

Meeting Minutes of the Board of Architectural Design and Historic Review

Thursday, May 9th, 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, Mark Olencki, Rod McCants, Sylvelie Franke, and James Gaffney.** Representing the Planning Department is, **Martin Livingston, Community Director, Fredalyn Frasier, Planning Director, and Nan Zhou, Planner II.**

Roll Call:

Mr. Michels: Bill Michels

Mr. McCants: Rod McCants

Mr. Olencki: Mark Olencki

Mr. Gaffney: James Gaffney

Ms. Franke: Sylvelie Franke

Mr. Pittillo: Michael Pittillo

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 Mr. Pittillo, approve the agenda. The motion was approved with a vote of 6-0.

Approval of Meeting Minutes from April 11th, 2024.

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

Old Business: None.

New Business:

Certificate of Appropriateness for Major Works – 197 Brookwood Ter. (TMS# 7-16-02-030.00) in the Hampton Heights Historic District. The applicant is seeking approval of a Certificate of Appropriateness to replace metal railings near around the front steps in the front yard. The property is located in the R-8/SFD (General Residential - Single Family District). Owner / Applicant: Walter Bethea / Contractor: Accent Iron Works

Project Description and History

The project site is an approximately 5,576 square foot lot in the Hampton Heights Historic District. The site abuts Brookwood Ter. to the north boundary. The lot currently contains one one-story wood framed primary structure that was built in 1926. The front porch of this front-gabled bungalow wraps around the left (east) side of the house. The structure has a brick foundation, an interior chimney, an open front porch, with a gable roof.

The applicant is requesting to replace the existing handrails due to aging and safety concerns on the front steps. The new proposed handrails will replicate the existing handrails for the design elements (pickets and lambs tongue) to the best of their ability. The new proposed handrails will be 33 inches off of the ground as opposed to the lower height of the existing handrails.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Hampton Heights 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 new proposed handrails will be made of iron, 33 inches off of the ground with 1 and 7/8” cap rail, 1” post, ½ pickets, and 8 lambs tongue in design. The new proposed handrails will replicate the design of the existing handrails currently on the front steps. Unfortunately, staff did not receive any visual drawing showing the design of the handrails.

2. ***The scale of the buildings –***

The scale of the primary building will not be affected. Replacing handrails around front steps in the front yard will not impact the scale of the primary structure on the lot.

3. ***The texture and materials –***

The new proposed handrails, according to the specifications provided by the applicant, will be iron.

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

–

Currently, houses on the east side of Brookwood Ter. all have handrails of varied texture and materials, either with or without pickets, around front steps in the front yard due to topography and house elevation. Houses on the west side of the Brookwood Ter. do not have handrails in the front yard as they all sit on a flat surface.

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 Design Guidelines currently does not provide design guidelines or suggestions for the design of handrails in terms of appearance, material, texture, and height. Replacing the unstable and aging handrails with handrails similar in design and material will relieve the safety concerns and improve the aesthetics features of the house. Installing the proposed handrails off the ground 33 inches will meet the current building code. It is harmonious with all the other properties along the same side (east side) of Brookwood Ter due to topography and house elevation.

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

Applicant:

Walter Bethea, Owner.
Accent Iron Works, Contractor.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

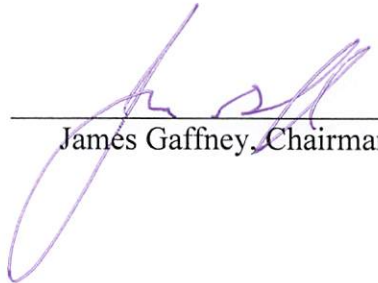
The proposed project meets the requirements for approval. The height of the railing will need to increase to a minimum of 34 inches.

A motion was made by Mr. Michels, seconded Mr. Pittillo to approve as presented the Certificate of Appropriateness by a vote of 6-0.

Staff Announcements:

A new Planning Director has joined the Planning Department, Fredalyn Frasier.

The meeting was adjourned at 5:47 PM.



James Gaffney, Chairman