

Meeting Minutes of the Board of Architectural Design and Historic Review
Thursday, April 11th, 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, April 11th, 2024, at 5:30 PM with the following members in attendance: **Bill Michels, Kenneth Brown, Rod McCants, Sylvelie Franke and James Gaffney.** Representing the Planning Department is, **Martin Livingston, Community Director, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

Mr. Michels: Bill Michels
Mr. McCants: Rod McCants
Mr. Gaffney: James Gaffney
Ms. Franke: Sylvelie Franke
Mr. Brown: Kenneth Brown (Virtual)

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 Mr. Michels, seconded by Ms. Franke, approve the agenda. The motion was approved with a vote of 5-0.

Approval of Meeting Minutes from March 12th, 2024.

A motion was made by Mr. Michels, seconded by Mr. McCants approve the agenda. The motion was approved with a vote of 5-0.

Old Business: None.

New Business:

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.

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 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”. The recreation of the wood balusters and railings would be harmonious with the existing neighborhood features if replicated.

Applicant:

John Edwin Foster, Paula Foster Paul
Jimmie Paul, 481 S Irwin Ave.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

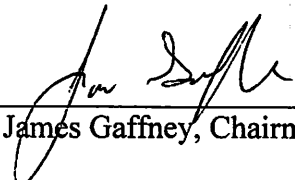
The proposed project has to follow both historic and current building codes ordinances to be in compliance.

A motion was made by Mr. Michels, seconded Mr. Brown and Ms. Franke to approve the Certificate of Appropriateness and seek approval of Planning Department staff and Building Official to repair and replace railings if necessary to current code by a vote of 5-0.

Staff Announcements:

A new Planning Director will be joining Planning Department team Fredalyn M. Frasier April 22, 2024. Board members need to do renewals to be able to serve another term on the board and review of Minor Works submittals.

The meeting was adjourned at 6:12 PM.



James Gaffney, Chairman