

Meeting Minutes of the Board of Architectural Design and Historic Review

Thursday, July 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, July 11th, 2024, at 5:30 PM with the following members in attendance: **Bill Michels, Mark Olencki, Michael Pittillo, Kenneth Brown, and James Gaffney.** Representing the Planning Department - **Martin Livingston, Community Director, Fredalyn Frasier, Planning Director, Nan Zhou, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Special Staff Announcement: Ms. Frasier announced serving Board Member Tina Wilson passed away April, 20th, 2024. An excerpt from her obituary was read into the record.

Roll Call:

Mr. Michels: Bill Michels

Mr. Brown: Kenneth Brown

Mr. Olencki: Mark Olencki

Mr. Gaffney: James Gaffney

Mr. Pittillo: Michael Pittillo

Mr. Gaffney: Based on Freedom of Information Act Compliance public notification 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. Brown, seconded by Mr. Olencki, to approve the agenda. The motion was approved with a vote of 5-0.

Approval of Meeting Minutes from May 9th, 2024.

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

Old Business: None.

New Business:

Certificate of Appropriateness for Major Works – 400 Hampton Dr. (TMS # 7-16-02-141.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to pave the parking area for tenants. The property is located in the R-8 SFD (General Residential – Single-Family District) zoning district. Owner/Applicant: Phuoc Do and Theresa Phan; Contractor: Work, Inc.

Project Description and History

The project site is an approximately 11,736 square foot lot in the Hampton Heights Historic District. The site abuts West Hampton Avenue to the north boundary and Hampton Drive to the east boundary. The lot currently contains one two-story structure, known as *The Alexander Apartment*, that was built in 1956. The structure has open front porches on both floors with a brick foundation. The structure has

a hipped roof. Since this apartment complex was built prior to the adoption of the current City of Spartanburg Zoning Ordinance, it is a non-conforming use.

The applicant is requesting to pave the parking lot on the right side of the building to provide onsite parking for tenants due to the limited parking along Hampton Drive near the apartment complex.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is in the Hampton Heights Historic District which has design guidelines used to evaluate the appropriateness of proposed changes in local historic districts to protect the visual qualities of historic properties that reflect the history and heritage of that community. 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***

Hampton Heights Design Guidelines – Landscape states that “.....new surfaces should be compatible with these [concrete, asphalt, and brick] predominant materials. The use of driving lanes, designed to facilitate only the car’s wheels, is a historic treatment which is encouraged to retain porous surface. Parking should be located in the side yard and rear yard spaces and not extend beyond the front setback line of historic buildings. Plant materials and enclosures should be utilized for screening parking areas. Paving of parking areas should be accomplished without the loss of existing vegetation or the creation of large impervious surfaces.

The use of porous pavers as a paving surface is encouraged. Parking should be addressed in a manner that does not distract from the overall character of the district. parking to serve private residential lots shall be accommodated on-site. It is preferable to expand an existing driveway for parking, rather than to add a separate parking pad. Plant materials can be added around parking spaces to visually buffer the parking from the street.”

- The proposed driveway and parking lot are concrete with some existing vegetation surrounding the parking lot.

2. ***The scale of the buildings***

The scale of the primary building will not be affected. Paving the driveway and parking lot will not affect the scale of the two-story apartment complex building.

3. ***The texture and materials***

The proposed material for the driveway and parking lot will be concrete.

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

Currently, the immediate surrounding properties from the project site all have either a pre-existing concrete, gravel, or brick driveway in the front or side yard.

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 clearly state the recommended placement of the parking lot, the appropriate materials for the new surface, and the planting vegetation.

- Constructing a concrete driveway and a parking area to the side yard will accommodate the parking needs of the tenants and would be harmonious with the immediate surrounding properties that have a pre-existing concrete driveway.
- However, the proposed material for the driveway and parking lot does not meet the Hampton Heights Design Guidelines.

Applicant:

Phuoc Do, Owner.

Public Speakers:

Linda Powers Bilanchone, 182 W Hampton Ave.

Brad Steinecke, 482 Pinckney Ct.

Donna Pleanbe Burdette, 465 Hampton Dr.

Steve Battocchio, 175 W Hampton Ave.

Niko Gilman, 460 Hampton Dr.

Sandy Battocchio, 175 W Hampton Dr.

Kathy Taylor, 495 Hampton Dr.

Discussion:

The proposed project needs survey for elevation for property. Parking along the street seems to be of growing problem in the neighborhood. Having extra available parking would seem to benefit the surrounding properties.

A motion was made by Mr. Michels, seconded Mr. Brown to table the Certificate of Appropriateness until the next meeting for a storm water study, determination of curb cut, and a parking plan are presented by a vote of 5-0.

Certificate of Appropriateness for Major Works – 265 S. Spring Street (TMS: 7-12-114-204.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to install a new utility pole, a new small cell equipment along with components and hardware. The property is located in the R-8 SFD (General Residential – Single-Family District) zoning district. Owner/Applicant: Verizon Wireless / Brian Deye Contractor: Justin Sullens.

Project Description and History

The project site is located near the corner of Beta Way and S. Spring Street. The applicant is seeking to seeking approval to install a new utility pole, a new small cell equipment along with components and hardware in the city right of way. The project does not involve housing construction of any type of housing activity. These small cell sites are designed to provide better cell service coverage in densely populated areas and can be seen in several areas in downtown Spartanburg.

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 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-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.

This item is appearing before the HARB due to section **510.10 Effect On Municipal and Public Utilities**. All City departments and public utility companies shall be required to obtain approval from the Board in accordance with this Ordinance prior to widening or constructing streets or initiating any changes within the Historic Districts with regard to the character of street paving, sidewalks, parkways, trees, utility installation, lighting, walls, fences, structures, and buildings on property or easements owned or franchised by the City of Spartanburg or public utility companies.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design –

The project site is located approximately mid-block on Carlise Street. The applicant is seeking approval to install a new utility pole and a new small cell equipment along with components and hardware in the city right of way. The project does not involve housing construction of any type or housing repair.

b. The scale of the buildings –

The scale of the building does not apply to this activity since it is in the city right of way. The utility pole and equipment would be visible from the street and would not have any effect on any existing structures.

c. The texture and materials –

The texture and materials do not apply. The poles will be wood poles similar to the nearby streetlights and other utility poles in the neighborhood.

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

There are other utility poles in the neighborhood including wood utility and light poles and metal light poles. This pole will be similar in nature but shorter than a regular utility pole and taller than the light pole with equipment attached to the pole.

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

There is no indication that the character of the neighborhood would change due to the installation of the utility pole. Only two scattered site poles are proposed in the neighborhood in strategic locations. This pole location will be in the right of way between two properties.

Applicant:

Brian Deye, Verizon Wireless.

Ishmael Relkadi, Verizon Wireless.

Public Speakers:

Jarett Bond, 310 Hydrick St.

Kathy Taylor, 495 Hampton Dr.

Jenni & Jeremy Gilbert, 268 W Hampton Ave.

Michael Arend, 551 Pinckney Ct.

Discussion:

Having a cell tower in a Historic District seems very inappropriate. The proposed project will not be harmonious with the surrounding areas.

A motion was made by Mr. Michels, seconded Mr. Olencki to deny the Certificate of Appropriateness as presented by a vote of 5-0.

Certificate of Appropriateness for Major Works – 216 Carlisle Street (TMS: 7-12-14-186.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to install a new utility pole, a new small cell equipment along with components and hardware. The property is located in the R-8 SFD (General Residential – Single-Family District) zoning district. Owner/Applicant: Verizon Wireless / Brian Deye Contractor: Justin Sullens.

Project Description and History

The project site is located approximately mid-block on Carlisle Street between Hydrick street and the end of the cul-de-sac. The applicant is seeking approval to install a new utility pole, a new small cell equipment along with components and hardware in the city right of way. The project does not involve housing construction of any type of housing activity. These small cell sites are designed to provide better cell service coverage in densely populated areas and can be seen in several areas in downtown Spartanburg.

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 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-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.

This item is appearing before the HARB due to section **510.10 Effect On Municipal and Public Utilities**. All City departments and public utility companies shall be required to obtain approval from the Board in accordance with this Ordinance prior to widening or constructing streets or initiating any changes within the Historic Districts with regard to the character of street paving, sidewalks, parkways,

trees, utility installation, lighting, walls, fences, structures, and buildings on property or easements owned or franchised by the City of Spartanburg or public utility companies.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design –

The project site is located approximately mid-block on Carlise Street. The applicant is seeking approval to install a new utility pole and a new small cell equipment along with components and hardware in the city right of way. The project does not involve housing construction of any type or housing repair.

b. The scale of the buildings –

The scale of the building does not apply to this activity since it is in the city right of way. The utility pole and equipment would be visible from the street and would not have any effect on any existing structures.

c. The texture and materials –

The texture and materials does not apply. The poles will be wood poles similar to the nearby streetlights and other utility poles in the neighborhood.

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

There are other utility poles in the neighborhood including wood utility poles and metal light poles. This pole will be similar in nature but shorter than a regular utility pole and taller than the light pole with equipment attached to the pole.

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

There is no indication that the character of the neighborhood would change due to the installation of the utility pole. Only two scattered site poles are proposed in the neighborhood in strategic locations. This pole location will be in the right of way between two properties.

Applicant:

Brian Deye, Verizon Wireless
Ishmael Relkadi, Verizon Wireless.

Public Speakers:

Jenni & Jeremy Gilbert, 268 W Hampton Ave.

Discussion:

Having a cell tower in a Historic District seems very inappropriate. The proposed project will not be harmonious with the surrounding areas. The proposed location of cell tower may be a safety hazard and obstruction of view for oncoming vehicles.

A motion was made by Mr. Michels, seconded Mr. Olencki to deny the Certificate of Appropriateness as presented by a vote of 5-0.

Certificate of Appropriateness for Major Works – 516 Peronneau St. (TMS # 7-16-02-120.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to install paved driveway. The property is located in the R-8 SFD (General Residential – Single-

Project Description and History

The project site is an approximately 1.71 acre lot in the Hampton Heights Historic District. The site abuts Peronneau Street to the east boundary and South Hampton Drive to the south boundary. The lot currently contains one two-story single-family structure constructed in 1911. The house is a free classic Queen Anne house that has a cross-gabled, flared roof; the gable ends are clad in shingles and feature diamond-shaped windows. The front porch was restored during renovations in 2005, and based on evidence under the porch roof, the corner porch posts were doubled. The bay on the north side of the house has exposed brackets. The garage is original, though the doors had to be replaced using renovations. A previous owner purchased the house in 2000 and restored the exterior of the house and the garage and cleared the interior. The current owner purchased the house in 2008 and made some renovations to the interior of the house, including opening up the attic space for use, and have taken steps to secure LEED certification.

The applicants request to replace the existing gravel driveway with a concrete driveway to match the existing concrete partial driveway. The current driveway is half concrete and half gravel.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is in the Hampton Heights Historic District which has design guidelines to evaluate the appropriateness of proposed changes in local historic districts to protect the visual qualities of historic properties that reflect the history and heritage of that community. 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

Hampton Heights Design Guidelines – Landscape states that “.....the established pattern of walks and drives within the district should be continued. Existing paving materials of concrete, asphalt, and brick should be repaired, where feasible. New surfaces should be compatible with these [concrete, asphalt, and brick] predominant materials. The use of driving lanes, designed to facilitate only the car’s wheels, is a historic treatment which is encouraged to retain porous surface. Parking should be located in the side yard and rear yard spaces and not extend beyond the front setback line of historic buildings.

Plant materials and enclosures should be utilized for screening parking areas. Paving of parking areas should be accomplished without the loss of existing vegetation or the creation of large impervious surfaces. The use of porous pavers as a paving surface is encouraged. Parking should be addressed in a manner that does not distract from the overall character of the district. parking to serve private residential lots shall be accommodated on-site. It is preferable to expand an existing driveway for parking, rather than to add a separate parking pad. Plant materials can be added around parking spaces to visually buffer the parking from the street.”

- The proposed driveway is an extension of the existing concrete/cement driveway behind the public right of way. Existing planting vegetation is along the driveway.

2. *The scale of the buildings*

The scale of the primary building will not be affected. Replacing/installing a driveway will not affect the scale of the primary structure.

3. *The texture and materials*

The proposed material for the replacement of the gravel driveway will be concrete/cement.

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

Currently, the immediate surrounding properties from the project site have either a pre-existing concrete driveway/pad or a two-strip concrete driveway in the front yard.

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 clearly state the recommended placement and material of the driveway. The allowable driveway options presented in the design guideline include gravel/crushed stone driveway or a two-strip concrete driving lane.

Applicant:

Matt Johnston, Owner.

Frank Manello, Manello Construction.

Public Speakers:

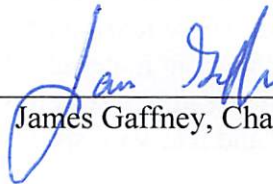
None.

Discussion:

NA.

A motion was made by Mr. Michels, seconded Mr. Brown to table the Certificate of Appropriateness until next meeting. Board member Michael Pittillo, a physician, had to leave due to emergency medical call. The meeting lost quorum and deliberation ended. The case will move to the August meeting agenda as a continuation.

The meeting was adjourned at 7:34 PM.



James Gaffney, Chairman