

Meeting Minutes of the Board of Architectural Design and Historic Review
Thursday, January 9th, 2025, 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, January 9th, 2025, at 5:30 PM with the following members in attendance: **Mark Olencki, Bill Michels, Kenneth Brown, Sylvelie Franke, and David Williams** 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. Olencki: Mark Olencki
Mr. Williams: David Williams

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 Mr. Olencki to approve the agenda. The motion was approved with a vote of 5-0.

Approval of Meeting Minutes from December 12th, 2024.

A motion was made by Mr. Olencki, seconded by Mr. Brown to approve the meeting minutes as amended. The motion was approved with a vote of 5-0.

Old Business: None.

New Business:

Certificate of Appropriateness for Major Works – 396 Gentry St. (TMS # 7-08-16-041.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace the wood front door with a metal door and metal frame. The property is located in the R-6 (General Residential District) zoning district. Owner/Applicant: Ricky & Denise Lynch; General Contractor: West Shore Homes.

Project Description and History

The project site is located on an approximately 11,400 square foot lot in the Beaumont Mill Village Historic District on the south side of Gentry Street. The site currently comprises a one-story single-family residence constructed in 1941. This residential structure is a vinyl-framed bungalow with a brick foundation. The structure has a front porch 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 Fifteen – End Gable with Gable Front 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.

Applicant Statement

- The Applicant proposes a metal door to address the issue with door swelling and to potentially save energy.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Design Guidelines for Beaumont Mill Village state that ".....A door is extremely important to the overall character of one's home. Doors should be painted to keep the door looking fresh as well as to protect the materials of the door. Configuration of new door should be avoided. If after looking at the options of replacing or repairing a door, and it's deemed that the door is so deteriorated that it cannot be replaced, then a replacement is in order. The replacement should be in the same configurations, material, size and lite pattern."

- The applicant proposes to replace the existing wood front door with a new metal door and metal frame due to the gap between the door and the existing wood frame, making the door and frame not coming together.
- The Design Guidelines for the Beaumont Mill Village states that ".....if the door is so deteriorated that it could be replaced, then the new replacement door should be in the same configurations, material, size, and lite pattern."

b. The scale of the buildings

- Replacing the door will not impact the scale of the building.

c. The texture and materials

- The current front door is wood. The new proposed door and frame would be metal.

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

- Properties in the immediate surroundings of the project site seem to have wood front door.

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

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the options of replacing or repairing a door, and it's deemed that the door is so deteriorated that it cannot be replaced, then a replacement is in order. The replacement should be in the same configurations, material, size and lite pattern."

- Replacement of the wood front door with a metal door would not be harmonious with the Beaumont Mill Historic District.
- Based on the Design Guidelines for the Beaumont Mill Village, the new replacement door should be in the same configurations, material, size, and lite pattern.

Applicant:

Ricky & Denise Lynch, Owner.

Public Speakers:

John Moore, 317 Gentry St.

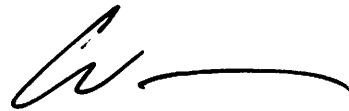
Discussion:

Over the past 80 years, it has been acknowledged that the frame has been replaced previously, and the door has undergone alterations that are not fully understood. After careful consideration, the board concluded that the best solution is to replace the existing 6-panel wood door and its frame with a new 6-panel wood door and frame. This decision aligns with historic guidelines, which emphasize the necessity of replacing components like for like.

A motion was made by Mr. Brown, seconded Ms. Franke to deny the metal frame door and frame, and can accept replacement with 6 panel wood door with new wood frame by a vote of 5-0.

Staff Announcements: None.

The meeting was adjourned at 6:02 PM.



Bill Michels, Chairman