



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

April 11, 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 March 14, 2024, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
COA: 24-004-00017: Certificate of Appropriateness for Major Works – 481 S. Irwin Avenue (TMS: 7-16-02-137.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to remove existing and replicate original pickets and railings on the front porch. The property is located in the R-8 SFD (General Residential – Single-Family District) zoning district. Owner/Applicant: John Edwin Foster, Paula Foster Paul / Contractor: Nicklas Renfro.
- VIII. Approved Certificate of Appropriateness for Minor Works since the March 14, 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, March 14th, 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, March 14th, 2024, at 5:30PM with the following members in attendance: **Bill Michels, Kenneth Brown, Mark Olencki, Rod McCants, Michael Pittillo, Glory Boozer and James Gaffney**. Representing the Planning Department is, **Martin Livingston, Community Director, Nan Zhou, Planner II, and Oksana Holbrooks, Administrative Assistant**.

Roll Call:

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

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

Approval of Meeting Minutes from February 8th, 2024.

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

Old Business: None.

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

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.

Applicant:

Lamar Montjoy, Owner.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

The corner lots have more leeway. The proposed handicap ramp seems appropriate and would not be detrimental to the surrounding neighborhood.

A motion was made by Mr. Olencki, seconded Mr. Brown to approve the Certificate of Appropriateness with condition to paint the deck to match the front of house and add some landscaping throughout with a vote of 7-0.

New Business:

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.

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.

Applicant:

Danielle Drag, Owner.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

Corner lots typically have more leeway with the usage allowance of rear yard. However, this corner lot is very visible from the road and allowing the proposed deck, window and door at the proposed location would be detrimental to the character of the structure and does not meet the historic guidelines.

A motion was made by Mr. Michels, seconded Mr. Brown to deny the Certificate of Appropriateness as presented. However, if the applicant would like to comply with the Planning

Department's recommended doors that are allowed in Historic District they may replace and paint the front door by a vote of 7-0.

Staff Announcements: None

The meeting was adjourned at 6:08 PM.

James Gaffney, Chairman

TO: The Board of Architectural Design and Historic Review

RE: RE: COA: 24-004-00017: Certificate of Appropriateness for Major Works – 481 S. Irwin Avenue (TMS: 7-16-02-137.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to remove existing and replicate original pickets and railings on the front porch. The property is located in the R-8 SFD (General Residential – Single-Family District) zoning district. Owner/Applicant: John Edwin Foster, Paula Foster Paul / Contractor: Nicklas Renfro.

DATE: April 11, 2024

Project Description and History

The project site is located on an approximately 38,000 square foot lot in the Hampton Heights Neighborhood Historic District. The site is located mid-block between W. Hampton Avenue and South Hampton Drive. The site currently contains one structure that was built approximately in 1909. This residential structure is a vinyl sided framed Queen Anne structure with a side porch removed that will be reinstalled.

The applicant is seeking to replace existing pickets and railing that are currently at a height of approximately 30 inches in height. The owner is requesting to replicate the previous original pickets and railings on the property.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Hampton Heights Neighborhood 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 –

The applicant is seeking to replace existing pickets and railing that are currently at a height of approximately 30 inches in height. The applicant has requested to install spindles or balusters at the original height of no greater than 30 inches with 5 inches on occurrence. The installation of new railings on front porches typically requires the tops of railings to be a height of no less than 36 inches to meet current building code requirements. The Secretary of the Interiors Guidelines for Restoring Historic Buildings recommends “recreating a missing wood feature that existed during the restoration period based on documentary and physical evidence; for example, duplicating a wood dormer or porch”. Balusters, spindles, and pickets are used interchangeably throughout the document and have similar meanings. If allowed to replace the porch railings, staff recommends a sample design be submitted with measurements for review.

b. The scale of the buildings –

The scale of the building would not be affected since only the pickets and railings will be replaced or repaired to meet the building codes standards or the historic standards.

c. The texture and materials –

The applicant is proposing to replicate the balusters and railings on the front porch with wood railings to match the existing railings and the original railings. Wood balusters and railings were the predominate feature in the neighborhood and for this structure. Any other type of materials would not be consistent.

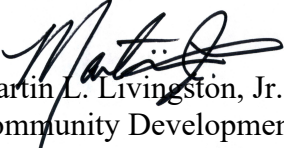
d. The relationship of such elements to similar features of structures in the immediate surroundings –

Wood balusters, spindles, pickets and railings are the predominant feature in the neighborhood for porches that have a height that require railings.

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 requesting to replicate the previous original pickets and railings on the property. The applicant has requested to install spindles or balusters at the original height of no greater than 30 inches with 5 inches on occurrence. The installation of new railings on front porches typically requires the tops of railings to be a height of no less than 36 inches to meet current building code requirements. The Secretary if the Interiors Guidelines for Restoring Historic Buildings recommends “recreating a missing wood feature that existed during the restoration period based on documentary and physical evidence; for example, duplicating a wood dormer or porch”. The recreation of the wood balusters and railings would be harmonious with the existing neighborhood features if replicated.

Submitted by:


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

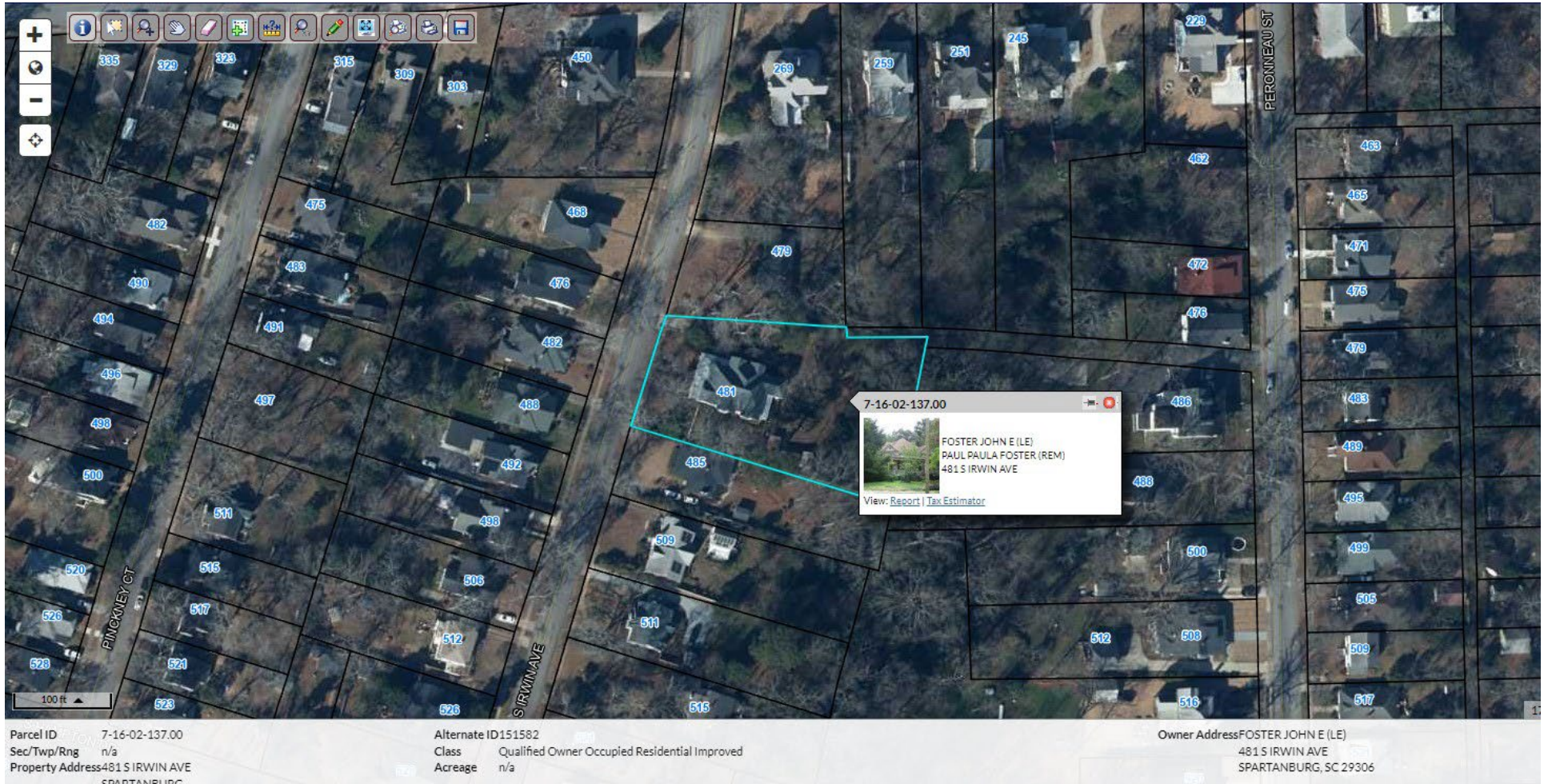
Attachments:

Conditions of Approval
Application and Materials
Site Photos

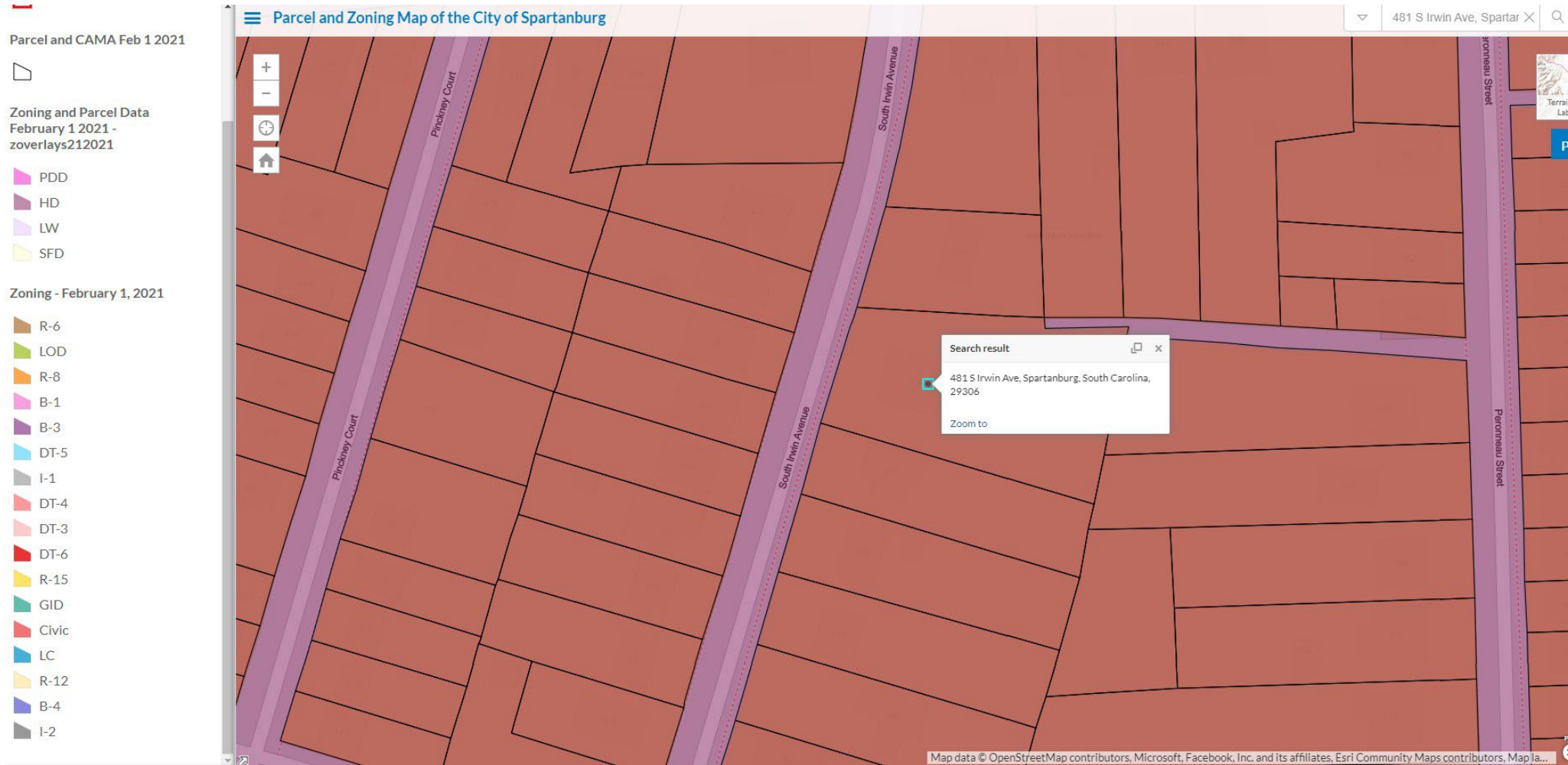
**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:
481 S. Irwin Avenue (TMS: 7-16-02-137.00)
in the Hampton Heights Neighborhood Historic District
Owner/Applicant: John Edwin Foster, Paula Foster Paul
Contractor: Nicklas Renfro.**

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
4. This permit shall be exercised within **six months of the date of final approval**, or it shall become null and void. Extensions may be granted with permission of the Board.
5. A building permit shall be obtained from the Building Department prior to commencement of work.
6. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project. project.

SITE MAP



ZONING MAP



PHOTOS



PHOTOS



Mar 28, 2024 at 4:33



Mar 8, 2024 at 10:33 AM

PHOTOS



Planning Department

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

Certificate of Appropriateness (COA)

Historic Properties

John Edwin FOSTER

Owner: PAULA FOSTER PAUL

Phone: 803-308-2149

Address: 481 South IRWIN AVENUE

Email: paula.paul@gmail.com

City: SPARTANBURG State: SC

Zip: 29306

Applicant: PAULA AND Jimmie PAUL

PAULA - 803-308-0354
Phone: Jim - 803-308-2149

Address: 481 South IRWIN AVENUE

Email: pauljimmie1@gmail.com

City: SPARTANBURG, SC State: SC

Zip: 29306

Contractor: NICKLAS RENFRO

Phone: 864-561-6200

Address: _____

Email: nicklas.renfro@

City: INMAN State: SC

29349 outlook.com

Address of Property: 481 South IRWIN AVENUE, SC 29306

Tax Map Number: 7-16-02-137-00

Zoning District R-8

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: Jimmie Paul

Date: 2-23-2024

Staff Use Only / Received by: _____

Date Received: _____

Time: _____

Permit Number: _____

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):

SEE ATTACHED INFORMATION

Please read and initial the following statements:

- ☒ I am the owner of the property, or
- ☐ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- ☒ The information on this application represents an accurate description of the proposed work.
- ☒ I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- ☒ I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- ☒ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

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

14 February 2024

The Harris-Foster House
Hampton Heights
481 South Irwin Avenue
Spartanburg, SC. 29306

Proposed Work: Front Porch

1. Remove two and possibly three original 2 x 10 water damaged porch floor joists and install new 2 x 10 porch floor joists.
2. Remove all porch floor boards to allow for the inspection of any further water damage. This will allow also for the replacement of many water damaged floor boards and several patched places. New 1 x 4 tongue and groove pine wood floor boards will be installed.
3. Temporarily remove the existing porch columns, make repairs to the bottoms of those columns, and return the columns to their current positions.
4. Remove the existing 28 inch tall porch railing with spindles spaced at 8" OC, and replace it with a 28 inch tall porch railing with spindles spaced at 5" OC, to allow for the restoration of architectural details.

Proposed Work: Side Entry:

5. Remove a not repairable deck and steps on the right side of the house, very near the front porch. The deck will be replaced with a smaller landing area which will match the height of the front porch. The landing will have a 28" tall railing with spindles 5" OC to match the front porch railing and spindles. This will allow for the restoration of some architectural details. A staircase with nine or ten steps will go down to the side yard. A checker board lattice will enclose the area below the landing.

14 February 2024

The Harris-Foster House
Hampton Heights
481 South Irwin Avenue
Spartanburg, SC 29306

Proposed Repairs:
Photos, History, New Side Entry Plan

See photos #'s 1,2,3

Photo # 1, dated October 1950, and photo #2, not dated, but of the same time period, shows Julia Harris Foster, sister of the owner, Mary Ella Harris, on the front lawn of the house. Note the wrap around porch, a portico with wooden steps, and single columns.

Some time after these photos were taken, Ms. Harris remodeled the front porch. She removed the hidden gutters, the portico, approximately five feet of porch from the left side, and six to eight feet of the porch and the wooden steps on the right side.

See photo #3, showing those right side steps going down into a garden area, and allowing access to a tennis court. Also shown in the photo is 488 South Irwin Avenue, across the street from 481 South Irwin Avenue.

Notice at the top of the steps, and barely visible behind the short balustrade at the wall, is a window. Because the wooden steps were removed, cutting off access to the garden, that window was removed, and was replaced with a door. Concrete stairs leading down to the garden were built. See photo #4.

The original columns as seen in photo #2 were "single." The columns supporting the removed portions of the porch were reused to "double up" the existing columns.

At some time Ms. Harris screened in the left side of the porch, and added a metal awning to cover the wooden steps. See photo #5

The porch floor, some of the floor joists, the balustrade, the columns, and two places on the porch ceiling are all in need of repair.

After his purchase of the house in 1980, Mr. John Edwin Foster, nephew of Ms. Harris, and father of Paula Foster Paul, removed the screen and the awning, redid balustrade (spindles, some original, spaced 8" OC) and replaced the wooden steps with steps made of brick. See photo #6.

Notice from photos #2 and #3, the balustrade is of simple construction, a bottom rail four inches from the porch floor, spindles 22 inches tall (spaced 5" OC) and a top rail, total height of the balustrade from the porch floor is 28 inches.

Some time later, probably in the spring/summer of 1999, Mr. Foster removed the concrete steps in the garden. See photo #7.

He replaced the steps with a wooden deck and wooden steps into the garden. However, the deck was not built to code, has rotted away in several places, and is not repairable. See photos #8 and #9.

We propose removing the deck and stairs, now not visible behind a six foot high fence, replace it with a smaller landing area the same height as the front porch. The landing will have a balustrade the same as the front porch, allowing for the restoration of some architectural details. See attached an outline plan of the landing/stairs.

Steps would lead down to the garden and would follow the shape of the existing bay window at that part of the house. The area beneath the landing would be enclosed with a checker board lattice. See photo #10

If at such a time the fence is replaced with a shorter one or removed all together, the landing should appear as to have been there all along.

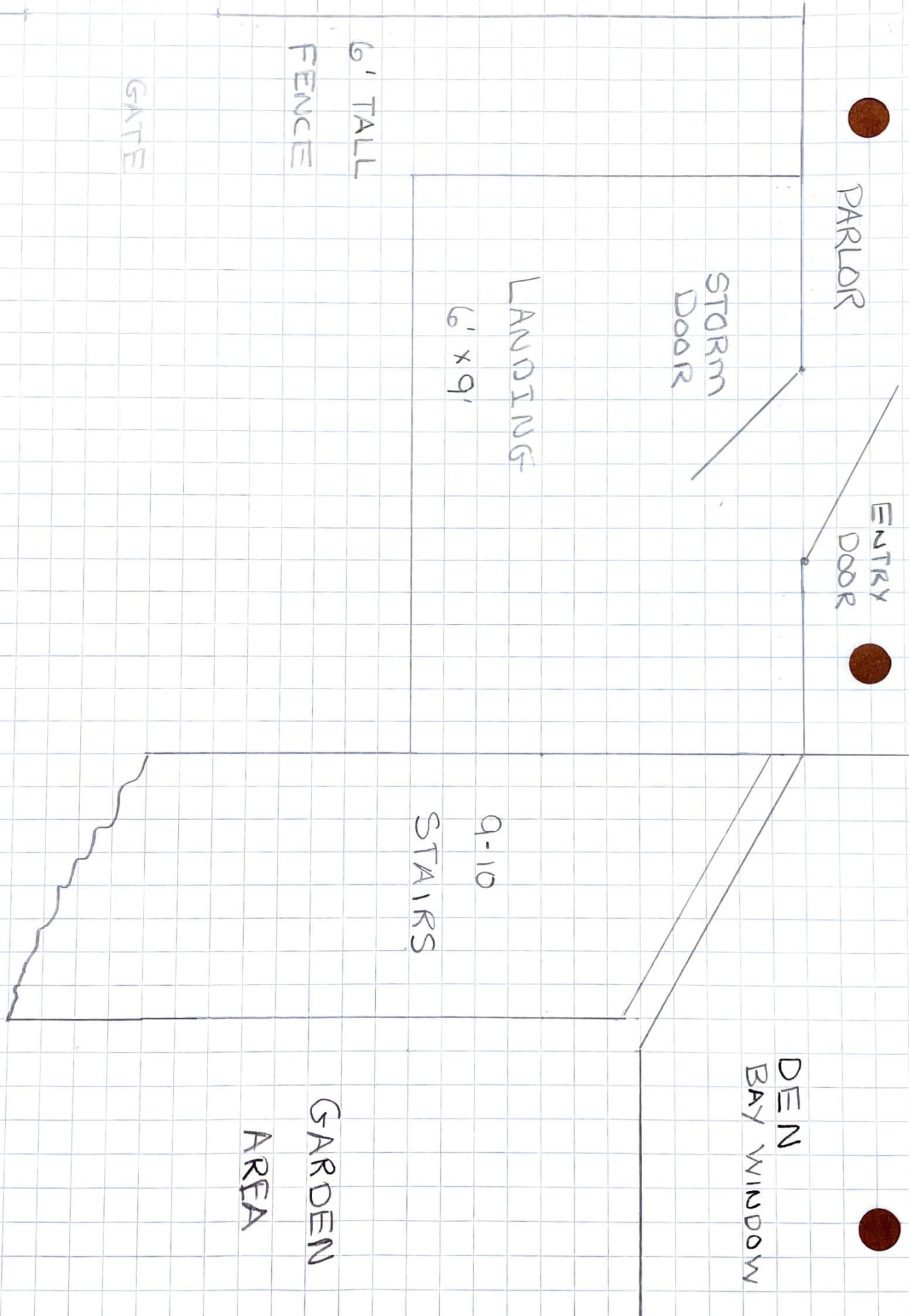
Thank you,

Cell/Email
Paula Paul

803-308-0354
paula.paul@gmail.com

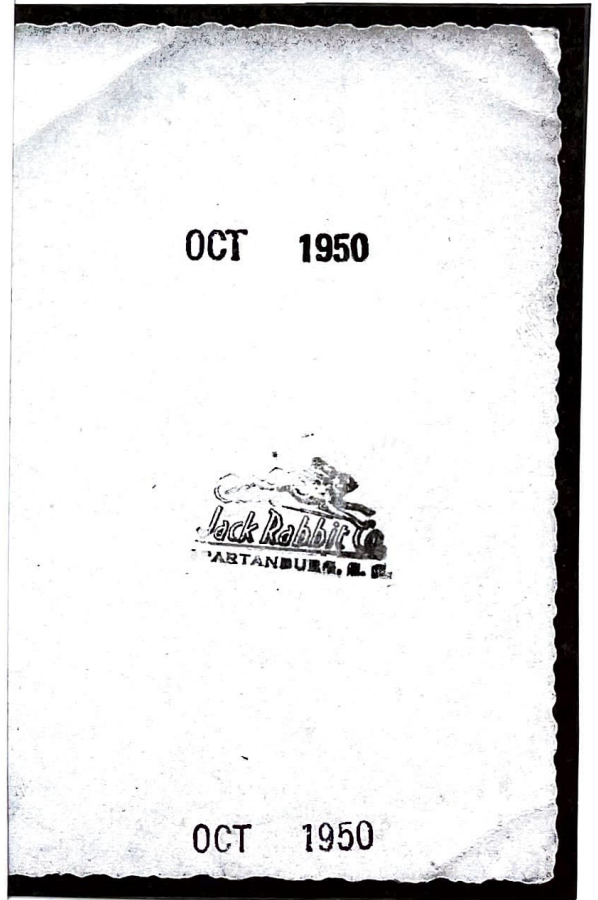
Cell/Email
Jimmie Paul

803-308-2149
pauljimmie1@gmail.com





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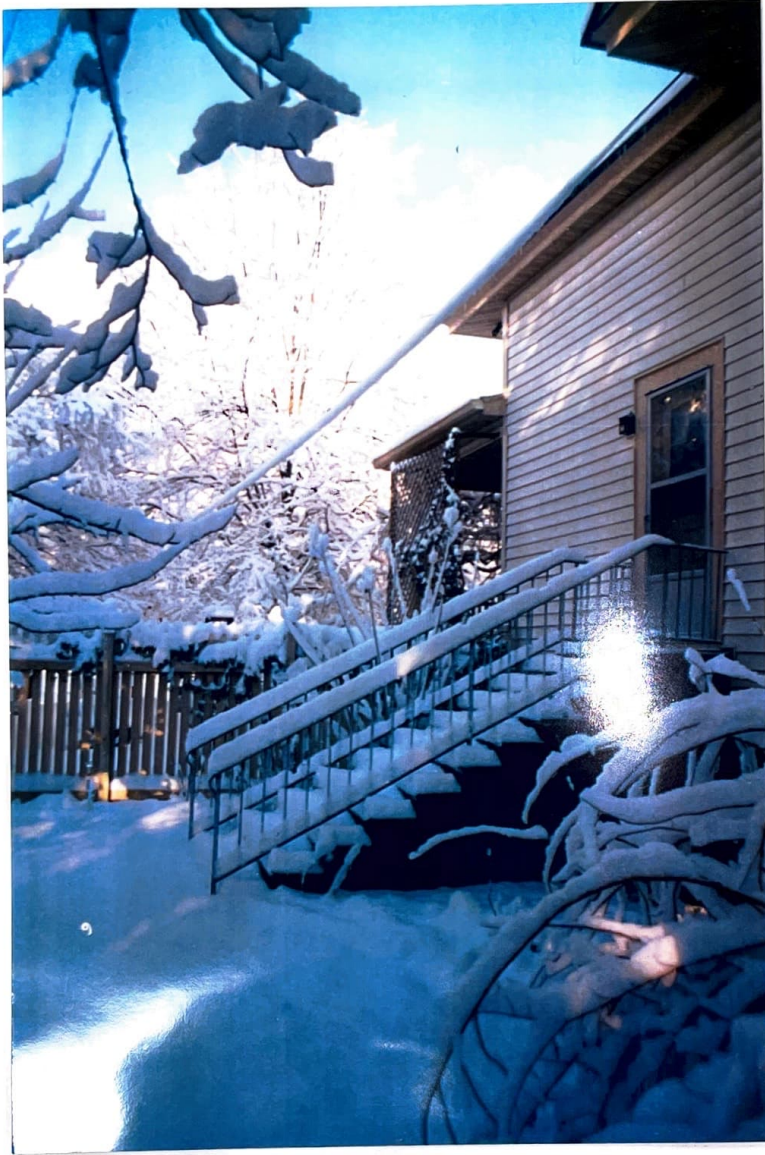


2

#3



#4



#5



#6





#8



#9



10



RENFRO
HOME REPAIR & REMODELING LLC
PHONE: (864) 561-6200

Inman Sc, 29349

02/19/2024

PROPOSAL SUBMITTED TO:

Jimmie & Paula Paul
481 South Irwin Avenue
Spartanburg, South Carolina 29306
803-308-0354
paula.paul@gmail.com

We (RENFRO HOME REPAIR AND REMODELING LLC) hereby propose to furnish all the materials and perform all the labor necessary for the Improvement Project to the facility located at the above address to be completed as follows:

PROJECT OVERVIEW:

SIDE ENTRY DECK/ STORM DOOR SIDING/ LIGHT REPAIR

PROJECT DETAILS:

SIDE ENTRY DECK 6'x 13.5' W/ 9-10 STEPS

-Remove and dispose of current structure & steps in accordance with state and local guidelines. - Build new 6'x 13.5' pressure treated deck no more than 3" below doors threshold. - Steps off right side of deck where it intersects with the angled wall 90 degrees off of house down into garden area. MATERIALS USED: 160# concrete footers PT 6x6 support posts PT 2x10 ledger PT 2x8 joists PT 5/4x6 decking PT 5/4x6 top rail PT 4x4 handrail posts PT 2x4 horizontal railing PT 2x2 vertical balusters STEPS 2x12 stringers cut on site

STORM DOOR

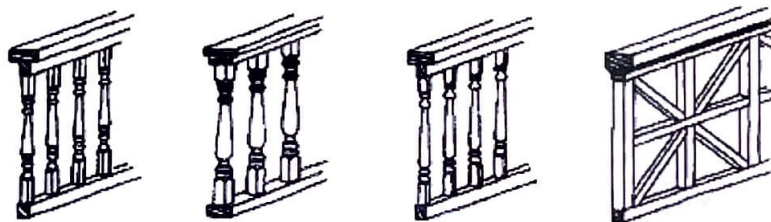
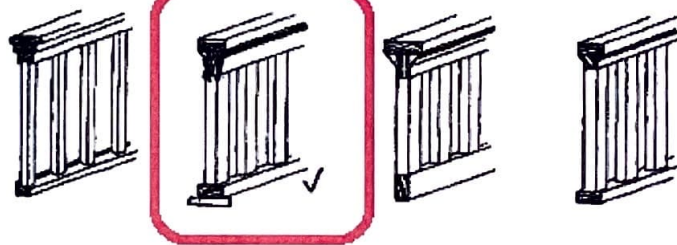
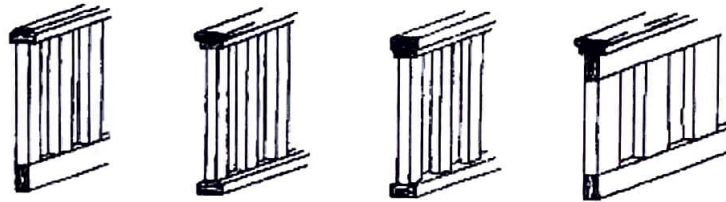
-Remove existing storm door, *Supply and install full glass storm door hinged on left side so it opens and does not interfere with path from steps to door. (left hand outswing) *DOOR COST IS INCLUDED

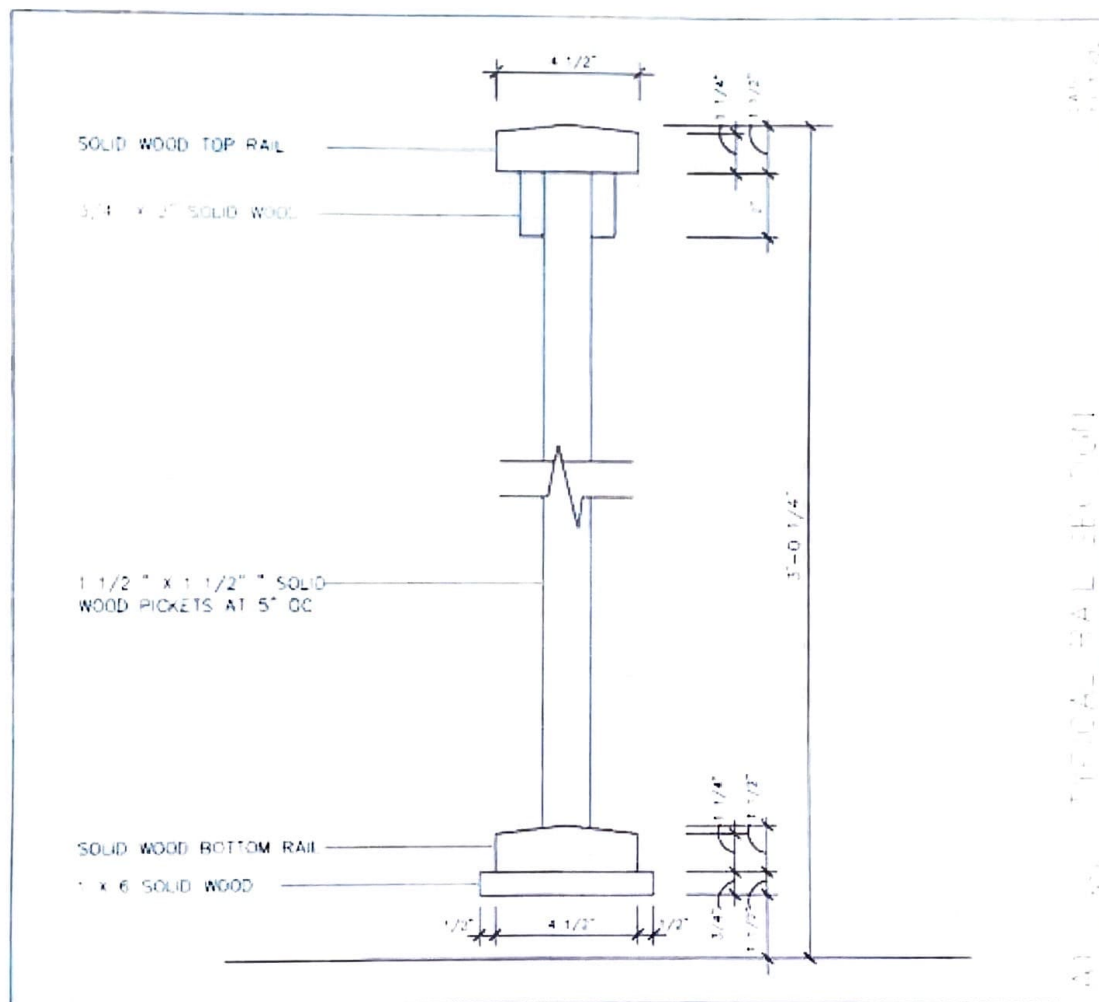
SIDING & LIGHT REPAIR

-Remove exterior wall scone -Remove cut siding where light was installed -Remove j channel from around door -Install new vinyl light box base -Install new j channel around door -Install new (matched) siding where needed -Install client provided light fixture

Jimmie & Paula Paul
481 South Irwin Avenue
Spartanburg, South Carolina 29306
803-308-0354

Porch railings, or balustrades, come in a variety of designs with the spindle detail as often the indicator of a particular architectural style. The majority of these designs could be found on most of the styles in Greensboro's historic districts. However, turned posts or spindles were most often found on Colonial Revival and Queen Anne porch detailing and were seldom found on the Craftsman/Foursquare styles.





DONALD L. LOVE JR, ARCHITECT, AIA

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March 30, 2024

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Re: March 30, 2024

Dear Martin,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for new porch railing at 481 South Irwin Avenue, in the Hampton Heights Historic District. Review of the Guidelines for the Historic District and the Secretary's Standards for Rehabilitation forms the basis for my opinion. I have also reviewed Preservation Brief 45 **Preserving Historic Wooden Porches** from the National Park Service.

The applicant has requested approval to replace the deteriorated wood railing on the front porch with new wood railing. The existing railing is not original to the house. No drawings of the new railing were provided, however, a graphic from the City of Greensboro's Historic District guidelines showing typical handrail designs and a typical handrail section was provided for review.

Installation of new railings is allowed by The Hampton Heights Design Guidelines as major work. The Guidelines state "Repair of porches shall not result in the removal of original materials (such as balusters, columns, handrails, brackets, and roof detailing) unless seriously deteriorated. If replacement materials must be introduced, the new shall match the old in design, color, texture, and where possible, materials. The Secretary's Standards for Rehabilitation state, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

On March 28, 2024, I visited the property with you to observe the railing. The current railing appears to be similar to a photo of the house from the 1950's, however, the design of the railing in the photo appears to be inconsistent with typical rail design from the period of the house construction, indicating that it may have also been a replacement.

If the existing wooden railing is to be replaced with new railing, the design should match that of the original construction, assuming that the design can be verified to be accurate using photo documentation. If not, a design for the new rails should be provided for review prior to approval of the COA.

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 MARCH 14, 2024, MEETING

Approved Date	Street Address	Approved Work
3/15/2024	481 S. Irwin Avenue	Remove existing damaged two by 10 water damaged porch floor joist and install two new floor joist. Remove all porch floor boards and install new 1 X 4 tongue and groove pinewood floor boards. Temporarily remove the porch columns and repair columns and floor boards and reinstall columns to their original position. Remove existing side porch (already removed – photo provided) and replace with deck and lattice on side porch – railing and spindles to match front porch.
3/16/2024	683 Southern Street	Remove existing roofing asphalt shingles to deck, re-nail any loose boards, install new roof deck boards where needed, and install new asphalt roofing shingles.
3/20/2024	562 S. Irwin Ave.	Replace existing gutters with new gutters and install additional gutters as needed to reduce drainage problems around the foundation of the house