

Meeting Minutes of the Board of Architectural Design and Historic Review
Tuesday, October 12th, 2023, at 5:30 PM
City Hall Council Chambers

The City of Spartanburg Board of Architectural Design and Historic Review (HARB) met in City Hall Council Chambers on Tuesday, October 12th, 2023, at 5:30PM with the following members in attendance: **Bill Michels, Brandon Gaffney, Glory Boozer, Kenneth Brown, Mark Olencki, Tina Wilson and Sylvelie Franke.** Representing for the Planning Department is, **Robert Cole, Attorney for City of Spartanburg, Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

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

Mr. Gaffney: The Freedom of Information Act Compliance called for public notification to the City of Spartanburg's Board of Architectural Design and Historic Review meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of Agenda:

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

Mr. Gaffney: It's been properly moved in second. All those in favor of accepting the agenda say aye.
Attendees: Aye.

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

Approval of Meeting Minutes from September 14th, 2023.

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

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

Mr. Brown: I so move this is Ken.

Dr. Boozer: Second.

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

Attendees: Aye.

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

Old Business: None.

New Business:

Certificate of Appropriateness for Major Works – 187 Carlisle Street (TMS: 7-12-14-286.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval of the construction of a single-family structure on a vacant lot. The property is located in the R-8 SFD (General Residential –Single Family District). Owner: Thomas Wooten / Applicant: Gabriel Weisser.

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

Project Description and History

Before the HARB is an application for design approval and construction of a roughly 2000 sf home. Essentially a one and a half story home with an upstairs space of less than 550 sf, currently the home would potentially be three bathrooms & three bedrooms. Drawings, proposed materials and references to local house designs were submitted with the application and included with the staff report. Below is an image submitted by the builder.

Analysis

Zoning Ordinance & Hampton Heights Historic Design Manual Consistency

The development request is subject to **Section 510 of the City's Zoning Ordinance, Historic Preservation& the Design Manual for the City of Spartanburg Historic Districts & Landmarks, Section 6.0.** These sections enables the Board to review applications involving historic structures and districts and issue a **Certificate of Appropriateness** subject to the Standards listed in the Ordinance. **Section 510.4(c)** Power and Duties of the Board Review application for and, where appropriate, issue Certificates of Appropriateness permitting the rehabilitation, alteration, reconstruction, or demolition of structures on or changes to Historic Sites.

Findings

Certificate of Appropriateness, Section 510.6 (C)

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

The proposed sketch is a nice historic house design with an inviting front porch. It's different then neighboring properties where the home to the right has a porch with pickings and railings, and the home to the left does not have a front porch, but does have a side porch. The proposed design offers a different character than existing homes along Carlisle Street.

2. *The scale of the buildings –*

A one and a half story home to fill a vacant lot where Hydrick & Carlisle Streets intersect. The home that used to be there was a single story building with an enclose porch (image found in Vivian B. Fisher's book) Neighboring properties are single story with low roof pitches with wide gables. As a two-story structure the pitch will be higher than adjoining properties and the scale will be impacted.

3. *The texture and materials –*

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

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

The neighboring properties have a different pitch and the porch styles are in no way similar. Section 6.2.2 Directional Emphasis and 6.2.3 Shape states Guidelines for new construction within Hampton Heights Historic District. The front entrance of the new home is unique, and reminds you of bungalows from the low country area of South Carolina.

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

313 Hydrick Street has a similar front porch style as proposed for 187 Carlise St., yet the characteristics of the design stands out along Carlise St. It's definitely differs from the home that used to be at this location. Quick question, would the old design be approved today?

Applicant:

Gabriel Weisser

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

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

Buddy Bush, Building Official for Building Department.

Discussion:

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

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

Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to replace existing wood siding with Hardie board siding. The property is located at 544 S. Irwin Ave. in Hampton Heights Historic District and is currently zoned as the R-8/SFD (TMS# 7-16-02-237.00). Landowner/Applicant: Amy Wilhoit; Contractor: Freddie's Painting.

Ms. Zhou: Good evening board members. My name is Nan Zhou and I work with Planning Department.

Project Description and History

The project site is located on an approximately 10,934 square foot lot in the Hampton Heights Historic District. The site is located on the west side of South Irwin Avenue. The site currently contains one single-family home that was constructed in 1926. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open porch on the right side of the house. This residential structure has a gable roof with comp shingle.

The case came to Planning staff attention through code violation reported by two persons in the neighborhood about replacing the wood siding without a Certificate of Appropriateness and a building permit. A stop working order was issued by the Building Inspections Department. Staff went out and took some photos and discussed with the owner.

Also, on the Certificate of Appropriateness application, the applicant wrote “the description of proposed work” as “some damaged wood siding needs replacing with new wood siding”. However, when Mr. Donnie Love, the City Historic Preservation Consultant, and City staff were on the site, we found out that the replacement of the damaged wood siding material is Hardie board instead of wood siding, not matching the “description of the proposed work”. The applicant is seeking approval from the Board of Architectural Design and Historical Review to replace damaged wood siding with Hardie board siding.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

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

The project site has a zoning designation of R-8/SFD, Single Family Zoning District, which allows for single family dwelling units. Section 510.6 of the City of Spartanburg Zoning Ordinance list standards for reviewing Certificate of Appropriateness. Specifically, Section 510.6 (C)(2) states that in reviewing applications for new construction or alteration, the board shall consider the U.S. Secretary of the Interior’s Standards for Rehabilitation and the five criteria listed in the findings.

Findings

Certificate of Appropriateness, Section 510.6 (C)

Findings Certificate of Appropriateness, Section 510.6 (C)

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

The Hampton Heights Residential Rehabilitation Guidelines states “Retain original wood siding and repair rather than replace damaged material whenever possible. Whenever replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and material. Aluminum or vinyl siding is strongly discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.”

Also, The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring & Reconstructing Historic Buildings states that “...identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building (such as siding, brackets, window, and door surrounds. It is not recommended to remove or substantially change wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. It is also not recommended to remove a major portion of the historic wood from a façade instead of repairing or replacing only the deteriorated wood, then reconstructing the façade with new material to achieve a uniform or ‘improved’ appearance. When replacement is needed, the new work should match the old in material, design, scale, color and finish.”

2. *The scale of the buildings –*

The scale of the building will remain the same.

3. *The texture and materials –*

The texture and materials of the damaged siding replacement will be Hardie board.

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

In the vicinity of the project site, staff notice houses having a combination of wood and vinyl sidings.

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

Hampton Heights Residential Rehabilitation Guidelines states "... in Hampton Heights, wood is the predominant exterior wall cladding material. The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings." The original wood material should be retained and repaired rather than replaced with a new material. Therefore, the alteration would NOT be harmonious with the Historic District.

Applicant:

Amy Wilhoit

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

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

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

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

Discussion:

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

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

Certificate of Appropriateness for Major Works – 500 Pinckney Court (TMS: 7-16-02-072.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval of an addition to the rear of the existing structure. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Henry Foster.

Project Description and History Exactly one year ago, the applicant received a COA approval to finish construction of a 20' x 20' deck in the rear of his property. Over the past few months Mr. Foster began enclosing the deck and installing windows, ultimately creating a unpermitted conditioned space as an addition to the primary structure. The additional enclosure is built as a separate structure inches away from the home. A doorway from the back of the home leads to the new addition. Currently there is a STOP WORK ORDER in place by the Building Official. Mr. Foster was issued a Summons and appeared in Court. A fine and a requirement to submit a COA was the outcome. Enclosed with the staff report is the COA application and sketches submitted by

Mr. Foster. Drawings from the original application are enclosed as a reference. The structure is currently unfinished. The Building Official has visited the property and has concerns about the existing structure. Planning Staff defers to the Building Official and Inspections Department to enforce Building Codes. Regarding the structure, Section **6.3.1 Additions to Historic Buildings** of the Hampton Heights Historic Guidelines is the focus of the Staff Report.

Analysis

Zoning Ordinance & Historic Design Manual Consistency

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Findings

Certificate of Appropriateness, Section 510.6 (C)

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

Final siding or details on how the home will be wrapped is yet to be determined. Currently the structure is a single room with three 36" x 62": windows on each side. A sliding glass door faces the rear of the property with a view of the garage. A small deck is connected to the rear of the structure and wraps around the addition.

2. *The scale of the buildings –*

The front entrance to the home is not impacted by the addition. However, the side view of the home is visible from the sidewalk. The building's foot print has been extended by 20 ft, plus the addition of a small deck that wraps around the building.

3. *The texture and materials –*

N/A All modern materials were used to build the addition. Final layer to be determined. The applicant plans to install solar panels on the addition.

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

The south side of the building can be seen from the sidewalk, but the front of the home is unchanged. The 400 sf addition has now extended the length of the home, which is visible from the street. Homes that have more street frontage will have additional requirements, such as corner lots.

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

The structure needs to come into compliance with the Building Codes. If the property owner installs a fence most of the addition would not be visible from the sidewalk. Right now as a new structure it is within the public's view when walking down the street. If this was a corner lot the addition would have to meet design guidelines. At it's current status the addition does not meet design guidelines.

Applicant:

Henry Foster.

Consultant:

Donnie Love, Preservation Architect
Buddy Bush, Building Official

Public Speakers:

Carol McCulloch, 496 Pinckney Ct, Spartanburg, SC 29306.
Kelley Gilbert, 147 Eastwood Cir, Spartanburg, SC 29302.

Discussion:

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

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

Staff Updates:

Continued Education Registration.

The meeting was adjourned at 7:37 PM.



Brandon Gaffney, Chairman