

Meeting Minutes of the Board of Architectural Design and Historic Review
Thursday, April 10, 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, April 10, 2025, at 5:30 PM with the following members in attendance: **Bill Michels, Sylvelie Franke, Dave Williams, Rod McCants, Kenneth Brown, and Brandon Gaffney** Representing the Planning Department - **Fredalyn Frasier, Planning Director, Oksana Holbrooks, Sr. Administrative Assistant, and Nan Zhou, Planner II.**

Roll Call:

Mr. Michels: Bill Michels
Mr. Williams: Dave Williams
Mr. Brown: Kenneth Brown
Mr. McCants: Rod McCants
Mr. Gaffney: Brandon Gaffney
Ms. Franke: Sylvelie Franke

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 Mr. Brown, seconded by Ms. Franke to approve the agenda. The motion was approved with a vote of 6-0.

Approval of Meeting Minutes from March 13, 2025.

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

Old Business: None.

New Business:

COA: 25-004-00026: Certificate of Appropriateness for Major Works – 395 Gentry Street (TMS # 7-16-02-142.00) in the Beaumont Mill Village . The applicant is seeking approval to replace front and side windows, from and side exterior walls with hardie fiber cement lap siding, and re-shingle with asphalt shingles. The property is located in the R-6 (General Residential) zoning district. Owner: James and Maria Meet You in Paradise Falls LLC, Contractor: Chad Tessinger, Tesco Construction.

Project Description and History

The project site is located on an approximately 6,670 square foot lot in the Beaumont Mill Village Historic District on the north side of Gentry Street. The site currently consists of a one-story single-family residence constructed in 1941. This residential structure is a wood-framed bungalow with a brick foundation, front porch with interior brick chimney, and has a gable roof with composite shingle.

- The Beaumont Mill Village Historic Design Guidelines list this structure as a

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Beaumont Village Design Guidelines for the City of Spartanburg Historic District Preservation Principles and Approaches. The purpose of the Guidelines is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site has a zoning designation of R-6, General Residential District, which allows for single family dwelling units. Section 510.6 of the City of Spartanburg Zoning Ordinance list standards for reviewing Certificate of Appropriateness. Specifically, Section 510.6 (C)(2) states that in reviewing applications for new construction or alteration, the Board shall consider the U.S. Secretary of the Interior's Standards for Rehabilitation, and the five criteria listed in the findings.

Applicant Statement

- The Applicant proposes to replace front and side windows with aluminum clad wood windows and replace front and side siding with James Hardie Fiber Cement Lap siding.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Windows. Design Guidelines for Beaumont Mill Village state that “..... windows are another significant character defining feature of any home. Wood windows were constructed so that individual pieces could be taken apart and repaired as needed. Therefore, many original windows could be repaired for much less than replacing a window. If it's determined that the windows are in such deteriorated condition that they must be replaced, the new windows should be compatible in terms of material, size of window, shape and size of sash, window pane size and configuration, muntin and mullion profile shape, and location of meeting rial. In Beaumont Mill Village, wood and aluminum clad wood windows are the most appropriate replacement materials” Design Guidelines for Beaumont Mill Village state that “.....most of the homes in Beaumont were originally wood siding. If this material still exists on the home, it should be retained. Many homes in the area have aluminum or vinyl siding added to them. Some homes have asbestos siding which is original to their design and some asbestos siding was added to earlier homes in the 1950s. details of the original home have been lost due to the additions of these materials. Artificial siding can trap moisture underneath and decay the original wood. Therefore, homes that do not have these materials on them should not consider artificial materials as a replacement to the damaged wood. Repair is the only option. Wood siding should be kept painted and aluminum siding should be kept clean. Should it become necessary to replace the siding, then the new boards should match the existing boards in width and any characteristics, such as corner boards. If more than 50% of non-original siding will be replaced, then the type of replacement siding must match the historic style siding. Appropriate new material should be wood or Cement Fiberboard.”

- The proposed repairs are consistent with the Beaumont Mill Village design intent.
 - 1) Replacement of the front and side wood windows with white aluminum clad wood windows (31.5” by 55”) in existing opening, double hung, and six by six configuration.
 - 2) Replacement of the current damaged asbestos siding with James Hardie Fiber Cement Board Lap Siding that is recommended by the Beaumont Mill Village Design Guideline.

b. The scale of the buildings

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

c. The texture and materials

The proposed materials are consistent with the Beaumont Mill Village material guidelines.

- 1) The current front and side windows are wood. The new proposed windows would be white aluminum clad wood windows, double hung, and six by six configuration.
- 2) The current front and side siding material is asbestos siding. The new proposed siding is James Hardie Fiber Cement Board Lap Siding.

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

- 1) Properties in the immediate surroundings of the project site appear to have a combination of wood and vinyl windows.
- 2) Properties in the immediate surroundings of the project site appear to have a combination of wood and vinyl siding 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 –

- 1) Repairing the damaged or deteriorated wood windows is recommended. If the windows are beyond repair, the replacement of the windows' material, style, and size would be harmonious with the Beaumont Mill Historic District.
- 2) Based on the Design Guidelines for the Beaumont Mill Village, the new siding replacement material matches the historic style siding and meets the design guideline recommendation.

Applicant:

James and Maria Miles, Meet You in Paradise, Owner.

Public Speakers:

None

Discussion:

The Board discussed the historical context and architectural character of the property and surrounding area. It was noted that the windows, siding, and roof are currently in a state of significant disrepair. The applicant presented a proposal to replace various window types with historically appropriate alternatives that meet historic guidelines. The Board expressed general support for the proposed replacements, emphasizing the importance of maintaining historic character while improving structural integrity. The use of compatible siding and wood materials was also discussed as acceptable in preserving the overall appearance and historic value of the structure.

A motion was made by Mr. Michels and Mr. Brown, seconded by Mr. Gaffney, to approve the replacement of windows as requested with a 7/8ths inch muntin on the exterior with on the inside 6 over 6s, removal of asbestos siding to be repaired with wood siding at the front, left and right side, with wood from rear or new wood cut to fit profile with the rear of the house could be Hardie board if necessary. The motion passed with a vote of 6-0.

Staff Announcements: Continue Education certifications.

The meeting was adjourned at 6:19 PM.



Bill Michels, Chairman