



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

February 8, 2024, at 5:30 P.M.

**Spartanburg County Council Chambers
366 N. Church Street – Spartanburg, SC 29303**

(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 January 11, 2024, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 1. COA: 24-004-00001: Certificate of Appropriateness for Major Works – 136 Phiher Drive (TMS: 7-08-16-028.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace existing vinyl siding with new vinyl siding. The property is located in the R-6 (General Residential District). Owner: Helene and Ralph Key / Applicant/Contractor: Ethan Floyd; PTL Construction.
 2. COA: 24-004-00003: Certificate of Appropriateness for Major Works – 309 W. Hampton Avenue (TMS: 7-16-02-085.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to install handrails on each side of the porch steps. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Angela Viney / Contractor: Jeff Viney; Meritus Homes.
 3. COA: 24-004-00004: Certificate of Appropriateness for Major Works – 689 Southern Street (TMS: 7-12-03-097.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace existing windows in the home. The property is located in the I-1 (Light Industrial District). Owner/Applicant: Tyler Nasim; Top Quality Fix and Flip, LLC / Contractor: Joe Garner.
 4. COA: 24-004-00005: Certificate of Appropriateness for Major Works – 147 Phiher Drive (TMS: 7-08-16-019.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace existing vinyl siding with new vinyl siding on entire house to 4” vinyl siding and adding vinyl windows. The property is located in the R-6 (General Residential District). Owner: Prime Haven Holdings, LLC / Applicant/Contractor: Ethan Floyd; PTL Construction.



The City of Spartanburg Board of Architectural Design & Historic Review

- VIII. **Approved Certificate of Appropriateness for Minor Works since the January 11, 2024, 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, January 11th, 2024, at 5:30 PM
County Council Chambers

The City of Spartanburg Board of Architectural Design and Historic Review (HARB) met in County Council Chambers on Thursday, January 11th, 2024, at 5:30PM with the following members in attendance: **Bill Michels, Kenneth Brown, Rod McCants, Michael Pittillo, James Gaffney, Mark Olencki, Glory Boozer and Sylvelie Franke.** Representing the Planning Department is, **Martin Livingston, Community Community Director, Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

Mr. Michels: Bill Michels
Mr. Gaffney: James Gaffney
Mr. McCants: Rod McCants
Mr. Brown: Kenneth Brown
Ms. Franke: Sylvelie Franke
Dr. Boozer: Glory Boozer
Mr. Olencki: Mark Olencki
Mr. Pittillo: Mr. Michael Pittillo

Mr. Michels: 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 by Mr. Olencki approve the agenda. The motion was approved with a vote of 8-0.

Mr. Gaffney: The chair will now entertain a motion for the agenda for tonight's meeting? And second? All in favor?
Attendees: Aye.

Approval of Meeting Minutes from December 14th, 2023.

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

Old Business: None.

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.

Project Description

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 Mr. Love's 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.

Response made by Royce Camp Construction, LLC. to the comment by Donnie Love and the HARB:

- A site plan has been provided
- A massing plan has been provided
- The board and batten siding has been changed to clapboard siding with a 6" reveal. The siding will be wood. sample provided Horizontal
- The exterior walls have been changed to provide a drip edge where the siding meets the foundation wall
- All rafter tails will be boxed in so that no rafter tails show.
- The front porch has been changed to a depth of 7' The flooring will be wood. sample provided
- The window sizes are required to meet egress requirements. The windows on the front of the home are in a bedroom which are required to meet the requirements of egress. Sample provided
- There will be no chimney on the side of the home. There will be an offset in the siding, but no flue or chimney
- A front door design has been submitted. The door will be 3/4 glass with SDL in mahogany. This door will be a single 3068 size.

Applicant:

Royce Camp, Royce Camp Construction, LLC.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

A returned tabled item seeking approval for new construction Single- Family Dwelling in Hampton Heights Historic District. A meeting was held with the applicant, staff member(s), Mr. Love and a board member (Bill Michels) to discuss and review the final plans. The applicant met all city's requirements of City of Spartanburg and historic guidelines.

A motion was made by Mr. Michels, seconded Mr. Brown to approve as submitted with a vote of 8-0.

New Business:

Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to replace windows in newly purchased home with new vinyl windows. The property is located at 728 Reynolds St. in Beaumont Mill Village Historic District and is currently zoned as R-6, General Residential District. (TMS # 7-08-15-119.00).

Owner/Applicant: Gergley Properties, LLC; Contractor: Lowes.

Project Description and History

The project site is located on an approximately 6,703 square foot lot in the Beaumont Mill Village Historic District. The site is located on the west side of Reynolds St. and east side of Isom St.. The site currently contains one single-family home that was constructed in 1910. This residential structure is a vinyl-framed bungalow with a brick foundation. The structure has an open porch in front of the house. This residential structure has a gable roof with composite shingle.

Originally, the applicant was seeking approval from the Board of Architectural Design and Historical Review to replace windows with new vinyl windows.

*Please Note: The applicant requested an adjustment to the application after learning vinyl windows is not allowed in Historic District. The applicant NOW is proposing to replace the windows with either wood or aluminum clad wood windows (Jamb White Endurable Clad Wood Dual-pane Double Hung Windows).

Analysis***Zoning Ordinance and Historic Design Manual Consistency***

The project site is located in the Beaumont Mill Village Historic District which has design guidelines for development. These guidelines are outlined in the Beaumont Village Design Guidelines for the City of Spartanburg Historic District Preservation Principles and Approaches. The purpose of the Guidelines is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications

involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site has a zoning designation of R-6, General Residential District, which allows for single family dwelling 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* –

Currently, the windows installed in the house are wood, two over two windows. The new proposed windows from the applicant are Jamb white Endurable clad wood dual pane double hung windows OR wood windows. The design of the window is one over one.

The Secretary Of The Interior's Standards For The Treatment Of Historic Property Guidelines states that "Wood is one of the most essential materials used in American buildings of every period and style. Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall historic character of the building. It is not recommended to replace windows rather than maintaining the sash, frame, or glazing. It is recommended to evaluate the overall condition of windows to determine whether more than protection and maintenance, such as repairs to windows and windows features, will be necessary. If the window is beyond repair, replacing in kind extensively deteriorated or missing components of windows when there are surviving prototypes, such as frames or sash, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish. It is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window."

2. *The scale of the buildings* –

The scale of the building will remain the same. Replacing the windows will not change the overall square footage of the house.

3. *The texture and materials* –

The texture and materials of the windows, from the applicant's newly proposed windows, will be Jamb white Endura clad wood dual-pane double hung window OR wood windows.

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

Properties in the vicinity of the project site have a combination of wood windows and vinyl windows. Unfortunately, at this time, staff could not make a determination in terms of double-pane vs. single pane windows from the surrounding properties.

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

Along Reynolds St., houses surrounding the project site have a mixed types of windows in terms of style, design, materials and texture. However, based on the Interior's Standards Guidelines, it is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window.

Applicant:

Gergley Properties, LLC; Contractor: Lowes.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

David Williams, 150 W Hampton Ave, Spartanburg SC 29306.

Discussion:

A tabled item for a meeting of the applicant, staff member(s), Mr. Love and a board member (Bill Michels) met to discuss and review the final plans. The applicant responded to Donald's Love suggestions and met city's guidelines.

A motion was made by Mr. Michels, seconded Mr. Brown was denied as presented by a vote of 8-0.

Certificate of Appropriateness for Major Works – 150 W. Hampton Dr. (TMS: 7-16-02-054.00). The applicant is seeking approval of the installation of a small shed on the site. The property is located in the Hampton Heights Neighborhood Historic District, zoned R-8 SFD (General Residential – Single Family District). Owner/Applicant: David. A. Williams.

Project Description and History

Applicant /Owner would like to place a prefabricated shed in the rear of his property. The shed is a size 10' x 12', and being under 200sf, the structure does not require a permit from the Building Department. The proposed location makes the shed partially visible from the sidewalk while standing in front of the driveway. The applicant plans to follow the zoning code regarding placement of the shed; per the City of Spartanburg Zoning Code §501.4 Accessory Buildings in Residential Districts, accessory buildings shall be located not less than five (5) feet from any side or rear lot line.

Analysis**Zoning Ordinance & Historic Design Manual Consistency**

The COA 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:** [to] Review application for and, where appropriate, issue Certificates of Appropriateness permitting the rehabilitation, alteration, reconstruction, or demolition of structures on or changes to Historic Sites.

Findings**Certificate of Appropriateness, Section 510.6 (C)**

a. The character and appropriateness of the design –

The applicant has chosen a prefabricated shed from a local retailer. The size is 10ft x 12ft with a maximum height of 7ft at the roof's peak. The shed will be wrapped in vertical siding. The owner has chosen the shed with a single door entrance and a small window in the front. The owner plans to position the shed along the same property line as the driveway (behind the 6ft gate), so the door to the shed is facing west. The side of the shed will be seen from the sidewalk, specifically the top portion / roof view.

b. The scale of the buildings –

The scale of the house will not be impacted by the addition of the shed.

c. The texture and materials –

Standard shingled roof (25-year asphalt shingles) with typical siding material. The shed also includes: 2' x 2' window next to the door and two, 8" x 16" wall vents allow for air flow throughout the building.

d. The relationship of such elements to similar features of structures in the immediate surroundings – Sheds are a common feature for homes within Hampton Heights. Most appear to be just as old as the original home, or added to the site years ago. Staff observed wooden sheds that are partially seen from the sidewalk so the additional structure is a similar feature in the immediate surrounding.

e. If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District – Sheds are a common accessory structure within the Hampton Heights Historic District, so the addition will be harmonious with the Historic District.

Applicant:

David. A. Williams.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

Taylor France, 1751 Union St, Spartanburg SC 29306

Discussion:

The proposed shed placement is not visible from the road and will be inside of 6' fence.

A motion was made by Mr. Michels, seconded Mr. Olencki to approve as submitted by a vote of 7-0 and 1 abstention.

Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to replace 8 windows with new windows that meet the HARB specifications. The property is located at 527 Beaumont Ave. in Beaumont Mill Village Historic District and is currently zoned as R-6, General Residential District. (TMS # 7-08-15-118.00). Owner/Applicant: Virginia Painter; Contractor: Taylor France, Neely's.

Project Description and History

The project site is located on an approximately 7,040 square foot lot in the Beaumont Mill Village Historic District. The site is located on the east side of Beaumont Ave. The site currently contains one single-family home that was constructed in 1910. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open porch in front of the house. This residential structure has a gable roof with comp shingle.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to install 8 windows (Aluminum-clad wood hung, simulated divided lite, double pane windows) on the house.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Beaumont Mill Village Historic District which has design guidelines for development. These guidelines are outlined in the Beaumont Village Design Guidelines for the City of Spartanburg Historic District Preservation Principles and Approaches. The purpose of the Guidelines is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site has a zoning designation of R-6, General Residential District, which allows for single family dwelling 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 –*

Currently, the windows installed in the house are wood windows. The proposed windows are factory-assembled extruded aluminum-clad wood window with sash installed in the frame. The design of the window is two over two.

The Secretary Of The Interior's Standards For The Treatment Of Historic Property Guidelines states that "Wood is one of the most essential materials used in American buildings of every period and style. Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall historic character of the building. It is not recommended to replace windows rather than maintaining the sash, frame, or glazing. It is recommended to evaluate the overall condition of windows to determine whether more than protection and maintenance, such as repairs to windows and windows features, will be necessary. If the window is beyond repair, replacing in kind extensively deteriorated or missing components of windows when there are surviving prototypes, such as frames or sash, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish. It is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window."

2. *The scale of the buildings –*

The scale of the building will remain the same. Replacing the windows will not change the overall square footage of the house.

3. *The texture and materials –*

The texture and materials of the windows will be factory-assembled extruded aluminum-clad wood window with sash installed in the frame.

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

Properties in the vicinity of the project site have a combination of wood windows and vinyl windows. Unfortunately, at this time, staff could not make a determination in terms of double-pane vs. single pane windows from the surrounding properties.

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

Along Beaumont Ave., houses surrounding the project site have a mixed types of windows in terms of style, design, materials and texture. However, based on the Interior's Standards Guidelines, it is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window.

Applicant:

Virginia Painter, Owner.

Taylor France, Contractor with Neely's.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

Aluminum clad were appropriate in this instance. The windows had been replaced previously and are not original. The proposed replacement windows and information provided before the board meets all historic guidelines.

A motion was made by Mr. Michels, seconded Mr. Olencki to approve as submitted by a vote of 8-0.

The meeting was adjourned at 6:48 PM.

James Gaffney, Chairman

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – 136 Phiher Drive (TMS: 7-08-16-028.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace existing vinyl siding with new vinyl siding. The property is located in the R-6 (General Residential District). **Owner: Helene & Ralph Key / Applicant/Contractor: Ethan Floyd; PTL Construction.**

DATE: February 8, 2024

Project Description and History

The project site is located on an approximately 8,300 square foot lot in the Beaumont Mill Village Historic District. The site is located on the south side of Phiher Drive south of Lynda Street. The site currently contains one single-family home that was constructed in 1942. This residential structure is a vinyl-framed bungalow with a brick foundation. The structure has front gable porch with exterior brick chimney. This residential structure has a gable roof with composite shingle. The Beaumont Mill Village Historic Design Guidelines list this structure as House Type Ten – Extended Hall Parlor circa 1941.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Beaumont Mill Village Historic District which has design guidelines for development. These guidelines are outlined in the Beaumont Village Design Guidelines for the City of Spartanburg Historic District Preservation Principles and Approaches. The purpose of the Guidelines is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site has a zoning designation of R-6, General Residential District, which allows for single family dwelling 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)

a. The character and appropriateness of the design –

Currently the structure is wrapped in vinyl siding and the applicant and owner is proposing removing the siding and replacing the existing siding with new vinyl siding. Repair of vinyl siding is considered a minor works. The applicant is proposing replacing the entire vinyl siding which would be considered a Major Works and would require approval by the HARB. Section 3.1.2 defines as minor works "Exterior Siding if original has been replaced". There is no indication what the original material is under the vinyl siding. Section 3.7.6 Exterior Siding states that "If more than 50% of non-original siding will be replaced then

the type of replacement siding must match the historic style siding.” The city attorney has rendered an opinion based on complete removal of the siding which would require original material under the siding to be repaired if in good condition.

b. The scale of the buildings –

The scale of the home will not be impacted by removing existing vinyl siding.

c. The texture and materials –

The contractor plans to wrap the home in 5” Dutch vinyl siding. Vinyl siding is not considered an original material and would not be considered an appropriate replacement in the historic district. Repair of the vinyl siding would be considered appropriate.

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

The majority of the homes on Phifer street are wrapped in vinyl (4” or greater), followed by the asbestos sidings, and a brick exterior, which stands out compared to the other homes. The proposed vinyl replacement will have similar features to homes in the immediate surrounding. Vinyl siding is not considered an original material in the historic district.

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

While vinyl is not a historic material, removal of the vinyl siding would require the applicant to repair any original material in good condition under the siding. Section 3.1.2 defines as minor works “Exterior Siding if original has been replaced”. There is no indication what the original material is under the vinyl siding. Section 3.7.6 Exterior Siding states “If more than 50% of non-original siding will be replaced then the type of replacement siding must match the historic style siding.” While vinyl siding would be consistent with other properties on the street, vinyl siding replacement would not be consistent with the historic guidelines.

Submitted by:

Martin L. Livingston, Jr., AICP, CPM
Community Development Director

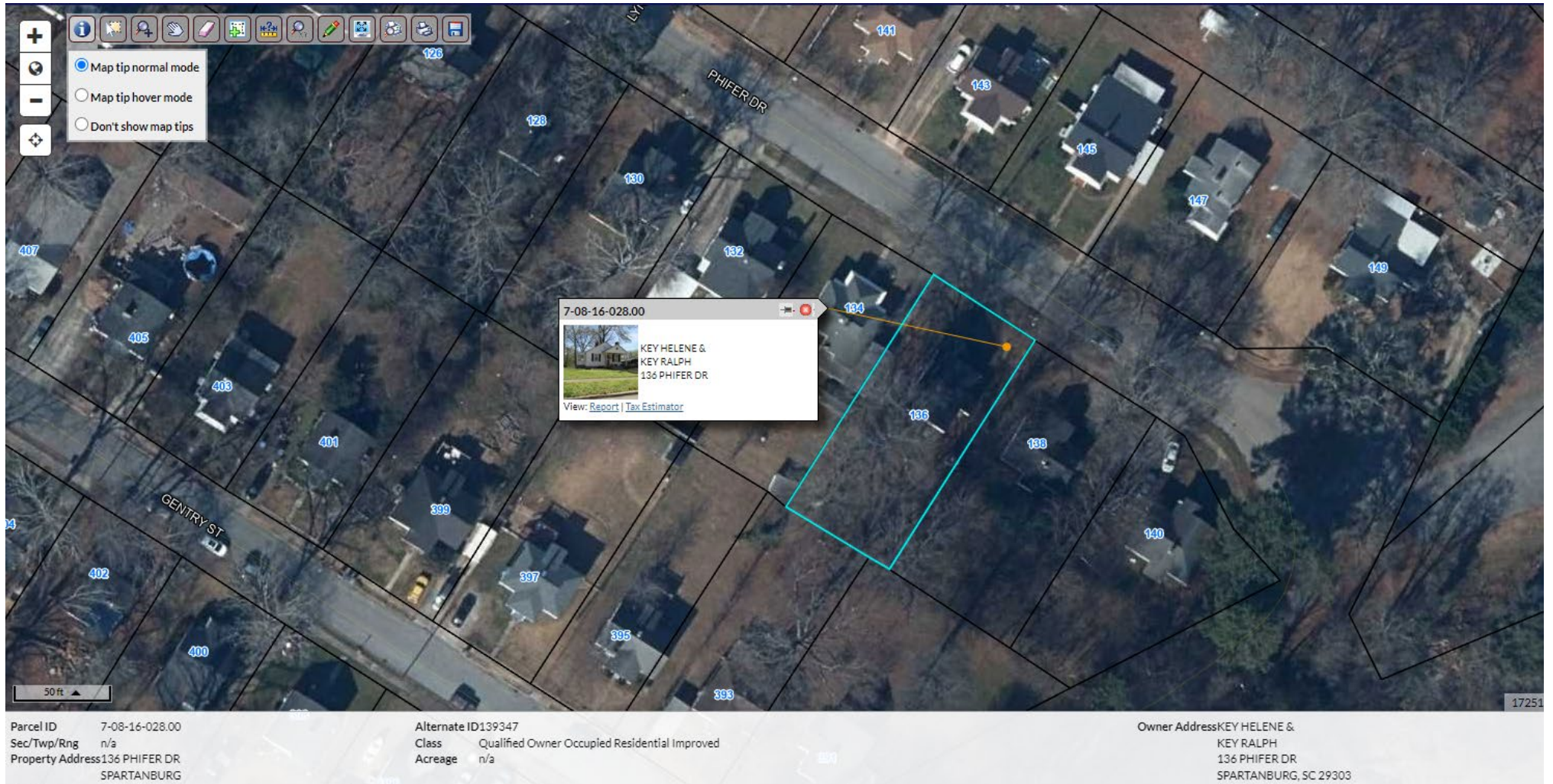
Attachments:

Conditions of Approval
Application and Materials
Site Photos

**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:
136 Phifer Drive (TMS: 7-08-16-028.00)
in the Beaumont Mill Village Historic District.
Owner: Helene & Ralph Key
Applicant/Contractor: Ethan Floyd; PTL Construction.**

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. project.

SITE MAP



ZONING MAP



PHOTOS



PHOTOS



PHOTOS



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: Helene & Ralph Key Phone: 843-478-8923
Address: 136 Phifer Dr Email: _____
City: Spartanburg State: SC Zip: 29303

Applicant: Ethan Floyd Phone: 864-606-8857
Address: PO Box 6332 Email: Ethanptlconst@gmail.com
City: Spartanburg State: SC Zip: 29304

Contractor: Ethan Floyd - PTL Construction Phone: 864-606-8857
Address: PO Box 6332 Email: Ethanptlconst@gmail.com
City: Spartanburg State: SC Zip: 29304

Address of Property: 136 Phifer Dr. Spartanburg, SC 29303
Tax Map Number: 7-08-16-028.00 Zoning District 7

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: Ethan Floyd Date: 12/29/23

Staff Use Only / Received by: Quana
Date Received: 01/02/24 Time: _____ Permit Number: MCOA 24-0400001

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):

Changing the vinyl siding on entire house to white 4" vinyl siding.

Please read and initial the following statements:

_____ I am the owner of the property, or

EF

_____ 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.

EF

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

EF

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

EF

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

EF

_____ 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

To whom this may concern,

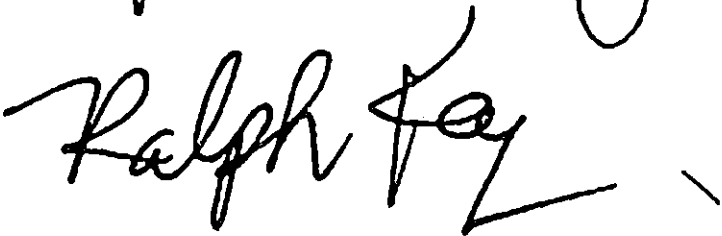
We authorize PTL construction to change the vinyl siding and apply for a COA with the city of Spartanburg for our home at 136 Phifer Dr Spartanburg, SC 29303.

Thank you,

Helene Key

A handwritten signature in black ink, appearing to read "Helene Key", written over the printed name.

Ralph Key

A handwritten signature in black ink, appearing to read "Ralph Key", written over the printed name.

Memo

To: City of Spartanburg Planning and Zoning
From: Bob Coler, Spartanburg City Attorney
Date: February 1, 2024
Regarding: Design Guidelines as they relate to vinyl siding replacement in Beaumont Mill Village

REQUEST:

I have been asked by Spartanburg City Planning and Zoning staff to render a legal opinion regarding the replacement of vinyl siding on homes in the Beaumont Mill Village Historic Preservation Overlay District.

ANALYSIS:

A reading of the Design Guidelines for Beaumont Mill Village, June 2009 (hereinafter the "Guidelines") reveals the following sentences: *"Most of the homes in Beaumont were originally wood siding.....If this material still exists on the home, it should be retained....Artificial siding can trap moisture underneath and decay the original wood. Therefore, homes that do not have these materials on them should not consider artificial materials as a replacement to the damaged wood. Repair is the only option."* **Design Guidelines for Beaumont Mill Village, Page 30, Section 3.7.6 - Exterior Siding.** Clearly, the Guidelines demand that a Beaumont home that still has wood siding must only be re-sided with wood.

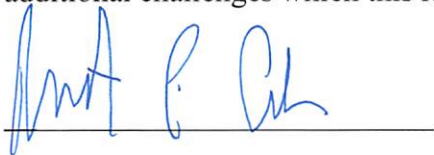
Furthermore, the Guidelines state: *"If more than 50% of non-original siding will be replaced then the type of replacement must match the historic style siding....Appropriate new material should be Wood, Cement Fiberboard."* **Design Guidelines for Beaumont Mill Village, Page 30, Section 3.7.6 - Large Areas of Siding Replacement.** Unquestionably this means that the Guidelines demand that a Beaumont home that is clad in vinyl siding, but was previously clad in wood, must be resided in wood or cement fiberboard if more than 50% of the vinyl siding is going to be replaced. Conversely, if less than 50% of the existing vinyl siding is going to be replaced, it may be replaced with vinyl siding.

CONCLUSION:

Based on the above Analysis, it is my conclusion that the Design Guidelines for Beaumont Mill Village, June 2009 demand that the owner of a Beaumont home, which was originally clad in wood siding, who replaces more than 50% of the existing vinyl siding must re-side the home with wood or cement fiberboard. Conversely, the owner of a Beaumont home clad in vinyl siding may re-side the home in vinyl if less than 50% of the existing vinyl siding is to be replaced.

Furthermore, I do not see a conflict between the Design Guidelines for Beaumont Mill Village, June 2009 and the Secretary of the Interior's Standards for Rehabilitation (hereinafter the "Standards") in this matter. To find a conflict, one would have to deem vinyl siding as an historic feature and therefore require the replacement of vinyl with vinyl. In this case, especially if the Beaumont home was originally sided in wood, then the historic feature is wood siding and not vinyl siding.

Finally, this analysis is applicable to a home whose siding is all, or nearly all, the same material. For example, a home clad 50% in vinyl siding and 50% in wood siding presents additional challenges which this Memo is not intended to address.



Robert P. Coler



Date

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 install handrails on each side of the porch steps. The property is located at 309 W. Hampton Ave. in Hampton Heights Historic District and is currently zoned as R-8/SFD, General Residential – Single Family District. (TMS # 7-16-02-085.00). **Owner/Applicant: Angela Viney; Contractor: Jeff Viney; Meritus Homes.**

Date: February 2nd, 2024

Project Description and History

The project site is located on an approximately 12,446 square foot lot in the Hampton Height Historic District. The site is located on the south side of W. Hampton Ave. The site currently contains one single-family house that was constructed in 1924. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open porch in front of the house. This residential structure has a gable roof with comp shingle.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to install handrails on each side of the porch steps that will provide extra protection for the elderly, children and disabled struggling to use stairs.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Hampton Heights Historic District which has design guidelines for development. These guidelines are outlined in the Hampton Heights Design Guidelines for the City of Spartanburg Historic District Preservation Principles and Approaches. The purpose of the Guidelines 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, General Residential – Single Family 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* –

Applicant is proposing to install two handrails on each side of the 5 front porch steps. The handrails will be made of sturdy wrought iron with no pickets in between the two hand railings. The height of the handrails is flexible for three to five steps. The material used for the proposed handrails will match the material of the front porch pickets and railings.

2. *The scale of the buildings –*

The scale of the building will remain the same. Adding two handrails on each side of the porch steps will not increase the scale of the building.

3. *The texture and materials –*

The texture and materials of the proposed handrails will be sturdy wrought iron with thick solid bases that are weather resistant.

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

–

The house to the left side of the project site has handrails installed in front of the house, while the house to the right side of the project site does not have handrail installed, given the elevation of the house is not as tall as the project site. The property directly across from the project site has handrails installed on the front porch steps. Therefore, in the vicinity of the project site, there are houses with handrails installed on porch steps that match the design of the house.

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 W. Hampton Ave., some houses surrounding the project site have handrails installed on porch steps that match the design and style of the house. The proposed handrails will match the pickets and railings design of the front porch. Adding sturdy wrought iron handrails that are weather resistant will provide extra protection to people living in the house. The extent of such an alteration to the house will be harmonious with the Historic District.

Submitted by:



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

Attachments:

Conditions of Approval

Application

Photos – Site Photos

Specifications / Style of Proposed Windows

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

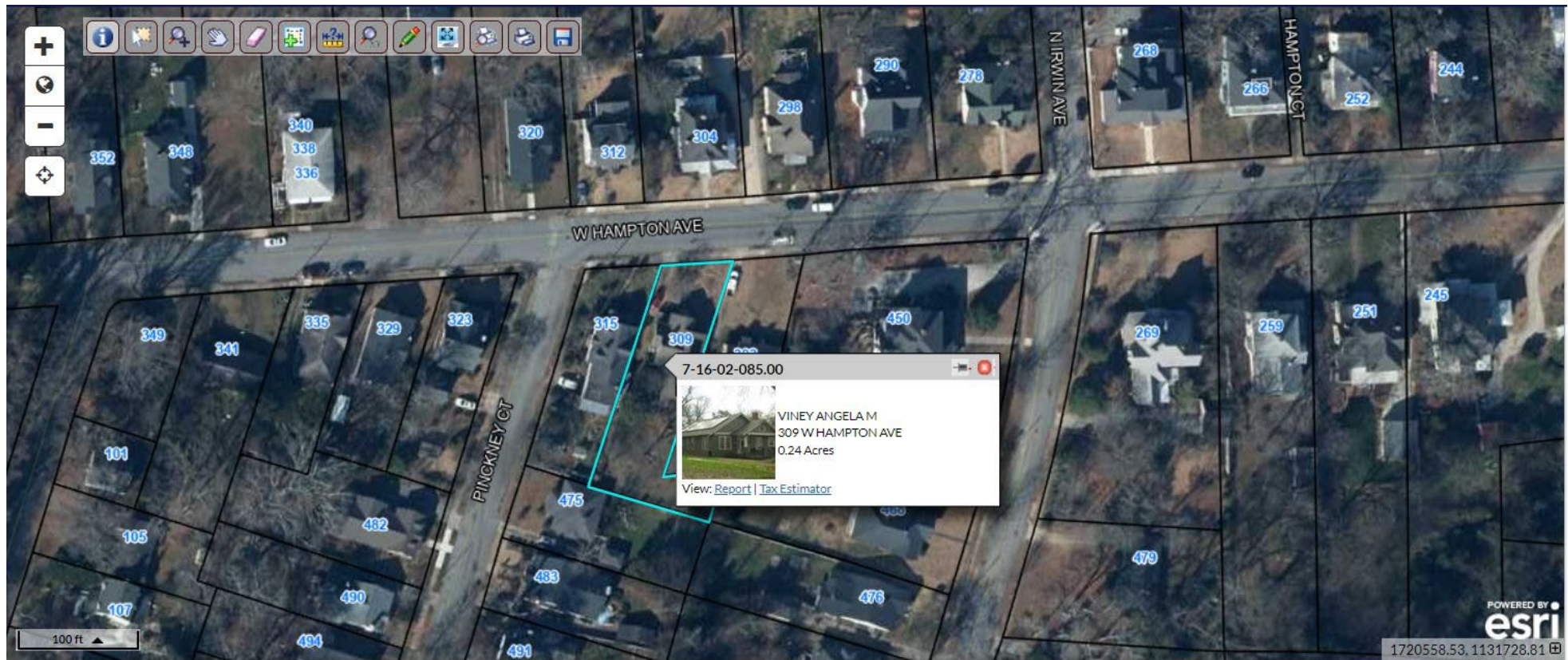
309 W. Hampton Ave., Hampton Heights Historic District

Certificate of Appropriateness for Major Works – Permission to Add Handrails on Each Side of the Front Porch Steps

Zoning District: R-8/SFD, General Residential – Single Family District; Landowner: Angela Viney / Contractor: Jeff Viney; Meritus Homes

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 – 309 W. Hampton Ave.



ZONING MAP – 309 W. Hampton Ave.

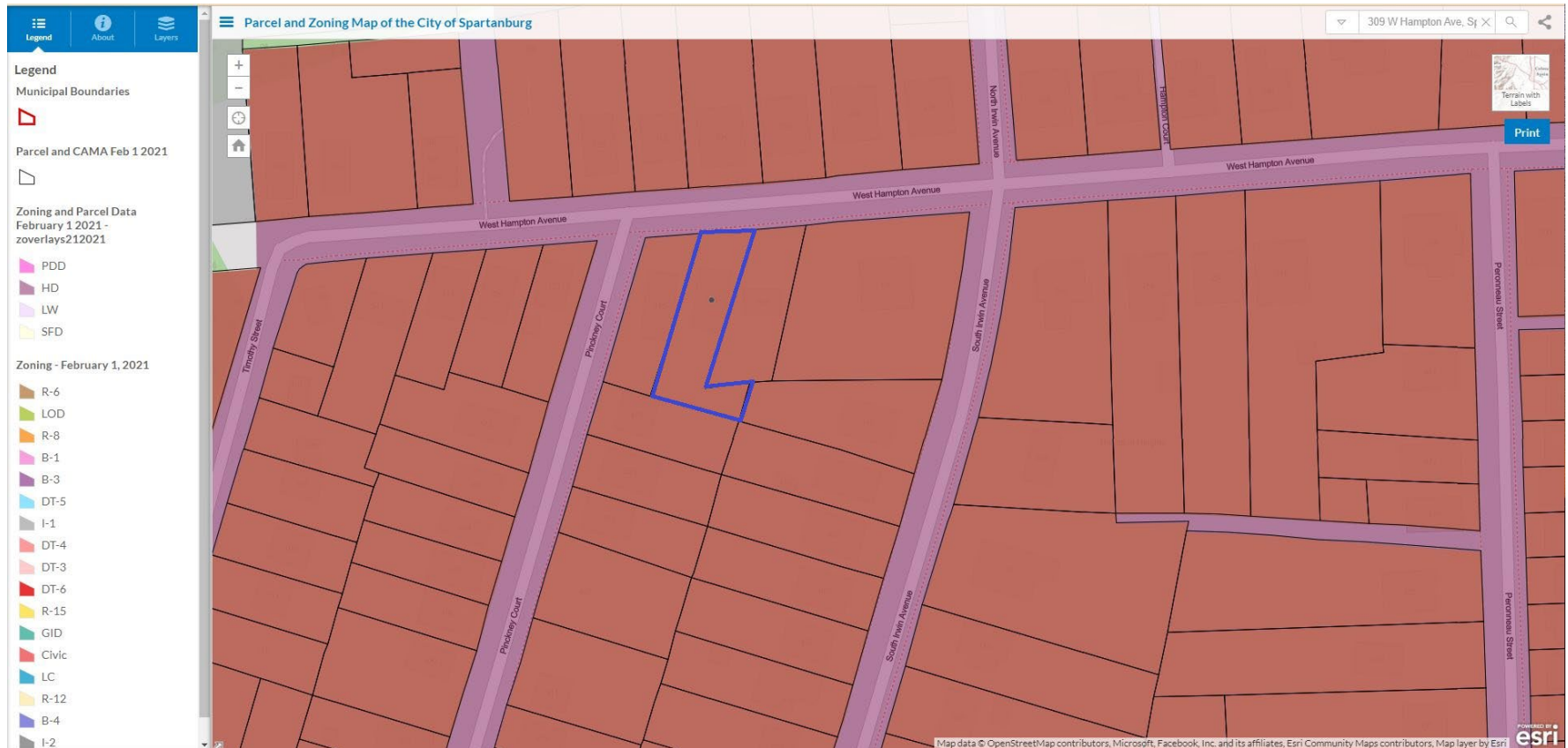


Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Property to the Left



Photo – Properties to the Right



Photo – Property Directly Across from the Project Site



Photo – Property to the Right Side of the Project Site



Photo – Properties Across from the Project Site



Photo – Properties Across from the Project Site



Photo – W. Hampton Ave. Street View





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: Angela Viney Phone: 803-360-9622
Address: 309 W. Hampton Ave Email: angiemvr@aol.com
City: Spartanburg State: SC Zip: 29306

Applicant: (same) Phone: _____
Address: _____ Email: _____
City: _____ State: _____ Zip: _____

Contractor: Jeff Viney Phone: 864 304 2819
Address: 2508 N. Main St Email: jell@meritushomes.com
City: Anderson State: SC Zip: 29621

Address of Property: 309 W. Hampton Ave, Spartanburg SC 29306
Tax Map Number: 7-16-02-085.00 Zoning District 755-2

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: Angela M Viney Date: 1/17/2024

Staff Use Only / Received by: Ousana Nau
Date Received: 01/17/24 Time: _____ Permit Number: 24-0400003

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):

Install hand rails on each side of porch steps.
There are 5 steps and they are 10' in length with only a 5" rise.

Please read and initial the following statements:

AV 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.

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

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

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

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

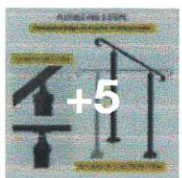
Received by: _____ Staff Use Only:
_____ MCOA - Minor _____ COA - Major

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Have a question?

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[Apply for a Pro Xtra Credit Card](#)

Product Height x Width (in.): **38 in x 55 in**

Top Rated

VEVOR

Handrails for Outdoor Steps Fit 3 to 5 Steps Outdoor Stair Railing Wrought Iron Handrail Hand railing for Concrete Steps

Our VEVOR outdoor stair railing for concrete provides extra protection for the elderly, children and disabled struggling to use stairs. The flexible height allows the exterior handrail for steps to fit 3-5 stairs, meeting your different needs. With sturdy wrought iron material and powder-coated surface, the railing is rustproof and easy to clean. This metal handrail for outdoor steps is ideal for gardens, residential buildings, porches, hotels, etc.

- Flexible for 3 to 5 steps: max height for steps: 25.5 in./64.8 cm distance between posts: 42.7 in./108.5 cm post height: 37.8 in./96 cm due to the flexible height, our wrought iron handrail fits your 3 to 5 steps according to the different sizes, it is perfect for helping people keep balance in the rain or winter and prevent skidding
- Sturdy wrought iron: this outdoor stair railing is made from durable wrought iron material with thick solid bases, which is more rigid and reliable than aluminum products, the stable and sturdy construction ensures an excellent load capacity to provide a secure grab bar for your family, moreover, the ergonomic design is adopted to create a comfortable grip



TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – 689 Southern Street (TMS: 7-12-03-097.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace existing windows in the home. The property is located in the I-1 (Light Industrial District).
Owner/Applicant: Tyler Nasim; Top Quality Fix and Flip, LLC / Contractor: Joe Garner.

DATE: February 8, 2024

Project Description and History

The project site is located on an approximately 8,200 square foot lot in the Beaumont Mill Village Historic District. The site is located on the east side of Southern Street between Kingston Street and N. Fairview Avenue. The site currently contains one structure that was constructed approximately in 1920. This residential structure is an asbestos framed bungalow with painted masonry. The structure has a front hipped porch with interior unpainted brick chimney. The structure originally had two front doors, one of which is covered over in violation of the previous Certificate of Appropriateness application. The Beaumont Mill Village Historic Design Guidelines list this structure as House Type One – Saddlebag circa 1890-1910.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Beaumont Mill Village Historic District which has design guidelines for development. These guidelines are outlined in the Beaumont Village Design Guidelines for the City of Spartanburg Historic District Preservation Principles and Approaches. The purpose of the Guidelines is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site has a zoning designation of R-6, General Residential District, which allows for single family dwelling 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)

a. The character and appropriateness of the design –

The applicant is requesting to replace the existing two over two horizontal windows with similar windows. The applicant has stated that the windows are in poor condition. The replacement of the windows with wood windows would be consistent with Beaumont Mill Village Historic Design Guidelines. Staff observed that the windows and frames were deteriorated. Section 3.7.2 states that existing windows should

be repaired instead of replaced “Wood windows were constructed so that individual pieces could be taken apart and repaired as needed. Therefore, many original windows could be repaired for much less than replacing a window.” The section also recommends “Wood and aluminum clad wood windows are the most appropriate replacement materials.”

b. The scale of the buildings –

The scale of the building will not be changed with the request for a replacement of the windows.

c. The texture and materials –

The texture of the window replacement would be wood and would match the existing horizontal windows in size and texture.

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

Wood windows are a predominant feature in the neighborhood.

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 replacement of the windows with wood windows would be consistent with Beaumont Mill Village Historic Design Guidelines. Staff observed that the windows and frames were deteriorated. Section 3.7.2 states that existing windows should be repaired instead of replaced “Wood windows were constructed so that individual pieces could be taken apart and repaired as needed. Therefore, many original windows could be repaired for much less than replacing a window.” The section also recommends “Wood and aluminum clad wood windows are the most appropriate replacement materials.”

Staff noted at the structure that the left door was removed in violation of the Historic guidelines. Also the right side smaller window was removed and covered in violation of the previous COA application which was denied to replace windows. The applicant will be required to return the structure to its original features.

Submitted by:

Martin L. Livingston, Jr., AICP, CPM
Community Development Director

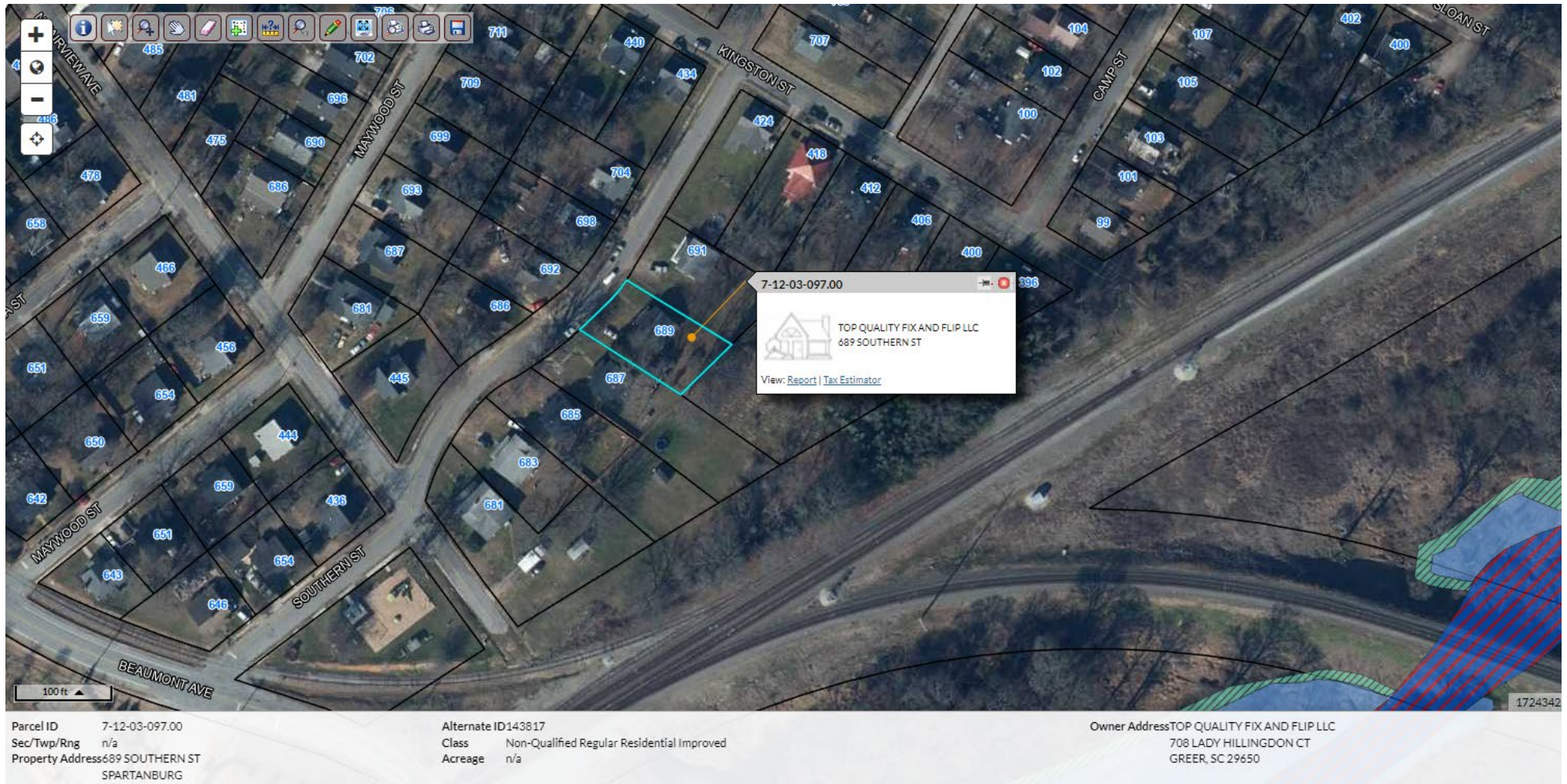
Attachments:

Conditions of Approval
Application and Materials
Site Photos

**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:
689 Southern Street (TMS: 7-12-03-097.00)
in the Beaumont Mill Village Historic District.
Owner/Applicant: Tyler Nasim; Top Quality Fix and Flip, LLC
Contractor: Joe Garner**

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. project.

SITE MAP



ZONING MAP



PHOTOS



PHOTOS



PHOTOS





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: Top Quality Fix and Flip LLC Phone: 864-313-4088
Address: 689 Southern Street Email: tylernasim@engagerealestate.net
City: Spartanburg State: SC Zip: 29303

Applicant: Tyler Nasim Phone: 864-313-4088
Address: 689 Southern Street Email: tylernasim@engagerealestate.net
City: Spartanburg State: SC Zip: 29303

Contractor: Joe Garner Phone: 864-380-6090
Address: 689 Southern Street Email: joe@garnerjohnson.com
City: Spartanburg State: SC Zip: 29303

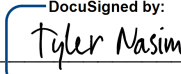
Address of Property: 689 Southern Street Spartanburg SC 29303
Tax Map Number: 7-12-03-097.00 Zoning District

Please select the activity requested:

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

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

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

Applicant: Signature:  Date: 1/17/2024
DocuSigned by: 198A771E90E2463...

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____



Planning Department

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

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):

Looking to replace the windows in the home.

Please read and initial the following statements:

- ^{DS}
☒ **TN** 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.
- ^{DS}
☒ **TN** The information on this application represents an accurate description of the proposed work.
- ^{DS}
☒ **TN** I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- ^{DS}
☒ **TN** I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- ^{DS}
☒ **TN** 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**

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – 147 Phifer Drive (TMS: 7-08-16-019.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace/change existing vinyl siding with new vinyl siding (4”) on entire house and adding vinyl windows. The property is located in the R-6 (General Residential District). **Owner: Prime Haven Holdings LLC / Applicant/Contractor: Ethan Floyd; PTL Construction.**

Date: February 3rd, 2024

Project Description and History

The project site is located on an approximately 8,250 square foot lot in the Beaumont Mill Village Historic District. The site is located on the north side of Phifer Drive and east side of Lynda Street. The site currently contains one single-family home that was constructed in 1942 and a small storage room to the right side of the house. This residential structure is a wood-framed bungalow with a brick foundation. The structure has a front porch with exterior brick chimney and has a gable roof with composite shingle. The Beaumont Mill Village Historic Design Guidelines list this structure as House Type Ten – Extended Hall Parlor circa 1941.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Beaumont Mill Village Historic District which has design guidelines for development. These guidelines are outlined in the Beaumont Village Design Guidelines for the City of Spartanburg Historic District Preservation Principles and Approaches. The purpose of the Guidelines is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City’s Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site has a zoning designation of R-6, General Residential District, which allows for single family dwelling 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)

a. The character and appropriateness of the design –

Currently the structure is wrapped in vinyl siding and the applicant and owner is proposing removing the siding and replacing the existing siding with new vinyl siding (4”). Repair of vinyl siding is considered minor work. The applicant is proposing replacing the entire vinyl siding which would be considered a Major Work and would require approval by the HARB. Section 3.1.2 defines minor works as “Exterior Siding if original has been replaced”. There is no indication what the original material is under the vinyl siding.

Currently, windows on the house are vinyl windows boarded up with wood on the exterior. On the application, the applicant is proposing to add/replace windows on the house.

Beaumont Mill Village Design Policies and Guidelines Section 3.7.6 Exterior Siding states “.....most of the homes in Beaumont were originally wood siding. If this material still exists on the home, it should be retained. Many homes in the area have aluminum or vinyl siding added to them. Details of the original home have been lost due to the additions of these materials. Artificial siding can trap moisture underneath and decay the original wood. If more than **50%** of non-original siding will be replaced then the type of replacement siding **must** match the historic style siding. The appropriate new material should be – wood, cement fiberboard. The City attorney has rendered an opinion based on complete removal of the siding which would require an original material under the siding to be repaired if in good condition.

Beaumont Mill Village Design Policies and Guidelines Section 3.7.2 Windows states “.....windows are another significant character defining feature of any home. Many original windows could be repaired for much less than replacing a window. If it’s determined the windows are in such deteriorated condition that they must be replaced, the homeowner should select a new window with extreme care. Wood and aluminum clad wood windows are the most appropriate replacement materials. Other window materials will be evaluated by the HARB.”

The Secretary Of The Interior’s Standards For The Treatment Of Historic Property Guidelines states that “Wood is one of the most essential materials used in American buildings of every period and style. Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall historic character of the building. It is not recommended to replace windows rather than maintaining the sash, frame, or glazing. It is recommended to evaluate the overall condition of windows to determine whether more than protection and maintenance, such as repairs to windows and windows features, will be necessary. If the window is beyond repair, replacing in kind extensively deteriorated or missing components of windows when there are surviving prototypes, such as frames or sash, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish. It is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window.”

b. The scale of the buildings –

The scale of the home will not be impacted by removing/replacing existing vinyl siding and by adding vinyl windows.

c. The texture and materials –

The contractor plans to wrap the home in new 4” vinyl siding. Vinyl siding is not considered an original material and would not be considered appropriate replacement in the historic district. Repair of the vinyl siding would be considered appropriate.

The material proposed for the windows is vinyl. Vinyl window is not considered an original material and would not be considered appropriate in the historic district.

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

The majority of the homes on Phifer street are wrapped in vinyl (4” or greater), followed by the asbestos sidings, and a brick exterior, which stands out compared to the other homes. The proposed vinyl

replacement will have similar features to homes in the immediate surrounding. Vinyl siding is not considered an original material in the historic district.

Properties in the vicinity of the project site have a mixed types of windows in terms of style, material and texture, and design. The proposed adding/replacing vinyl windows to the house will share similar features to homes surrounding the project site. However, vinyl windows is not considered as an original material in the historic district.

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

While vinyl is not a historic material, removal of the vinyl siding would require the applicant to repair any original material in good condition under the siding. Section 3.1.2 defines as minor works “Exterior Siding if original has been replaced”. There is no indication what the original material is under the vinyl siding. Section 3.7.6 Exterior Siding states “If more than 50% of non original siding will be replaced then the type of replacement siding must match the historic style siding.” While vinyl siding would be consistent with other properties on the street, vinyl siding replacement would not be consistent with the historic guidelines.

Based on the Interior’s Standards Guidelines, it is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window.

Submitted by:



Nan Zhou, AICP
City Planner II
Planning and Zoning Department

Attachments:

Conditions of Approval
Application and Materials
Site Photos

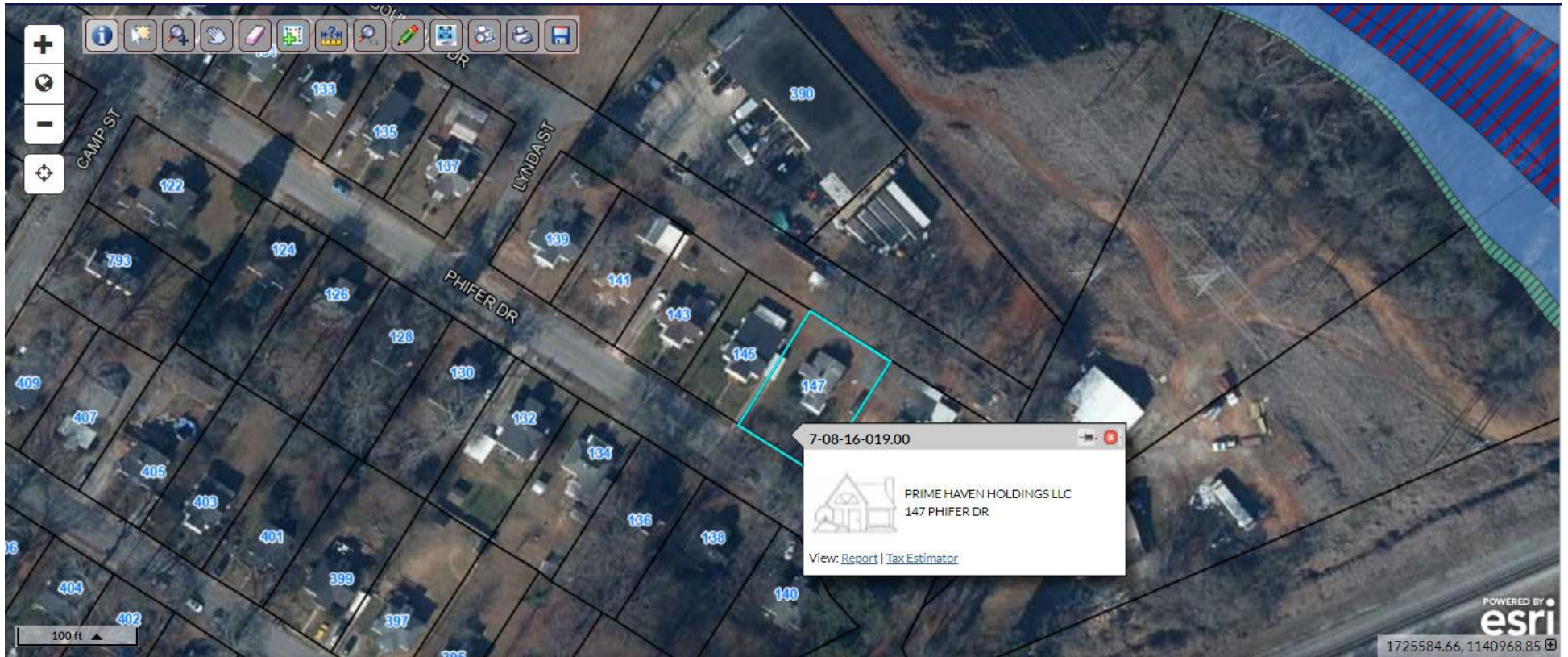
**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:
147 Phifer Drive (TMS: 7-08-16-019.00) - In the Beaumont Mill Village Historic District.**

Owner: Prime Haven Holdings LLC

Applicant/Contractor: Ethan Floyd; PTL Construction.

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. project.

SITE MAP – 147 Phifer Dr.



ZONING MAP – 147 Phifer Dr.

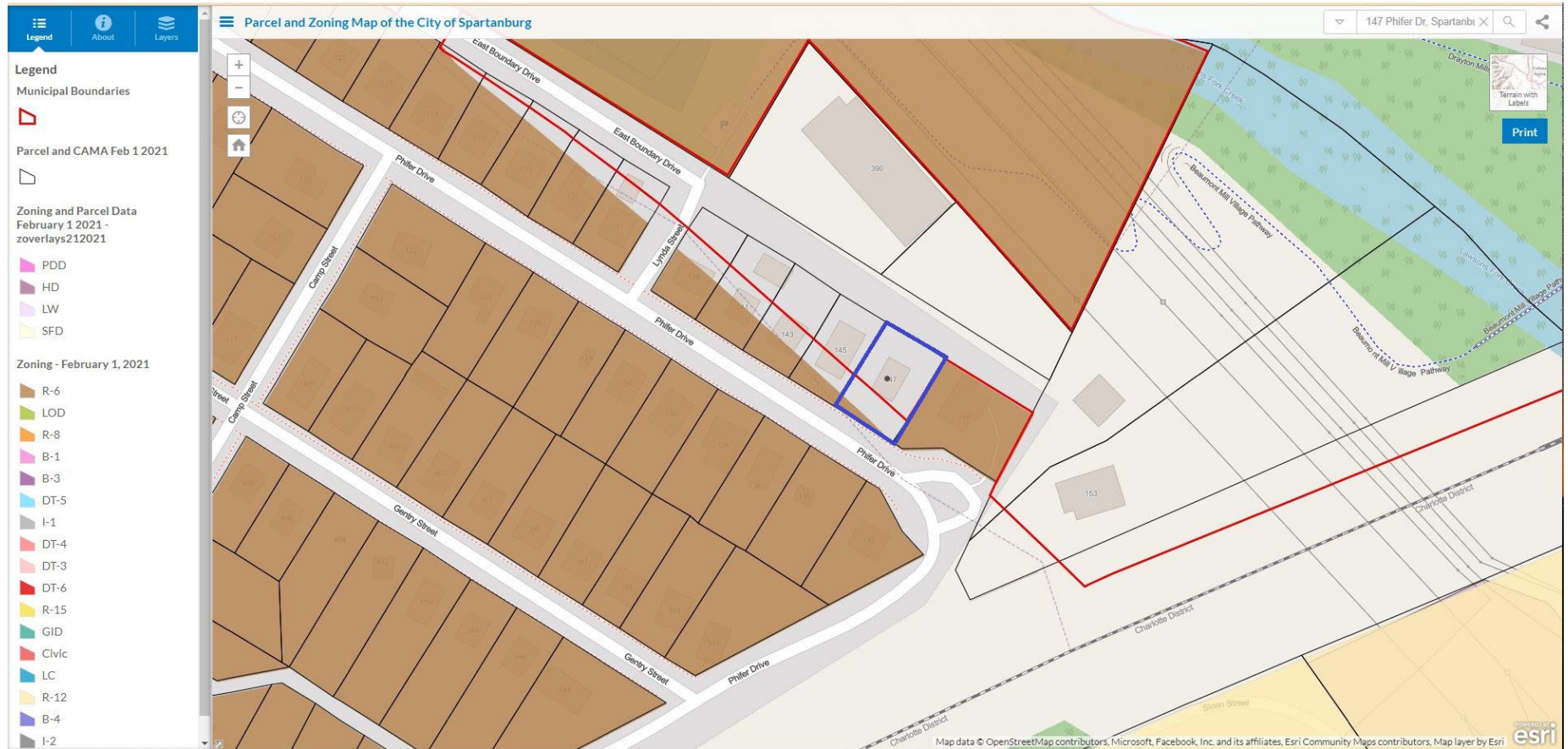


Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Property to the Left of the Project Site



Photo – Property to the Right of the Project Site



Photo – Property Across from the Project Site



Photo – Property Across from the Project Site



Photo – Property Across from the Project Site



Photo – Properties to the Left Side of the Project Site



Photo – Properties on Phifer Dr.





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: Prime Haven Holdings LLC Phone: _____
Address: 70 Deyoung Rd Email: _____
City: Spartanburg State: SC Zip: 29365

Applicant: Ethan Floyd Phone: 864-606-8857
Address: PO Box 6332 Email: Ethanptlconst@gmail.com
City: Spartanburg State: SC Zip: 29304

Contractor: Ethan Floyd - PTL Construction Phone: 864-606-8857
Address: PO Box 6332 Email: Ethanptlconst@gmail.com
City: Spartanburg State: SC Zip: 29304

Address of Property: 147 Phifer Dr. Spartanburg, SC 29303
Tax Map Number: 1-08-16-019.00 Zoning District _____

Please select the activity requested:

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

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

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

Applicant: Signature: Ethan Floyd Date: 1/12/24

Staff Use Only / Received by: ML

Date Received: 1-15-2024

Time: _____

Permit Number: MCOA 24-004-
09005

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):

Changing the vinyl siding on entire house to 4" vinyl siding and adding vinyl windows

Please read and initial the following statements:

_____ I am the owner of the property, or

EF

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.

EF

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

EF

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

EF

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

EF

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

Acting Agent Authorization Form

Date: 01/14/2024

I, Prime Haven Holdings LLC, am the owner of property in Spartanburg County (Name of Person or Entity Owning the Property -- MUST MATCH DEED) located at address 147 Phifer Dr Spartanburg SC 29803 and having Tax Map # 7-08-16-019.00.

I hereby authorize/consent Ethan Floyd, with PTL Construction (General Contractor) to apply for a Certificate of Appropriateness for the above-mentioned property.

Owner's signature: 

Date: 01/14/2024

STAFF APPROVED MINOR WORKS SINCE JANUARY 11, 2024, MEETING

Approved Date	Street Address	Approved Work
1/12/2024	778 Camp St.	Roof replacement.
1/26/2024	147 Phifer Dr.	Replace architectural shingles with architectural shingles
2/1/2024	553 Pinckney Ct.	Paint the already painted masonry (Foundation and Chimney)