

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:

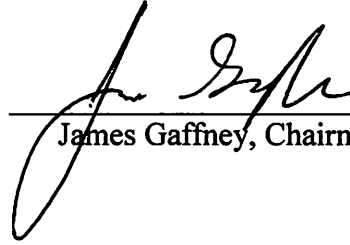
Corner lots typically have more leeway with the usage allowance of rear yard. However, this corner lot is very visible from the road and allowing the proposed deck, window and door at the proposed location would be detrimental to the character of the structure and does not meet the historic guidelines.

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