications for December's meeting along with the case that was tabled tonight.

The meeting was adjourned at 6:26 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 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:

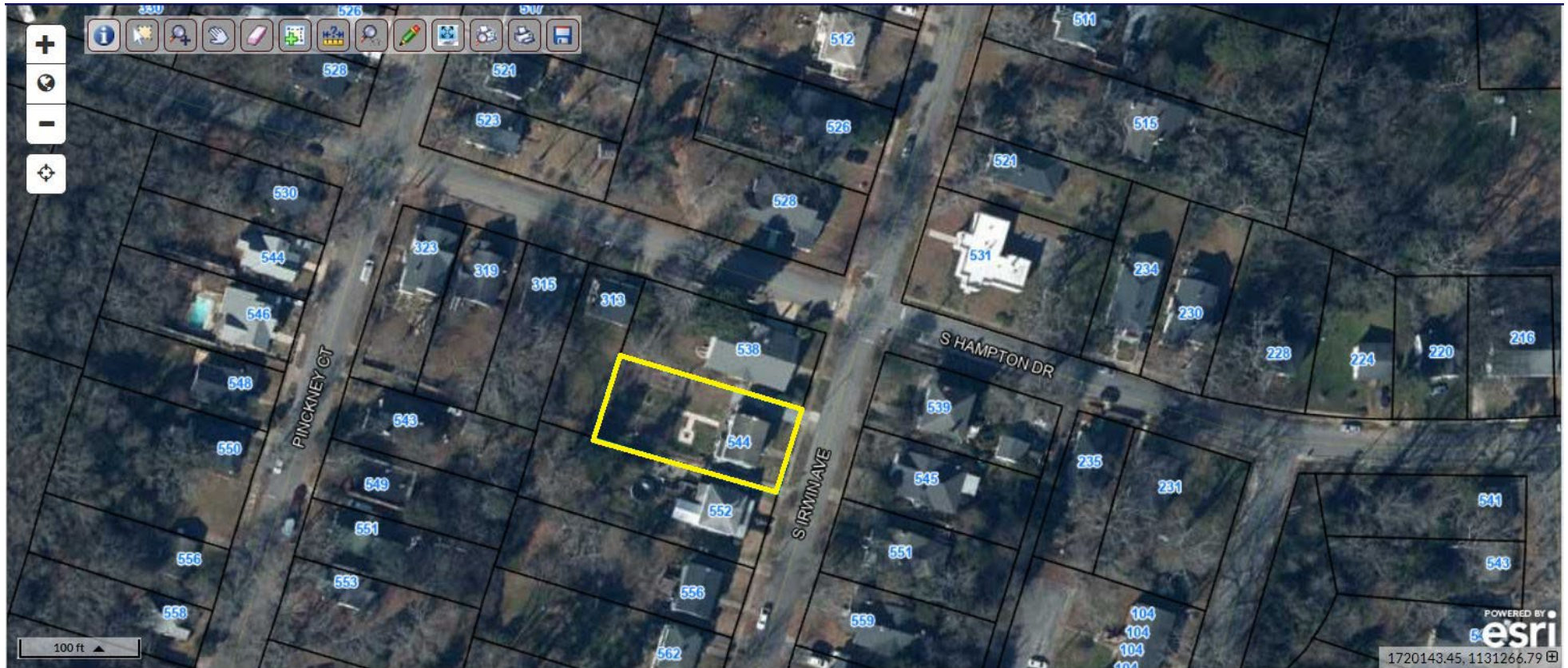
544 S. Irwin Ave., Hampton Heights Historic District

**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.

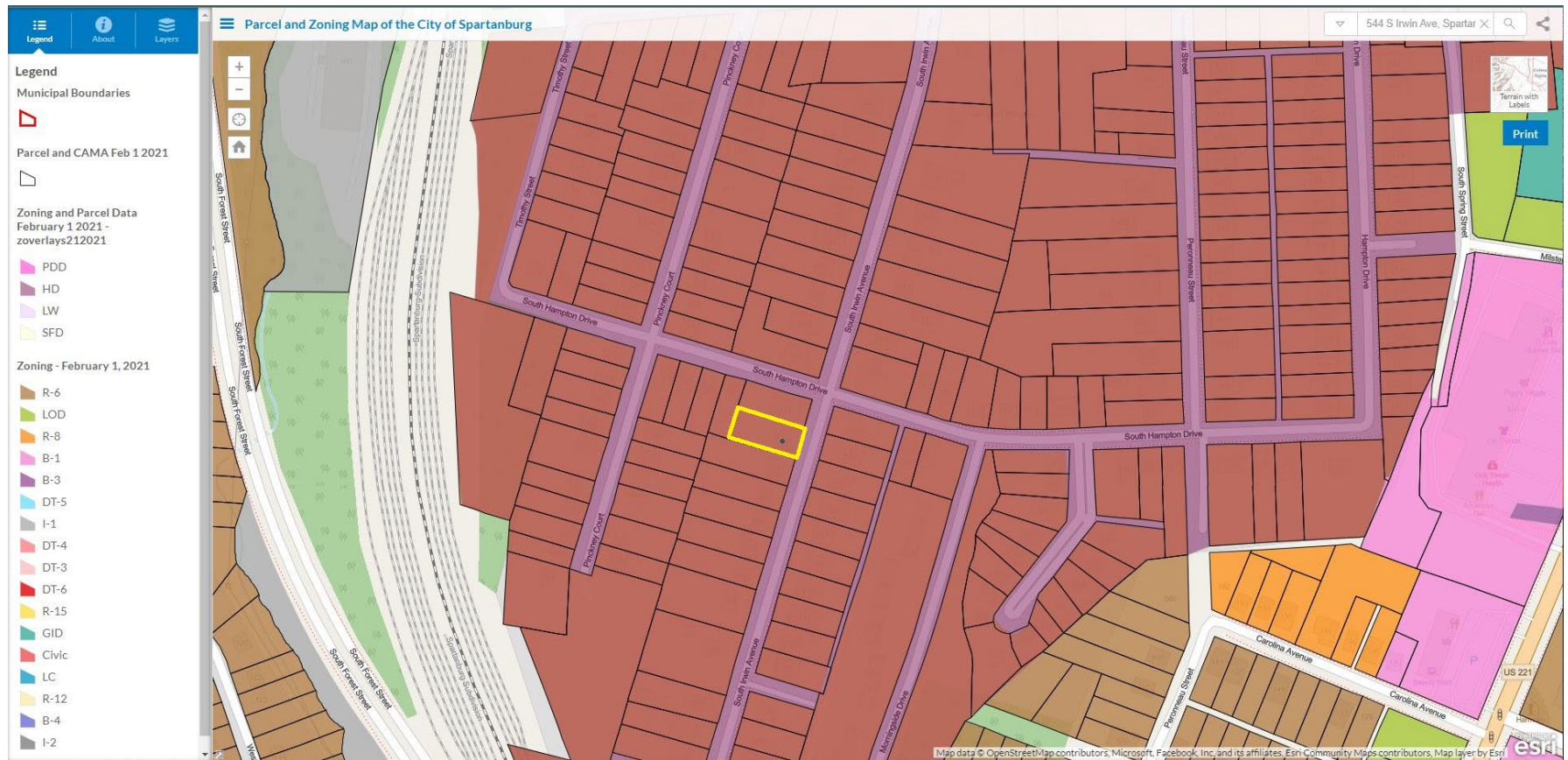


Photo – Front



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:

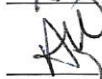


I am the owner of the property, or

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

DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

October 28, 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 a composite wood siding at 544 South Irwin Avenue, in the Hampton Heights Historic District. I have reviewed the Guidelines for the Historic District as well as guidelines for Historic Districts in several other cities.

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 MiraTEC Treated Exterior Composite Trim. The manufacturer's website describes the product as being made with "wood fiber, phenolic resins, zinc borate (a wood preservative), a water repellent and other ingredients."

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 work has been stopped pending HARB review. A detailed discussion of the work took place at the October HARB meeting.

As discussed at the previous HARB meeting, 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 deteriorated beyond repair during the process of painting the house and was replaced with the MiraTEC composite wood siding without applying for a Certificate of Appropriateness for the work. Historic District Guidelines across the country require property owners to repair instead of replace, and when repair isn't an option, the replacement material must match the original material, the exception being that the material is not available. In this case, the siding is natural wood which is readily available and can be milled to match the profile of the original siding. The proposed substitute material is a manufactured product per the manufacturer's website. While the proposed material does contain wood, it is still a man-made product. Manufactured wood does not meet the Guidelines because it is not natural wood.

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

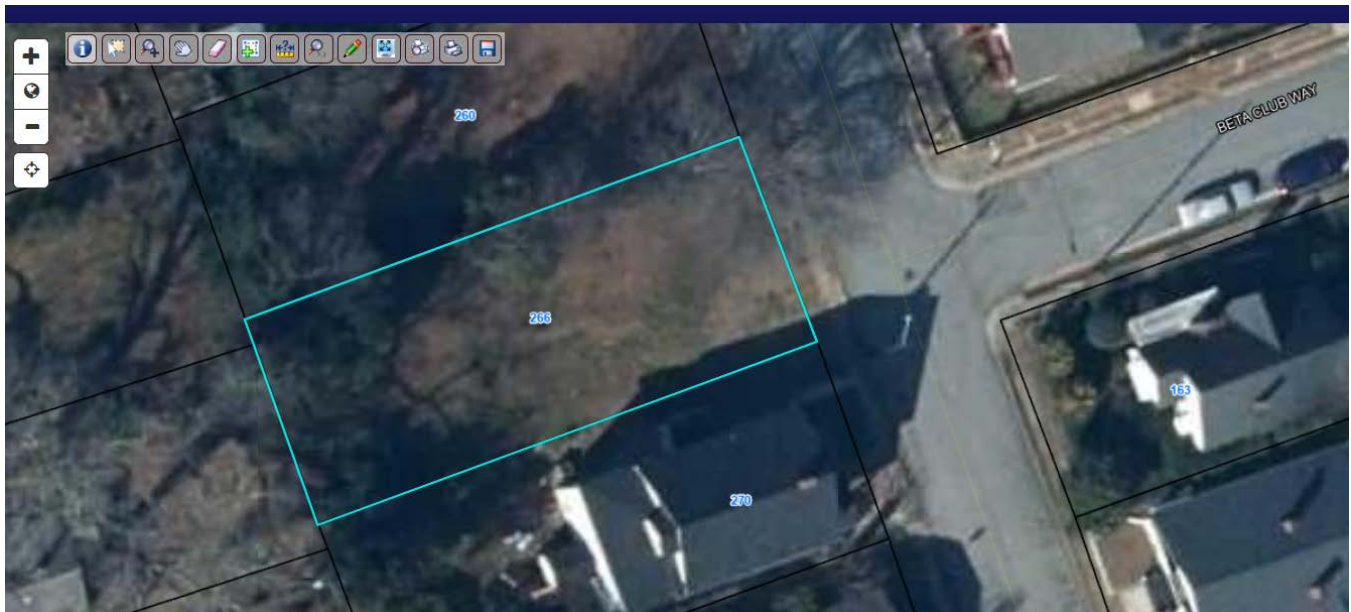
RE: Certificate of Appropriateness for Major Works – 266 Hydrick Street (TMS: 712-14-172.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval of the **new construction of a single-family structure on a vacant lot**. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Royce Camp, Royce Camp Construction, LLC.

Date: December 6, 2023

Project Description and History

The Applicant / Owner / Licensed Builder, Royce Camp, submitted a house design to build a one story single family home at 266 Hydrick Street. Mr. Camp has owned the property for years and is now prepared to build on the lot. He has taken the time to meet with the Planning Department and with architect consultant, Donnie Love to make sure the home meets Hampton Heights Historic District Design Guidelines.

Per the application, the project is described as a new single family home, 1776 sf heated, double garage in the rear of the property, with two (2) porches, one in the front and the other in the rear. The owner is open to design suggestions, but has submitted some architectural details with the COA application.



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.

6.1 Defining the Area of Influence – This area should be that which will be visually influenced by the new construction. A consistent streetscape should be the result when a new home is designed in consideration to what already exists. Hydrick Street is mostly single story bungalow style homes, however, the adjoining property has a two-story home, which is one (1) of three (3). Per *Hampton Heights of Spartanburg*, there used to be a two story structure at 266 Hydrick St., but was demolished in the *late 1960s* (pg. 97).

6.2 Recognizing the Prevailing Character of Existing Development: Identify and respect the prevailing character of adjacent historic buildings and surrounding development. The prevailing character of the homes near the subject property can be described as Bungalows.

6.2.1 Building Setback and Orientation: • The orientation of a new building and its site placement shall appear to be consistent with dominant patterns within the area of influence, if such patterns are apparent. The orientation and setbacks of the proposed house will match those of the surrounding houses. The house shall be required to meet the R-8/SFD district standards which stipulates that the front setback shall be 30 feet and the side setbacks shall be eight feet. The 30-foot setback requirement does not appear to be similar to the other surrounding properties on the street. The applicant may be required to apply for Variance before the Board of Zoning Appeals to allow the home constructed to be similarly placed on the lot as other homes on the street. Furthermore, the side setback extends beyond the required 8-foot interior side setback by 3 feet, but will be approximately 10 feet from 270 Hydrick St.

6.2.2 Directional Emphasis: • A new building's directional emphasis shall be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present. The proposed house will have a horizontal directional emphasis. This is compatible with the directional emphasis of the surrounding homes.

6.2.3 Shape: • Roof Pitch: The roof pitch of a new building shall be consistent with those of existing buildings within the Area of Influence, if dominant patterns are apparent. Staff needs additional details regarding the roof pitch. At this time the owners states that the Above Finished Floor height will be 24 ft.

• Porch Form: The shape and size of a new porch shall be consistent with those of existing historic buildings within the area of influence, if dominant patterns are apparent. Staff does not have exact measurements of the porch. The proposed porch is not similar to dominant patterns along Hydrick Street.

• Building Elements: The principal elements and shapes used on the front façade of a new building shall be compatible with those of existing buildings on the area of influence, if dominant patterns are apparent. The owner / builder plans to use wood for the siding and porch floor boards. The builder is also considering wood shake for the front gable, which matches homes along Hydrick Street.

6.2.4: Massing • Massing has to do with way in which a building's volumetric components (i.e., main body, roof, bays, overhangs, and porches) are arranged and with the relationship between solid wall surfaces and openings. The massing of a new building shall be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are apparent. The proposed house will have a massing that is similar to those of the surrounding homes.

6.2.5: Proportion: • The proportions of a new building shall be consistent with dominant patterns of existing buildings in the area of influence, if such patterns are apparent.

6.2.6 Rhythm: • New construction in a historic area shall respect and not disrupt existing rhythmic patterns in the area of influence. The owner intends to continue the rhythmic pattern of the housing layout along Hydrick Street.

6.2.7 Scale/Height: □ New construction in historic areas shall be consistent with dominant patterns of scale with the area of influence, if such patterns are present. The proposed house will have a similar scale to that of the nearby houses in that it will be roughly the same height and size.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design –

To be determined by members of the Architectural and Historic Review Board. The owner states that the home will be a 1940s era bungalow design with three (3) bedrooms and two (2) full bathrooms. The exterior brick will have a brick crawl space, wood windows as 4 over 1, along with a wooden front door with glass panels. The proposed exterior color will be light gray siding, white trim with a stained wooden front door.

b. The scale of the buildings –

The proposed scale of the new structure will match adjacent residential properties. The adjoining property is two-story, whereas this home will be a single story structure. However, the remaining properties appear to be single story homes. All of the lots have the same measurements, including the front width of each lot. Right now the building's footprint exceeds the setbacks for the R-8 SFD of Hampton Heights, which is below. The proposed layout sits 5 ft from the property line on the south, which allows for a striped driveway on the north. The owner states that the front porch will be aligned with the neighboring property. Planning Staff did advise Mr. Camp that he may be required to apply for a zoning Variance to allow for the structure to be built beyond the setback.

Section IV: District Area and Dimensional Requirements

§ 401 - (A) Table of Area and Dimensional Requirements By District

These Standards Apply Only to One Residential Structure on a Zoning Lot (*8)

Zoning District	Max. Bldg. Height (Feet)	Min. Lot Area (Square Ft.)	Min. Lot Per Dwelling Unit (Square Ft.)	Min. Lot Width At Lot Line For Lots Not On The Radius Of A Cul-De-Sac (Ft.) (*9)	Min. Lot Width At Front Bldg. Line On The Radius Of A Cul-De-Sac (Ft.) (*9)	Max. Bldg. Coverage (As a %)	MINIMUM YARD REQUIREMENTS			
							FRONT	REAR	INTERIOR SIDE (*1)	STREET SIDE (*2)
R-15	35/A	15,000	15,000	90	80	25 (*16)	40/B	40	15/M (*11)	15/C
R-12	D	12,000	10,000	80	80	35 (*16)	35/B	30	10	15/C
R-8 SFD (*10)	D	8,000		60	50	40 (*16)	30/B	30	8	15/C

The property owner also stated that the AFF (above finished floor) is 24 ft.

c. The texture and materials –

The applicant plans to use wood materials from the siding and for the porch floor boards. The foundation will be brick masonry and will not be painted. Proposed additional materials include wood shake to cover the façade of the front of the gable roof.

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

The applicant plans to match features of structures in the immediate surroundings, including the home's front setback. Also, include wood shake would match homes along Hydrick St. The porch style is different from adjacent properties.

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

Currently the lot is vacant; the addition of a residential structure will be harmonious with the Historic District.

Submitted by:

Tia Keitt

Tia Keitt, AICP /Planner II

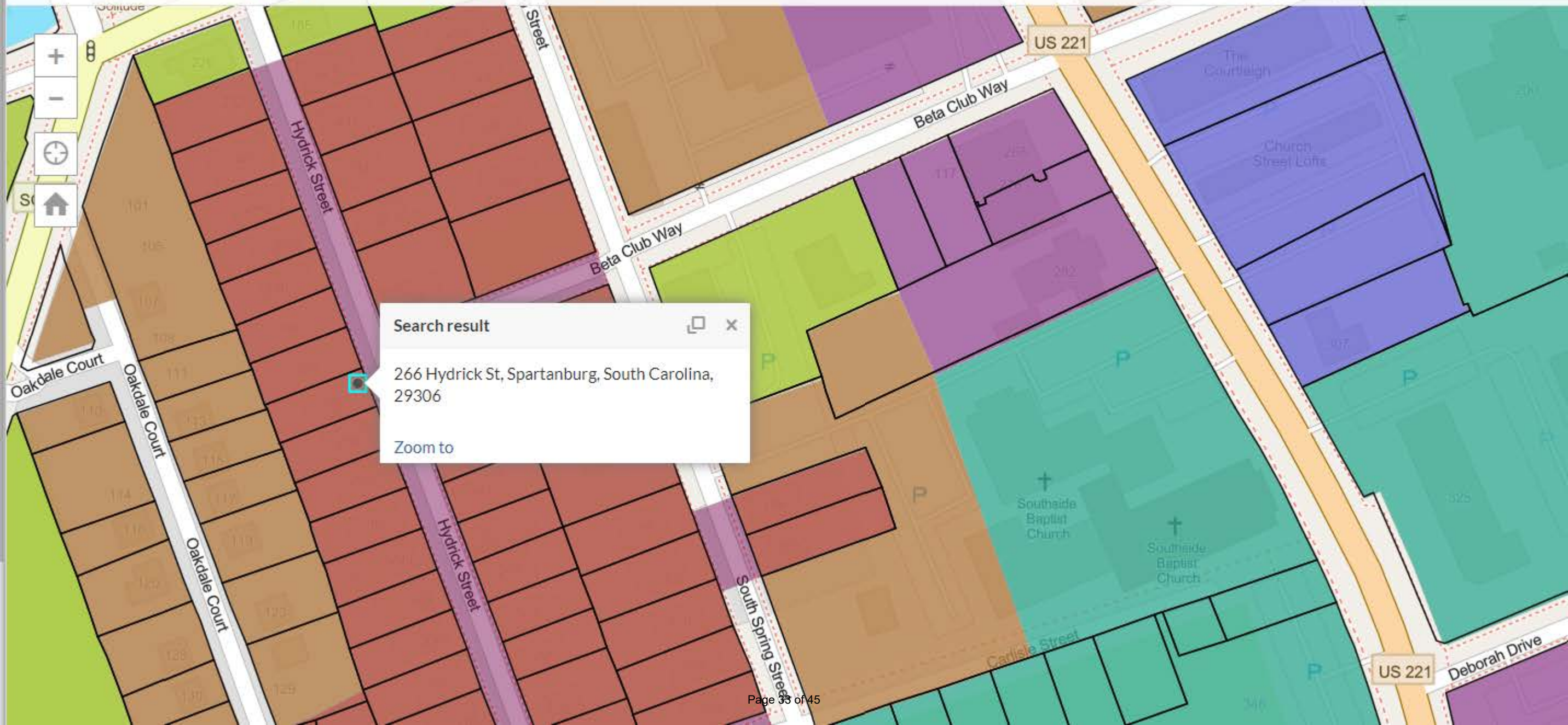
Staff Report includes:

COA Major Works Application Permit # 23-0400058

Photos / Sketches / Zoning Map







Search result

266 Hydrick St, Spartanburg, South Carolina, 29306

Zoom to

**Certificate of Appropriateness (COA)
Historic Properties**

SEP 05 2023

Owner: Royce Camp Construction, LLCPhone: 864-921-6690Address: 508 Glendalyn AveEmail: rcampllc@att.netCity: SpartanburgState: SCZip: 29302Applicant: Royce CampPhone: 864-921-6690Address: 508 Glendalyn AveEmail: rcampllc@att.netCity: SpartanburgState: SCZip: 29302Contractor: Royce Camp ConstructionPhone: 864-921-6690Address: 508 Glendalyn AveEmail: rcampllc@att.netCity: SpartanburgState: SCZip: 29302Address of Property: 266 Hydrick St. Spartanburg SCTax Map Number: 7-12-14-172.00Zoning District HHHD**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: 9/5/23

Staff Use Only

Received by: [Signature]Date Received: 9/05/23

Time: _____

Permit Number: COA²³ 0400058

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- ☐ Site Plans or Surveys
- ☐ Photographs of Existing property
- ☐ Photographs of Changes requested

- ☐ Detail Drawing(s), Floor Plans(s) or Sketch(es)
- ☐ Material(s) and Sample(s)
- ☐ Other

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

New single family home to be constructed. This home will have 1776 square feet heated, 440 square foot double garage at the rear, 2 porches 192 square feet total. The home is a 1940's era bungalow design. 3 beds 2 full bath's. The exterior will have a brick crawl space, cement fiber siding (lap, b & b, shakes). Wood windows 4 over 1, wood front door and craftsman style. The exterior colors will be light gray siding, white trim and stained wooden door on the front.

Please read and initial the following statements:

RC

I am the owner of the property, or

RC

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.

RC

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

RC

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

RC

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

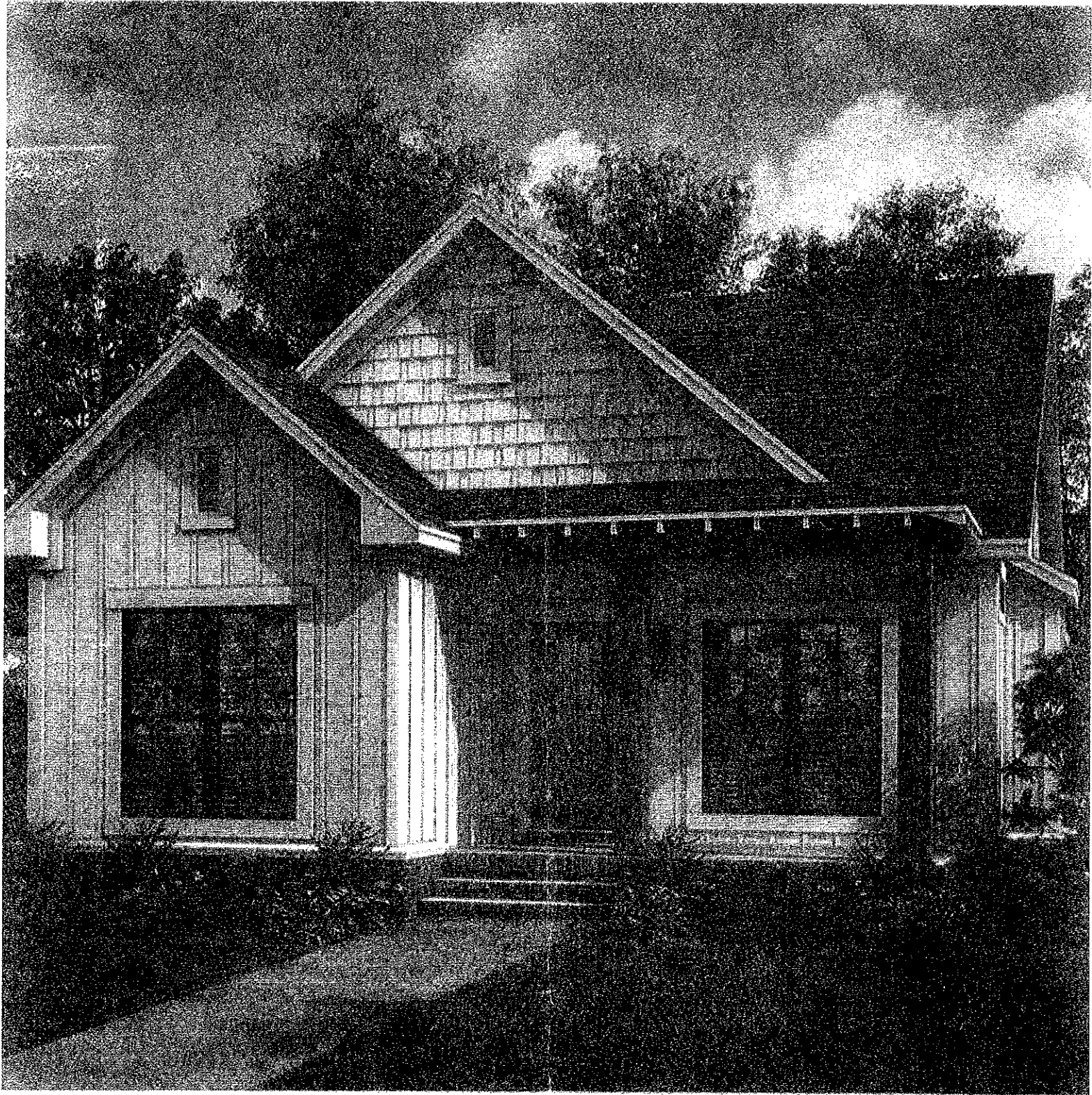
RC

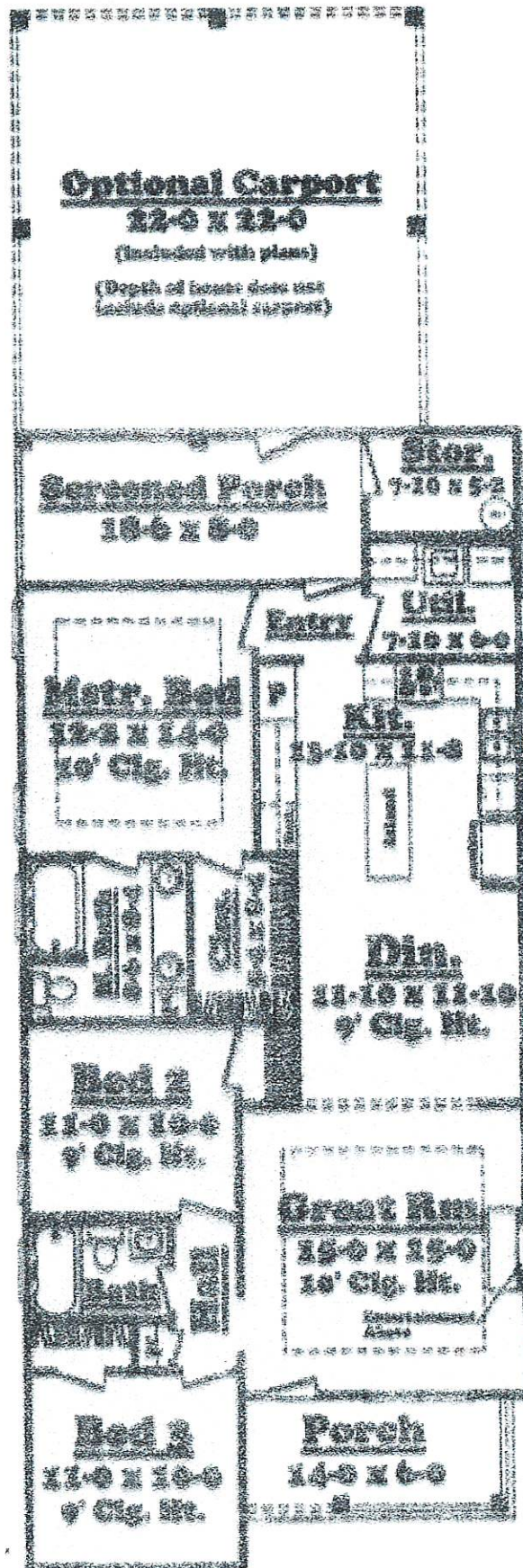
I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Received by: _____

Staff Use Only:
MCOA - Minor

_____ COA - Major





→ No Fireplace
 Aiper DAS &

Woodchuck
Optimal

Property Line
1/4 mi
Lot

Existing
Fence

266 Alder St

24' AFF

10' AFF

13'

Property Line

5' 15"

2 Story

HOME

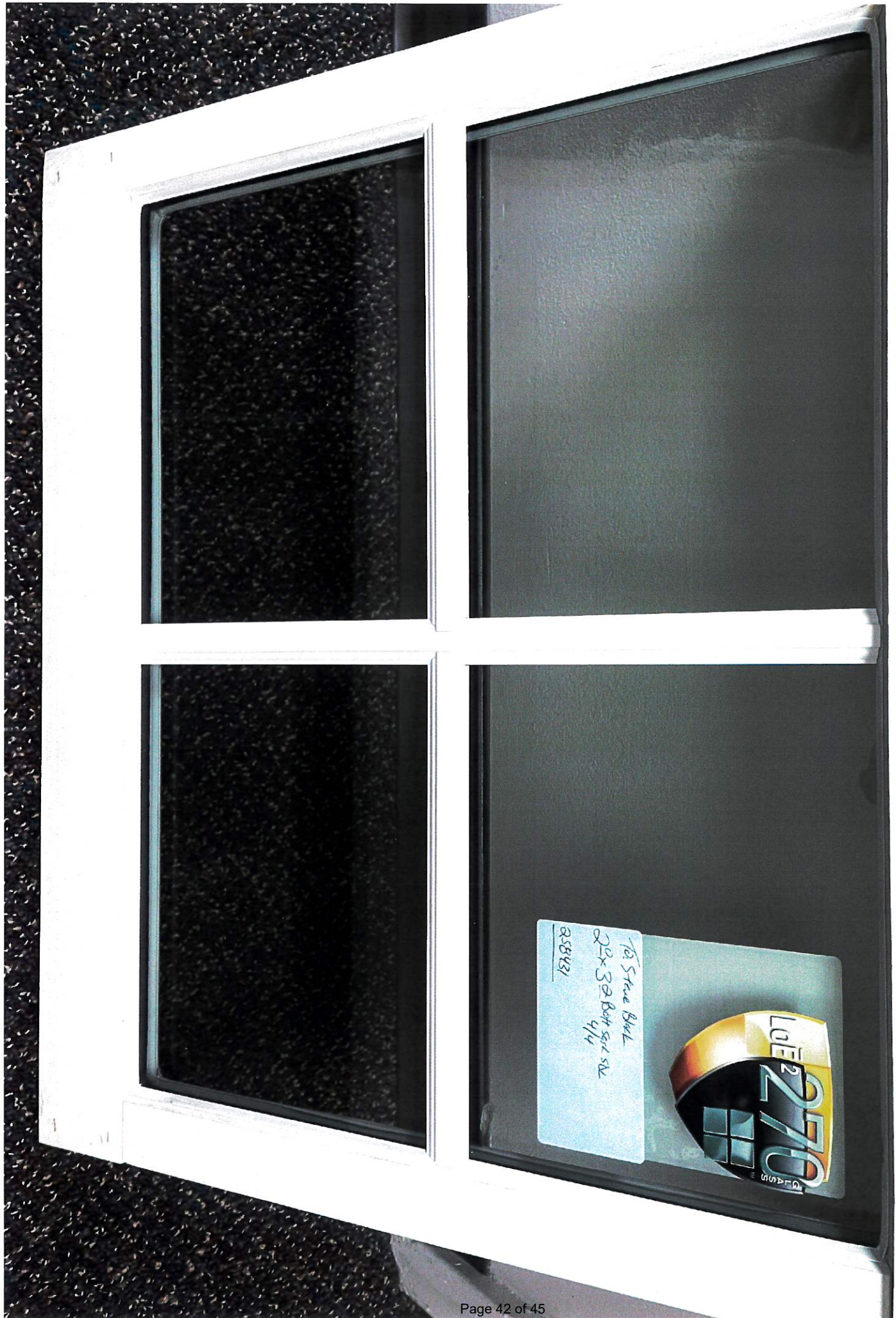
270 Alder St



Raye Camp
266 Hydriick ST
Siding

Raye Camp
266 Hydriick ST
Front Porch Floor







DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

December 7, 2023

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Re: 266 Carlisle Street new construction

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 266 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 for review. From my review of the documentation submitted, the new construction will meet the Standards if the recommendations below are incorporated into the design, pending final Board approval. It appears that the design meets the intent of the Guidelines in terms of 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:

- A site plan must be provided to show the massing of the building, drives, and setbacks.
- The overall massing looks to be acceptable. However, final plans, elevations, and details will need to be submitted before a final determination can be made, especially since the footprint of the house is to be increased.
- Board and batten siding is not compatible with the rest of the District, I suggest the siding be changed to a traditional horizontal clapboard siding.
- The walls are recessed from the face of the foundation. I suggest that the walls be brought forward so that there is a slight overhang with a drip edge as is typical with early twentieth century construction.
- The rafter tails on the majority of the house are enclosed but they are exposed on the front porch. I suggest the rafter tails either be exposed or enclosed, but not both.
- The front porch should be at least 7'-0" deep without obstruction.
The material to be used for the front porch should be identified.
- The windows are too large. The size of the windows should be reduced to be comparable to those in the neighboring properties. In addition, the trim should be detailed to be compatible with the other houses in the District.
- The plan indicates a fireplace but there isn't one shown on the rendering. Will there be a chimney?
If so, what material will be used for the chimney?
- The front door design must be submitted for review.

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 NOVEMBER 9, 2023 MEETING

Approved Date	Street Address	Approved Work
11/16/2023	575 Cecil Ct	Solar panels on the roof, rear slope
11/17/2023	481 Kingston St.	Remove & replace shingles with same/like material
11/20/2023	268 W. Hampton Ave.	Removing an existing water oak tree (approximately D.B.H. 42”) in the back yard to the left of the property, abutting N. Irwin Ave. This water oak tree has shown significant decline during 2023 with large branches dying back and falling limbs. Schneider Tree Care recommended removal of the tree due to major decay.
11/17/2023	334 S. Hampton Dr.	Work on inside laundry area; repair to leaking roof; painting of the exterior of all windows; gutter replacement & replace shingles with like for like
11/21/2023	348 W. Hampton Ave	Gutter replace, plus interior work.
11/27/2023	716 N. Liberty St.	Re-roof house