

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:

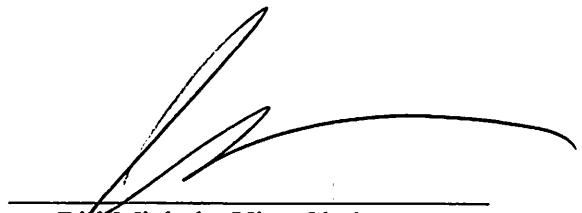
None.

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