

Meeting Minutes of the Board of Architectural Design and Historic Review
Tuesday, December 14th, 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, December 14th, 2023, at 5:30PM with the following members in attendance: **Bill Michels, Kenneth Brown, Rod McCants, Tina Wilson, Michael Pittillo and Sylvelie Franke.** Representing for the Planning Department is, **Bob Coler, Attorney for City of Spartanburg, Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

Mr. Michels: Bill Michels
Mr. McCants: Rod McCants
Mr. Brown: Kenneth Brown
Ms. Franke: Sylvelie Franke
Ms. Wilson: Tina Wilson
Mr. Pittillo: Mr. Michael Pittillo

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

Approval of Agenda:

A motion was made by Mr. Pittillo, seconded by Mr. McCants approve the agenda. The motion was approved with a vote of 6-0.

Mr. Michels: Can I get a motion to approve the agenda as is? And second? All in favor?
Attendees: Aye.

Approval of Meeting Minutes from November 9th, 2023.

A motion was made by Mr. Pittillo, seconded by Mr. Brown approve the agenda. The motion was approved with a vote of 6-0.

Old Business: None.

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

Project Description and History

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

The applicant is seeking approval from the Board of Architectural Design and Historical Review to replace damaged wood siding with MiraTEC Treated Composite Trim siding.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

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

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

Findings

Certificate of Appropriateness, Section 510.6 (C)

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

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

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

2. *The scale of the buildings –*

The scale of the building will remain the same.

3. *The texture and materials –*

The texture and materials of the damaged siding replacement will be MiraTEC Treated Composite Trim, a wood composite trim that is moisture, rot and termite resistant (For more Information:

<https://miratecextira.com/miratec-exterior-trim/>)

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

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

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

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

Applicant:

Amy Wilhoit, Owner.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

While the proposed material MiraTEC does contain wood, it is still a man-made product. The Guidelines for the Hampton Heights Historic District state that wood siding shall be retained whenever possible.

Historic District Guidelines across the country require property owners to repair instead of replace, and when repair isn't an option, the replacement material must match the original material, the exception being that the material is not available. Manufactured wood does not meet the Guidelines because it is not natural wood.

A motion was made by Mr. Brown, seconded Mr. Michels to deny the COA based on not having proper materials and not meeting guidelines with a vote of 6-0.

New Business:

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

Project Description and History

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

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

Analysis

Zoning Ordinance & Hampton Heights Historic Design Manual Consistency

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

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

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

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

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

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

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

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

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

are apparent. The proposed house will have a massing that is similar to those of the surrounding homes.

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

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

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

Findings

Certificate of Appropriateness, Section 510.6 (C)

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

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

2. *The scale of the buildings –*

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

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

3. *The texture and materials –*

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

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

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

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

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

Applicant:

Royce Camp, Royce Camp Construction, LLC.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

Table the item for a meeting of the applicant, staff member(s), Mr. Love and a board member to discuss and review the final plans. Once reviewed the applicant can come before the board next month to present the updated plans.

A motion was made by Mr. Michels, seconded Mr. Brown to table the COA to meet for final submittal and review of the proposed project with a vote of 6-0.

The meeting was adjourned at 6:19 PM.

A handwritten signature in dark ink, appearing to read 'Bill Michels', is written above a horizontal line.

Bill Michels, Vice Chairman