



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

March 14, 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 February 8, 2024, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. COA: 24-004-00011: Certificate of Appropriateness for Major Works – 767 N. Liberty Street (TMS: 7-08-15-216.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to install a wood handicap ramp on the rear of the home. The property is located in the R-6 (General Residential District). Owner: Lamar Montjoy / Applicant/Contractor: Ben Palmer; Ben Palmer Contracting, LLC.
 - 2. COA: 24-004-00012: Certificate of Appropriateness for Major Works – 542 Kingston Street (TMS: 7-08-15-148.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace an existing window with a door, add a rear deck, and replace the front door. The property is located in the R-6 (General Residential District). Owner/Applicant: Danielle Drag; Drag Street, LLC / Contractor: Ben Bradner.
- VIII. Approved Certificate of Appropriateness for Minor Works since the February 8, 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
Thursday, February 8th, 2024, at 5:30 PM
Spartanburg County Council Chambers

The City of Spartanburg Board of Architectural Design and Historic Review (HARB) met in County Council Chambers on Thursday, February 8th, 2024, at 5:30PM with the following members in attendance: **Bill Michels, Kenneth Brown, Rod McCants, Tina Wilson, Glory Boozer and Sylvelie Franke**. Representing the Planning Department is, **Martin Livingston, Community Director, Nan Zhou, Planner II, Robert Coler, City Attorney, and Oksana Holbrooks, Administrative Assistant**.

Roll Call:

Mr. Michels: Bill Michels
Mr. McCants: Rod McCants
Mr. Brown: Kenneth Brown- Joined virtually
Ms. Franke: Sylvelie Franke
Dr. Boozer: Glory Boozer
Ms. Wilson: Tina Wilson- Joined virtually

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 Ms. Franke approve the agenda. The motion was approved with a vote of 6-0.

Approval of Meeting Minutes from January 11th, 2024.

A motion was made by Ms. Franke, seconded by Dr. Boozer approve the agenda. The motion was approved with a vote of 6-0.

Old Business: None.

Certificate of Appropriateness for Major Works – 136 Phifer 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.

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 Phifer 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.

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.

Applicant:

Helene & Ralph Key, Owners.
Ethan Floyd, PTL Construction.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

If the original siding is in good enough condition then it is recommended you repair the siding.

A motion was made by Ms. Franke, seconded Dr. Boozer to deny the Certificate of Appropriateness with a vote of 6-0.

New Business:

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.

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)

a. *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.

b. *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.

c. *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.

d. *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.

e. *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.

Applicant:

Angela Viney, Owner

Jeff Viney; Meritus Homes, Contractor

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

It is generally discouraged to install handrails in some locations. However, understanding sometimes it has to happen as an exception and doing so as appropriately as possible.

A motion was made by Mr. McCants, seconded Ms. Franke was approved as presented by a vote of 6-0.

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.

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.

Applicant:

Tyler Nasim; Top Quality Fix and Flip, LLC
Joe Garner, Contractor

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

Per historic guidelines repairing windows to preserve the integrity of historic identity as much as possible. Because the original windows had been replaced during the significance time period, they become a historic element in its own right.

A motion was made by Mr. McCants, seconded Dr. Boozer to deny Certificate of Appropriateness as submitted by a vote of 6-0.

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.

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.

Applicant:

Yury Grokuolsty, Owner
Ethan Floyd; PTL Construction.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

The windows are currently in good condition and vinyl has a few pieces that need to be replaced.

A motion was made by Mr. Michels, seconded Ms. Franke to approve as discussed minor repair vinyl siding and soffit by a vote of 6-0.

The meeting was adjourned at 6:42 PM.

Bill Michels, Vice Chair

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – 767 N. Liberty Street (TMS# 7-08-15-216.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a Certificate of Appropriateness to install a wood handicap ramp and a deck on the rear of the house. The property is located in the R-6 (General Residential District). **Owner: Lamar Montjoy / Applicant/Contractor: Ben Palmer – Ben Palmer Contracting, LLC**

Date: March 7, 2024

Project Description and History

The project site is an approximately 14,080 square foot lot in the Beaumont Mill Village Historic District. The site is a corner lot located at the intersection of North Liberty Street and Sloan Street. The lot currently contains one two-story vinyl primary structure with a symmetrical front facade that was built in 1910. The structure has a brick foundation, an interior chimney, an open front porch, with a hipped roof. This house is classified as House Type 7 – American Four Square in Beaumont Mill Village Design Guidelines.

On February 9th, an inspector from the Building Department found out the contractor was building the handicap ramp in the rear of the house without a Certificate of Appropriateness and a building permit on file. The inspector issued a STOP Working Order to the contractor and told the contractor and owner to file a Certificate of Appropriateness with the Planning Department. The owner filed a Certificate of Appropriateness with the Planning Department in late February. Staff visited the property on February 29th and had a conversation with the owner and learned that the purpose of having the handicap ramp and a deck at the back of the house is to assist her mom get out of the house and enjoyed sunshine on the well-constructed wide handicap ramp. There is not much space in the front yard and side yard to build a handicap ramp.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Beaumont Mill Village Historic District which has design guidelines for development. These guidelines are outlined in the Design Guidelines for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Design 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 of Spartanburg 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.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. *The character and appropriateness of the design* –

The applicant indicated that the handicap ramp and a deck are needed for the applicant's mom to be able to get out of the house from the back of the house and enjoy some sunshine on the well-constructed wide handicap ramp and move around. Currently there are no standards for handicap ramps in the

Beaumont Mill Village design guidelines. The wood handicap ramp is installed in the back yard facing Sloan Street for the convenience of the applicant's mom having access to the rear yard. There is not enough room in the front yard and side yard for the handicap ramp. A search of the Secretary of the Interior website for accessibility and historic structures resulted in the following guideline found in the *Illustrated Guidelines for Rehabilitating Historic Buildings* "...Although this work [Accessibility] is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet various code requirements." Based on the above Secretary of the Interior's recommendations, the handicap should be designed not to radically change or destroy character-defining features of the historic structure and appear to be part of the historic structure. Therefore, pickets and railing probably should be added to the handicap ramp and paint the ramp to make it look like part of the house and to be consistent with the color of the house.

2. *The scale of the buildings –*

The scale of the primary building will not be affected. The handicap ramp is an extension of the entrance from the rear of the house and access to the rear yard is necessary for health reasons.

3. *The texture and materials –*

The handicap ramp is made of wood and is un-painted. Pickets and railings are not installed on the handicap ramp.

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

Currently, properties in the immediate surroundings do not have handicap ramps installed in the front, side, or rear yards.

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

Even though the handicap ramp is not originally built with the primary structure on the lot, and there are no handicap ramps installed in the immediate surroundings, it may not be harmonious with the historic characters of Beaumont Mill Village. However, given the circumstances of the property owner's physical condition and health concerns, having a handicap ramp will allow her to ingress and egress the house from the back and enjoy some sunshine conveniently, averting difficulties caused by inaccessible home. Property owners should be aware that the handicap should be in compliance with the building code, which means the handicap ramp may need to alter the height and the slope. Pickets and railings should be added to the handicap ramp for safety reasons.

Submitted by:

Nan Zhou

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

Attachments:

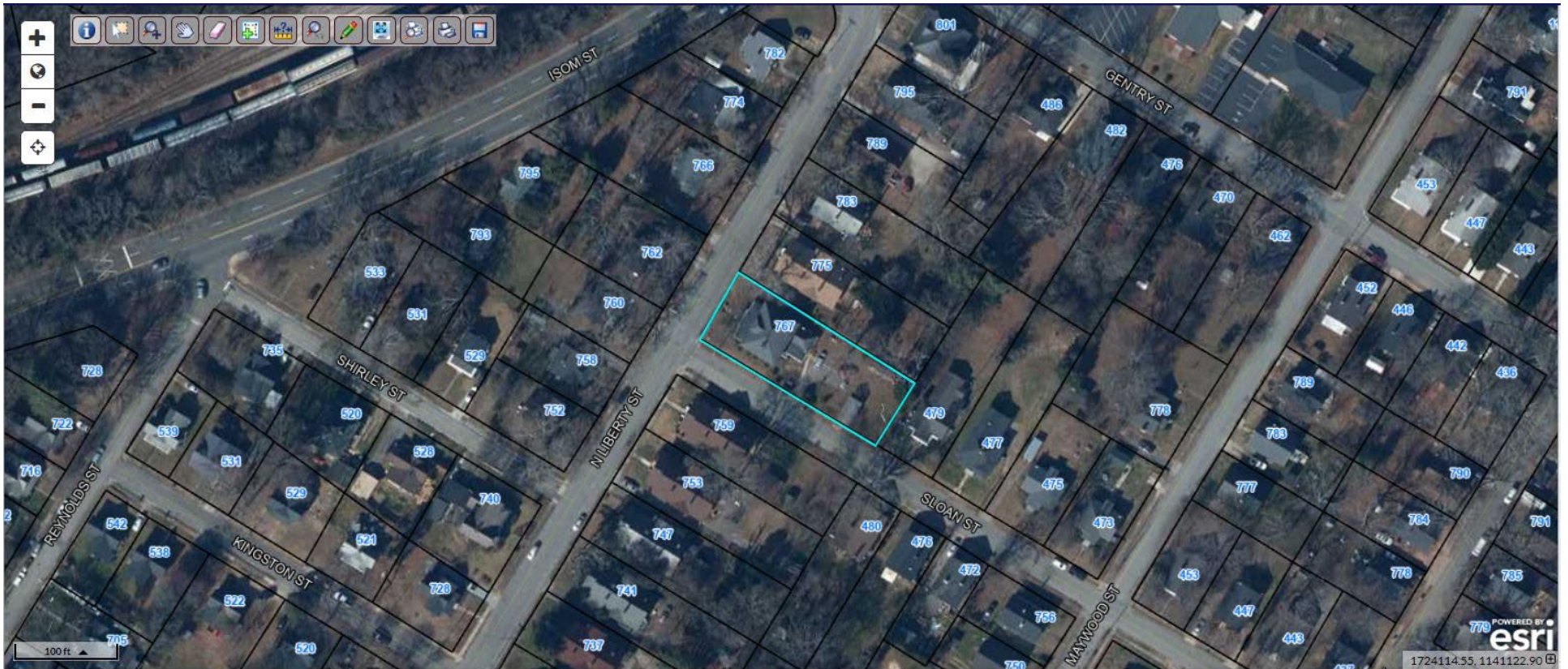
Conditions of Approval
Application
Handicap Ramp Design Rendering
Photos – Site Photos

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

Certificate of Appropriateness for Major Works – 767 N. Liberty Street (TMS# 7-08-15-216.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a Certificate of Appropriateness to install a handicap ramp in the back yard. The property is located in the R-6 (General Residential District). Owner: Lamar Montjoy / Applicant/Contractor: Ben Palmer – Ben Palmer Contracting, LLC

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. Design must meet the Beaumont Mill Village Historic District residential design guidelines.
3. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
4. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
5. 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.
6. A building permit shall be obtained from the Building Department prior to commencement of work.
7. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department.

SITE MAP – 767 N. Liberty St.



ZONING MAP – 767 N. Liberty St.

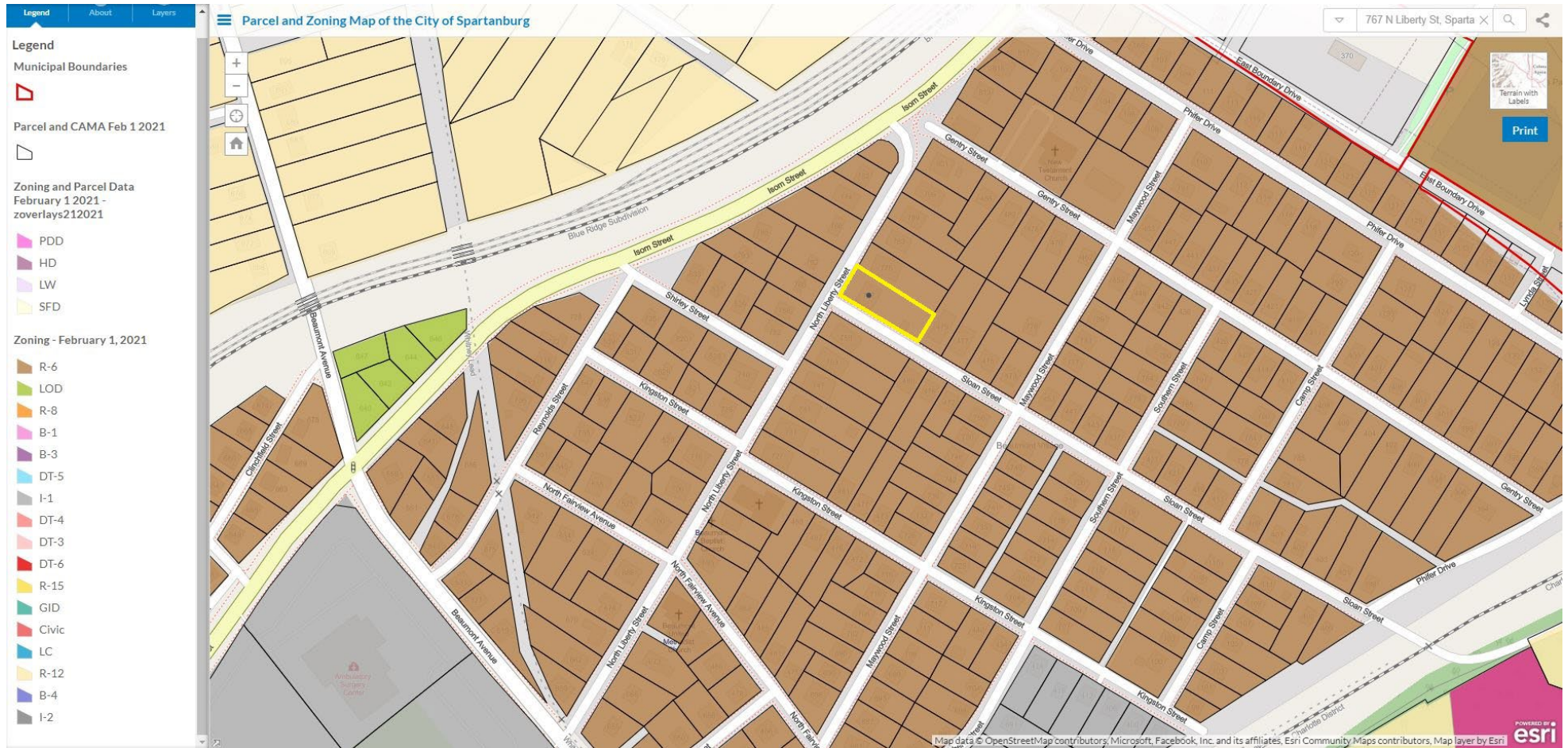


Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Project's Back Yard



Photo – Handicap Ram Installed in the Back



Photo – Property Across from the Project Site on Slone Street



Photo – Property Directly Across from the Project Site



Photo – Property to the Left of the Project Site



Photo – Properties to the Left Side of the Project Site



Photo – Properties Across from the Project Site on N Liberty St.



Photo – Properties Across from the Project Site on N Liberty St.



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: Lamar Montjoy Phone: 864.978.4631
Address: 767 N Liberty St Email: _____
City: Spartanburg State: SC Zip: 29303

Applicant: Ben Palmer Phone: 864.915.2715
Address: 144 Lakeland Avenue Email: BenPalmerContracting@gmail.com
City: Moore State: SC Zip: 29369

Contractor: Ben Palmer Contracting LLC Phone: 864.915.2715
Address: 144 Lakeland Ave Email: benpalmercontracting@gmail.com
City: Moore State: SC Zip: 29369

Address of Property: 767 N Liberty St, Spartanburg SC 29303
Tax Map Number: 7-08-15-216.00 Zoning District Beaumont Village

Please select the activity requested:

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

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

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

Applicant Signature: [Signature] Date: 2-21-24

Staff Use Only / Received by: Nan Lawson
Date Received: 2/21/24 Time: PM Permit Number: 24-0400011

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):

Addition of Wooden handicap ramp on the rear of home. ADA standard requires length of ramp to be 21' to accommodate correct angle. Overall dimensions are 22' x 16'. Materials are treated lumber. Large landing area to accommodate Electric Wheel chair and utilization.

Please read and initial the following statements:

_____ I am the owner of the property, or

BP 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.

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

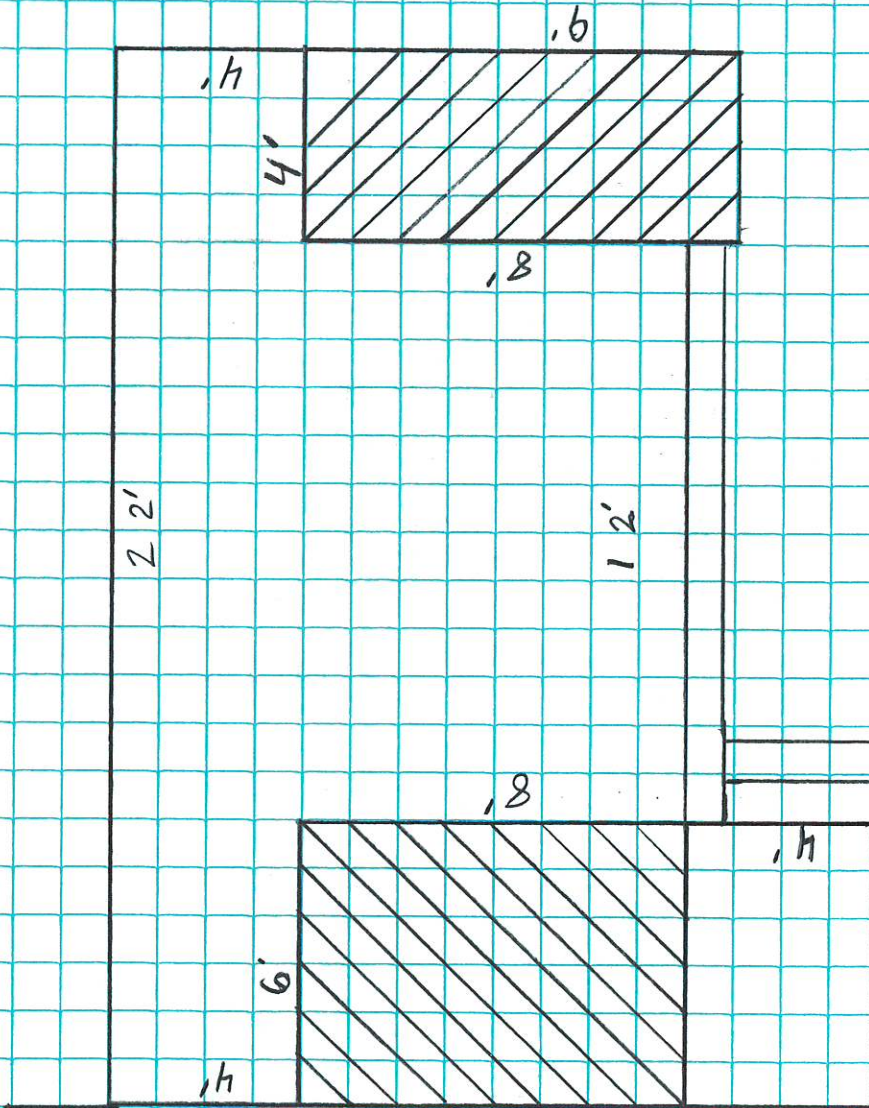
BP I have omitted nothing that might affect the decision of the Historic Architect Review Board.

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

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

RAMP TO REAR DOOR

Door to sidewalk height difference 17"



TOTAL RAMP LENGTH 17'

ADA RATIO 1:12

Client:
LAMAR MONTJOY
767 N LIBERTY ST
Spartanburg SC 29303

REAR OF HOME

Lamar Montjoy

767 N. Liberty St.

Spartanburg, SC 29303

To Whom it may concern:

I Lamar Montjoy authorize Ben Palmer of Ben Palmer Contracting to act on my behalf to request a permit to construct a handicap ramp and deck at 767 North Liberty St.

Thank you,

Lamar Montjoy

Spartanburg County, SC

Summary

Parcel ID 7-08-15-216.00
Account # 139151
MillageGroup 940Z - 7SSZ - SPARTANBURG SANITARY SEWER DISTRICT
Land Size 0 AC
Utilities ,ALL PUBLIC
Fire District
Site Conditions PAVED
Location Address 767 N LIBERTY ST
 SPARTANBURG 29302
Legal Description LOT 115 BEAUMONT MILL VILLAGE
 (Note: Not to be used on legal documents)
Neighborhood 6420
Property Usage Qualified Owner Occupied Residential Improved (4OOR)

Owners

[MONTJOY WILLIAM L &](#)
 767 N LIBERTY ST
 SPARTANBURG SC 29303

MONTJOY BRENDA J
 767 N LIBERTY ST
 SPARTANBURG SC 29303

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2001	0	\$0.00
Homestead	2002	0	\$0.00
Homestead	2009	0	\$468.00
Homestead	2010	0	\$468.60
Homestead	2011	0	\$476.60
Homestead	2012	0	\$0.00
Homestead	2013	0	\$963.40
Homestead	2014	0	\$501.80
Homestead	2015	0	\$501.80
Homestead	2016	0	\$524.60
Homestead	2017	0	\$524.60
Homestead	2018	0	\$518.20
Homestead	2019	0	\$518.20
Homestead	2020	0	\$518.20
Homestead	2021	0	\$522.20
Homestead	2022	0	\$522.20
Homestead	2023	0	\$510.20

Valuations

	2023	2022	2021	2020
Market Land Value	\$14,600	\$10,000	\$10,000	\$10,000
+ Market Improvement Value	\$136,400	\$106,700	\$106,700	\$106,700
+ Market Misc Value	\$6,800	\$6,200	\$6,200	\$6,200
= Total Market Value	\$157,800	\$122,900	\$122,900	\$122,900
Taxable Land Value	\$12,056	\$9,219	\$9,219	\$9,219
+ Taxable Improvement Value	\$112,630	\$98,370	\$98,370	\$98,370
+ Taxable Misc Value	\$5,615	\$5,716	\$5,716	\$5,716
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$130,301	*\$113,305	*\$113,305	*\$113,305
Assessed Land Value	\$482	\$369	\$369	\$369
+ Assessed Improvement Value	\$4,505	\$3,935	\$3,935	\$3,935
+ Assessed Misc Value	\$225	\$229	\$229	\$229
= Total Assessed Value	\$5,212	\$4,533	\$4,533	\$4,533

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$74.00
City of Spartanburg Total Fees	1	\$195.00

DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

March 3, 2024

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Dear Martin,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a request to install a ramp at 767 North Liberty Street, in the Beaumont Mill Historic District. I have reviewed the Guidelines for the Historic District as well as the Guidelines from Rock Hill, South Carolina, and Charlotte, North Carolina.

The applicant has requested approval to install two wood ramps connected by a deck on the rear of the property. The ramps and deck have already been constructed. Construction was stopped prior to installing any rails. A sketch of the plan of the structure was provided for review with no other details. The Guidelines for the Historic District identify the building as "House Type Seven," built circa 1910 as single-family home.

The applicant has requested approval to install two ramps connected by a deck from grade to a rear entry door that will allow access to the house by a resident who is disabled. On February 29, 2024, I visited the property with you and Ms. Nan Zhou to observe the proposed location of the structure. Accessibility is not addressed in the Guidelines for new construction section of the Beaumont Mill Design Guidelines.

Due to the lack of specific direction in the Guidelines, I recommend that you consider the following:

1. New construction is considered "major work" which is required to be reviewed by the Board.
2. Residential accessibility is not addressed in the Beaumont Mill Design Guidelines. In Guidelines where it is addressed, the recommendations for ramps vary slightly from city to city, conveying the same general message:
 - Ramps should ideally be located in the rear of the property, however it is acceptable to locate ramps on the primary and secondary facades when necessary.
 - Designs should be simple and unobtrusive; built with wood and painted with colors compatible with the house.
 - The construction must be reversible and not cause damage to historic materials. Historic materials must be retained.
 - Landscaping should be utilized to screen the ramp as much as possible.

If the above recommendations are followed, construction of the ramps and deck is acceptable in the Historic District. The installed work should be reviewed and approved by the Building Official prior to allowing construction to continue. Since the deck is visible from the street, the design for the railing, where required, should be compatible with the existing rails on the house and details should be reviewed by the HARB prior to approval. In addition, the applicant should provide a potential date for removal of the deck and this date should be included in any potential motion to approve the work. Follow up would be required to ensure this temporary structure does not, by default, become permanent.

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

Regards,



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

TO: The Board of Architectural Design and Historic Review

RE: COA: 24-004-00012: Certificate of Appropriateness for Major Works – 542 Kingston Street (TMS: 7-08-15-148.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace an existing window with a door, add a rear deck, and replace the front door. The property is located in the R-6 (General Residential District).

Owner/Applicant: Danielle Drag; Drag Street, LLC / Contractor: Ben Bradner.

DATE: March 14, 2024

Project Description and History

The project site is located on an approximately 4,800 square foot lot in the Beaumont Mill Village Historic District. The site is located on the corner of Reynolds Street and Kingston Street. The site currently contains one structure that was constructed approximately in 1910. This residential structure is a vinyl sided framed bungalow with painted masonry, no chimney, and one front door and one door to the left side of the structure. The Beaumont Mill Village Historic Design Guidelines list this structure as House Type One – Saddlebag circa 1890-1910.

The applicant is seeking to add a rear deck to the visible corner where none currently exist. The applicant is requesting to replace an existing window with a door to the deck. The applicant is also requesting to remove the existing fiberglass door and replace with a metal door or wood door with what appears to be a two panel door with divided lite 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)

a. The character and appropriateness of the design –

The applicant is seeking to add a rear deck to the visible corner where none currently exist. The applicant is requesting to replace an existing window with a door to the deck. The applicant is also requesting to remove the existing fiberglass door and replace it with a metal door or wood door with what appears to be a two-panel door with divided lite windows. Adding a deck and a door to the rear of the structure would change the character of the structure and would not be appropriate. Since the structure was built without a deck, a deck to the rear visible from the street would be inappropriate for the existing design. A rear deck and changing the door design would be more appropriate if the improvements were not visible from the street. The removal of a window to add a rear door and deck would change the character of the structure. A metal door in the front would not be consistent with the historic character of the neighborhood. Changing the front door to a wood door would be more consistent to the character and appropriateness of the neighborhood. The Beaumont Mill Village Design guidelines provide an appropriate door type for the structure and list the recommended door as a Folk Victorian Door for House Type 1. Three options are available to the applicant in the Design Guidelines.

b. The scale of the buildings –

The scale of the building would change minimally with the addition of a rear deck. There would not be a significant change in the scale of the building or any changes to the building envelope.

c. The texture and materials –

The applicant is proposing a Southern pine treated deck. While a wood deck would be appropriate in the rear, the location of the deck visible from the street would not be appropriate since adding a deck and a rear door would change the character of the structure. Adding a wood front door would be appropriate. The addition of a metal door would not be appropriate. Changing the front door to a wood door would be more consistent to the character and appropriateness of the neighborhood. The Beaumont Mill Village Design guidelines provide an appropriate door type for the structure and list the recommended door as a Folk Victorian Door for House Type 1. Three options are available to the applicant in the Design Guidelines.

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

Corner properties tend to be very visible in historic districts. Since this property is located on the corner it is important that historic features remain as much as possible. Rear decks are typically allowed and owners are allowed to make significant changes to the rear when those changes are not visible from the street. Removing the rear window, adding a new door and adding a rear deck would not be appropriate for the structure and this corner property. Adding a wood front door and replacing the existing door would be appropriate. The Beaumont Mill Village Design guidelines provide an appropriate door type for the structure and list the recommended door as a Folk Victorian Door for House Type 1. Three options are available to the applicant in the Design Guidelines.

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 applicant is seeking to add a rear deck to the visible corner where none currently exist. The applicant is requesting to replace an existing window with a door to the deck. The applicant is also requesting to remove the existing fiberglass door and replace it with a metal door or wood door with what appears to be a two-panel door with divided lite windows. Adding a deck and a door to the rear of the structure would change the character of the structure and would not be appropriate. Since the

structure was built without a deck, a deck to the rear visible from the street would be inappropriate for the existing design. A rear deck and changing the door design would be more appropriate if the improvements were not visible from the street. Front metal door would not be consistent with the historic character of the neighborhood. A metal door in the front would not be consistent with the historic character of the neighborhood. Changing the front door to a wood door would be more consistent to the character and appropriateness of the neighborhood. The Beaumont Mill Village Design guidelines provide an appropriate door type for the structure and list the recommended door as a Folk Victorian Door for House Type 1. Three options are available to the applicant in the Design Guidelines. The recommended door type submitted by the applicant would not be consistent with the design guidelines. The removal of a window to add a rear door and deck would change the character of the structure. The changes requested to the rear of the structure would not be Harmonious to the historic district.

Submitted by:



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

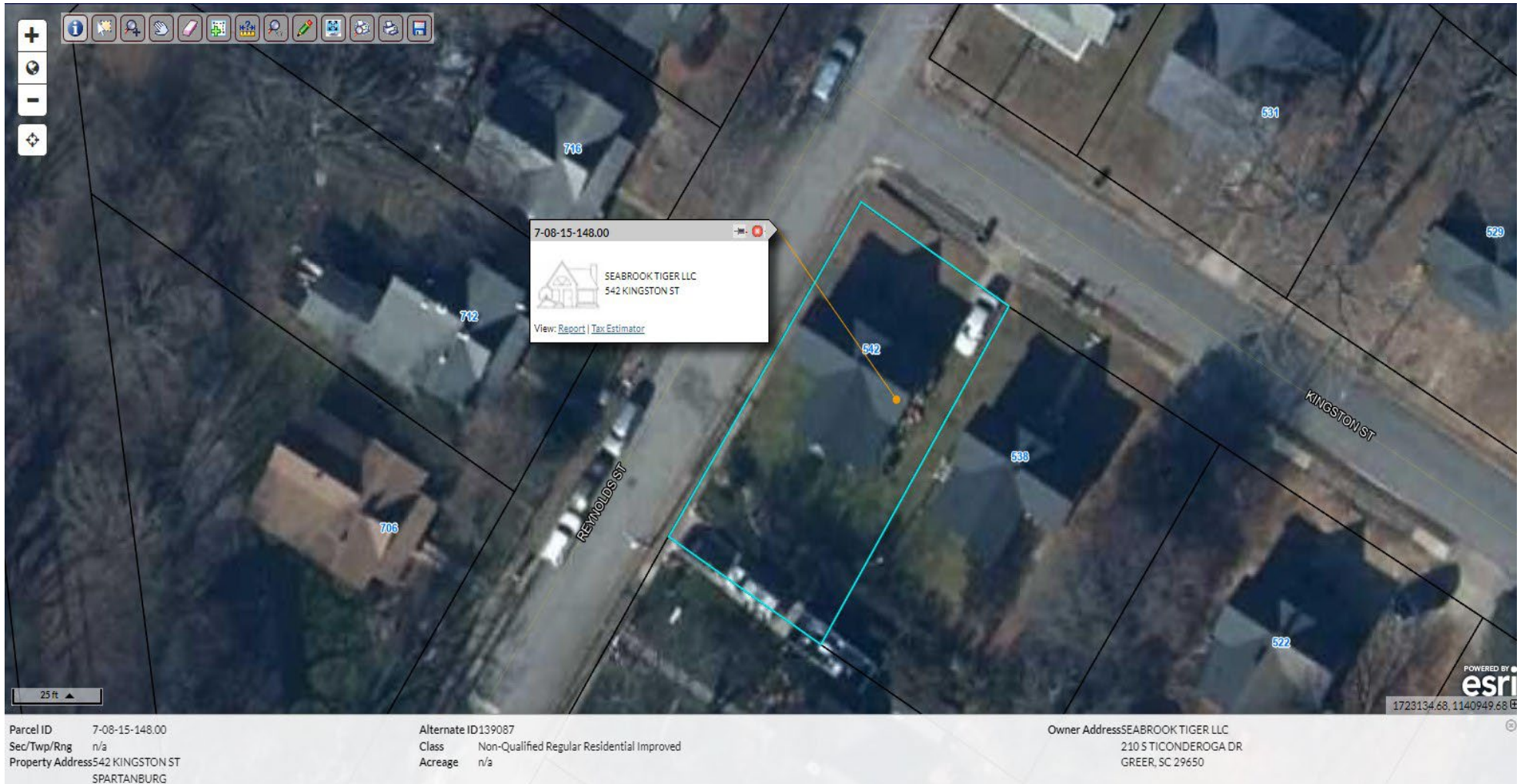
Attachments:

Conditions of Approval
Application and Materials
Site Photos

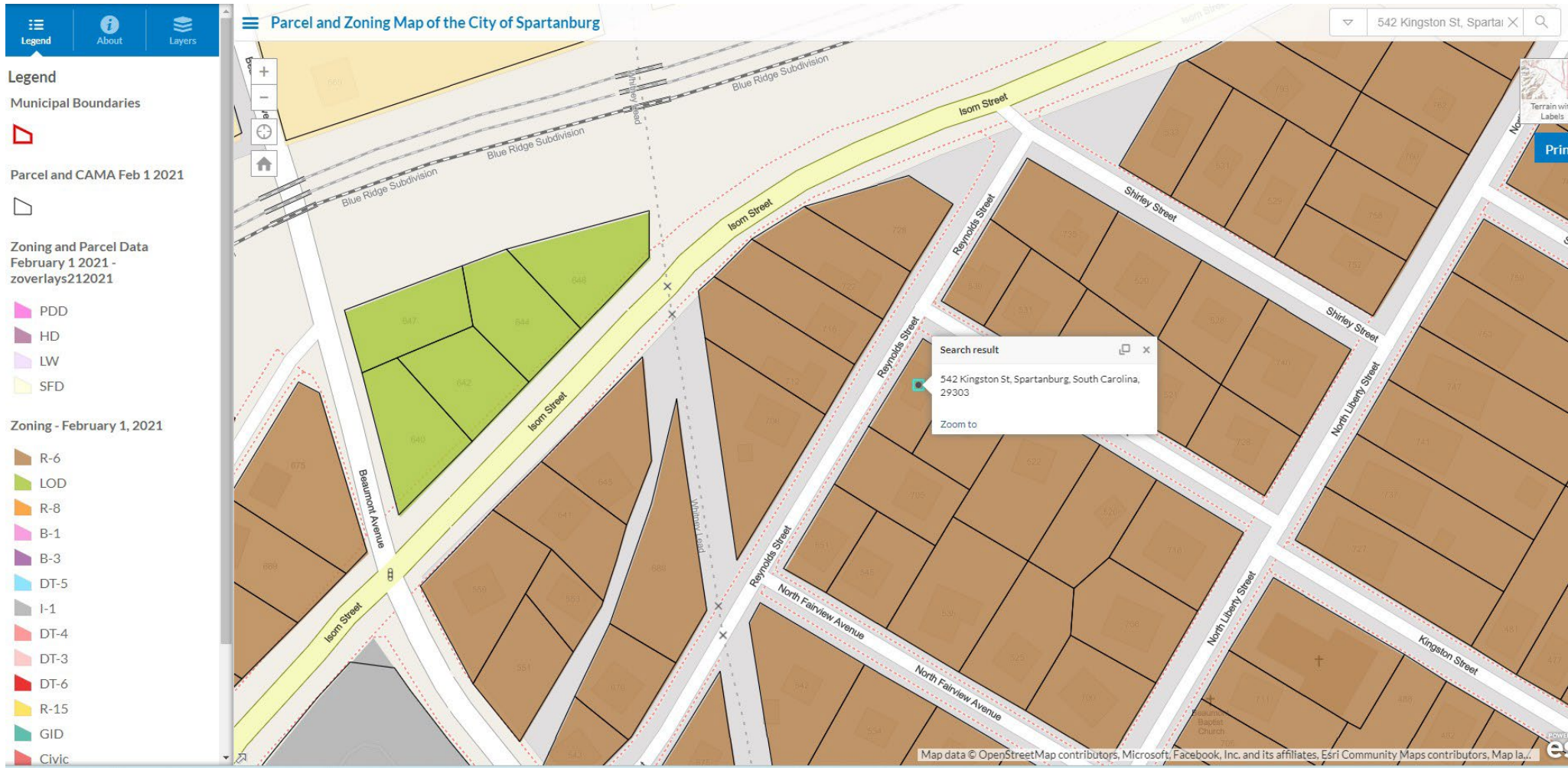
**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:
542 Kingston Street (TMS: 7-08-15-148.00)
in the Beaumont Mill Village Historic District
Owner/Applicant: Danielle Drag; Drag Street, LLC
Contractor: Ben Bradner.**

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



Feb 29, 2024 at 4:16 PM

PHOTOS

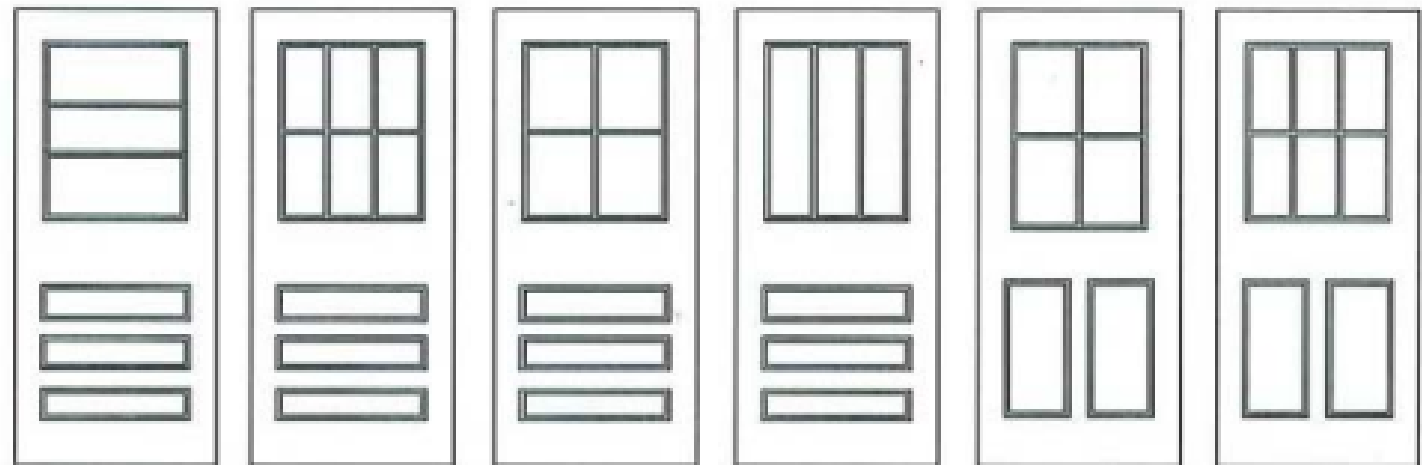


PHOTOS



ORIGINAL WOODEN DOOR TYPES FOUND IN BEAUMONT VILLAGE

FOLK VICTORIAN DOORS 1890-1910



House Type	#1	#3	#1	#3 & 8	#1	#1 & 2
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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: Drag Street, LLC Phone: 803-553-0935
Address: 97 Jamestowne Way, #91 Email: Danielle.Drag@gmail.com
City: Taylors State: SC Zip: 29687

Applicant: Danielle Drag Phone: 803-553-0935
Address: 97 Jamestown Way, #91 Email: Danielle.Drag@gmail.com
City: Taylors State: SC Zip: 29687

Contractor: Ben Bradner Phone: 864-809-6699
Address: 1690 Rainbow Lake Rd Email: _____
City: Inman State: SC Zip: _____

Address of Property: 542 Kingston St
Tax Map Number: 7-08-15-148.00 Zoning District 940Z

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: 2/21/24

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
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Certificate of Appropriateness (COA) Historic Properties

Owner: Drag Street, LLC Phone: 803-553-0935
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City: Taylors State: SC Zip: 29687

Contractor: Ben Bradner Phone: 8648096699
Address: 1690 Rainbow Lake Rd Email: _____
City: Inman State: SC Zip: _____

Address of Property: 542 Kingston St
Tax Map Number: 7-08-15-148.00 Zoning District 940Z

Please select the activity requested:

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☒ Repair of Structure/Property
☐ Addition to Existing Structure

- ☐ New Construction on Vacant Lot
☐ Demolition of Structure
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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: 2/21/24

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____



Front Door - wood or metal - paint color blue

SW 7602

Indigo Batik

FULL DETAILS ▾

A dark, saturated denim blue. This moody hue feels restful in dim bedrooms, but comes to life in direct sunlight.

Get this color in a:

 Color Sample	 Paint Sample	 Interior Paint	 Exterior Paint
---	---	---	---

WeatherShield

2 in. x 6 in. x 12 ft. #2 Prime Pressure-Treated Ground Contact Southern Pine Lumber

★★★★★ (421) Questions & Answers (85)



Rear Door - Wood or Metal, both may be painted with the color options to the left (white or blue), Door will be placed where the window is indicated on the diagram below, with a STAR



Expert Pick

SW 7005

Pure White

FULL DETAILS ▾

This versatile, bright white has the slightest yellow undertone that keeps it from appearing too stark. Use on trim for the perfect complement.

Get this color in a:

Color Sample

Paint Sample

Interior Paint

Exterior Paint

SW 7602

Indigo Batik

FULL DETAILS ▾

A dark, saturated denim blue. This moody hue feels restful in dim bedrooms, but comes to life in direct sunlight.

Get this color in a:

Color Sample

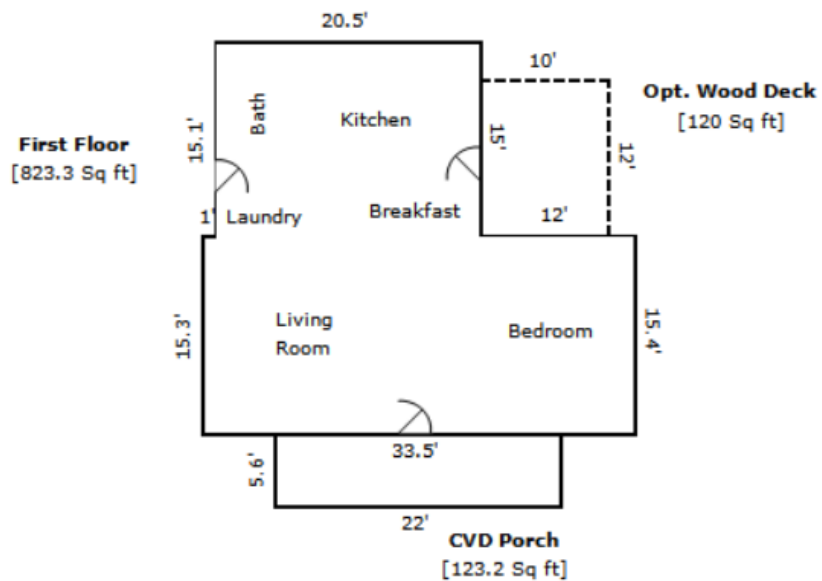
Paint Sample

Interior Paint

Exterior Paint



Limited

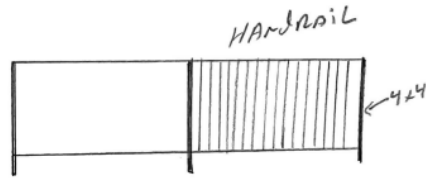


Wood Deck - 10 x 12, all material treated wood

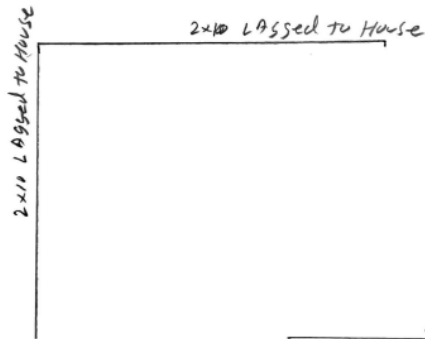
Height Dimensions from ground to bottom of Vinyl Siding

- 1 - 5 ft (60 in.)
- 2 - 3.9 ft (47 in.)
- 3 - 4.2 ft (50 in.)

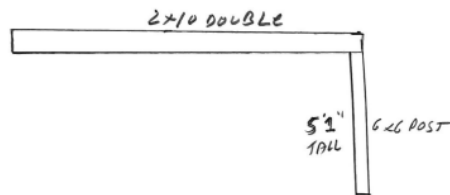
Setback from sidewalk to 1 = 4 ft (48 in.)



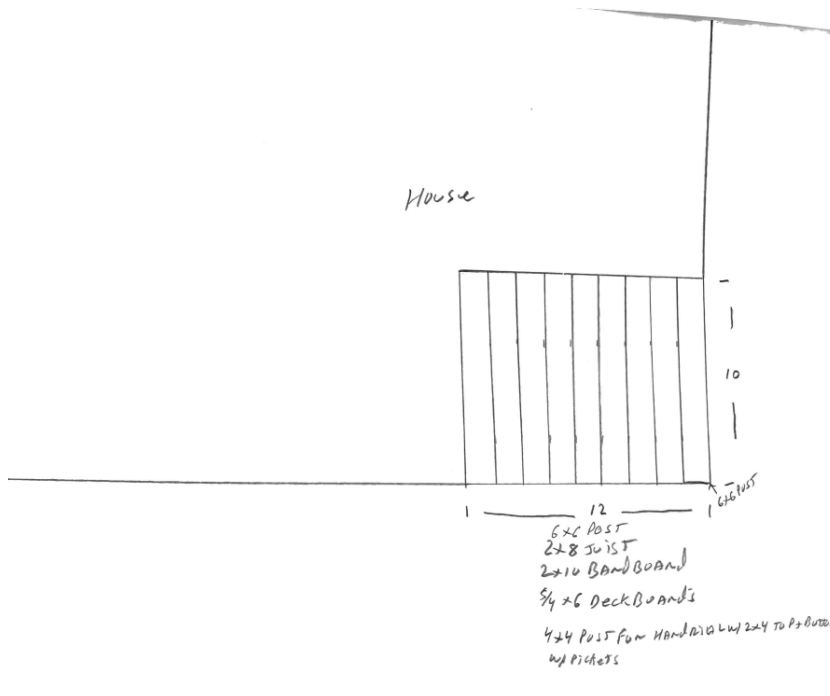
Handrail - 4x4 around Deck
No Stairs



2 x 10 Lagged to House
2 x 10 Lagged to House



2 x 10 Double
5'1" Tall
6 x 6 Post



House (drawing from above)

12 x 10

- 6 x 6 Post
- 2 x 8 Juist
- 2 x 10 Band Board
- 5/4 x 6 Deck Boards
- 4 x 4 Post for

Handrail with 2 x 4 to post
bottom with Pickets



Shutters to Front of Home - 2 windows on either side of Front Door, each window received two shutters, one on left and one on right

SW 7602

Indigo Batik

FULL DETAILS ▾

A dark, saturated denim blue. This moody hue feels restful in dim bedrooms, but comes to life in direct sunlight.

Get this color in a:

Color Sample

Paint Sample

Interior Paint

Exterior Paint

Paint Color for Front Door and Foundation (currently has chipping paint)

Color of Shutter

SW 6991

Black Magic

FULL DETAILS ▾

For those who don't shy away from bold palettes, this black makes a bewitching statement in any space. It has a slight warmth that feels deliciously enticing.

Get this color in a:

Color Sample

Paint Sample

Interior Paint

Exterior Paint

DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

March 3, 2024

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Dear Martin,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a request to install a wood deck along with other modifications at 542 Kingston Street, in the Beaumont Mill Historic District. I have reviewed the Guidelines for the Historic District as well as the Design Guidelines for Raleigh Historic Districts and Landmarks from Raleigh, North Carolina.

The applicant has requested approval to install a wood deck on the right rear side of the property. They have also requested approval to modify a window to create a door to access the deck, as well as replace the front door of the home. Pictures of the proposed doors have been provided for review in addition to sketches of the deck railing. No details for the railing were provided. The proposed location for the deck is visible from the street. The Guidelines for the Historic District identify the building as "House Type One," built circa 1890-1910 as single-family home.

On February 29, 2024, I visited the property with you and Ms. Nan Zhou to review the proposed changes. Construction of wood decks is not addressed in the Beaumont Mills Guidelines for new construction, however, it is addressed in the Design Guidelines for Raleigh Historic Districts and Landmarks. They state "Locate decks so they do not require removal of a significant building element or site feature such as a porch or a mature tree". In this case, the window appears to have been replaced during the period of significance for the District, making it a significant feature. Removal of the window to create a door would not meet the Standards.

The front door of the house is not original to the building and is not likely to have been replaced during the period of significance for the District, therefore replacement with an appropriate door is acceptable. The door that has been proposed by the applicant does not meet that requirement. The applicant should review the examples of acceptable doors in the Guidelines and propose a new door for staff 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 FEBRUARY 8, 2024, MEETING

Approved Date	Street Address	Approved Work
2/9/2024	262 Carlisle St.	Install wooden privacy fence in the back yard (6 ft tall) and replace walkway concrete plate with same concrete material.
2/12/2024	475 Hampton Dr.	Add a small shed (10' by 12') in the back yard. The exterior of the shed would be painted to match the house. The landscape on the lot will largely obscure the shed being seen from the public right-of-way.
2/14/2024	608 S. Irwin Ave.	Add an addition of a screened porch on the back of the house to the right side of the primes. New porch will be offset from each side and the roofline will be below the existing to make it not visible from the public right-of-way.
2/16/2024	523 Pinckney Court	Painting chipping and peeling paint on existing masonry that has paint and covering and encapsulating paint where necessary.
3/4/2024	542 Kingston St.	Add window shutters (4 shutters total) to front entrance facing Kingston St. and painted to black; Repair/update exterior color of already painted brick foundation and around the structure to blue; Paint the front door to blue