

Meeting Minutes of the Board of Architectural Design and Historic Review
Thursday, August 8th, 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, August 8th, 2024, at 5:30 PM with the following members in attendance: **Bill Michels, Kenneth Brown, and Dr. Glory Boozer, Sylvelie Franke, James Gaffney.** Representing the Planning Department - **Fredalyn Frasier, Planning Director, Nan Zhou, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

Mr. Michels: Bill Michels
Mr. Brown: Kenneth Brown
Ms. Franke: Sylvelie Franke
Mr. Gaffney: James Gaffney
Dr. Boozer: Dr. Glory Boozer

Mr. Gaffney: This 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. Brown and Dr. Boozer, to approve the agenda. The motion was approved with a vote of 5-0.

Approval of Meeting Minutes from July 11th, 2024.

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

Old Business:

Certificate of Appropriateness 24-004-00018: Certificate of Appropriateness for Major Works at 400 Hampton Dr in the Hampton Heights Neighborhood Historic District based on the request of the applicant.

Approval to deferred Case:

A motion was made by Mr. Brown, seconded by Dr. Boozer to defer the case for future meeting. The motion was approved by a vote of 5-0.

New Business:

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

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.

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.

REVIEW UPDATE

Following the July 11, 2024 HARB meeting City Planning Staff and Mr. Donnie Love, the City Historic Preservation Advisor, held two meetings to review site conditions and design options for the driveway and walkway.

Mr. Love's findings are detailed in the attached letter and provide the following guidance:

Major vs Minor Work Clarification:

The review of the guidelines clarifies the issue. The guidance provided in Section 10.2.3 is considered a recommendation and not a guideline. At the end of Section 5, the Format for Guidelines defines a recommendation as "being less critical to the protection of the District but still a desirable process or procedure to adhere to when possible" or a minor work. In this case, since the proposed driveway change is in the front of the house and contrary to the recommendation, it should be within the Board's responsibility to review. Typically changes to character defining features are not considered minor works. The walk would be considered a minor work as it is less important than the drive.

Driveway Treatment:

While installing a full concrete driveway in place of the existing gravel is not appropriate, the proposal of driveway tracks combined with brick pavers could be considered as one alternative, extending the length of the drive until it reaches the rear corner of the house where it could transition to all concrete. The applicant proposes like for like replacement of the existing concrete driveway apron.

Walkway:

The applicant proposes maintaining the original placement of the walkway and incorporating concrete or floating pavers; based on review it would be considered a minor work as stated it is less important than the drive. The realignment of the walkway would be considered major work.

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 guidelines include gravel/crushed stone driveway or a two-strip concrete driving lane.

Applicant:

Matt Johnston, Owner.

Public Speakers:

None.

Discussion:

The proposed project is well presented and meets the requirements of the Hampton Heights Design Guidelines. This will not be detrimental to the surrounding properties.

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

Election of new Chair and Vice Chair Board Members:

A new elected Chair Mr. Michels and Vice Chair Ms. Franke by a vote of 5 to 0.

Staff Announcements: Looking for new HARB Board Members to fill couple seats.

The meeting was adjourned at 5:56 PM.



James Gaffney, Chairman

Bill Michels / Chair
Vice Chair at Time

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