



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

December 12th, 2024, at 5:30 P.M.

**Spartanburg County Council Chambers
366 N. Church Street – Spartanburg, SC 29303**

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call)

- I. Call To Order.**
- II. Roll Call.**
- III.** Freedom of Information Act Compliance – Public notification of the City of Spartanburg’s Board of Architectural Design & 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’s Zoning Ordinance.
- IV. Approval of Agenda.**
- V. Disposition of Minutes from the November 14th, 2024, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. COA: 24-004-00053: Certificate of Appropriateness for Major Works – 790 Southern St (TMS: 7-08-15-276.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace the siding, remove the side deck, and relocate the side door. The property is located in the R-6 (General Residential) zoning district. Owner/Applicant: Sysouphand Phanly Contractor: Vinicius Santos.
 - 2. COA: 24-004-00058: Certificate of Appropriateness for Major Works – 593 S Irwin Ave (TMS: 7-16-06-013.00) in the Hampton Heights Historic District. The applicant is seeking approval to replace the siding and gutters. The property is located in the R-8 (General Residential Single Family District) zoning district. Owner/Applicant: Adam and Angela Weber Contractor: Browns Roofing Company.
- VIII. Staff Updates:**
- IX. Adjournment.**

For more information, please contact the City of Spartanburg Planning Department at planning@cityofspartanburg.org or call (864) 596-2068.

Meeting Minutes of the Board of Architectural Design and Historic Review
Thursday, November 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, November 14th, 2024, at 5:30 PM with the following members in attendance: **Bill Michels, Kenneth Brown, Sylvelie Franke, James Gaffney and Rod McCants** Representing the Planning Department - **Fredalyn Frasier, Planning Director, Nan Zhou, Planner II, and Oksana Holbrooks, Sr Administrative Assistant.**

Roll Call:

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

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

Approval of Meeting Minutes from August 8th, 2024.

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

Old 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.

Applicant:

Phuoc Do, Owner.

Public Speakers:

Steve Battocchio, 175 W Hampton Avenue.
Sandy Battocchio, 175 W Hampton Avenue.
Niko Gilman, 460 Hampton Drive.

Discussion:

The proposed project does not meet the requirements of the Hampton Heights Design Guidelines.

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

New Business:

Certificate of Appropriateness for Major Works – 651 Maywood St. (TMS # 7-12-03-070.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace a metal roof with asphalt shingle roof. The property is located in the R-6 (General Residential District) zoning district. Owner: Eric & Israel Shackley; Agent: Fraser Roofing.

Project Description and History

The project site is located on an approximately 5,960 square foot lot in the Beaumont Mill Village Historic District. The site is located on the south side of Maywood Street. The site currently contains one one-story single-family home that was constructed in 1890. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open front porch with interior chimney and has a gabled metal roof with long rear slope roof. The Beaumont Mill Village Historic Design Guidelines list this structure as House Type One – Saddlebag circa 1890-1910.

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 lists 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

Currently the structure has a metal roof that was original to the house. Beaumont Mill Design Guidelines Section 3.7.5 Roof Pitches and Roofing Materials says "metal roofs are not appropriate roofing materials for the Beaumont Mill Village. Architectural shingles may be appropriate for the earlier houses." The proposed architectural shingle roof meets the intent of Beaumont Mill Design Guidelines.

b. The scale of the buildings

The scale of the structure will not be impacted by replacing metal shingles with architectural shingles.

c. The texture and materials

The agent is proposing to install CertainTeed Landmark, a 40-year architectural shingles as the new roof material.

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

Residential properties in the vicinity of the project site all have architectural shingles. The proposed architectural shingles will share similar features of structures in the immediate surroundings.

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 Beaumont Mill Village Design Guidelines clearly states that” metal roofs are not appropriate roofing material for the Beaumont Mill Village. Architectural shingles may be appropriate for the earlier houses.” The proposed alteration of the roof will be harmonious with the Beaumont Mill Village Historic District and meets the intent of the Design Guidelines.

Based on the Beaumont Mill Village Design Guidelines, it is recommended and appropriate to replace the existing metal roof with architectural shingles for the project site that will be harmonious with the immediate surroundings and with the Historic District.

Applicant:

Eric & Israel Shackley, 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 Mr. Brown, seconded Ms. Franke to approve the Certificate of Appropriateness as presented by a vote of 5-0.

Staff Announcements: 642 Maywood Street, Demolition.

The meeting was adjourned at 6:07 PM.

Bill Michels, Chairman

December 12, 2024

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works

Address: 790 Southern St. (TMS: 7-08-15-276.00)

District: Beaumont Mill Village Historic District

Zoning: R-6 (General Residential District)

Owner: Jessica Medina / **Contractor:** Vinicius Santos

Request- The applicant is seeking approval to rebuild the side deck and relocate the side door towards the rear of the residence.

Project Description and History

The project site is located on an approximately 6,555 square foot lot in the Beaumont Mill Village Historic District on the west side of Southern Street. The site currently comprises a one-story single-family residence constructed in 1930. This residential structure is a vinyl-framed bungalow with a brick foundation. The structure has a front partial porch – recessed under main roof with interior brick chimney and has a gable roof with composite shingle. The Beaumont Mill Village Historic Design Guidelines list this structure as House Type Nine – Gabled with Partial Recessed Porch.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design 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

Design Guidelines for Beaumont Mill Village states that ".....porches are an important design features on a house. They often have a lot of ornamental detailing such as posts and columns, brackets and balustrades. If the porch is determined to be rebuilt, it should have the same features and materials. Exterior renovations affecting houses with entry steps having four or more risers will require the addition of handrails and/or guardrails in accordance with the International Residential Code."

- The applicant proposes to rebuild the side deck using the same material (wood) to match the existing side deck material with guard rail around the deck.
- The Design Guidelines for the Beaumont Mill Village do not provide guidance for relocating the door. The applicant proposes to relocate the side door two or three feet from its current place towards the back based on the interior layout of the house.

b. The scale of the buildings

- Rebuilding the side deck and relocating the door will not impact the scale of the building.

c. The texture and materials

- The current side deck is a wood deck. The new proposed side deck would be a wood deck with guard rail around it.

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

- Properties in the immediate surroundings of the project site do not have a side deck or a side door. They all either have two or three windows on the sides of the house.

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 Design Guidelines for Beaumont Mill Village states that “.....porches are an important design features on a house. They often have a lot of ornamental detailing such as posts and columns, brackets and balustrades. If the porch is determined to be rebuilt, it should have the same features and materials. Exterior renovations affecting houses with entry steps having four or more risers will require the addition of handrails and/or guardrails in accordance with the International Residential Code.”

- Rebuilding the side deck using same material would be harmonious with the Historic District Design Guidelines.
- Based on the Design Guidelines for the Beaumont Mill Village, shifting the door two or three feet over does not seem appropriate unless it will be covered by a window after the door is shifted to the proposed location.

Submitted by:

Nan Zhou

Nan Zhou, AICP
City Planner II - Planning Department

Attachments:

Conditions of Approval
Application and Materials
Site Photos

**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:
790 Southern Street (TMS:7-08-15-276.00) - Beaumont Mill Village Historic District**

Owner: Jessica Medina

Applicant/Contractor: Vinicius Santos

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
4. This permit shall be exercised within **six months of the date of final approval**, or it shall become null and void. Extensions may be granted with permission of the Board.
5. A building permit shall be obtained from the Building Department prior to commencement of work.
6. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project. project.

SITE MAP – 790 Southern St.



ZONING MAP – 790 Southern St.

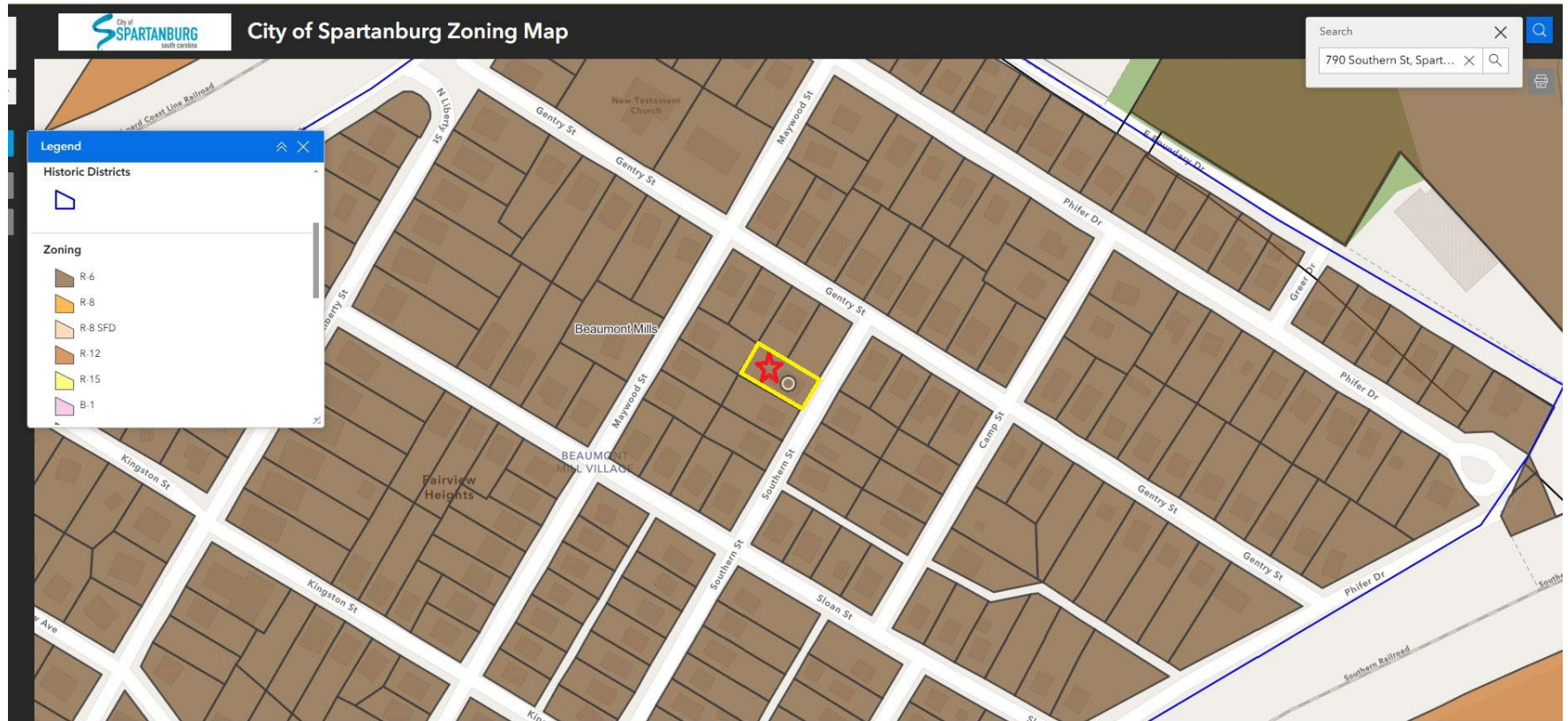


Photo – Front



Photo – Left Side



Photo – Right Side (Current Conditions of the Side Deck and Door)



Photo – Property to the Left of the Project Site



Photo –Property to the Right of the Project Site (Side Picture)



Photo –Property Across from the Project Site



Photo –Property Across from the Project Site



Photo –Property Across from the Project Site



Photo – Properties in the Vicinity



Photo – Properties in the Vicinity



December 12, 2024

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Work

Address: 593 S. Irwin Avenue

Historic District: Hampton Heights Historic District

Zoning: R-8 SFD (General Residential – Single Family) Zoning district

Owner/Applicant: Adam and Angela Weber / Contractor: Browns Roofing Company

Request: Applicant is seeking approval of a Certificate of Appropriateness to repair/replace damaged sidings using like for like material (wood plank) due to hurricane damage and install gutter on the house.

Project Description and History

The project site is located on an approximately 9,480 square foot lot in the Hampton Heights Historic District on the east side of South Irwin Ave. The site currently includes one two-story single-family home constructed in 1920. The residential structure is a wood-framed bungalow with a brick foundation and an open front porch. This residential structure has a hip roof with composition shingle.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to repair/replace wood siding with wood plank siding due to Hurricane Helene and install gutters around the house to protect molding on fascia and water runoff to foundation.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

These Hampton Heights District guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Manual 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 Zoning District, which allows for single family dwelling units. Section 510.6 of the City of Spartanburg Zoning Ordinance lists 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)

1. ***The character and appropriateness of the design***

The Hampton Heights Residential Rehabilitation Guidelines states “.....retain original wood siding and repair rather than replace damaged material whenever possible. When replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and materials. Paint removal and repainting shall be done using appropriate techniques that do not damage the historic material.”

- The applicant proposes to repair damaged siding using like materials (wood plank) and color (yellow for siding, white for trim), with sheathing and vapor barrier underneath the siding that will not be visible from exterior.

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

- Replacing siding and installing gutter systems will not impact the scale of the building.

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

- The texture of the siding would be wood plank.

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

- The structures in the immediate surroundings share mixed types of exterior sidings in terms of texture and materials.
- Houses directly across from the project site and to the right side of the project site have vinyl exterior sidings, while the rest of the houses in the vicinity of the project site all have wood exterior sidings.

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 Residential Rehabilitation Guidelines states “.....retain original wood siding and repair rather than replace damaged material whenever possible. When replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and materials.”

- The proposed work is to repair the damaged siding using like materials (wood plank) and color (yellow for siding, white for trim), with sheathing and vapor barrier underneath the siding to protect the siding for a sustainable future and installing gutter systems to the rest of the house to protect the house from water damage to the foundation would be harmonious with the Historic District.

Submitted by:

Nan Zhou

Nan Zhou, AICP

City Planner II, Planning Department

Attachments:

Conditions of Approval

Photos – Site Photos

Application

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

593 S. Irwin Ave., Hampton Heights Historic District
Certificate of Appropriateness for Major Works
Zoning District: R-8/SFD/ Landowner: Adam and Angela Weber

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
4. This permit shall be exercised within **six months** of the date of final approval, or it shall become null and void. Extensions may be granted with permission of the Board.
5. A building permit shall be obtained from the Building Department prior to commencement of work.
6. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.

SITE MAP – 593 S. Irwin Ave.



ZONING MAP – 593 S. Irwin Ave.

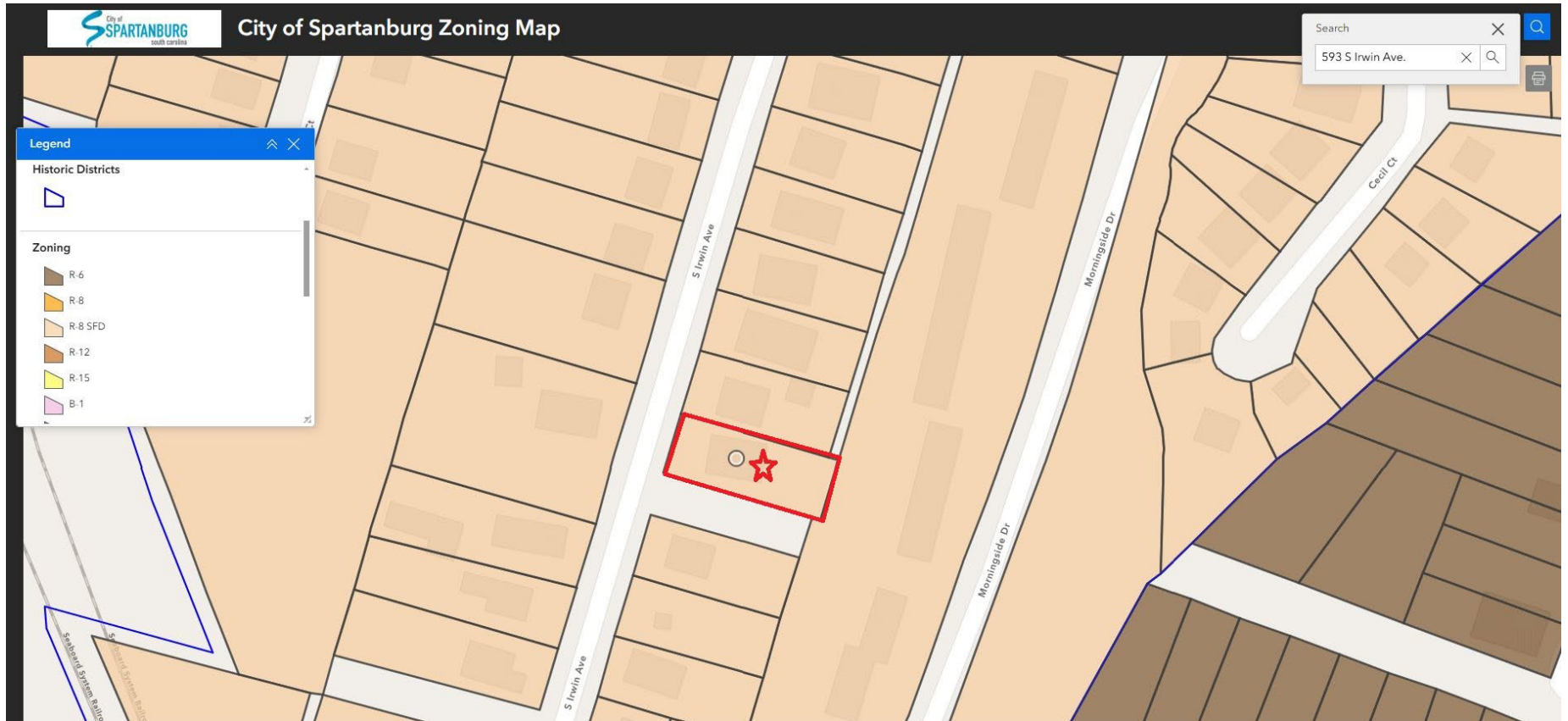


Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Property to the Left



Photo – Properties to the Right



Photo – Property Directly Across from the Project Site



Photo – Properties in the Vicinity



Photo – Properties in the Vicinity

