



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

March 13, 2025, 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. Rules and Procedures for Meeting Conduct.**
- V. Approval of Agenda.**
- VI. Disposition of Minutes from the February 13, 2025, Meeting.**
- VII. Old Business: None.**
- VIII. New Business:**
 - 1.** COA: 25-004-00019: Certificate of Appropriateness for Major Works – 260 N Irwin Avenue (TMS # 7-16-02-011.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace a window. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. **Owner: SFR3 LLC, Contractor: Carolina Remodeling Solutions.**
 - 2.** COA: 25-004-00020: Certificate of Appropriateness for Major Works – 298 W Hampton Avenue (TMS # 7-16-02-016.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace two new egress windows in existing openings, a new side dormer with an egress window, and a dormer in the rear, allowing the residents to create a livable space on the second floor of the house. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. **Owner / Applicant: Michelle Child.**

The City of Spartanburg Board of Architectural Design & Historic Review

3. COA: 25-004-00021: Certificate of Appropriateness for Major Works – 530 Peronneau Street (TMS # 7-16-02-122.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace front and rear doors, windows, awning, railings, and siding. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. **Owner: Brandon Guest, Guest Equities LLC, Applicant: Casey Smithling, Case By Case Architecture.**
4. COA: 25-004-00022: Certificate of Appropriateness for Major Works – 536 Peronneau Street (TMS # 7-16-02-123.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace front and rear doors, gravel with brick pavers, front steps awning, and railings. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. **Owner: Brandon Guest, Guest Equities LLC, Applicant: Casey Smithling, Case By Case Architecture.**

IX. Staff Updates:

X. 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, February 13, 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, February 13, 2025, at 5:30 PM with the following members in attendance: **Bill Michels, Dr. Glory Boozer, Kenneth Brown, Sylvelie Franke, Rod McCants, and Brandon Gaffney** 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
Mr. McCants: Rod McCants
Mr. Gaffney: Brandon Gaffney
Ms. Franke: Sylvelie Franke
Dr. Boozer: Glory Boozer

Mr. Michels: Freedom of Information Act Compliance – Public notification of the City of Spartanburg Board of Architectural Design and Historic Review (HARB) 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 Dr. Boozer, seconded by Mr. Gaffney to approve the agenda. The motion was approved with a vote of 6-0.

Approval of Meeting Minutes from January 9, 2024.

A motion was made by Mr. Brown, seconded by Ms. Franke to approve the meeting minutes as amended. The motion was approved with a vote of 6-0.

Old Business: None.

New Business:

Certificate of Appropriateness for Major Works – 202 Brookwood Ter. (TMS # 7-12-14-294.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace the siding and repair the side porch guardrail. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. Owner / Contractor: Juan Sharp – Two Sharp Enterprises LLC

Project Description and History

The project site is located on an approximately 6,850 square foot lot in the Hampton Heights Historic District on the north side of Brookwood Terrace. The site includes one single-family one-story residential bungalow with a brick foundation constructed in 1940. The structure has a porch on the right side of the house and has a gable roof with composite shingle.

A Stop Work Order was issued by Building Official of City of Spartanburg in January when it was observed that the aluminum siding was being removed and replaced with vinyl siding and that repairs to the side porch guardrail were made without a Certificate of Appropriateness and a building permit. The owner was notified to apply for a Certificate of Appropriateness.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Hampton Heights 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 unit. 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 replacing the aluminum siding with new vinyl siding and repairing the side porch guardrails.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Design Guidelines for Hampton Heights state that “..... The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings. 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 material. Paint removal and repainting shall be done using appropriate techniques that do not damage the historic material. The application of artificial or nonhistorical exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is strongly discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.”

“.....Architectural details shall be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Repair rather than replace damaged elements whenever possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical evidence and that the new materials match the original in composition, design, color, and texture.”

- The applicant proposes to remove the existing aluminum siding and replace it with vinyl siding. Repair/replace side porch siding using wood matches the original in texture and composition. However, the guardrail being installed on the house does not match the architectural detailed design of the historical guardrail.
- The Design Guidelines for the Hampton Heights states that “..... original wood siding should be retained and repair rather than replacement. When replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and material. Vinyl siding and aluminum siding is strongly discouraged,” and that “application of architectural details inappropriately to the period or style of a house is strongly discouraged. The new replacement should match the original in composition, design, color and texture, and that their earlier presence can be substantiated by historical evidence.”

b. The scale of the buildings

- Replacing siding and guardrail will not impact the scale of the building.

c. The texture and materials

- Currently, the existing siding is aluminum with wood siding underneath. The new proposed siding is vinyl; The new guardrail is wood.

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

- Properties in the immediate surroundings of the project site have a combination of vinyl siding and wood siding.

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 Hampton Heights states that “.....The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings. 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 material. Paint removal and repainting shall be done using appropriate techniques that do not damage the historic material.

The application of artificial or nonhistorical exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is strongly discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.”

“.....Architectural details shall be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Repair rather than replace damaged elements whenever possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical evidence and that the new materials match the original in composition, design, color, and texture”

- Replacement of the siding with vinyl siding would not be harmonious with the Hampton Heights Historic District. Replacement of the guardrail with wood is appropriate, however, the architectural detailed design should match the historic guardrail.

- Based on the Design Guidelines for Hampton Heights, the new replacement siding should match the original material in size, shape, texture, and material. The application of artificial or nonhistorical exterior siding materials such as vinyl siding and aluminum siding are strongly discouraged. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical evidence and that the new materials match the original in composition, design, color, and texture.

Applicant:

Juan Sharp, Two Sharp Enterprises.

Public Speakers:

None

Discussion:

The board will likely discussed the asbestos recommendation and the necessary steps to either remove and repair or replace the material with wood. Based on past cases, the board has consistently not approved vinyl as a replacement material. Given that this situation follows a stop work order, all previous work must be redone in compliance with the historic guidelines, ensuring that any repairs or replacements adhere to established standards and historic preservation requirements.

A motion was made by Mr. Michels, seconded Mr. Gaffney to deny the application as presented in its entirety, and the case be deferred to city staff to replace the siding with Mr. Loves expertise by a vote of 6-0.

Certificate of Appropriateness for Major Works – 200 Brookwood Ter. (TMS # 7-12-14-293.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace the front door, replace/repair the rear porch, repair siding, and install white vinyl siding on two side walls. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. Owner: Duchela Investments LLC / Applicant: CEF & CD / Contractor: PI Construction & Roofing LLC

Project Description and History

The project site is located on an approximately 8,348 square foot lot in the Hampton Heights Historic District on the north side of Brookwood Terrace. The site currently comprises one single-family residence constructed in 1942. The residential structure is a one-story wood framed bungalow with a brick foundation and has a back porch and a gable roof with composite shingle.

The Building Department issued a Stop Work Order in January 2025 when it was observed wood siding was removed and replaced with vinyl siding on two sides of the house and back porch was replaced/repared without a Certificate of Appropriateness and a building permit. The owner/general contractor was notified to apply for a Certificate of Appropriateness.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Hampton Heights 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 unit. 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 to repair siding using the wood siding from the back and install new vinyl siding on two sides walls, replace the back porch, and replace the front door with a metal door.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Design Guidelines for Hampton Heights state that “..... The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings. 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 material. Paint removal and repainting shall be done using appropriate techniques that do not damage the historic material. The application of artificial or nonhistorical exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is strongly discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.”

“.....Retain original porches and steps, repair of porches shall not result in the removal of original materials (such as balusters, columns, handrails, brackets, and roof detailing), unless seriously deteriorated. If replacement materials must be introduced, the new shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated, if possible, by documentary and physical evidence.

“..... Retain original doors unless deteriorated beyond repair. Screen and storm doors shall not detract from the character of the house and shall be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials. Original door openings shall not be infilled on facades visible from the public right-of-way.”

- The applicant proposes to repair the siding using the wood siding from the back and install new vinyl siding on two side walls. Replace back porch using wood, and replace the front door with metal door.
- The Design Guidelines for the Hampton Heights states that “..... original wood siding should be retained and repair rather than replacement. When replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and material.
- Vinyl siding and aluminum siding is strongly discouraged,” and that “.....original porches should be retained, and repair of porches shall not result in the removal of original materials. If replacement materials must be introduced, the new material shall match the old in design, color, texture, and materials”, and that “.....the original doors should be retained unless it is

deteriorated beyond repair. In case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials.”

b. The scale of the buildings

- Replacing / repairing siding, replace/replace rear deck, and replace the front door will not impact the scale of the building.

c. The texture and materials

- Currently, the existing siding is wood, the newly proposed siding on two side walls is vinyl.
- Replacement/repair of the rear deck will be wood.
- Replacement of the front door will 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 appear to have a combination of vinyl siding and wood siding on them.
- Some properties in the immediate surroundings of the project site have an open porch in the front or side of the house made of wood or brick.
- Properties in the immediate surroundings of the project site appear all 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 –

The Design Guidelines Hampton Heights states that “.....The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings. 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 material. Paint removal and repainting shall be done using appropriate techniques that do not damage the historic material. The application of artificial or nonhistorical exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is strongly discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.”

“.....Retain original porches and steps, repair of porches shall not result in the removal of original materials (such as balusters, columns, handrails, brackets, and roof detailing), unless seriously deteriorated. If replacement materials must be introduced, the new shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated, if possible, by documentary and physical evidence.

“..... Retain original doors unless deteriorated beyond repair. Screen and storm doors shall not detract from the character of the house and shall be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials. Original door openings shall not be infilled on facades visible from the public right-of-way.”

- Repair of the siding using wood siding from the back wherever needed would be harmonious with the Hampton Heights Historic District.
- Installation of white vinyl siding on the two sides walls would not be harmonious with the Hampton Heights Historic District.

- Replacement of the rear deck using wood would be harmonious with the Historic District.
- Replacement of the front door with a metal front door would not be harmonious with the Hampton Heights Historic District.
- Based on the Design Guidelines for Hampton Heights, the replacement siding should match the original material in size, shape, texture, and material. The application of artificial or nonhistorical exterior siding materials such as vinyl siding and aluminum siding are strongly discouraged. Original doors should be retained unless deteriorated beyond repair. The new replacement door should be similar to the original in design and materials.

Applicant:

Mike Epps, 200 Brookwood Ter.

Public Speakers:

None

Discussion:

The request before the board is multifaceted, with the primary issue being the replacement of a metal door with one more appropriate to the historic guidelines, such as a wooden door. Additionally, the vinyl should be removed and replaced with a material deemed appropriate by staff to meet the historic preservation standards. This would serve to differentiate the section of the property in question from the original house while maintaining the integrity of the historic structure.

A motion was made by Mr. Michel, seconded Mr. Brown to deny the replacement of the front door and the vinyl siding, while applying modifications to the rear porch. The applicant will be instructed to seek further board approval for an appropriate door and siding that align with the historic guidelines, ensuring differentiation between the original structure and the added laundry room at the rear by a vote of 6-0.

Staff Announcements: None.

The meeting was adjourned at 6:18 PM.

Bill Michels, Chairman

March 13, 2025

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works

Address: 260 N. Irwin Ave. (TMS: 7-16-02-011.00)

Historic District: Hampton Heights Historic District

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

Owner: SFR3 LLC / **General Contractor:** Carolina Remodeling Solutions.

Request- The applicant is seeking approval to replace a window on the north side of the house that was lost / damaged by Helena.

Project Description and History

The project site is located in the Hampton Heights Historic District on the west side of N. Irwin Ave on a lot approximately 31,757 square feet. One single-family residence constructed in 1924 is situated on the lot. The residential structure is a one-story wood framed bungalow with a brick foundation and a mansard roof with composite shingles.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Hampton Heights 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 unit. 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 to replace one window (steel) on the north side of the house that was lost/damaged from Helena.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Windows. The Hampton Heights Design Guidelines state that “.....windows are very important in creating rhythm on a house and also play a role in the directional emphasis and scale of building. Existing windows, including window sash, glass, lintels, sills, frames, molding, shutter, and all hardware shall be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new materials shall be compatible with original materials in terms of material, design, and

hardware. If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window. The residences of Hampton Heights display a variety of window types and materials. Sash, casement, pivot, and decorative fixed windows are all found in the district. wood sashes are most typical, but metal, as in the case of casement, is also present. Single, grouped, tripartite, and even banded are all arrangements found in the district. The glazing patterns, materials, and arrangements of windows play a key role in defining the styles of Hampton Heights architecture and contribute to the overall appearance of the district.”

- The proposed replacement window would be a steel window to match the other steel windows on the north side of the house (sunroom), single pane, 106” (wide) x 63” (height), and true divided light picture window.

b. The scale of the buildings

- Replacing the window will not affect the scale of the building.

c. The texture and materials

- The replacement window will be steel window, single pane, and true divided light picture window.

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

- Properties in the immediate surroundings appear to all have wood windows on 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 –

- Replacing one window that is steel, single pane, 106” (wide) x 63” (height), true divided lite picture window and historically appropriate designed would be harmonious with the Historic District.

Submitted by:

Nan Zhou

Nan Zhou, AICP
City Planner II - Planning Department

Attachments:

Conditions of Approval
Application and Materials
Site Photos

260 N. Irwin Ave. (TMS # 7-16-02-011.00) – Hampton Heights Historic District

Owner: SFR3 LLC / Contractor: Carolina Remodeling Solutions

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 – 260 N. Irwin Ave.



ZONING MAP – 260 N. Irwin Ave.

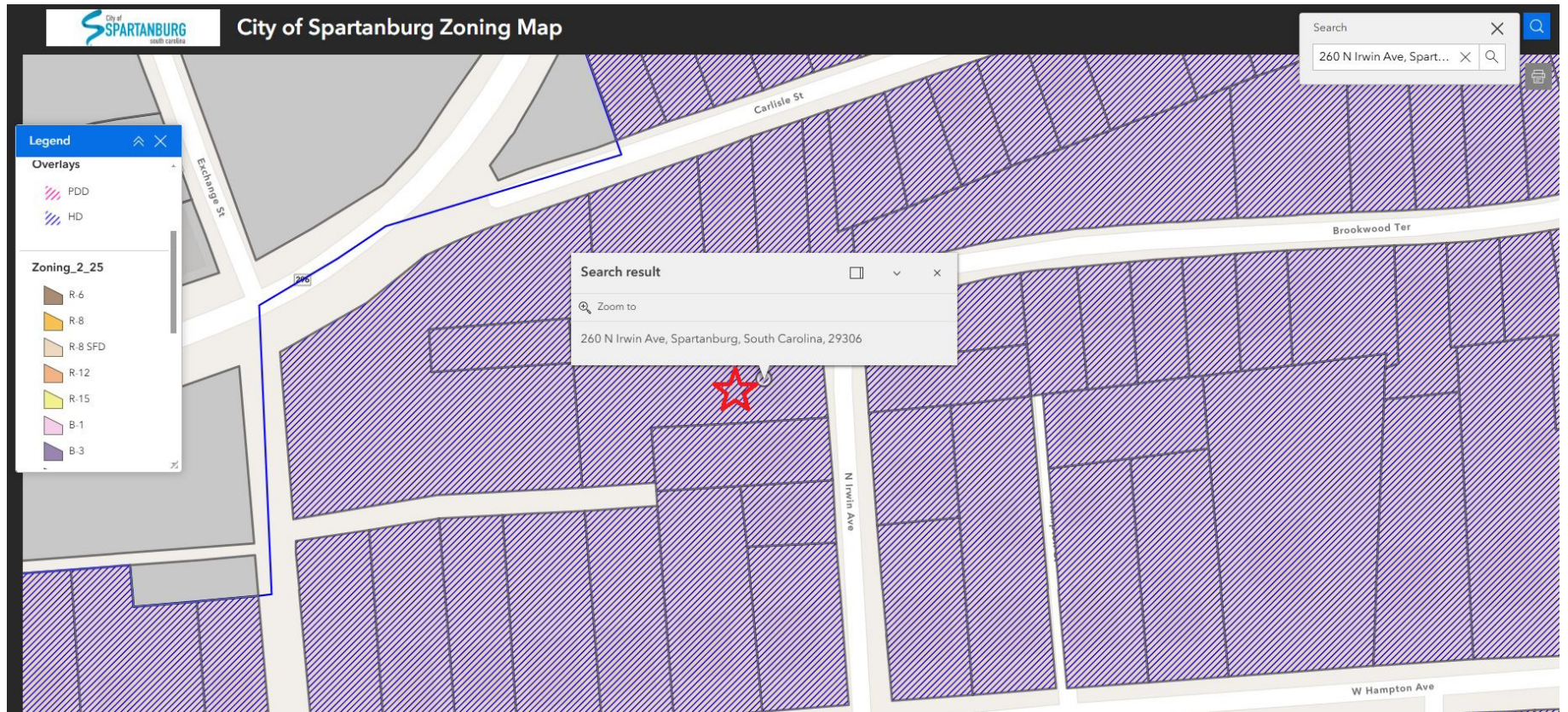


Photo – Front, Left and Right Side of the Project Site



Photo - Properties to the Left of the Project Site



Properties in the Vicinity



DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

February 2, 2025

Fredalyn Frasier
City of Spartanburg
Planning Director

Dear Ms. Frasier,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for the installation of a new window at 260 North Irwin Avenue, in the Hampton Heights Historic District. To form the basis for this opinion, I have reviewed the Design Manual for the City of Spartanburg Historic Districts and Landmarks and the Secretary of the Interior's Standards for Rehabilitation.

The applicant has requested approval to install a new window in a house where the original window was damaged beyond repair during hurricane Helene. The window is located on the north side of the house and is visible from the street. No specific product detail or information regarding the window was provided for staff review. The owner has also proposed removing and re-installing one of the original windows from the rear façade into the opening on the side and replacing the rear window with a new window. The Guidelines for the Historic District state, " . . . when deteriorated elements must be replaced, new materials must be compatible with original materials in terms of material, design, and hardware. If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window." In the case of full replacement, the National Park Service will allow for the use of substitute materials such as aluminum.

On January 23, 2025, I visited the property with Ms. Nan Zhou to observe the conditions. The original window has been removed completely and the none of the damage to the house has been repaired. The windows at the north end of the house are large steel windows that do not match the design of the other wood windows on the front facade, however, the steel window construction is not unusual for the time period of the house. This indicates the windows are likely an early addition to the building and therefore contribute to the overall character of the property. There are 3 windows in the space on the north end. The front and rear openings appear to be the same size but the opening on the side is larger, which means the side opening would have to be modified in order to relocate the rear window to the side. Doing so would not meet the standards. The appropriate solution would be to install a new steel window or a faux steel window that matches the original design and construction details. In this case, since there are other steel windows that remain, those windows can be used to replicate the details for the new window. It is my recommendation that prior to the application's approval the applicant should provide project specific details showing the design including details for a new window to go into the original opening.

Please let me know if you have any questions or require any additional information.

Regards,



Donald L. Love, Jr, Architect, AIA
Historic Preservation

FEB 18 2025



Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Certificate of Appropriateness (COA) Historic Properties

Owner: SFR3 LLC Phone: 219-916-3111
Address: 260 NORTH IRWIN Email: TIMOTHY.HAGGERTY@SFR3.COM
City: SPARTANBURG State: SC Zip: 29306

Applicant: Carolina Remodeling Solutions (Vivian S. S. S.) Phone: 828-748-5788
Address: 391 Old Gilbert Town rd Email: Isantos@carolinaremodelingsolutions.com
City: Rutherfordton State: NC Zip: 28139

Contractor: Same as Applicant Phone: _____
Address: _____ Email: _____
City: _____ State: _____ Zip: _____

Address of Property: 260 NORTH IRWIN SPARTANBURG SC 29306
Tax Map Number: 7-16-02-011-00 Zoning District R-8 SFD

Please select the activity requested:

- | | |
|--|---|
| ☐ Alteration of Structure/Property | ☐ New Construction on Vacant Lot |
| ☒ Repair of Structure/Property | ☐ Demolition of Structure |
| ☐ Addition to Existing Structure | ☐ Other |

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant: Signature: [Signature] Date: 02/11/25

Staff Use Only / Received by: Nani Osana
Date Received: 2/18/25 Time: AM Permit Number: 25-0400019

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- | | |
|---|--|
| ☐ Site Plans or Surveys | ☐ Detail Drawing(s), Floor Plans(s) or Sketch(es) |
| ☐ Photographs of Existing property | ☐ Material(s) and Sample(s) |
| ☐ Photographs of Changes requested | ☐ Other |

Description of Proposed work (attach extra sheets as needed):

Replace window lost from Helena on the right side of the house
Steel window single pane True divided Lite picture window
103" wide x 63" High

Please read and initial the following statements:

- I am the owner of the property, or
- ✓ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- ✓ The information on this application represents an accurate description of the proposed work.
- ✓ I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- ✓ I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- ✓ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Received by:

Nan/Durana

Staff Use Only:

 MCOA - Minor

20 of 80

✓

COA - Major

March 13, 2025

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works

Address: 298 W. Hampton Ave. (TMS: 7-16-02-016.00)

Historic District: Hampton Heights Historic District

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

Owner: Michelle Child

Request- The applicant is seeking approval to replace two new egress windows in existing dormers and build one new dormer on the side with egress window, and one new dormer in the rear.

Project Description and History

The project site is located on an approximately 14,283 square foot lot in the Hampton Heights Historic District on the north side of W. Hampton Ave. The site features one single-family, Queen Anne, residence constructed in 1909. The one-story wood framed bungalow has a roof with composite shingles, a brick foundation and an open front porch.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Hampton Heights 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 unit. 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 to replace two new egress windows (wood, 36" x 36", simulated divided lite) in existing dormers, and build one new dormer (roof pitch ratio: 9/12, architectural shingle roof, lap siding to match existing) on the side with egress window (wood, 36" x 36", simulated divided lite), and one new dormer in the rear (not visible from the street). Adding dormers on the side and in the rear will allow applicants to create livable space on the second floor.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Dormer. The Hampton Heights Design Guidelines state that “.....original roof form – with its shape; features such as dormers, cresting, and chimneys, slop, material and color; and patterning – is an essential and character-defining feature of a building. Retain the original roof form. No addition to a house shall greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers shall also be retained. Skylights shall be installed to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out of view of the public right-of-way to create this space.

Windows. The Hampton Heights Design Guidelines state that “.....windows are very important in creating rhythm on a house and also play a role in the directional emphasis and scale of building. Existing windows, including window sash, glass, lintels, sills, frames, molding, shutter, and all hardware shall be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new materials shall be compatible with original materials in terms of material, design, and hardware. If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window.”

- The proposed design of the dormer matches the current roof pitch of existing front dormer, 9/12; will have architectural shingle on top that is consistent with the rest of the house; will incorporate lap siding to match the existing siding on the house. The addition of the dormer is to create a livable space on the second floor.
- The proposed replacement egress windows for existing dormers and new egress windows for proposed dormers are simulated divided lite Marvin Ultimate Wood windows, 36” by 36”. The window replacements are required to meet the egress window building code requirement.

b. The scale of the buildings

- Replacing and installing windows will not impact on the scale of the building.
- Adding dormers, one on the side and one in the rear will increase the scale of the building proportionally.

c. The texture and materials

- Architectural shingles will be on top of the dormer and lap siding will be used to match the existing siding on the house.
- Replacement window will be Marvin ultimate wood windows, 36” by 36”, and simulated divided lite.

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

- Majority of properties in the immediate surroundings have dormers in the front or on the side.
- Properties in the immediate surroundings seem to all have wood windows on 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 –

- Replacing windows and installing new windows that are wood, simulated true divided lite and historically appropriate designed would be harmonious with the Historic District.

- Building two new dormers, one on the side and one in the rear, use architectural shingles that are consistent with the current architectural singles on the house, and lap siding to match the existing siding on the house would be harmonious with the Historic District.

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:
298 W. Hampton Ave. (TMS # 7-16-02-01600) – Hampton Heights Historic District**

Owner / Applicant: Michelle Child

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 – 298 W. Hampton Ave.



ZONING MAP – 298 W. Hampton Ave.

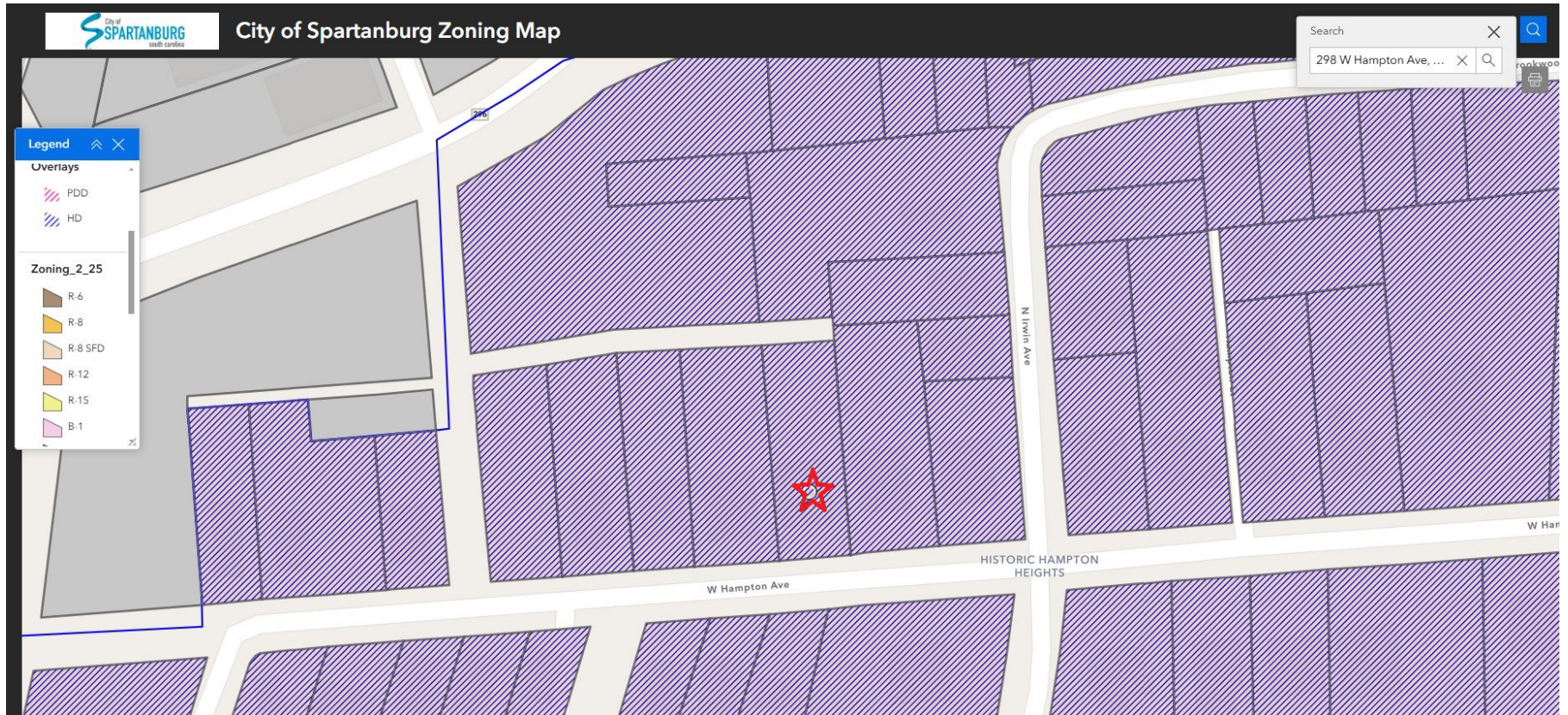


Photo – Front, Left and Right Side of the Project Site



Photos - Property to the Left and Right of the Project Site



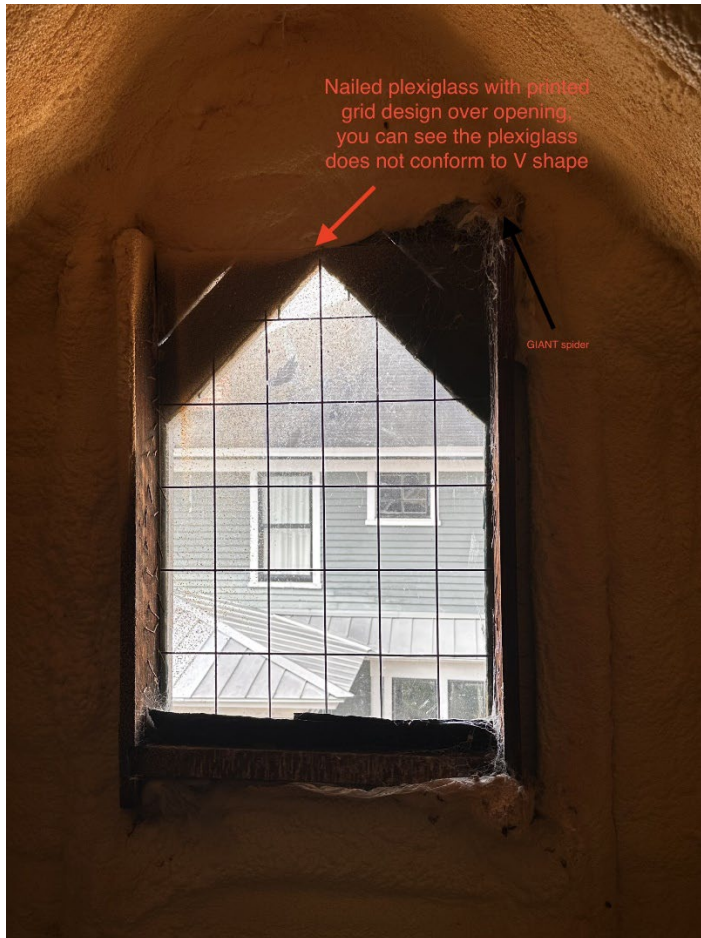
Photos - Properties in the Vicinity



Photos - Properties in the Vicinity



Photos – Existing Openings in the Dormer Provided by Property Owner



DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

March 2, 2025

Fredalyn Frasier
City of Spartanburg
Planning Director

Re: 298 West Hampton Avenue

Dear Ms. Frasier,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for a change to the elevations and the roofline at 298 West Hampton Avenue, in the Hampton Heights Historic District. To form the basis for this opinion, I have reviewed the Design Manual for the City of Spartanburg Historic Districts and Landmarks, the Secretary of the Interior's Standards for Rehabilitation, and [Guidelines for Rehabilitating Historic Buildings](#) by the National Park Service.

The applicant has requested approval to change the exterior appearance of the house on three sides that are visible from the public way. The design includes modifying the existing dormer windows on the south and west elevations as well as constructing a new dormer on the east side of the house. An additional new dormer that will not be visible from the street is proposed for the rear of the residence.

On February 28, 2025, I visited the property with Ms. Nan Zhou to observe the areas to be affected by the changes. The proposed work does not meet the Guidelines or the Standards. Changing the original roof form is not allowed by The Hampton Heights Design Guidelines. They state "Retain the original roof form. No addition to a house shall greatly alter the original form or render that form unrecognizable." They also state "If additional upper story space is required, consider using dormers placed out of view of the public right-of-way to create this space." Windows in any building are considered to be one of its character defining features. The existing dormer window openings appear to be original to the house although the window sash do not. Modifying the original openings is not appropriate as the Secretary's Standards for Rehabilitation state, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." The Guidelines for Rehabilitating Historic Buildings state: "Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking- in windows, and installing replacement sash that do not fit the historic opening is not recommended".

Please let me know if you have any questions or require any additional information.

Regards,



Donald L. Love, Jr, Architect, AIA
Historic Preservation

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Certificate of Appropriateness (COA) Historic Properties

Owner: Michelle Child Phone: 8596537011
Address: 298 West Hampton Ave Email: mlchild4@gmail.com
City: Spartanburg State: SC Zip: 29306

Applicant: Michelle Child Phone: 8596537011
Address: 298 West Hampton Ave Email: mlchild4@gmail.com
City: Spartanburg State: SC Zip: 29306

Contractor: N/A Phone: _____
Address: _____ Email: _____
City: _____ State: _____ Zip: _____

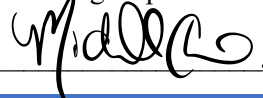
Address of Property: 298 W Hampton Ave
Tax Map Number: _____ Zoning District: _____

Please select the activity requested:

- | | |
|--|---|
| ☒ Alteration of Structure/Property | ☐ New Construction on Vacant Lot |
| ☐ Repair of Structure/Property | ☐ Demolition of Structure |
| ☐ Addition to Existing Structure | ☐ Other |

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant: Signature:  Date: 2/15/2025

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- | | |
|--|---|
| ☒ Site Plans or Surveys | ☒ Detail Drawing(s), Floor Plans(s) or Sketch(es) |
| ☒ Photographs of Existing property | ☒ Material(s) and Sample(s) |
| ☒ Photographs of Changes requested | ☐ Other |

Description of Proposed work (attach extra sheets as needed):

The proposed work in this application includes two new egress windows in existing openings, a new side dormer with egress window, and a dormer in the rear. The new dormers are to be built to match the front and side dormers that already exist. All proposed changes have been professionally designed by Teague Studio using historical materials to match existing residence, keeping with appropriateness. These changes are towards the goal of creating a livable space in the second story of our home.

Please read and initial the following statements:

- MC _____ I am the owner of the property, or
- _____ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- MC _____ The information on this application represents an accurate description of the proposed work.
- MC _____ I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- MC _____ I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- MC _____ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

MICHELLE CHILD AND PATRICK WHITFILL

ATTIC RENOVATION

298 W HAMPTON AVE,
SPARTANBURG, SC

02/04/2025

HARB SUBMISSION

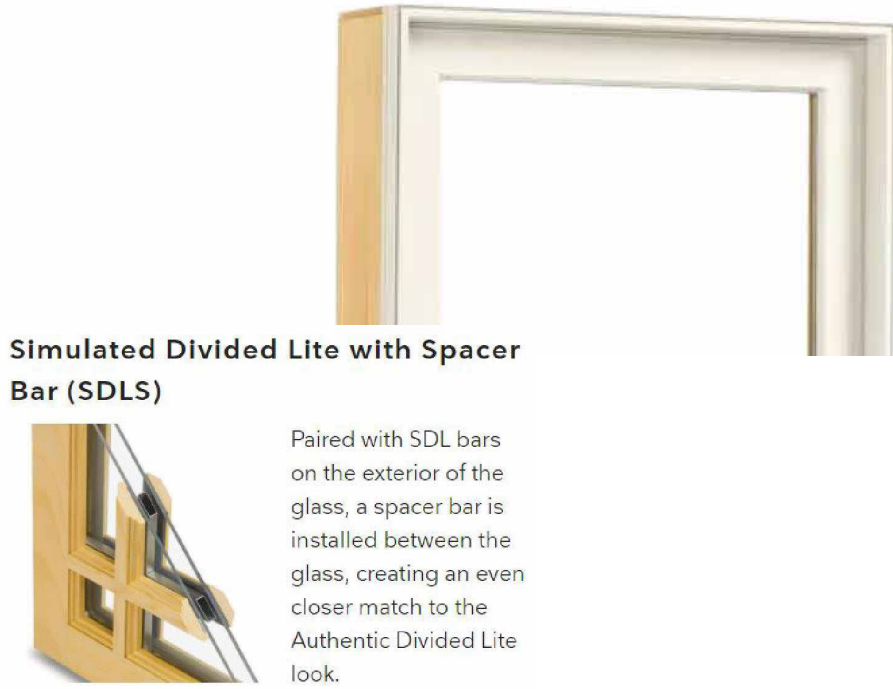
NOT FOR
CONSTRUCTION
PURPOSES

SCOPE OF WORK AND SITE PLAN

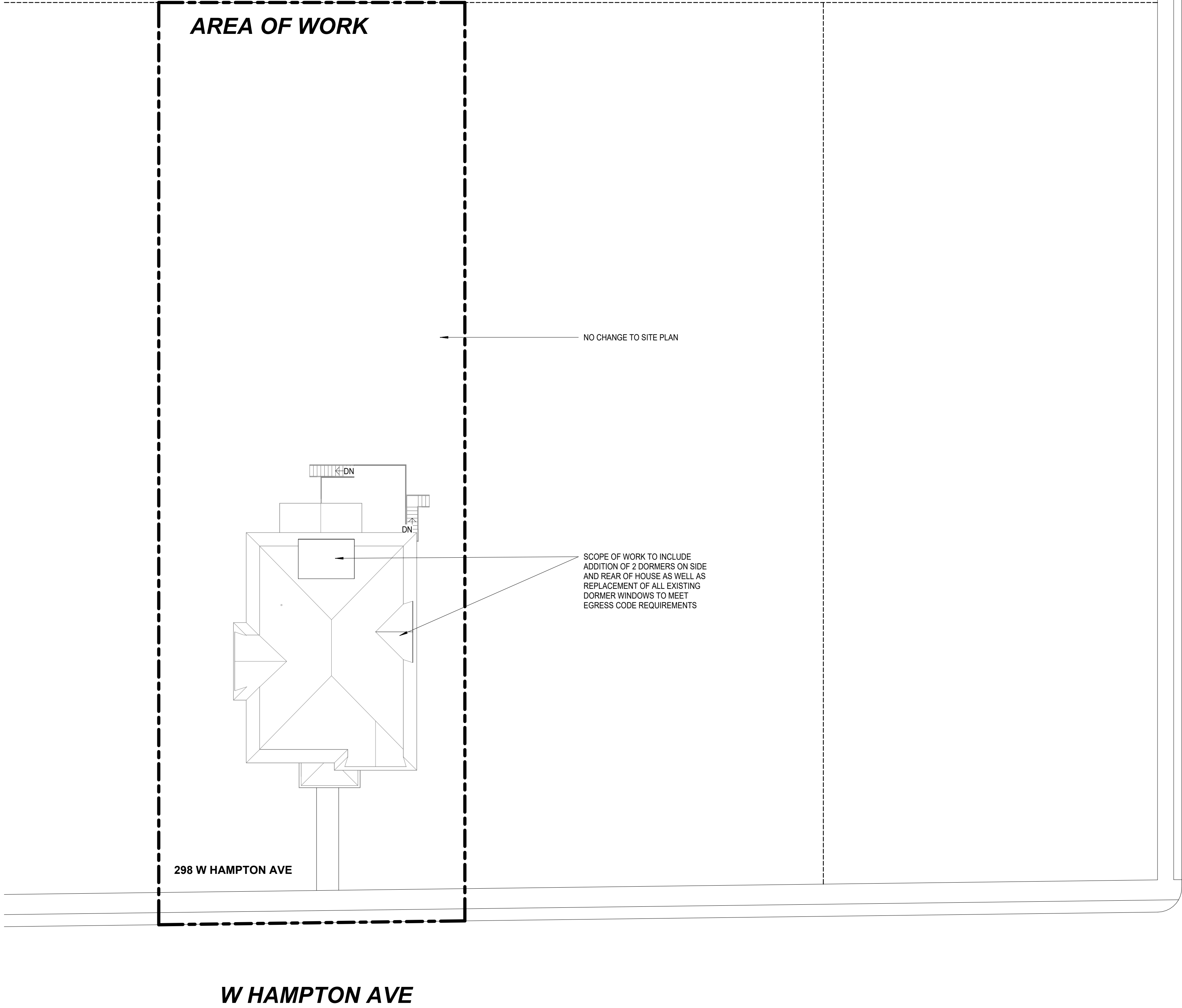
A0

Ultimate Casement Push Out Window

The Ultimate Casement Push Out window is a beautiful alternative to crank-out-style casement and awning windows. Get a classic look with smooth push-out operation and Marvin's exclusive wash mode for convenient cleaning.

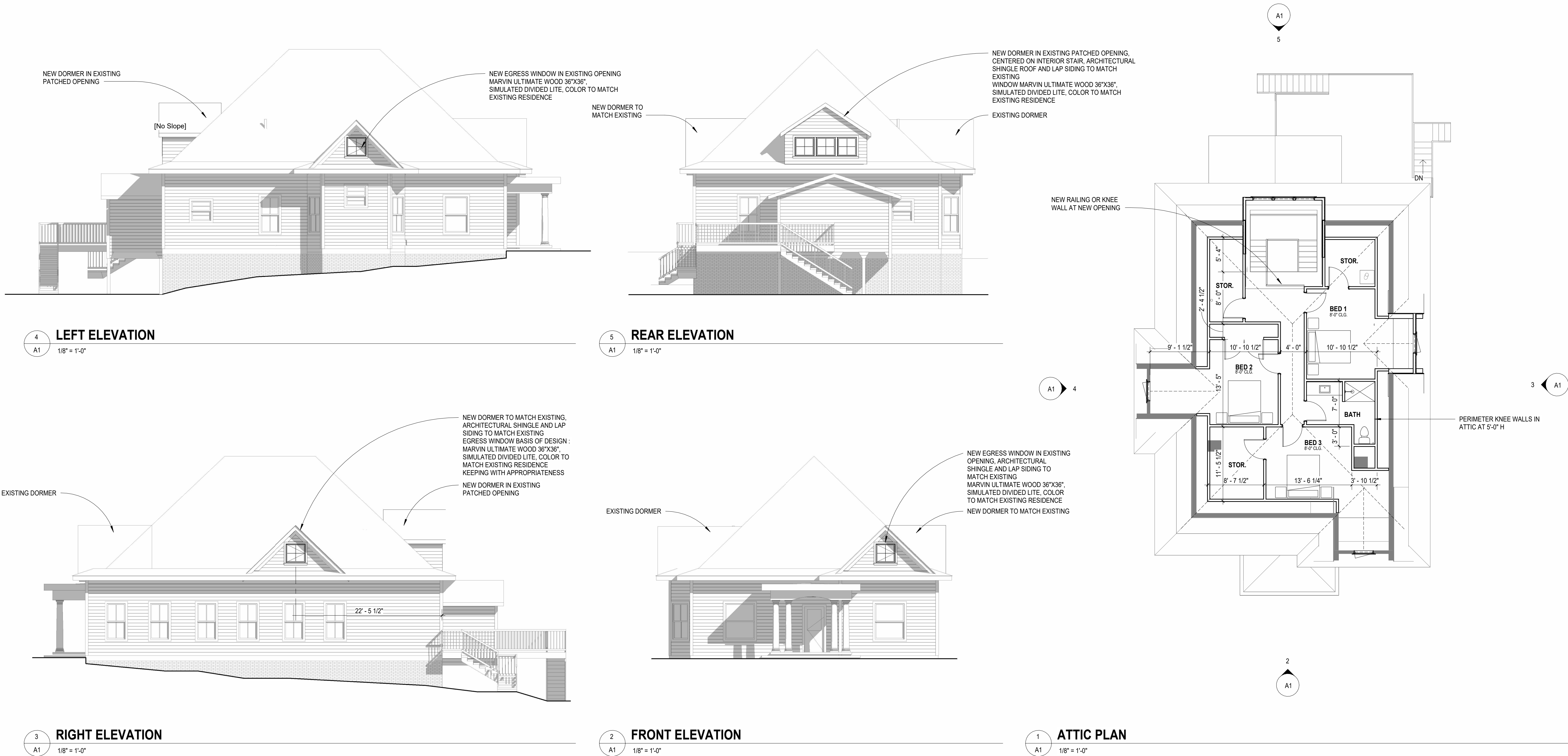


PRODUCT INFORMATION



1 SITE PLAN
A0 1/16" = 1'-0"

MICHELLE CHILD AND PATRICK WHITFILL
ATTIC RENOVATION
298 W HAMPTON AVE,
SPARTANBURG, SC



EXISTING - LEFT ELEVATION



EXISTING - REAR ELEVATION



EXISTING - RIGHT ELEVATION



EXISTING - FRONT ELEVATION

02/04/2025

HARB SUBMISSION

NOT FOR
CONSTRUCTION
PURPOSES

PLAN AND ELEVATIONS

A1

March 13, 2025

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works

Address: 530 Peronneau St. (TMS: 7-16-02-122.00)

Historic District: Hampton Heights Historic District

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

Owner/Contractor: Branson Guest – Guest Equities LLC; **Applicant:** Casey Smithling – Case by Case Architecture

Request The applicant is seeking approval to repair/replace siding to match existing siding, replace window, railing, awning on the north side, and doors (front and rear), and remove attic door with siding to match the existing siding on the house.

Project Description and History

The project site is located on an approximately 10,207 square foot lot in the Hampton Heights Historic District on the north side of S. Hampton Dr. and on the west side of Peronneau Street with one single-family residence constructed in 1916 situated on the lot. The residential structure is a two-story bungalow with a brick foundation, a gable roof with composite shingle, and a front porch.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Hampton Heights 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 unit. 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.

Applicant Statement

- The Applicant proposes to repair/replace siding to match existing siding, replace window, railing, awning on the north side, and doors (front and rear), and remove attic door with siding to match the existing siding on the house.

Hampton Heights Design Guidelines

Door Replacement. Design Guidelines for Hampton Heights state that “.....Retain original doors unless deteriorated beyond repair. Screen and storm doors shall not detract from the character of the house and shall be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials. Original door openings shall not be infilled on facades visible from the public right-of-way.”

Windows. The Hampton Heights Design Guidelines state that “.....windows are very important in creating rhythm on a house and also play a role in the directional emphasis and scale of building. Existing windows, including window sash, glass, lintels, sills, frames, molding, shutter, and all hardware shall be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new materials shall be compatible with original materials in terms of material, design, and hardware. If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window.”

Railings. Design Guidelines for Hampton Heights state that “.....Retain original porches and steps. Repair of porches shall not result in the removal of original materials (such as balusters, columns, handrails, brackets, and roof detailing) unless seriously deteriorated. If replacement materials must be introduced, the new shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated, if possible, by documentary and physical evidence.

Siding. Design Guidelines for Hampton Heights state that “..... The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings. 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 material. Paint removal and repainting shall be done using appropriate techniques that do not damage the historic material. The application of artificial or nonhistorical exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is strongly discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.”

Awning/Roof. Design Guidelines for Hampton Heights state that “.....Retain the original roof form. No addition to a house shall greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers shall also be retained. Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost-prohibitive. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material. Hipped, gabled, flat, parapeted, cross-gabled, cross-hipped, and gambrel are all principal roof forms represented in Hampton Heights’s architecture. Asphalt shingles are the common roof material in the district, but pressed metal shingles, and clay and cement tile roofs are present.

Findings

a. The character and appropriateness of the design – Majority of the proposed design are appropriate

- The current doors (front and rear) are not original to the house. The applicant proposed to replace the current doors with 6 panel smooth fiberglass prehung doors or wood door.
- The current window in the front was broken and not original to the house. The applicant proposed to replace the front window with custom wood outswing casement window to match the existing windows beside it. The basement windows that are currently bricked in will be replaced with metal/steel window to match the existing metal/steel basement windows. The current egress window on the north side of the house does not meet the building code size requirements. The applicant proposed to replace the egress window either with wood casement window to fit existing window opening size or replaced with wood single hung window to meet the building code size requirements.
- Currently, the front porch railings are not appropriately and historically designed. The applicant proposed to replace the front porch railings with wood and historically appropriately designed railings.
- Currently, some pieces of siding on the house are damaged. The applicant proposed to replace only the damaged siding to match the existing siding on the house. Also, the applicant proposed to remove the attic door and restore the area with siding matching the rest of the house.
- Currently, the condition of the awning covering the entrance to the basement is deteriorated and the construction of the awning covering the steps to the basement is not original to the house. The applicant proposed either replace the awning with new shingle roof to match the rest of the house, or replace the awning with new metal roof similar to the existing awning material, or remove awning in entirety.

b. The scale of the buildings – Will not be impacted

- Repair/replace siding to match existing siding, replace window, railing, awning on the north side of the house, and doors (front and rear), and remove attic door with siding to match the existing siding on the house will not affect the scale of the building.

c. The texture and materials – Majority of the proposed texture and materials are appropriate

- Currently, the existing front door is metal. The proposed new doors (front and rear) will be either 6 panel fiberglass doors or wood door.
- The current front window is wood. The proposed window will be custom wood outswing casement window to match the existing adjacent windows; The proposed basement window will be metal/steel windows to match the existing basement window; The new egress window on the north side of the house will be wood casement window or wood single hung window.
- The proposed siding replacement around the attic door removal area and the damaged area around house will match the existing siding.
- New railing around the front porch will be wood.
- The current awning is metal/aluminum. The proposed awning will be either similar to the current awning material, or asphalt shingles, or completely remove it from the house.

d. The relationship of such elements to similar features of structures in the immediate surroundings
– *The alteration of property would share similar features with structures in the immediate surroundings*

- Properties in the immediate surroundings of the project site appear all have wood front doors.
- Some properties in the immediate surroundings of the project site have wood railing on the front porch
- None of the properties in the immediate surroundings have an awning on the sides. Properties in the immediate surroundings of the project site all have asphalt shingles.
- Properties in the immediate surroundings of the project site appear all have wood windows.
- Properties in the immediate surroundings of the project site appear all have wood siding.

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 alteration of the property would be harmonious with the Hampton Heights Historic District*

- **Door Replacement:** Wood door would meet the guidelines.
 - Even though the current front and rear wood entrance doors are not original to the house, replacing doors with 6 panel fiberglass prehung doors would not be harmonious with the Hampton Heights Historic District. However, replacing doors with wood door with or without opening would be harmonious with the Historic District.
- **New Railing:** Requires a historically accurate design.
 - Currently, the front porch railings are not appropriately and historically designed. Replacing front porch railings with wood and historically appropriately designed railings would be harmonious with the Historic District.
- **Window Replacement:** Proposed material and design meet guidelines.
 - Replacement of front window with custom wood outswing casement window to match adjacent windows would be harmonious with the Historic District since the new wood windows replicating historic originals.
 - Replacement of current bricked in windows with metal/steel windows that match the existing metal/steel basement windows would be harmonious with the Historic District.
 - Replacement of the egress window with wood casement window to fit existing window opening size or replaced with wood single hung window to meet the building code size requirements would be harmonious with the Historic District.
- **Awning Replacement/Removal:**
 - The awning to the north side of the house is not original to the house and the conditions of the awning is deteriorated. Proposal to replace the awning with either similar to the current awning material: metal or aluminum, or with asphalt shingles to match the rest of the house would be harmonious with the Historic District. Applicant is open to remove the awning in entirety since it is not original to the house but prefer to keep the awning since it will shield water coming into the basement.
- **Siding replacement:** Proposed material meet guidelines.
 - Replacing only the damaged siding with material that match the existing siding on the house would be harmonious with the Historic District.
 - Removal of the attic door and restore the area using siding material that matches the existing siding for the rest of the house would be harmonious with the Historic District.

Submitted by:

Nan Zhou

Nan Zhou, AICP
City Planner II - Planning Department

Attachments:

Conditions of Approval
Application and Materials
Site Photos

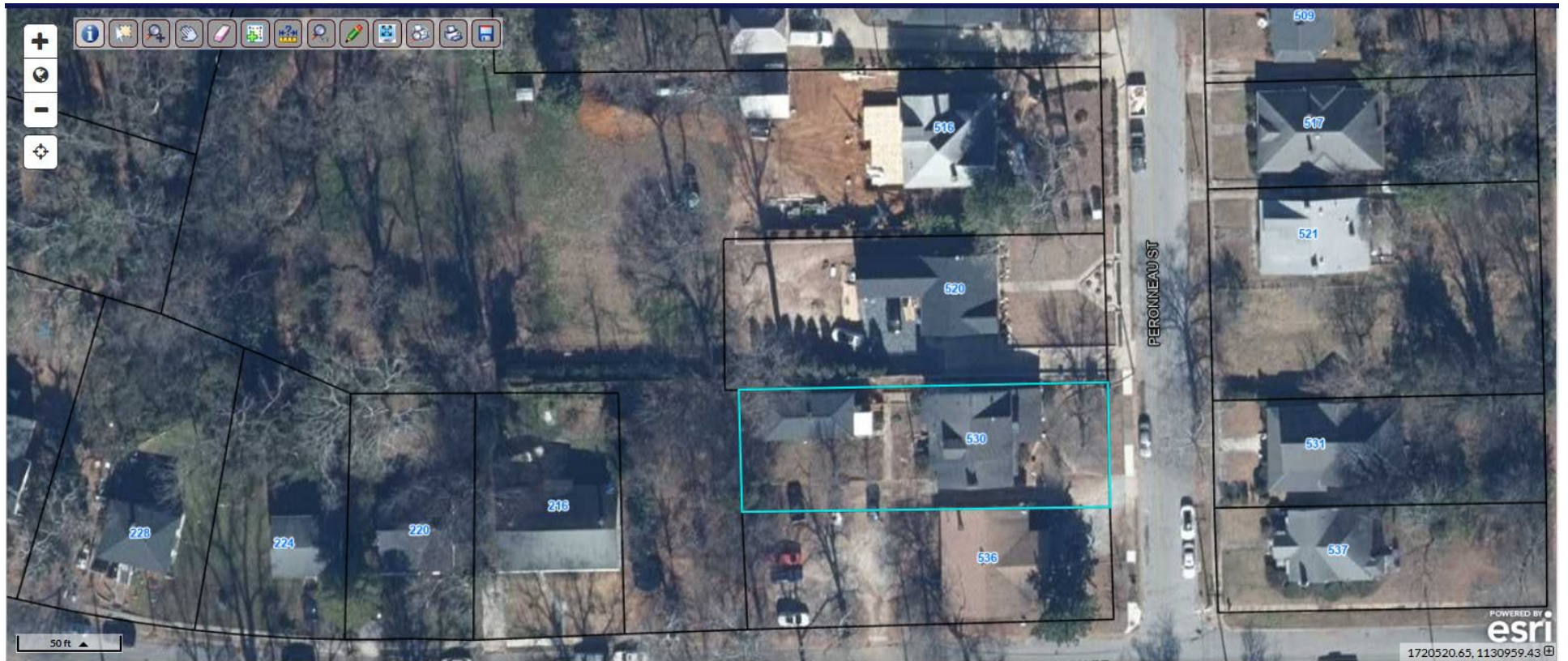
**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:
530 Peronneau Street (TMS:7-16-02-122.00) – Hampton Heights Historic District**

Owner/Contractor: Branson Guest – Guest Equities LLC

Applicant: Casey Smithling – Case by Case Architecture

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 – 530 Peronneau St.



ZONING MAP – 530 Peronneau St.

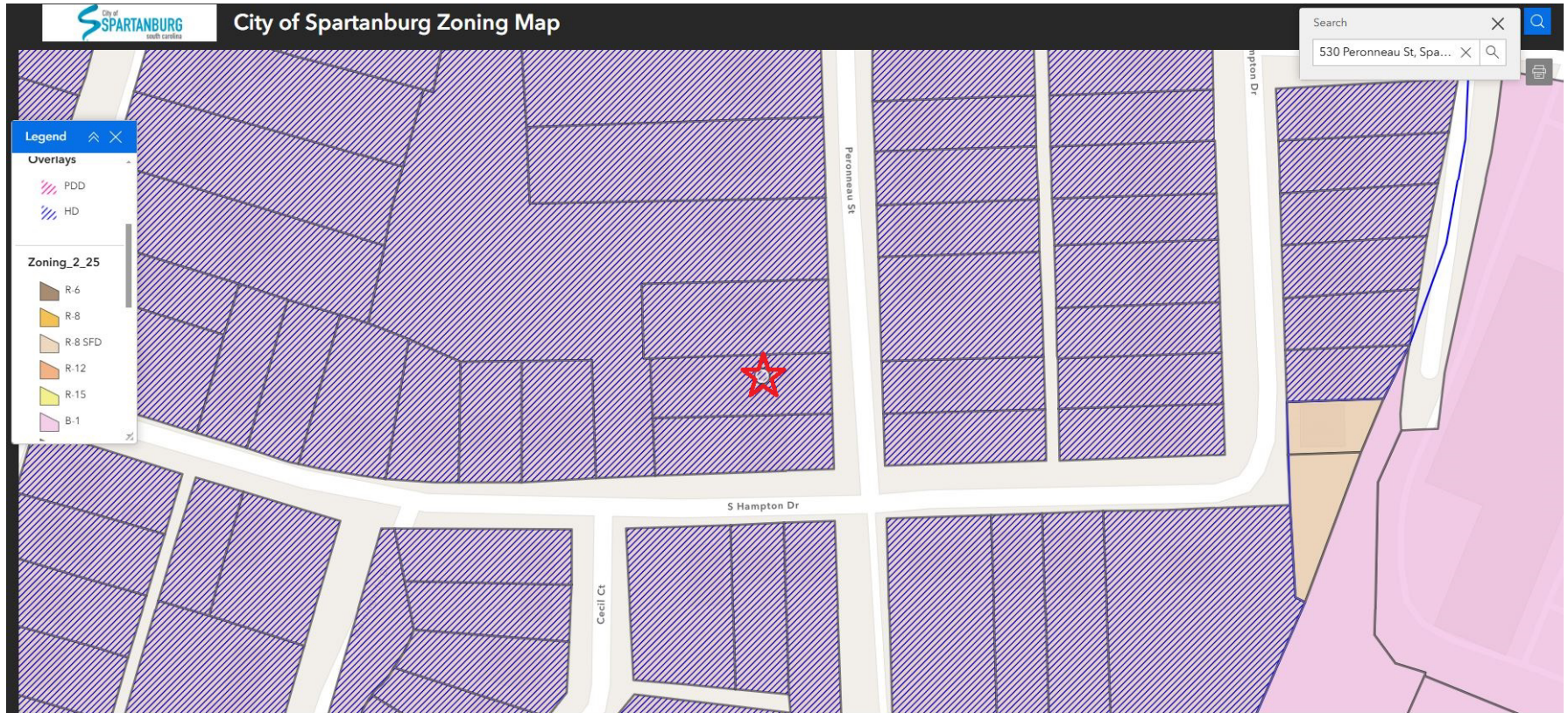


Photo – Front, Left and Right Side of the Project Site



Property to the Left and Right of the Project Site



Properties in the Vicinity



DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

March 9, 2025

Fredalyn Frasier
City of Spartanburg
Planning Director

Re: 530 Peronneau Street

Dear Ms. Frasier,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for multiple changes to the exterior elevations at 530 Peronneau Street, in the Hampton Heights Historic District. To form the basis for this opinion, I have reviewed the Design Manual for the City of Spartanburg Historic Districts and Landmarks, the Secretary of the Interior's Standards for Rehabilitation and [*Guidelines for Rehabilitating Historic Buildings*](#) by the National Park Service. As the local guidelines do not address all items in the application, I also consulted the Historic Design Guidelines from several other cities to provide guidance based on established norms consistent with the Secretary of the Interior's Standards for Rehabilitation.

The property at 530 Peronneau Street is a multi-family residence. The applicant has requested approval to make the repairs and modifications listed below. I have not reviewed the work from the owner's full list that cannot be seen from the public way house or is a minor work.

Install aluminum gutters and downspouts

Remove an exterior door from the dormer

Replace a window on the first floor

Reconstruct the top of a chimney

Cover an exposed area of the foundation with a parge coat

Replace missing windows at the basement level

Replace an aluminum awning on the side of the house

Replace a window on the north side of the house

Replace two existing wood doors on the ground floor at the main entrance

On February 28, 2025, I visited the property with Ms. Nan Zhou to review the proposed changes. I will address each item in order from the list above.

The house does not currently have gutters and downspouts, however, the photos provided by the owner show the house with gutters and downspouts installed. Replacing this system is consistent with the intent of the guidelines although it is not specifically addressed. The Historic District Design Standards from Charlotte, North Carolina address the installation of new gutters and downspouts. They state: "Replace gutters and downspouts to match the original. In most instances, the historic profile of the gutter is a half-round rather than an ogee, square, or rectangular shape. Avoid the removal of historic fabric from the building when installing gutters and downspouts." Product information was not provided, therefore, prior to installation of the new drainage system, drawings showing the type of gutter to be installed, the method of attachment, and the placement of the downspouts should be submitted to staff for review.

DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

The door to be removed from the dormer is not original to the house. It was placed in the wall to provide access to stairs that have now been removed. The owner requests approval to infill the opening and install shingles to match the existing shingle siding. Removal of the door and filling in the opening is appropriate.

The window to be replaced on the front façade of the first floor is not original to the house. It is a single sheet of glass that was installed in place of the original wood casement at some time by a previous owner. The owner requests approval to remove the glass sheet and install a new wood casement window to match the three adjacent windows. Replacement of the window with a new window to match the original design meets the guidelines. They state: "If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window." Product information for the new window was not provided, therefore, prior to installation the owner should provide drawings sufficient to describe the details of the new window for staff review.

The top of the chimney collapsed during the replacement of the roof. The owner requests approval to reconstruct the chimney to match the original design, utilizing the original brick as much as possible. Chimney repair is not addressed in the Hampton Heights guidelines. The Historic District Design Standards from Charlotte, North Carolina do address the repair of chimneys. They state: "Repair existing chimneys as needed with matching materials and mortar joints." Prior to beginning the work, the owner should provide information for staff review that describes the type of mortar to be used and the design of the top of the chimney.

The area of the foundation to be covered with a parge coat is on the south side of the front porch. It looks like the area was previously below grade and it is not clear why the concrete is exposed. The owner requests approval to cover the exposed concrete with a cementitious coating, similar to a stucco, that will give the area a more uniform appearance. Covering a previously uncovered foundation wall does not meet the guidelines, however, this should be classified as a repair and as a repair it is appropriate. Prior to beginning work, the owner should confirm that no other areas of the foundation are to be covered.

There are several windows at the basement level that have been removed and the openings infilled with brick and concrete block. The owner requests approval to remove the infill material and re-install new windows in the openings. These steel sash windows were not original to the house. They were installed after the house was built and removed some time later by a previous owner. Removing the infill and installing new steel or faux steel (aluminum) meets the guidelines. They state: "If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window." Product information for the new windows was not provided. Prior to installing any new windows the applicant should submit drawings and information describing the windows for staff review.

When the house was subdivided into apartments an areaway was constructed to allow access to the basement level residences. At some point after the areaway was constructed, the north side was covered with an aluminum canopy. This canopy was installed above the wood and shingle roof covering that was originally placed over the lower entrance. There are two sections, one is higher than the other, and they are connected by a vertical section. The canopy is visible from the street. The owner requests approval to remove the aluminum canopy and replace it with a wooden shed roof to be covered with shingles. Standard six states: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The new roof covering and the structure that supports it should be as small as possible. Instead of a sloped shingle roof, I suggest a low slope membrane roof constructed with wood structure. To eliminate the vertical portion of the canopy, the owner should only install the lower section and the upper section should be deleted. In addition, the canopy should not extend beyond the corner of the house adjacent to the porch. This will reduce the visibility from the street. Prior to installing the new canopy the applicant should submit drawings and information describing the design and materials for staff review.

DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

The window to be replaced is on the north side of the house. The owner has requested that the window be replaced with a larger window. Replacement of the window does not meet the guidelines. They state: "Existing windows, including window sash, glass, lintels, sills, frames, molding, shutters, and all hardware shall be retained and repaired through routine maintenance whenever possible." Modifying the original openings is not appropriate as the Secretary's Standards for Rehabilitation state, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." The Guidelines for Rehabilitating Historic Buildings state: "Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking- in windows, and installing replacement sash that do not fit the historic opening is not recommended".

At the main entrance there are two existing wood doors. One door is in the original front door opening but is likely not the original front door. The door looks like it was moved to this location as it does not fit the opening properly, nor does it look like a typical front door. It also has significant damage to the lock stile. The second door is in the wall perpendicular to the original front door location and is clearly not original to the house. It appears to be an interior door that was repurposed as an exterior door. The owner requests approval to remove and replace both doors. The guidelines state: "In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials." The replacement of the two doors meets the guidelines, however, the applicant should submit information that describes the design and construction related details for the proposed replacement doors for staff approval prior to installation.

Please let me know if you have any questions or require any additional information.

Regards,

A handwritten signature in blue ink, appearing to read "DL Love".

Donald L. Love, Jr, Architect, AIA
Historic Preservation

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Certificate of Appropriateness (COA) Historic Properties

Owner: Branson Guest, Guest Equities LLC Phone: 864 483 7720
Address: 745 N Pleasantburg Dr. Email: bransonguest@guestequities.com
City: Greenville State: SC Zip: 29607

Applicant: Casey Smithling Phone: 864 436 9456
Address: 102 Stella Ave. Email: csmithling@casebycasearchitecture.com
City: Greenville State: SC Zip: 29609

Contractor: Branson Guest Phone: 864 483 7720
Address: 745 N Pleasantburg Dr. Email: bransonguest@guestequities.com
City: Greenville State: SC Zip: 29607

Address of Property: 530 Peronneau Street
Tax Map Number: 7-16-02-122.00 Zoning District R-8 SFD

Please select the activity requested:

- ☐ Alteration of Structure/Property
☒ Repair of Structure/Property
☐ Addition to Existing Structure

- ☐ New Construction on Vacant Lot
☐ Demolition of Structure
☐ Other

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant: Signature: Casey Smithling Date: 2/18/2025

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- | | |
|---|--|
| ☐ Site Plans or Surveys | ☐ Detail Drawing(s), Floor Plans(s) or Sketch(es) |
| ☐ Photographs of Existing property | ☐ Material(s) and Sample(s) |
| ☐ Photographs of Changes requested | ☐ Other |

Description of Proposed work (attach extra sheets as needed):

Exterior repairs to address dilapidated structure. See packages attached for scope of work proposed. Package includes existing photos, design intent imagery and specific areas of work with descriptions for repairs.

Please read and initial the following statements:

- _____ I am the owner of the property, or
- CS I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- CS The information on this application represents an accurate description of the proposed work.
- CS I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- CS I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- CS I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

March 5, 2025

City of Spartanburg
Historic Architectural Review Board
440 S Church St
Spartanburg, SC 29306

Dear staff,

Subject: Exterior modifications for 530 Peronneau Street

For the proposed renovations at 530 Peronneau Street, please review the attached PDF package, which includes imagery illustrating the intended changes. Below is a summarized list of the proposed modifications.

1. Reinstall aluminum gutters and downspouts along major roof lines as indicated in the photo of original home
2. Remove the attic door from previous owner, restore siding to match current siding
3. Original window was broken, to be replaced with custom wood outswing casement window to match existing
4. Exposed rafter tails to remain
5. Paint mismatched siding to match
6. Flashing at roof to be repaired
7. Existing fireplace to be repaired. Brick below roofline to be repainted. Brick above roofline to be unpainted and color match to original. Loose bricks removed for safety
8. Broken or Damaged siding to be replaced as required
9. New railing to replace existing
10. Exposed foundations to receive Sakrete concrete smooth troweled parge coat
11. Basement windows that have been bricked in to be replaced with metal windows to match original basement
12. Replace dilapidated awning. option 1: Replace with new shingle roof to match existing rear covering. Option 2: Replace with new metal roof similar to existing. Option 3: Remove awning in entirety. Note concern of possible water accumulation in recessed basement access if uncovered.
13. Remove existing trees requested to be removed by HOA
14. If bedroom window does not meet IEBC 506.4 egress window size requirement of minimum net clear opening of 4 square feet with a minimum net clear opening width of 20 inches. Window to be replaced with wood casement window to fit existing window opening size OR replaced with wood single hung window to meet size requirements of 506.4
15. Remove redundant/inactive wiring
16. Wood stairs to apartment to be replaced, stairs removed due to safety hazard
17. Shingle roof to be repaired
18. Cracked sidewalks around perimeter to be repaired
19. New porch lights to be installed at front entry door
20. Front entry doors to be replaced
21. Rear entry door to be replaced

Thank you for your attention to this matter. We appreciate your consideration.

Sincerely,



Casey Smithling
Principal
Case By Case Architecture

530 PERONNEAU STREET

HOME AND SITE REPAIRS
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

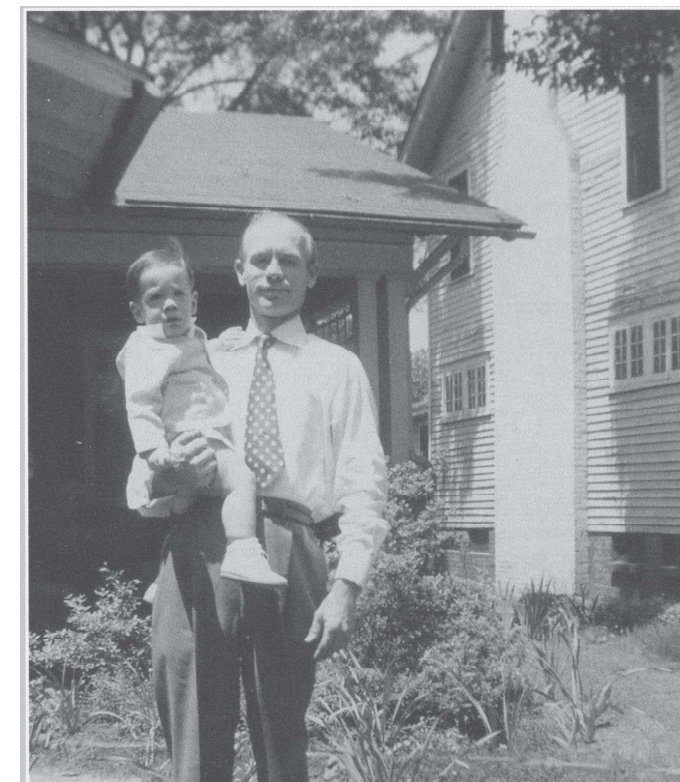
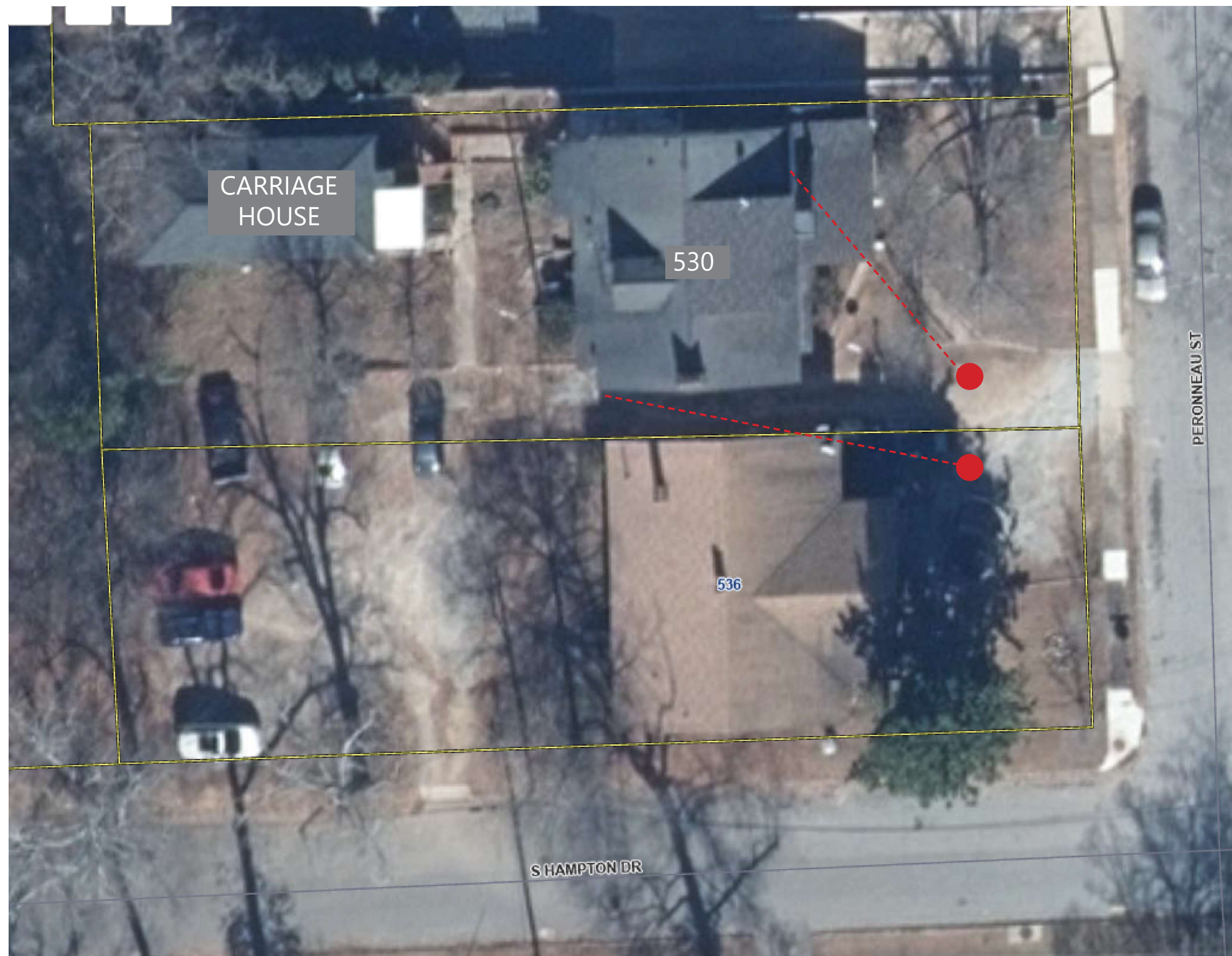


Image A Original side of 530 Perroneau residence

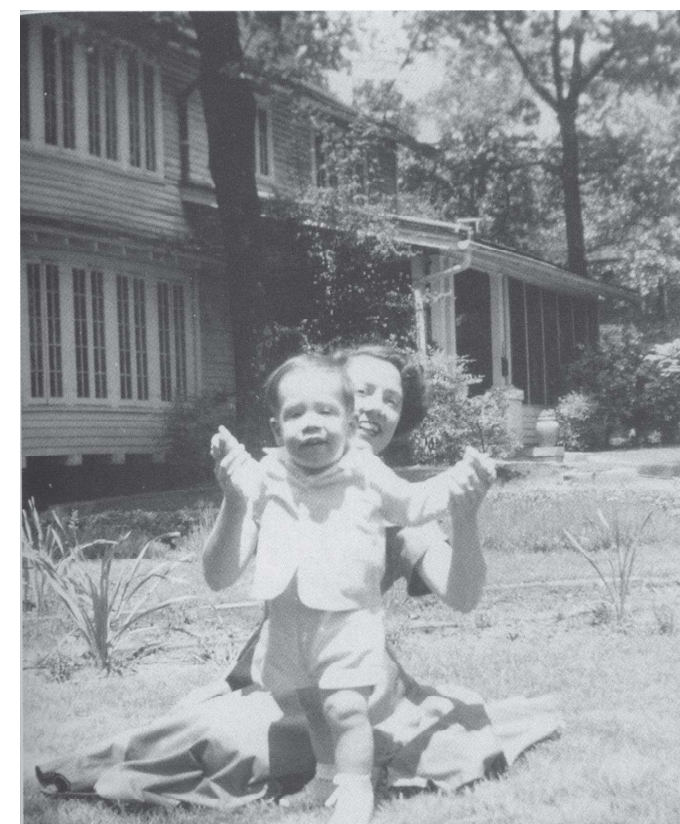


Image B Original front of 530 Perroneau residence

SITE PLAN



530 PERONNEAU ST

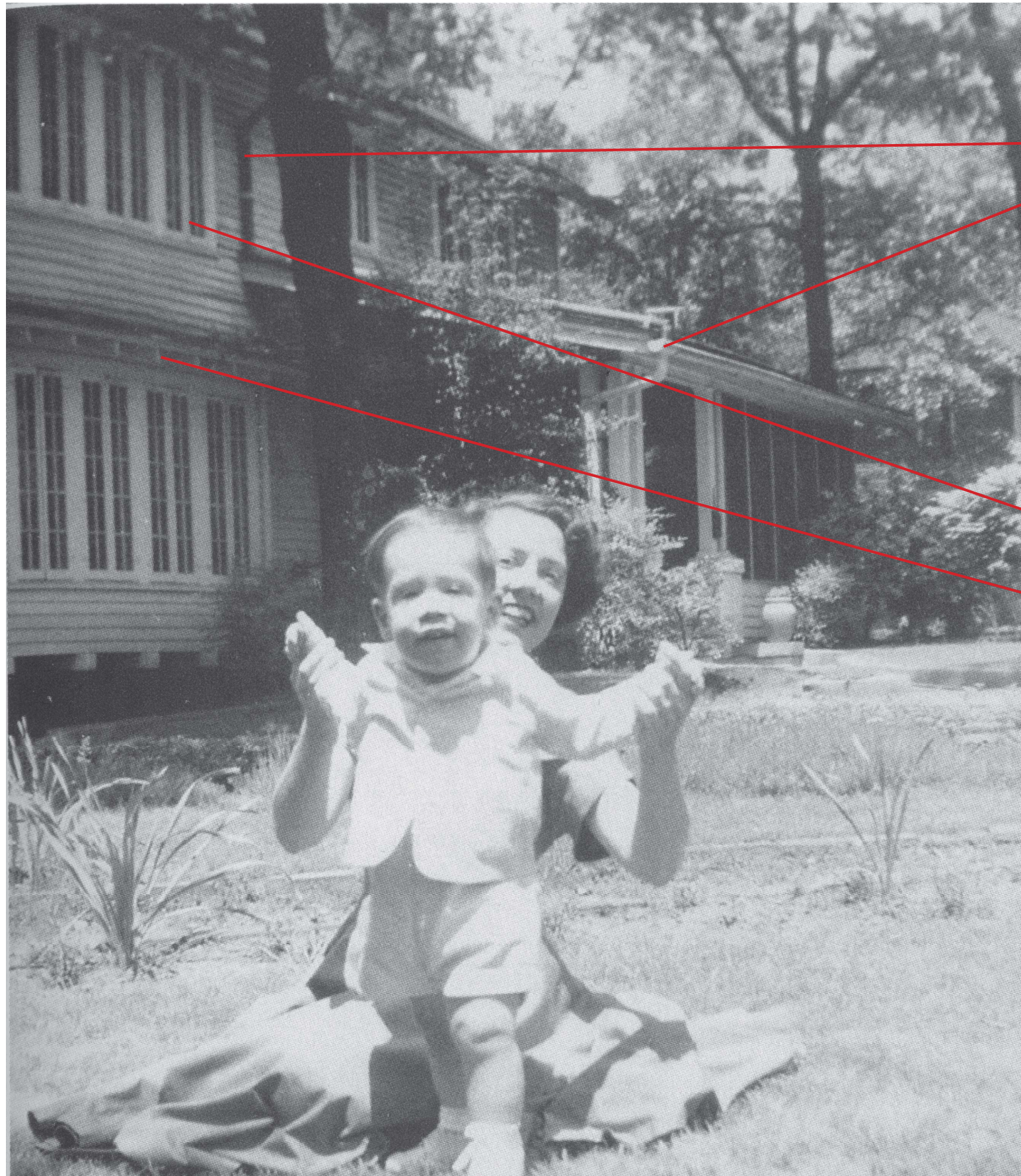


Image C Original front of 530 Perroneau residence



Image D Current front of 530 Perroneau residence



Image E

Proposed Scope of Work

1. Reinstall aluminum gutters and downspouts along major roof lines as indicated on photo of original home.
2. Remove attic door from previous owner, restore siding to match current siding.
3. Original window was broken, to be replaced with custom wood outswing casement window to match existing. See image E
4. Exposed rafter tails to remain
5. Paint mismatched siding to match
6. Flashing at roof to be repaired

530 PERONNEAU ST

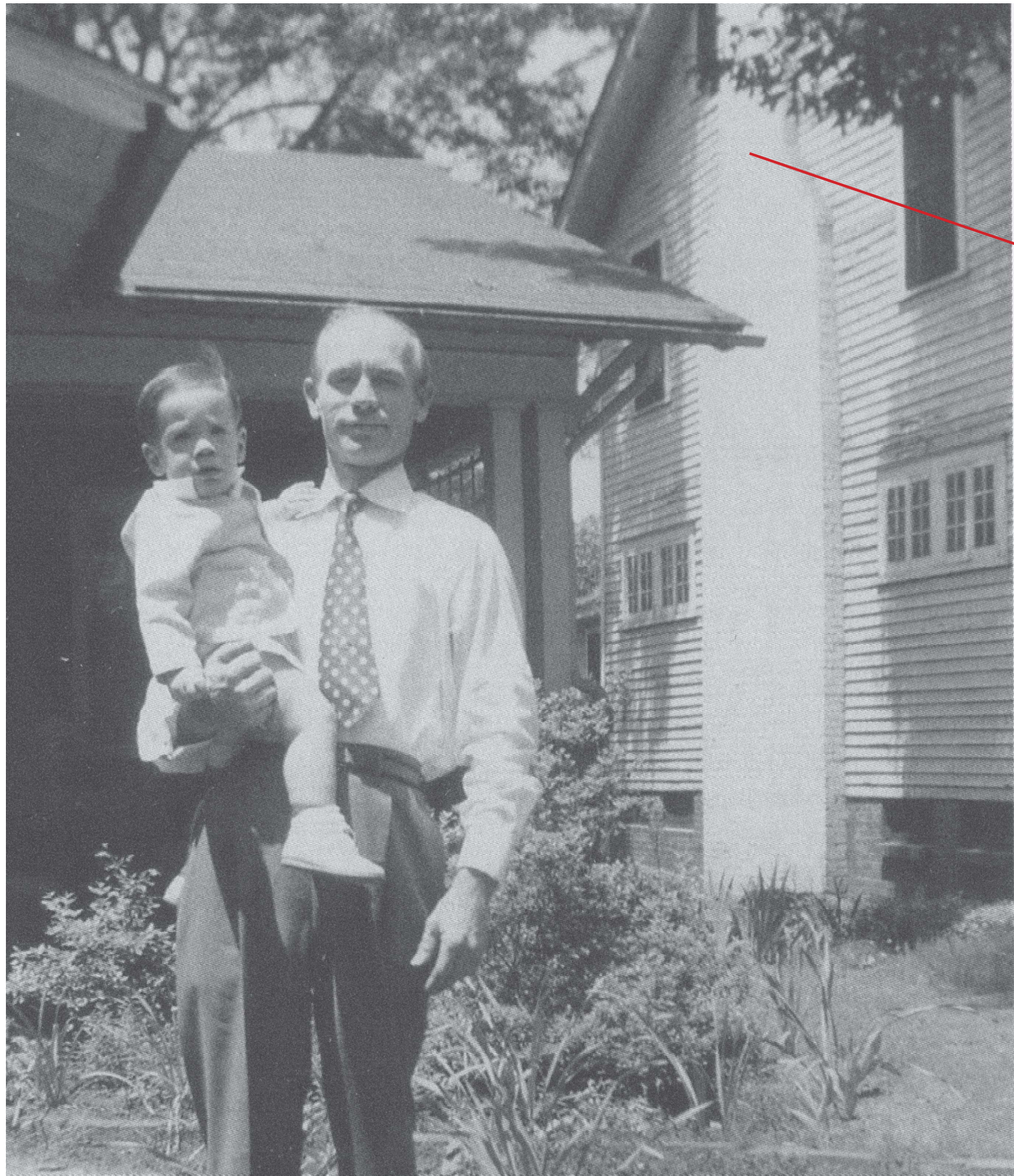


Image F Original side of 530 Perroneau residence



Image G Current side of 530 Perroneau residence



Image H Broken or damaged siding to be replaced with "WeatherSide Purity Wavy 12 in x 24 in Fiber cement Siding ShingleWavy fiber cement siding, field paint to match

Proposed Scope of Work

7. Existing fireplace to be repaired. Brick below roofline to be repainted. Brick above roofline to be unpainted and color match to original. Loose bricks removed for safety
8. Broken or Damaged siding to be replaced as required. Existing siding is asbestos siding. See image H for proposed new material

530 PERONNEAU ST



Image I



Image J

Proposed Scope of Work

- 8. Broken or Damaged siding to be replaced as required, see circled areas



Image K



Image L

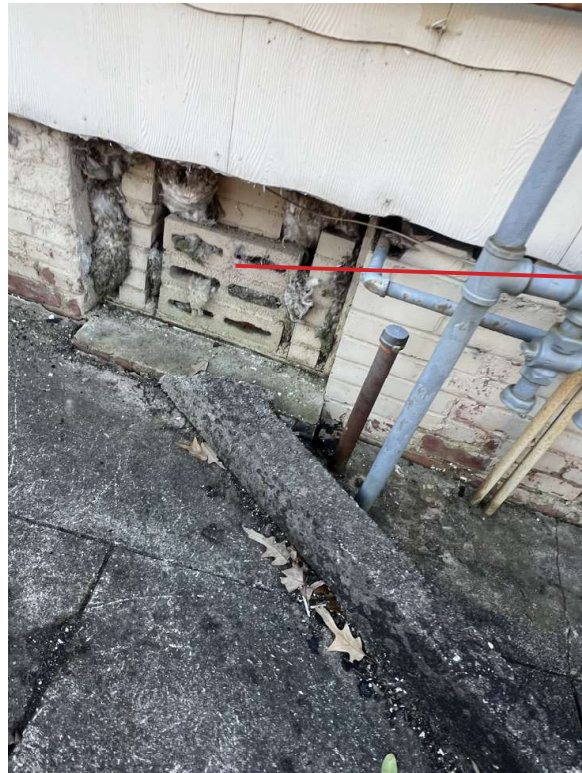


Image M



Image N

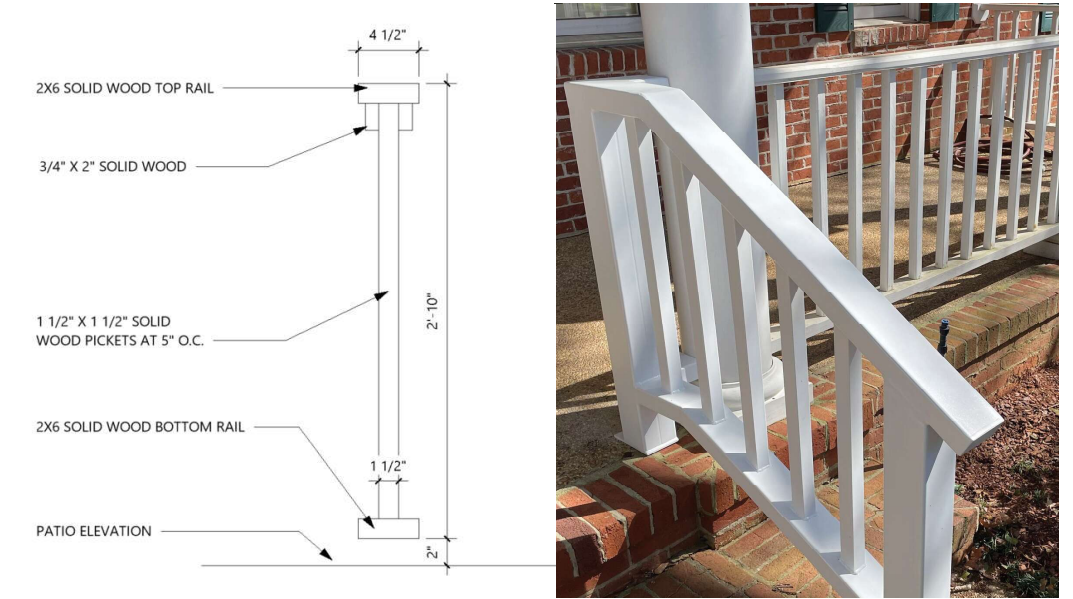


Image O Wood railing, Original railing unknown, basis of design based on railings for neighboring properties



Image P Parge coat example, color "Buff"

Proposed Scope of Work

6. Flashing at roof to be repaired
9. New railing to replace existing. See image O for Basis of design
10. Exposed foundations to receive Sakrete concrete smooth troweled parge coat. See image P
11. Basement windows that have been bricked in to be replaced with metal windows to match original basement. Visible in image N

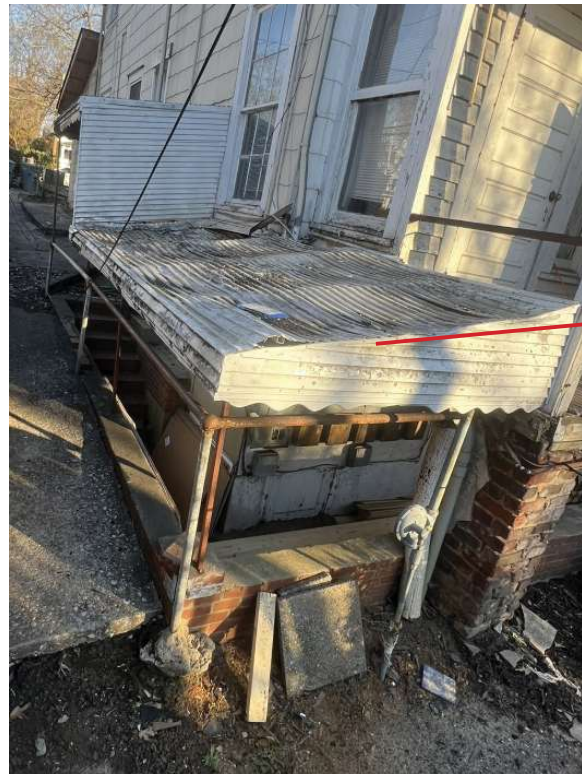


Image Q



Image R

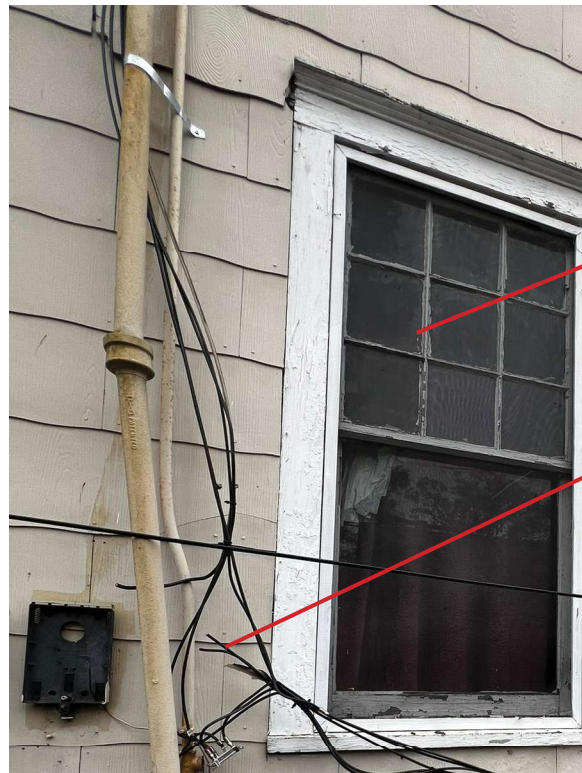


Image S



Image T



Image U

Proposed Scope of Work

12. Replace dilapidated awning. option 1: Replace with new shingle roof to match existing rear covering. option 2: Replace with new metal roof similar to existing. Option 3: Remove awning in entirety
13. Remove existing trees requested to be removed by HOA
14. If bedroom window does not meet IEBC 506.4 egress window size requirement of minimum net clear opening of 4 square feet with a minimum net clear opening width of 20 inches. Window to be replaced with wood casement window to fit existing window opening size OR replaced with wood single hung window to meet size requirements of 506.4
15. Remove redundant/inactive wiring
16. Wood stairs to apartment to be replaced, stairs removed due to safety hazard
17. Shingle roof to be repaired
18. Cracked sidewalks around perimeter to be repaired

530 PERONNEAU ST



Image V



Image W 6-Panel Smooth Fiberglass Prehung Front Exterior Door

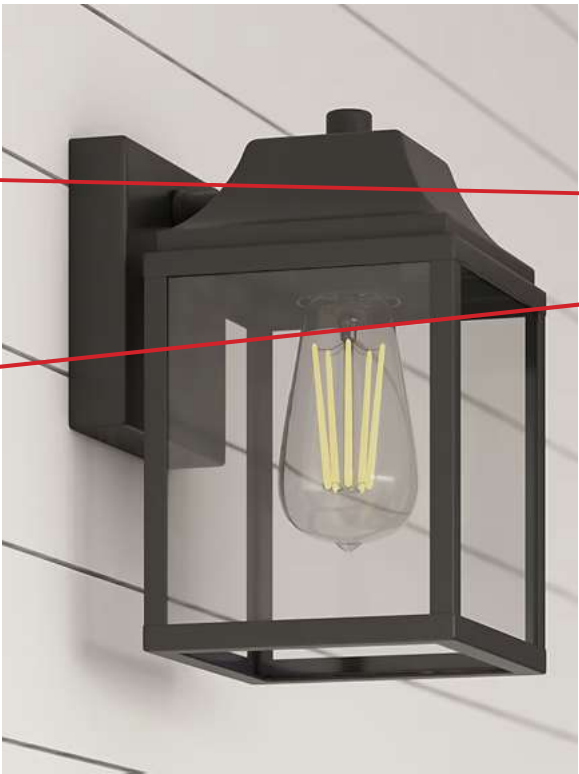


Image X Project Source Woodward 9.5-Inches H Matte Black Hardwired Outdoor Wall Light



Image Y



Image Z 6 Panel Smooth Fiberglass Prehung Front Exterior Door

19

20

21

Proposed Scope of Work

- 19. New porch lights to be installed at front entry door. Refer to image X as basis of design
- 20. Front entry doors to be replaced. Refer to image W as basis of design. Option 1: Fiberglass door Option 2: Wood door
- 21. Rear entry door to be replaced, Refer to image Z as basis of design. Option 1: Fiberglass door Option 2: Wood door

Casey Smithling
with Case by
Case Architecture
is Legacy Homes
and Investments
Personal representative
in regards to
the Historical &
Architectural Review
Process

Branson
Guest

March 14, 2025

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works

Address: 536 Peronneau St. (TMS: 7-16-02-123.00)

Historic District: Hampton Heights Historic District

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

Owner/Contractor: Branson Guest – Guest Equities LLC; **Applicant:** Casey Smithling – Case by Case Architecture

Request The applicant is seeking approval to replace front and rear entrance doors, replace gravel at front driveway with brick pavers, install new railing for rear entrance, and pour new gravel at existing rear parking area.

Project Description and History

The project site is located on an approximately 9,169 square foot lot in the Hampton Heights Historic District on the north side of S. Hampton Dr. and on the west side of Peronneau Street with one single-family residence constructed in 1914 situated on the lot. The residential structure is a one-story wood framed bungalow with a brick foundation, a gable roof with composite shingle and a back porch.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Hampton Heights 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 unit. 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.

Applicant Statement

- The Applicant proposes to replace front and rear entrance doors, replace gravel at front driveway with brick pavers, install new railing for rear entrance, and pour new gravel at existing rear parking area.

Hampton Heights Design Guidelines

a. The character and appropriateness of the design

Door Replacement. Design Guidelines for Hampton Heights state that “.....Retain original doors unless deteriorated beyond repair. Screen and storm doors shall not detract from the character of the house and shall be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials. Original door openings shall not be infilled on facades visible from the public right-of-way.”

Driveway. Design Guidelines for Hampton Heights state 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 predominate materials.

The use of driving lanes, designed to facilitate only cars’ wheels, is a historic treatment which is encouraged to retain porous surfaces.

Railings. Design Guidelines for Hampton Heights state that “.....Retain original porches and steps. Repair of porches shall not result in the removal of original materials (such as balusters, columns, handrails, brackets, and roof detailing) unless seriously deteriorated. If replacement materials must be introduced, the new shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated, if possible, by documentary and physical evidence.

Parking. Design Guidelines for Hampton Heights state that “.....Parking should be located in side yard and rear yard spaces and not extend beyond the front setback line of historic buildings. Parking shall 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, when at all possible, using the pathway of original drives and parking. 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.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

- The applicant proposes to replace front and rear entrance doors, replace gravel at front driveway with brick pavers, install new railing for rear entrance, and pour new gravel at existing rear parking area.
 - The Design Guidelines for the Hampton Heights states that “..... the original doors should be retained unless it is deteriorated beyond repair. In case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials.”
 - The Design Guidelines state that “.....the new driveway surface should be compatible with these (concrete, asphalt, and brick) materials. The use of driving lanes, designed to facilitate only cars’ wheels, is a historic treatment which is encouraged to retain porous surfaces.
 - The Design Guidelines state that “.....retain original porches and steps. If replacement materials must be introduced, the new shall match the old in design, color, texture, and where possible, materials.”

- The Design Guidelines state that “.....parking should be located in side yard and rear yard. Parking shall be addressed in a manner that does not distract from the overall character of the district, and it should use the pathway of original drives and parking rather than expanding an existing driveway of parking.

b. The scale of the buildings – Will not impact the building

- Replacing the front and rear entrance doors, the gravel at front driveway with brick pavers, installation of new railing for rear entrance, and adding new gravel at existing rear parking area will not impact the scale of the building.

c. The texture and materials

- Currently, the existing door is wood, the newly proposed doors for the front and rear are 6 panel white fiberglass prehung door.
- Installation of the railing for the rear entrance will be wood.
- The existing front driveway is gravel. The proposed driveway in the front yard will be brick pavers.
- The existing parking space in the rear yard is gravel. The proposed parking space in the rear yard is gravel.

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

–

- Properties in the immediate surroundings of the project site appear all have wood front doors.
- Properties in the immediate surroundings of the project site have either gravel or concrete driveways/parking pad in the front yard.
- Some properties in the immediate surroundings of the project site have railings around the front entrance

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

1. **Door Replacement:** Does not meet the guidelines.
 - Even though the current front and rear wood entrance doors are not original to the house, replacing doors with 6 panel fiberglass prehung doors would not be harmonious with the Hampton Heights Historic District.
2. **New Railing:** Requires a historically accurate design.
 - Currently, there is no railing near the rear entrance. Installation of wood railing that is historically appropriately designed would be harmonious with the Hampton Heights Historic District.
3. **Driveway Replacement/Enhancements:** Proposed material meets guidelines.
 - Replacement of the current gravel driveway/parking with brick pavers align with the historic treatment and would be harmonious with the Hampton Heights Historic District.
 - Using the existing rear gravel parking for the residents and pouring new gravel would be harmonious with the Hampton Heights Historic District.

Nan Zhou

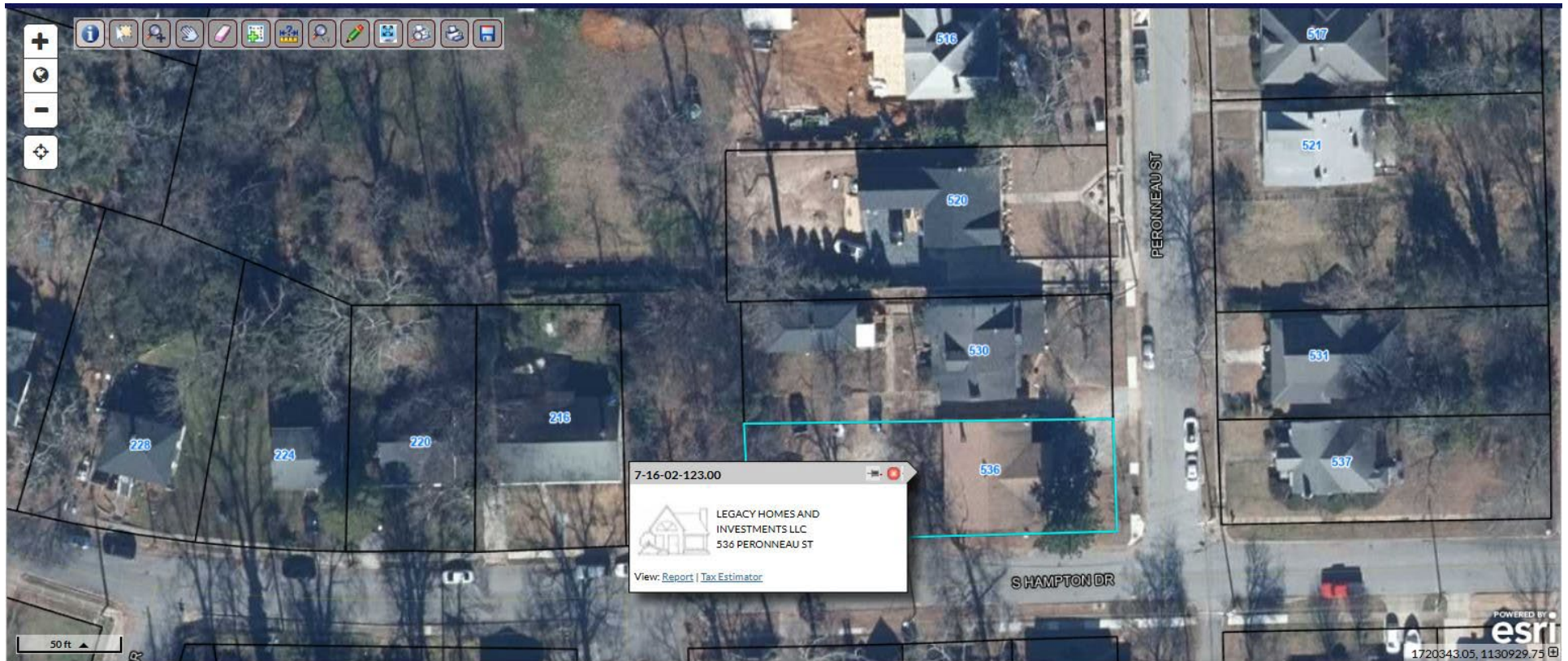
Nan Zhou, AICP
City Planner II - Planning Department

Attachments:
Conditions of Approval
Application and Materials
Site Photos

**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:
536 Peronneau Street (TMS:7-16-02-123.00) – Hampton Heights Historic District
Owner/Contractor: Branson Guest – Guest Equities LLC
Applicant: Casey Smithling – Case by Case Architecture**

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 – 536 Peronneau St.



ZONING MAP – 536 Peronneau St.

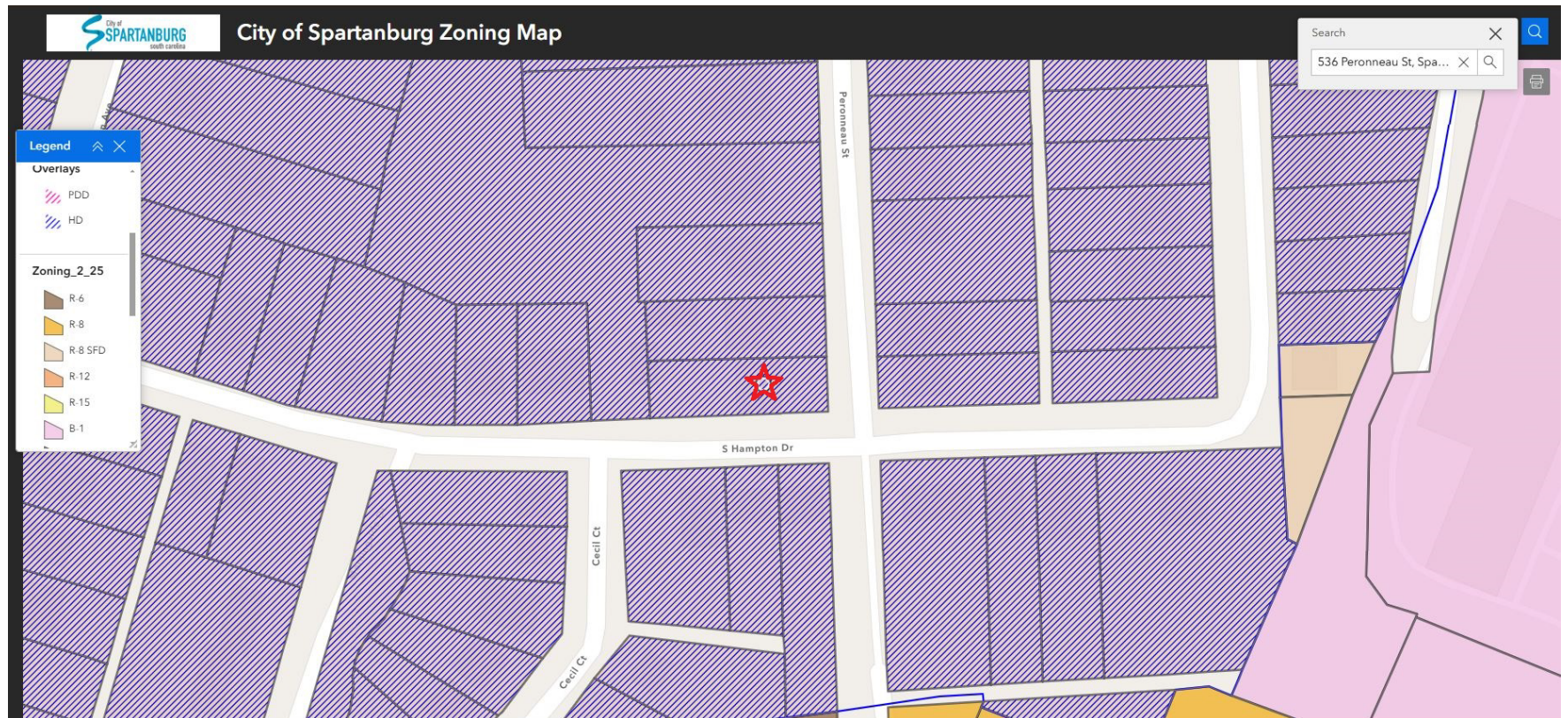


Photo – Front, Left and Right Side of the Project Site



Properties in the Vicinity



DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

March 9, 2025

Fredalyn Frasier
City of Spartanburg
Planning Director

Re: 536 Peronneau Street

Dear Ms. Frasier,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for several changes to the exterior elevations at 536 Peronneau Street, in the Hampton Heights Historic District. To form the basis for this opinion, I have reviewed the Design Manual for the City of Spartanburg Historic Districts and Landmarks and the Secretary of the Interior's Standards for Rehabilitation. As the local guidelines do not address all items in the application, I also consulted the Historic Design Guidelines for the City of Rock Hill, South Carolina to provide guidance based on established norms consistent with the Secretary of the Interior's Standards for Rehabilitation.

The property at 536 Peronneau Street is a multi-family residence and sits on a corner lot. The applicant has requested approval to replace three existing doors, add handrails to an existing exterior set of steps, replace the gravel parking area in the front yard with new driving lanes, and replace the gravel in the rear parking area.

On February 28, 2025, I visited the property with Ms. Nan Zhou to review the proposed changes. All three doors have already been replaced. Two of the doors are on the front of the house. The door opening on the left is the original door opening. The door opening to the right was added when the house was converted to multi-family. Both replacement doors are aluminum clad wood doors which do not meet the guidelines. The third door is on the rear of the house but can still be seen from the public way. It, too, has already been replaced with a door that does not meet the guidelines.

The guidelines state: "In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials." Although the original doors are no longer in place, it can be assumed they were made of wood. All three new clad wood doors should be removed and replaced with wood doors that meet the requirements. The applicant should submit information that describes the proposed replacement doors for staff approval prior to installation.

New wooden handrails have already been added to the steps which are at the rear of the house and are visible from the street. The pre-manufactured concrete steps are not original to the house, and it is likely they did not have handrails when they were originally installed. The Guidelines for Hampton Heights do not address the addition of new handrails where none existed previously, however, other guidance can be found that addresses the issue. The Guidelines for the Historic District for the City of Rock Hill, S.C. provide the following guidance: "The introduction of a new porch railing for a porch that was originally built without a railing is discouraged. If required for safety or access reasons, the railing should be simple in design with square balusters. Decorative wrought iron handrails or rails of other metal materials should not be installed. If handrails are desired, these should be of wood or metal in simple designs with square balusters and should be installed at the porch floor and sidewalks in order to eliminate damage to historic stairs and columns." Even though in this case there is no porch, the concept is the same. A simple metal rail would be a better fit since the steps are concrete and there is no other wood railing on the rear of the house. The applicant should submit information that describes the proposed rail for staff approval prior to installation.

Much of the front yard is covered with gravel as it was previously used for parking. A path to the rear yard is clear but no driving lanes remain. The proposed removal of the gravel, grassing of the front yard, and installation of new brick paver driving lanes meets the requirements of the guidelines.

DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

Much of the rear yard is also covered with gravel as it is the primary area used for tenant parking. The applicant is requesting approval to add new gravel to the area. The guidelines state "parking shall 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, when at all possible, using the pathway of original drives and parking. It is preferable to expand an existing driveway for parking, rather than to add a separate parking pad. Plant material can be added around parking spaces to visually buffer the parking from the street." The Guidelines also state "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." Review of the guidelines for other local Historic Districts echo the same ideas. Parking areas should ideally be located in the rear of the property but when located to the side of the property they should not extend beyond the front wall of the building. When visible from the street, parking areas should be heavily screened with a combination of planting and fencing, and large areas of non-porous surfaces are not acceptable. The proposed addition of gravel to the existing parking area meets the requirements of the guidelines, however, since the parking area is visible from the street, the applicant should also be encouraged to comply with the landscaping requirements.

Please let me know if you have any questions or require any additional information.

Regards,

A handwritten signature in blue ink, appearing to read "DLove", is positioned above the typed name.

Donald L. Love, Jr, Architect, AIA
Historic Preservation

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Certificate of Appropriateness (COA) Historic Properties

Owner: Branson Guest, Guest Equities LLC Phone: 864 483 7720
Address: 745 N Pleasantburg Dr. Email: bransonguest@guestequities.com
City: Greenville **State:** SC **Zip:** 29607

Applicant: Casey Smithling Phone: 864 436 9456
Address: 102 Stella Ave. Email: csmithling@casebycasearchitecture.com
City: Greenville **State:** SC **Zip:** 29609

Contractor: Branson Guest Phone: 864 483 7720
Address: 745 N Pleasantburg Dr. Email: bransonguest@guestequities.com
City: Greenville **State:** SC **Zip:** 29607

Address of Property: 536 Peronneau Street
Tax Map Number: 7-16-02-123.00 **Zoning District** R-8 SFD

Please select the activity requested:

- ☐ Alteration of Structure/Property
☒ Repair of Structure/Property
☐ Addition to Existing Structure

- ☐ New Construction on Vacant Lot
☐ Demolition of Structure
☐ Other

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant: Signature: Casey Smithling **Date:** 2/18/2025

Staff Use Only / Received by: _____

Date Received: _____ **Time:** _____ **Permit Number:** _____

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- | | |
|---|--|
| ☐ Site Plans or Surveys | ☐ Detail Drawing(s), Floor Plans(s) or Sketch(es) |
| ☐ Photographs of Existing property | ☐ Material(s) and Sample(s) |
| ☐ Photographs of Changes requested | ☐ Other |

Description of Proposed work (attach extra sheets as needed):

Exterior repairs to address dilapidated structure. See packages attached for scope of work proposed. Package includes existing photos, design intent imagery and specific areas of work with descriptions for repairs.

Please read and initial the following statements:

- _____ I am the owner of the property, or
- CS I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- CS The information on this application represents an accurate description of the proposed work.
- CS I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- CS I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- CS I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

March 5, 2025

City of Spartanburg
Historic Architectural Review Board
440 S Church St
Spartanburg, SC 29306

Dear Staff,

Subject: Exterior modifications for 536 Peronneau Street

For the proposed renovations at 536 Peronneau Street, please review the attached PDF package, which includes imagery illustrating the intended changes. Below is a summarized list of the proposed modifications.

1. Replace damaged front doors
2. Replace exterior entry lights
3. Remove existing gravel, provide new sod in front yard and add brick paver wheel strips for (1) car parking. Add brick paver walkway to front porch.
4. Replace damaged front step
5. Replace exterior entry lights
6. Replace damaged rear entry door
7. New gravel to be poured at existing rear parking area
8. New railing for rear entry

Thank you for your attention to this matter. We appreciate your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Casey Smithling".

Casey Smithling
Principal
Case By Case Architecture

536 PERONNEAU STREET

HOME AND SITE REPAIRS
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

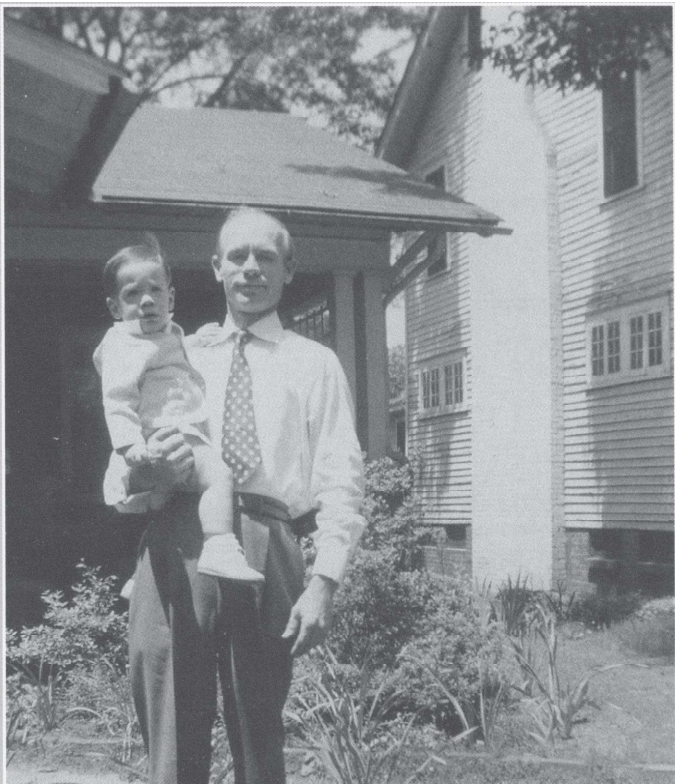


Image A Original Corner of 536 Perroneau residence



Image B Current Front of 536 Perroneau residence



Image C



Image E 6-Panel White Smooth Fiberglass Prehung Front Exterior Door



Image G



Image D



Image F Project Source Woodward 9.5-Inches H Matte Black Hardwired Outdoor Wall Light

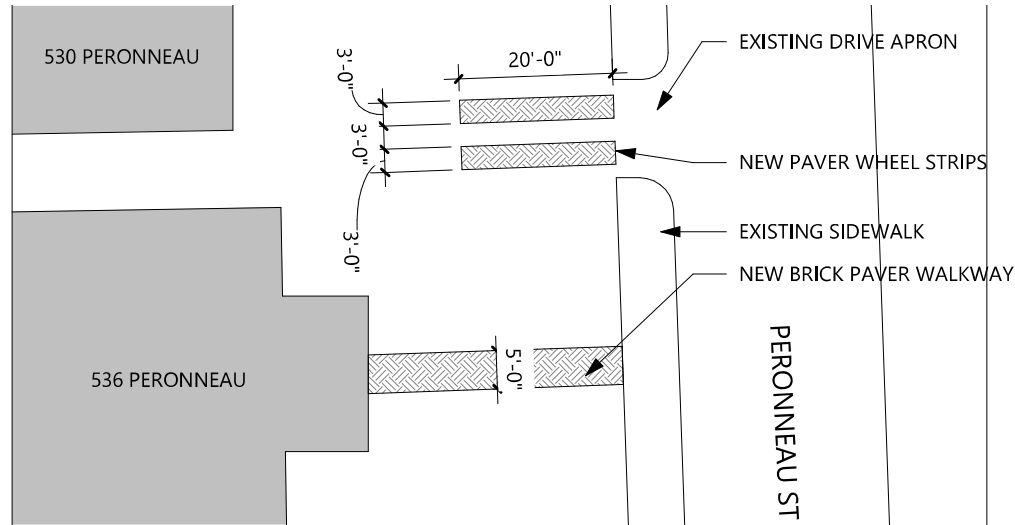


Image H

Proposed Scope of Work

1. Replace damaged front doors. See image E for basis of design. Option 1: Fiberglass door Option 2: Wood door
2. Replace exterior entry lights. See image F for basis of design
3. Remove existing gravel, provide new sod on front yard and add brick paver wheel strips for (1) car parking. Add brick paver walkway to front porch. See image H for location.
4. Replace damaged front step. Poured in place concrete with paint to match existing

536 PERONNEAU ST



Image I



Image K 6 Panel White Smooth Fiberglass Prehung Front Exterior Door



Image L Project Source Morlake 8.25-Inches H Black Hardwired Outdoor Wall Light

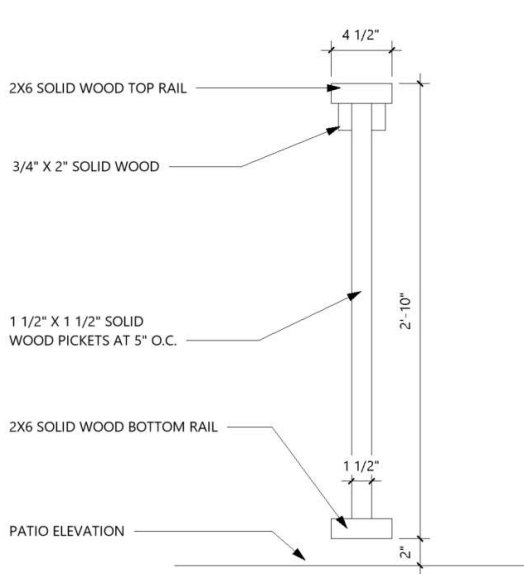


Image M Wood railing, Original railing unknown, basis of design based on railings for neighboring properties



Image N



Image J Rear parking area for 530 and 536 Peronnneau Street residences



Image N

Proposed Scope of work

- 5. Replace exterior entry lights. See image L for basis of design
- 6. Replace damaged rear entry door. See image K for basis of design. Option 1: Fiberglass door Option 2: Wood door
- 7. New gravel to be poured at existing rear parking area
- 8. New railing for rear entry. See image M for basis of design