



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

**July 13, 2023, at 5:30 P.M.
City Hall Council Chambers
145 W. Broad Street – Spartanburg, SC 29306**

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

I. Call To Order.

II. Roll Call.

III. Freedom of Information Act Compliance – Public notification of the City of Spartanburg’s Board of Architectural Design & Historic Review meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg’s Zoning Ordinance.

IV. Approval of Agenda.

V. Disposition of Minutes from the June 8, 2023, Meeting.

VI. Old Business:

The Board of Architectural Design and Historic Review (HARB) will consider a list of properties to be designated on the pending list of the City of Spartanburg’s Local Historic Register. The public is invited to comment on a potential list of properties to consider for designation on the Spartanburg Historic Register.

VII. New Business:

1. COA: 23-040-00033: Certificate of Appropriateness for Major Works – 695 N. Liberty Street (TMS# 7-08-15-252.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a Certificate of Appropriateness to demolish the substandard structure. The property is located in the R-6 (General Residential District). Owner: New Hope Christian Church / Agent: Demtek.
2. COA: 23-040-00036: Certificate of Appropriateness for Major Works – 310 S. Spring Street (TMS# 7-12-14-218.00) in the Hampton Heights Neighborhood Historic District. Applicant is seeking approval of a Certificate of Appropriateness to install a fence in the front of the property. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Bryon Holland.
3. COA: 23-040-00038: Certificate of Appropriateness for Major Works – 521 Peronneau Street (TMS# 7-16-02-161.00) in the Hampton Heights Neighborhood Historic District. Applicant is seeking approval of a Certificate of Appropriateness to remove two chimneys below the roof. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Parker and Jennifer Langford / Agent: Carolina Roof, LLC.



The City of Spartanburg Board of Architectural Design & Historic Review

- VIII. Update on Approved Certificate of Appropriateness for Minor Works since the June 8, 2023, Meeting.**
- IX. Staff Updates.**
- X. Adjournment.**

For more information, please contact Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at mlivingston@cityofspartanburg.org.

City of Spartanburg - Board of Architectural Design and Historic Review
Thursday, June 8, 2023, at 5:30 PM
City Hall Council Chambers

The City of Spartanburg Board of Architectural Design and Historic Review (HARB) met in the City Hall Council Chambers on Thursday, June 8th, 2023, at 5:30 PM

The following Board Members were in attendance: J. Brandon Gaffney; Sylvelie Franke; Dr. Glory Boozer; Mark Olencki; Kenneth Brown and Bill Michels. Representing the City of Spartanburg's Planning Department was Nan Zhou, Planner I; Tia Keitt; Planner II; Oksana Holbrooks, Administrative Assistant.

Roll Call:

Ms. Reid: All right. Welcome everyone to the June meeting of the Historic Architectural Review Board of the City of Spartanburg, South Carolina, the meeting is called to order at 5:31, 2023. I mean, sorry, it is Thursday, I'm sorry. It is Thursday, June 8th, 2023 at 5:31 PM. I am Meg Reid, and I am serving, acting as chair tonight. If each member could say their name and role for the record, please.

Mr. Olencki: Mark Olencki.

Mr. Gaffney: Brandon Gaffney, board member.

Ms. Franke: Sylvelie Franke, board member.

Mr. Brown: Kenneth Brown, board member.

Dr. Boozer: Glory Boozer, board member.

Mr. Michels: Bill Michels, board member.

Ms. Reid: Thank you, all. Public notification of 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. The first thing we need to do is approve the agenda. So you should have received an electronic copy. Any changes or additions that need to be made?
Appearing none. We will accept the agenda.

Approval of the Agenda:

On a motion by Mr. Michels, seconded by Mr. Brown the agenda was approved by a vote of 7 to 0

Mr. Michels: Motion

Mr. Brown: Second

Ms. Reid: All those in favor?

Attendees: Aye.

Ms. Reid: All right. And next we will move to review of the minutes from the previous meeting for changes, anybody have anything to add?

Mr. Brown: Yeah. This is Ken. I read these the day before yesterday, roughly 50 pages.

Ms. Reid: Yes, it's a lot.

Mr. Brown: I'm was just a lot of reading this posting.

Ms. Reid: Eighty-six total.

Mr. Brown: But I did find a small typo, it's not substitutes on page five, the last paragraph, it says the press store opened Wednesday, December 6th, 1998. I think that was supposed to be 1928.

Ms. Reid: Okay.

Mr. Brown: Sorry I didn't see it sooner.

Ms. Reid: That's also because I wasn't at the meeting. So, there's some small typographical stuff. But again, anything substantive that changes meaning or understanding? No?

Mr. Gaffney: Mm-hmm.

Ms. Reid: Okay. So, I am requesting the motion to accept the minutes.

Approval of the minutes of May 11th, 2023:

On a motion by Mr. Brown, and seconded by Mr. Gaffney the minutes of May 11th, 2023, was approved by a vote of 7 to 0.

Mr. Brown: I accept the minutes.

Mr. Gaffney: Second. This is Brandon Gaffney.

Ms. Reid: All those in favor?

Attendees: Aye.

Old Business:

Ms. Reid: All those opposed? Okay. So, I think we're going to move onto unfinished old business which involves our list of properties to be designated on the pending list of the City of Spartanburg's local historical register. Pass this off to Martin to tell us where we are at with that.

Mr. Livingston: Good evening. Madame Chairman, members of the board. At the last meeting there were several items that were approved that went before the that's going before the city council for the Spartanburg historic register. The Alexander Building was withdrawn and then the Kress Building and the Masonic Temple are going before city council on June 12th at 5:30 PM for their review and consideration. I did hear back from the owner's representative from Kress Building. Only question they asked was, was it approved at the HARB and is it going before city council? So, I have not heard any objections yet to that building going before city council for approval.

So, the last couple of discussions was, after we got three buildings nominated or presented, the board will take a look at additional buildings. I don't know if you want to do it at this time or wait until the city council meeting. This item can go out to the next agenda and continue on the agenda till the board decides to take it off the agenda. So, what is the pleasure of the board? The

board will select three new buildings this month or wait until next month to make a decision properties once their staff reviews it.

Ms. Franke: I personally think we should wait to see what city council does this month-

Mr. Brown: Yeah, I agree.

Ms. Franke: And then next time we get together.

Dr. Boozer: I think that we wait for the designation of meeting.

Ms. Franke: Yeah, a motion-

Mr. Livingston: Decide it will be old business on the next agenda.

Mr. Brown: Okay. Old business.

Mr. Livingston: Thank you.

Ms. Franke: Martin, I have a question. What needs to happen next month or from the HARB perspective? Is one of us supposed to be there? Not next month, next week for that meeting, city council.

Mr. Livingston: You certainly can speak either in favor on the selection or add any comments for council. I'm certain that the city manager... One of the memos that went before council regarding buildings that are over 100 years old and I'm sure there will be some discussions about that letter that was submitted by the chairman. So, I think those two items... That item, plus the two buildings that are being considered, the Masonic Temple and the Kress Building will be a discussion item at the council meeting on Monday.

So, certainly if you want to come present, you certainly can. I don't know if... I think that is not a public hearing so it's just a discussion by council unless you want to speak and you can just sign up before the meeting to speak. You could also ask council to allow you to speak during the presentation.

Ms. Franke: Personally I'll be out on vacation, but I just wanted to know if one of us should be there and prepare in case.

Mr. Livingston: Staff will present the case before council and council will make a decision. They have everything. Staff report, minutes of the meeting as well as a PowerPoint. And they also have the minutes that Cheryl took. There was no representative there from the Kress Building but at least the Masonic Temple was in support of the knowledge.

Mr. Brown: Okay.

Ms. Reid: Thank you so much, Martin, for that update.

Mr. Brown: Thank you.

Ms. Reid: With that I think we will now move to new business and the Certificate of Appropriateness for Major Works at 410 Gentry Street with Nan. Hello! And you swear to tell the truth?

New Business:

Certificate of Appropriateness for Major Works – 410 Gentry Street (TMS# 7-08-15-289.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a Certificate of Appropriateness to install a handicap ramp. The property is located in the R-6 (General Residential District). Owner: Everett Gary Applicant: Michael Byars.

Project Description and History

The project site is an approximately 6,222 square foot lot in the Beaumont Mill Village Historic District. The site is a corner lot located at the intersection of Gentry Street and Camp Street. The lot currently contains one one-story vinyl framed primary structure that was built in 1930. The structure has a brick foundation and an open front porch with a comp shingle gable roof.

In March, The property was found by Planning staff having a wood handicap ramp in the front yard without a Certificate of Appropriateness and a building permit on file. A letter was mailed to the property owner informing the violation of the City of Spartanburg Zoning Ordinance Section 510 Spartanburg's Historic Preservation Ordinance. The owner called and filed a Certificate of Appropriateness with the Planning Department. Staff had a conversation with the owner earlier in April and was told that the handicap ramp was installed for medical reasons.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

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

Findings

Certificate of Appropriateness, Section 510.6 (C)

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

The applicant indicated that the handicap ramp is needed for people living in the house to egress.

Currently there are no standards for handicap ramps in the Beaumont Mill Village design guidelines. The wood handicap ramp was installed in the front yard facing Gentry Street for the convenience of having access to sidewalk and getting into the vehicle easily and getting back to the house. There is no entrance or access point from the left or right side of the property. It has a staircase in the rear yard. A search of the Secretary of the Interior website for accessibility and historic structures resulted in the following guideline found in the ***Illustrated Guidelines for Rehabilitating Historic Buildings*** "...Although this work [Accessibility] is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential

negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet various code requirements.” Based on the above Secretary of the Interior’s recommendations, the handicap should be designed not to radically change or destroy character-defining features of the historic structure and appear to be part of the historic structure. Therefore, pickets and railing should be added to the handicap ramp and paint the ramp to be consistent with the color of the house.

2. The scale of the buildings –

The scale of the building is not affected. The handicap ramp is an extension of the entrance from the existing front porch and access is necessary for medical reasons.

3. The texture and materials –

The handicap ramp is made of wood and is un-painted. Pickets are installed on the ramp, but additional pickets may be needed for safety reasons. There are no railings installed on the handicap ramp.

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

Properties in immediate surroundings do not have handicap ramps installed in the front, side, or rear yards, other than one house, 436 Gentry Street, located one block down to the west of the project site.

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

Even though the handicap ramp is not originally built with the primary structure on the lot, and there are no handicap ramps installed in the immediate surroundings, other than 436 Gentry Street, it may not be harmonious with the Beaumont Mill Village. However, given the circumstances of the people who live in the house physical condition, having a handicap ramp will allow her to ingress and egress the house conveniently, averting difficulties caused by inaccessible home. Property owners should be aware that the handicap should be in compliance with the building code, which means the handicap ramp may need to alter the height and the slope. Additional pickets and railings should be added to the handicap ramp for safety reasons.

Ms. Zhou: Yeah, I swear to tell the truth. Good evening board members, my name is Nan. I work for the planning department so tonight it's my honor to present this major case coming from request, coming from 410 Gentry Street. The request from the applicant is the same as the one installed handicap in the front yard as I mentioned last time last week. So this is the current zoning of 410 Gentry Street, and last week... last month we were talking about 436, which is right here.

This is the aerial photo of 410 Gentry Street. The history is similar, its staff found out that they had a handicap ramp, as I talked to the owner, for a little over three years and they were surprised that right now they were issued a letter asking them to have a COA. So, I talked to the people who live in the house, she says that she needs to have this ramp in order to egress and ingress. So, this is the front of the property where the handicap ramp is installed. And then, again, we are looking at five current areas to make a digital nation. The first one as we studied before for the past two months, we know that based on the secretary of the interiors

recommendation, the handicap ramp should be designed not to radically change or destroy character defining features of the historic structure and appear to be part of the historic structure, therefore...

Well, this one is a little bit different from the last one as they do have some pickets and railings, but I do believe that some additional pickets and railings should be added to the handicap ramp and paint that ramp to be consistent with the color of the house. So the second criteria we're looking at is the scale of the building. So the building will not be changed because the handicap ramp is an extension of the front porch.

The next criteria we're looking at is the texture in materials. By looking at the picture we can see that the handicap ramp is made of wood and is unpainted. So pickets are installed on the ramp, but additional pickets may be needed for safety reasons and there are no railings, at least not on the handicap ramp. The fourth one we are looking at is the relationship of such elements to similar features of structures in the immediate surroundings. So, as I mentioned last time, properties across the street or adjacent to the project site, none of them have the handicap ramp except for one that we were looking at last month.

So, it may not be harmonious with the immediate surroundings, but it is installed for a reason. The last criteria we're looking at is the extent to which the alteration or construction would be harmonious with the historical street. Again, the handicap ramp is installed for the medical reasons and the handicap ramp... Having the handicap ramp will allow she, who is currently living in the house, to ingress and egress the house conveniently avoiding averting difficulties caused by inaccessible home. Property owners should be aware that handicap ramp should be compliant with the building code to which means handicap ramp may need to alter the height and the slope, additional pickets and railings should be added to the handicap ramp for safety reasons, if required by the building official.

And these are some additional photos of the project site. This is the right side and this is the rear side of the project site, or of the parcel. And then this is the property to their right. Because this is a corner lot... So, if you are looking at the left this is across from the street, the other houses. This is the house directly across from the project site. And this is the property across from the project site but further to the left of this one. And this is... If you stand here, this is the project site when you look across from Pfeiffer Street, and this is the... This is Pfeiffer, right? And then this is the house there across from the project site, as well. And these are the houses to the right of the project site. And then the house that we were discussing is right here, 436 Gentry Street. So that's the end of my presentation. Do you have any questions?

Ms. Reid: Thank you, Nan. Who has questions?

Mr. Brown: I read the letter from Donald Love and it pretty much parallels my feelings. First image I saw, I went, "Does that apply?" And Donnie said the same thing in his letter. His advice I think is pretty much the same as we've had a month ago, that was to relocate it, which I support. But I think at the same time, bring it to the code compliance.

Ms. Zhou: Yes, the last case I hear the audio that the final decision made for that case was, it doesn't require the property owner to relocate the ramp to the side or to the rear but it does ask the property owner to remodel the slope or the height of the ramp to make it in compliance with

the building code. So, then I talked to the agent of the application and so far we haven't heard her back. She is trying to find a contractor can do a project, so this is sort of inactive.

Then this one, I feel like it may go through the same process where if they send a building permit, so the building official will go out to see whether this is in compliance. If this is in compliance, maybe they just need to add some additional pickets in the railings, the slope may not be required to adjust it but it depends.

Mr. Brown: Our projection here is that the inspector will go out and determine that it's in compliance?

Ms. Zhou: Yes. The building official will do so.

Mr. Brown: And at that point a permit would be issued?

Ms. Zhou: Yes.

Mr. Brown: Okay. Thank you.

Mr. Michels: And I see there's a letter from the property management company here and they're willing to add pickets as necessary, saying last the resistant flooring and any additional requests from the city which I think they'll know that would be the slope.

Mr. Brown: The slope.

Mr. Michels: If we do that too much and they did not know they were in compliance and one of them actually asked if possible two if's about it but they are willing to comply.

Ms. Zhou: Yeah, I talked to the applicant. He said that the actual owner may not be able to do so, but he is going to facilitate this process.

Mr. Michels: Thank you.

Ms. Zhou: Any other questions?

Ms. Reid: Any other questions? All right, thank you. Is the applicant owner here tonight?

Mr. Epps: No, ma'am. I was not there, I'm not the buyer's... The property manager, Jimmy Epps.

Ms. Reid: Okay, I believe in the letter that's what you were authorized-

Mr. Epps: Yeah, I stopped in and talked to you one day on the phone when you talked to Michael.

Ms. Reid: Okay, we're just going to swear you in. You swear to tell the truth?

Mr. Epps: Yes, ma'am.

Ms. Reid: ... and but the truth?

Mr. Epps: Yes, ma'am. I swear.

Ms. Reid: And if you could provide your name and address and affiliation in this case to this project.

Mr. Epps: I'm Jimmy, project manager for Carolinas Management and Leasing. Not the buyers. We're the management company for this home. We don't own it.

Ms. Reid: Right, yes. And it is noted in the record book.

Mr. Epps: Right, the reason we were kind of blindsided, we started managing this project, the records were there. So we had no idea till we got in there what was going on. So I've never been out there to do any work on that, they never had a complaint to call my maintenance guys out. So, we never knew there was an issue. And the owner, Mr. Everette, which y'all may know, Red, passed away Monday morning. He was owner of Red's Grill in Spartanburg for the last 30, 40 years, I think. So, it's just part of it.

Whatever we need to do, we want to keep it. The lady needs the ramp. My opinion is slope property is not okay. I been out there, I'm pretty sure it's not here. And I will get with the inspector to try to figure something. There's not a lot of yard, and it goes all the way to the sidewalk, you can't extend it. If you extend that it'll be getting by the road, by the slope and then... I'm sure you understand that, you know what I'm saying.

Come off the side of the house and you can get slope this way and all the way back across the front, and you're going to out where across the front yard beginning to make it wrap around, L shape, U shape. But I don't know what to do and she really needs it. And I'm pretty sure there's not any leniency for the slope, I understand for the handicap code it has to be right, I got that. But if we could put her some handrails on like I said, slip guard. I mean, if it was close enough to where... I don't know, say half a meter, but I understand you can't play this handicap ramp, looking for fair is fair, it's our own fault. And she is the one to get walker she has a hard time, there's no way she can walk downstairs.

Ms. Reid: Well, we appreciate that information and what questions do people have?

Mr. Brown: I have one. If you get there with the city, in terms of like inspector, building official-

Ms. Reid: Building.

Mr. Brown: Yes, and this person determines that it does not comply, what do you think is the next step?

Mr. Epps: If we didn't have a ramp put around the house to pass everything up the back, cause the height.

Mr. Brown: I'm not asking you to remove it-

Mr. Epps: Yeah, I understand.

Mr. Brown: I'm just preparing you for the fact that I'm thinking that you're going to find that that ramp is not compliant.

Mr. Epps: Yes sir, I agree.

Mr. Brown: So we're trying to brief you. So you really need to contemplate or find someone who can contemplate for you to resolve it.

Mr. Epps: Well, it would be Michael's decision from that point.

Mr. Brown: A month ago we had a case right here in front of us, a similar condition, and we actually proposed a couple. Our consultant Donald Love proposed a couple of other possibilities which I think, Nan has said that it turns out the building official determined that whatever was in place could be made compliant. Talking about Congaree Rd, is that right?

Mr. Brown: The one we looked at a month ago.

Ms. Zhou: Oh, yes. What?

Mr. Brown: The one we looked at a month ago down the street? We recommended that they looked at other alternatives, but the building official found that it was compliant. I believe you

said that a few minutes ago. Or am I confusing it with... We've been seeing so many ramps lately.

Ms. Zhou: Are you talking about 436?

Mr. Brown: I think so.

Ms. Zhou: Well, 436 I don't think is in compliance because just-

Mr. Brown: Oh, I misunderstood what you said earlier, I'm sorry.

Ms. Zhou: Yeah, it's all right.

Mr. Brown: I'm glad we had this chat, so we did offer two or three possible solutions, Mr. Love did, right? I'm an architect, I concurred with this. You might want to consult him.

Mr. Epps: Yes, sir.

Ms. Reid: Any other questions for the occupant? Thank you so much.

Mr. Epps: Yes, ma'am. Thank you.

Ms. Reid: All right, next we will move into public comment. Sorry, I'm just trying to keep up here. So, we'll open the comments. Is there anyone here that would like to speak? Hearing none, we will close public comment and move to board deliberations which we've done a little bit of as always.

Mr. Michels: Yes, we do. I think Ken asked the right question, the letters you have you're willing to comply in number four, any additional requests of the city. That would be entirely up to the building officials whether or not it's close enough or exact, the building official makes that determination when he comes out. And we approve the ramp as recommended as stated by Mr. Everett's, well, it's going to be his estate now, and the management company to comply with everything they said they will do. And any request from the city building official on whether or not there's compliance on the ramp. That's the motion I saw.

Ms. Reid: That's okay.

On a motion by Mr. Michels, seconded by Mr. Gaffney to approve with condition that city building official approves the handicap ramp saying it meets city code by a vote of 7-0

Mr. Michels: I'm saying we approve it with the city official saying that it meets the city code.

Ms. Reid: And do we have a second?

Mr. Gaffney: Second.

Ms. Reid: All those in favor?

Attendees: Aye.

Ms. Reid: All those against? Okay. And so moved. All right. I believe next we're going to move to an update on Minor Works? It's you again. On the back page of your packet.

Mr. Livingston: I assume there's going to be Minor Works in back of your packet.

Ms. Reid: Okay. Great. Any questions on Minor Works?

Mr. Michels: Nope.

Mr. Gaffney: Nope.

Dr. Boozer: Nope.

Ms. Reid: Great. Moving along to the next thing is the... This is my last meeting.

Mr. Michels: Before we get to that, can I ask Martin on two other... I don't know where we're going to be, we're going to do, this is the eavesdrop-

Ms. Reid: Absolutely, this is your ask Martin hour. This is a part of the agenda

Mr. Michels: Yeah I send you an email about 53, 54-

Mr. Livingston: Yes, sir.

Mr. Michels: Is violating the style filed as the house. There's a house, it's the end, 54, of the houses around the build. It's been boarded up for a couple of years. I remember when they boarded it up. It is now on Spartanburg MLS for sale for 79,900. That is interesting. But they have some pictures of the interior of the structure and all the windows are gone. And somebody boarded it up and took the windows out from the inside but there's no windows anywhere in the house. That's the status of the property. Only reason I know there's no windows is because I had pictures of the inside. It obviously needs to be totally redone where the windows were at.

Would that be something violating code somebody took those windows out before it could be sold?

Mr. Livingston: I could check with him.

Mr. Michels: I would hate for a new owner to buyer beware... For a new owner to walk into that knowing that they're going to be able to buy all new windows and then find out we're not that way. So-

Mr. Gaffney: I actually had a conversation with someone over the holiday.

Mr. Livingston: So, regarding the windows, I think I spoke with someone that was interested and said that the windows would be required. And we have photos of six windows, so that's probably what would be required.

Mr. Michels: How do you sell that somebody that would rip all the windows out, they would do that on anybody, they'd rip the windows out of a property trying to sell it. That's a valid question.

Mr. Livingston: So, they will more than likely, if they pulled permits for any reason they would be required to meet the COA requirements for that.

Mr. Michels: I thank you. I've been frequent, obviously. 252 West Hampton Avenue.

Ms. Reid: You have been.

Mr. Michels: We put a stop order on that on the left side of the house because they were doing some-

Mr. Livingston: No, we didn't. We went out there and we took photos, I took photos of the original windows, which you have in your original windows, that area is rotted. So he was able to show that he would put all of that material back on the siding and I took photos of the original wooden windows that he was actually repairing back in-

Mr. Michels: I'll get with you this week because what he's done over there is not what was there before. I know the squared it out, similar to the right side, that was a porch that had a three sided jut out window that you could walk around and keep going to the back, which is not what it looks like now, obviously. I'll get with you on that because I got some pictures of that. We want it to look like before they go ahead and picked it all out. So, thank you.

And I noticed on 210 Carlisle Street, they're putting they've, apparently two of the old windows weren't repairable because they're in audit, the other two windows are still replacement still, I guess, working towards those.

Ms. Zhou: Yes, so the story is he did ask me to come to the property and I took some pictures. And he is wondering and asking the board, since he thinks it's not visible from the street, I was like, "I think it's pretty visible." So he was requesting to see if he could save those \$6,000 just trying to not replace them back. I was like, "I don't think that's going to be the case." So, but, I mean-

Mr. Michels: Well, there's only two more windows on that. He was able to recover two of the windows that were there?

Ms. Zhou: Well, he is able to recover two of them, but the rest of the two... And he thinks that it's not that visible from the street and he is wondering whether he can just vent from the rear casing, saving him money, and I was like, "I need to ask because that is out of staff approval." Little more-

Mr. Livingston: So, the side has to be-

Ms. Zhou: Yeah, that is... I told him, I said, "More than likely you need to replace it back."

Mr. Michels: I don't think we can change that or wait on that if they find out that he changed that. But Martin, thanks very much.

Ms. Franke: I'm sorry, on the first case that you brought up, the one that has taken the windows and it's boarded, so you said we could only catch it if there was a request for a, how you say-

Mr. Livingston: This is a violation.

Ms. Franke: No, a permit, right? If they were asking for a permit and then we-

Mr. Livingston: You're saying, could we file this pending and then I said, we need some type of COA violation and I'll check with the city attorney.

Ms. Franke: Oh, okay. You looked at that? Perfect. Thank you.

Ms. Reid: Okay, thank you, Martin. Well now we have a yearly event, this is my final meeting and I am vice chair acting as chair tonight. But I do get to, in the efforts of Melissa Walker, who has been a wonderful chair this past few years... I'm trying to remember. And she is just done such an amazing job, works hard and takes it so seriously, she couldn't be here tonight. So, I just wanted to register that, but we are now searching for a new chair and vice chair. So I think I'm accepting nominations is what I'm doing now. So, if people would like to shout names? I have names I'm going to shout.

Mr. Michels: May I ask you a question? Are you a three-year person or a six-year person?

Ms. Reid: Six-year.

Mr. Michels: You're a six-year person, okay. All right. I was just curious.

Ms. Reid: This is my second term.

Mr. Michels: Okay.

Ms. Reid: Somehow it's gone by.

Mr. Brown: So, you're termed out.

Ms. Reid: I am termed out. So, what suggestions? Self-nominations? Nominations?

Dr. Boozer: I'd like to nominate Mr. Gaffney.

Ms. Reid: Yes.

Mr. Gaffney: I was going to nominate Mr. Michel.

Ms. Reid: Yeah, spirited.

Mr. Michels: All I know is I was asked by the board. I'm your guy that walks on the streets and looks at violations. I know my role. I've been a board chair for some other boards and I know my role.

Ms. Reid: What about vice chair? I'm going to shout your name for something because you are a good busy body.

Mr. Michels: I would accept that. Yeah.

Ms. Reid: Okay. So, do I have to do this separately for voting or-

Mr. Livingston: Recommended that you do separate for chairman and vice chair.

Ms. Reid: So, we have some nominations on the floor.

Mr. Michels: I'm accepting the vice chair nomination, I'm not chairman.

Ms. Reid: Mr. Gaffney?

Mr. Gaffney: I'll accept.

Ms. Reid: Okay, so you're accepting, the two? So, all of those in favor of appointing Mr. Gaffney chair for the... Those in favor say aye.

Attendees: Aye.

Ms. Reid: Any opposed? The motion passes. All those in favor of appointing Bill Michels as vice chair say aye.

Attendees: Aye.

Ms. Reid: All those opposed say nae. Motion passes.

Mr. Michels: My wife is not here today.

Ms. Reid: I got here the same way, believe me.

Mr. Michels: We are both looking forward to it.

Ms. Reid: Oh, I'm so excited. This is very exciting. That's-

Mr. Gaffney: I do have a question though.

Ms. Reid: Yes.

Mr. Gaffney: When does the new term begin as far as vice chair and chair?

Ms. Reid: July 1st.

Mr. Gaffney: So, I got a problem. My wife is having a procedure the week we have the meeting. So my first meeting-

Ms. Reid: Well, what happened... That's exactly...

Mr. Michels: I say-

Ms. Reid: Melissa asked me to be vice chair and then she said immediately after the vote, "I'm not going to be here for that." That's the tradition.

Ms. Franke: There you go.

Ms. Reid: So, Bill will be... It'll be in good hands with Bill. Can you give us an update on what the... Or about any other changes, like I'm rolling off, so are there new nominations going to city council?

Mr. Livingston: That going before city council June 12th. So, assuming on Monday.

Ms. Reid: That will also be Monday's meeting? Wow, they're going to have a marathon.

Mr. Gaffney: That is a meeting.

Ms. Reid: Okay. So, I guess we have done that and now we're moving to staff updates. Do you want to take over?

Mr. Livingston: A couple of items for staff update, Donald Love heard some of the comments that were made about property values and historic properties. In your packet and in the email that we send you, there's a live link to several documents that are around... that talks about... But there is a... In the link there are several articles that talk about historic preservation and property values that actually benefit property values for property that are in historic district.

Mr. Michels: I think most of us were aware of that conversation that we were already talking about historic preservation.

Mr. Livingston: So, I did provide a couple links to that. But I can send the links out by email and if you're interested-

Mr. Michels: You did, they were in the-

Ms. Franke: In the printed-

Mr. Livingston: They were in the packet and they should be releasing that. If for some reason it's not working then I can send those out.

Ms. Reid: Thank you.

Mr. Livingston: I wanted you to be aware of that. And then if you have that signed up we'll send a sign-up for the board continuing education which is August 24th, if you can attend. If you can't attend, there will be other trainings throughout the year and board members are required to at least take one of those courses.

Mr. Olencki: Okay. August what?

Mr. Livingston: Continuing education.

Mr. Olencki: The August date?

Mr. Livingston: August 24th, I believe that's a Thursday.

Mr. Michels: I think I won't be in town for that one, but what's her name sign up for classes.

Jennifer, I had emailed her and she has a list that she can send you of everything that's available. Can you get that out to everybody?

Mr. Livingston: Yes, I believe-

Mr. Michels: I meant to save this and send it to everybody but it's lost in my phone somewhere.

Mr. Olencki: I think we already sent it out but I'll send it again.

Mr. Michels: It had like five forwarded dates on it, all of them state some them not close, so thank you.

Mr. Livingston: I think she has it for the entire coming fiscal year, so I will send that out again but I think I have that in my office.

Mr. Michels: Thank you.

Ms. Reid: Well, thank you, Martin. Thank you for all your hard work and your city staff's hard work, you guys are incredible and thank you all for putting up with me as stand-in chair on my last meeting. And I wanted to say, having read the minutes from last month, I wasn't here. If you would like to tour the Masonic Temple building, if you've never been in, I do operate the bookshop that is in there and happy to show you the back and the fun... We can't go up in the mason part, but-

Ms. Franke: Nice.

Ms. Reid: Happy to always do that for this stuff. So, is there any other business? Hearing none. I am accepting motions to adjourn.

Mr. Brown: Thank you for your service, in your time you were here.

Mr. Gaffney: Thank you so much.

Ms. Franke: Thank you.

Ms. Reid: Thank you. And all those in favor?

Ms. Attendees: Aye.

The meeting was adjourned at 6:03 PM

Ms. Meg Reid, Chairperson

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

TO: The Board of Architectural Design and Historic Review

RE: COA: 23-040-00033: Certificate of Appropriateness for Major Works – 695 N. Liberty Street (TMS# 7-08-15-252.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a Certificate of Appropriateness to demolish the substandard structure. The property is located in the R-6 (General Residential District). Owner: New Hope Christian Church / Agent: Demtek.

Date: July 5, 2023

Project Description and History

New Hope Christian Church, of 717 N. Liberty St owns the corner lot, 695 N. Liberty St., where a single family structure has been condemned by the City. Executive Pastor, Darnell Durrah represents the church and has been in this role for exactly 25 years. Mr. Durrah shared this is the church's second request to demolish the home, and the church has no plan to improve the condemned structure.

While the Beaumont Baptist congregation was still located at 717 N. Liberty St., this single family home estate was willed to the church in 1974, under the leadership of Reverend Dewey Welchel.

In 1992, New Hope purchased the church, 717 N. Liberty, and the Beaumont Baptist congregation moved to its current location, 945 Beaumont Ave. Soon thereafter, in 1998, New Hope acquired 695 N. Liberty St. and adjacent properties, making this site a fellowship hall. As the church outgrew the space, they used the home less often.

The church would like to demolish the home in order to increase available parking spaces for both churches and the community. Mr. Durrah shared Beaumont Methodist Church, 687 N. Liberty, use the existing parking occasionally.



Planning Staff inquired about the current demand for parking spaces during peak days (Sunday). Mr. Durrah explained prior to covid there was limited parking, with several church attendees parking on the street and in the way of neighboring residential driveways. New Hope does not intend on rehabilitating the home and wants to satisfy the condemnation by demolishing the structure.

Planning Staff talked with Mr. Durrah regarding the impact of demolishing a structure compared to carefully removing historic architectural features including the existing windows and doors. The home still has historic preservation accessories that should not be disregarded within the historic district. Also, Staff discussed the value of having a parking lot site plan since the site is located in a historic district lot.

Analysis
Zoning Ordinance & Historic Design Manual Consistency

The development request is subject to **Section 510 of the City's Zoning Ordinance, Historic Preservation**. This section enables the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance. **Section 510.4(c)** Power and Duties of the Board Review application for and, where appropriate, issue Certificates of Appropriateness permitting the rehabilitation, alteration, reconstruction, or demolition of structures on or changes to Historic Sites.

Findings
Certificate of Appropriateness, Section 510.6 (C)

The character and appropriateness of the design –

The single family structure is being razed (torn down). The church would like to have the building demolished to increase parking spaces for members of New Hope and extend parking to members and visitors to Beaumont Methodist Church.

The scale of the buildings –

If scale in architecture refers to *the proportion between the size of a building or object and its surrounding environment, as well as the size of its individual parts in relation to each other*, then razing the single family structure will impact the scale of area. The proposed use of a parking lot is a flat surface that would be resurfaced with an approved material.



Hampton Heights historic district.

The texture and materials –

The demolition would remove all parts of the building, including the foundation. The home currently has historic materials including windows and doors.

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

The property is at the intersection of Fairview & N. Liberty Streets, across from a church and single family homes. Not many homes have been demolished in the historic Beaumont Mill Village neighborhood (if any), and few homes have probably made it to the condemned list, compared to the





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

Removing the condemned structure from the corner lot will impact the visibility at that intersection and, at this point, create an open space. Demolitions in historic districts are sometimes necessary for the health and safety of residents. The demolition would disrupt an existing harmony along the sidewalk and street in Beaumont Mill Village, but, as the structure is now vacant, at its present status, the home can be considered blight.



CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

695 N. Liberty St. (TMS# 7-08-15-252.00) in the Beaumont Mill Village Historic District.

Applicant is seeking approval of a COA to demolish the substandard structure. R-6 (General Residential District). Owner: New Hope Christian Church / Agent: Demtek.

1. Major modifications to the COA or exceptions to completion may be granted only by the City authority which approved the project.
2. 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.
3. A building permit shall be obtained from the Building Department prior to commencement of work.

Submitted by:

Tia Keitt

Tia Keitt, AICP
Planner II

Staff Report includes:

Planning Depart. Conditions of Approval
COA Major Works Application Permit # 23-0400033
Photos























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: New Hope Christian Church Phone: 864-345-2253
Address: 717 N. Liberty St dadurrah1@gmail.com
Spartanburg SC 29303
City: _____ State: _____ Zip: _____

Applicant: New Hope Christian Church Phone: 864-621-5078 (c)
Address: 717 N. Liberty St dadurrah1@gmail.com
Spartanburg SC 29303
City: _____ State: _____ Zip: _____

Contractor: Demtek Phone: 864-580-2099
Address: 2166 Chesnee Hwy
Spartanburg SC 29303
City: _____ State: _____ Zip: _____

Address of Property: 695 N. Liberty St Spartanburg, SC 29303
Tax Map Number: 7-08-15-252.00 Zoning District: 7SS-Z

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: B. Darnell Darnell Date: 5/22/23

Staff Use Only / Received by: Nani Oweana
Date Received: 5/22/23 Time: _____ Permit Number: COA 23-040033

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):

We are proposing a complete demolition of the property located at 695 N. Liberty St. It is located on the corner of N. Liberty and N. Fairview Streets.

Please read and initial the following statements:

BDD I am the owner of the property, or representing New Hope

_____ 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.

BDD The information on this application represents an accurate description of the proposed work.

BDD I have omitted nothing that might affect the decision of the Historic Architect Review Board.

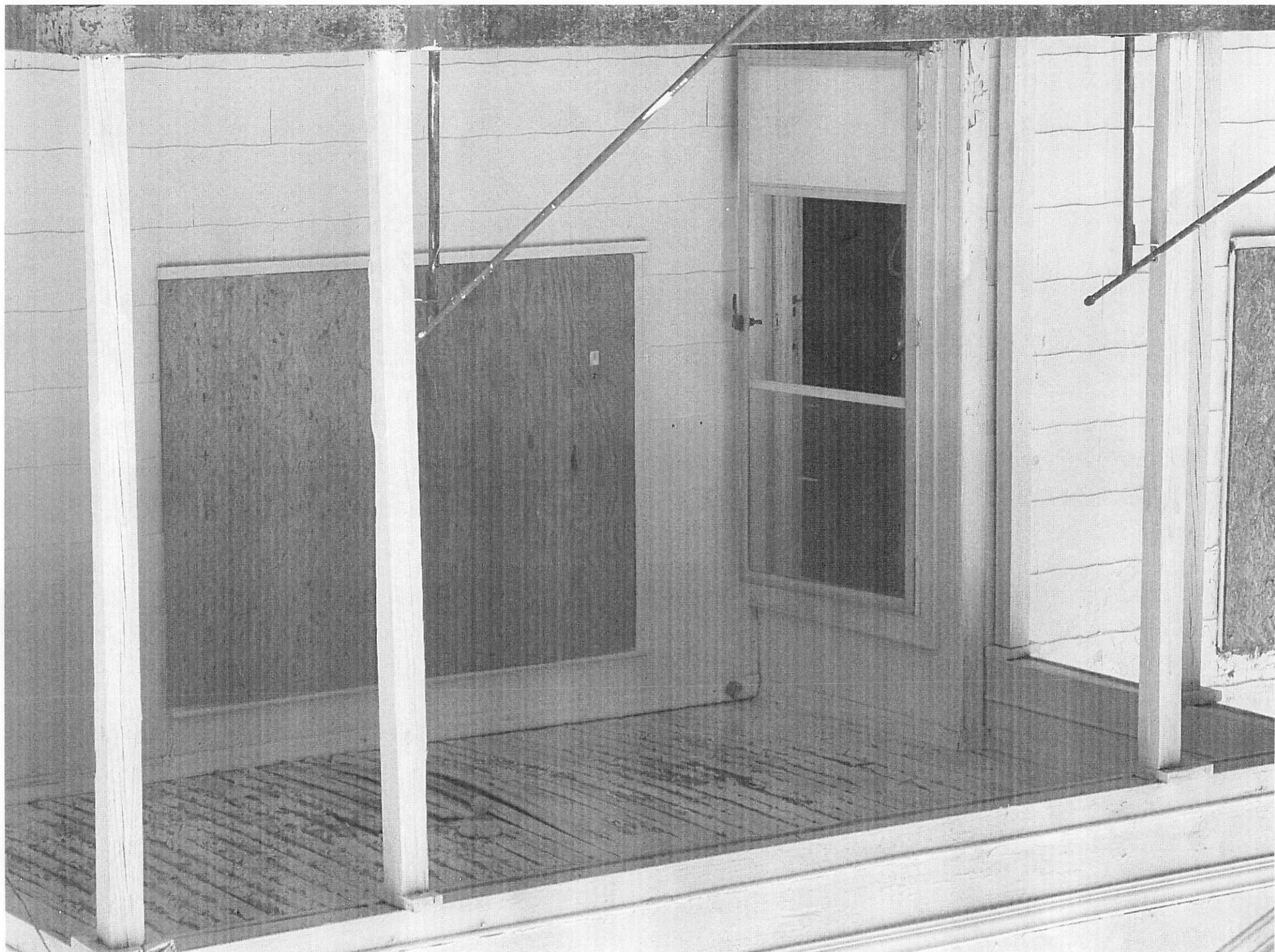
BDD I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.

BDD I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Received by: _____

Staff Use Only:
_____ MCOA - Minor

_____ COA - Major





DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

July 1, 2023

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Re: 695 North Liberty Street

Dear Martin,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for the demolition of the house at 695 North Liberty Street, in the Beaumont Mill Historic District. Review of the Guidelines for the Historic District forms the basis for my opinion.

The applicant has requested approval to demolish the house because of its' high level of deterioration. The property is located on a corner lot and according to the Guidelines, was constructed during the period of significance for the District. Review of the Sanborn Fire Insurance map shows that a house to the left of the property has already been torn down. If this property is removed, it will leave a large vacant lot on the corner that will disrupt the continuity of the District. Demolition of a property is highly discouraged by the Beaumont Mill Design Guidelines. The Guidelines state "Demolition should be a last resort option." and "Removal of a structure without a replacement should be permitted in only the most extreme of circumstances and when all other options have been exhausted."

On June 30, 2023, I visited the property with you, Ms. Tia Keitt, and Ms. Nan Zhou to observe the condition of the house. Currently, it is not occupied and appears that it has not been properly maintained. The Guidelines also state "Homes should not be demolished, unless they are so unsound that rehabilitation is not possible." Visual observation of the house indicates that the damage could be repaired. Prior to the Board making a determination, the property owner should be required to answer the questions and provide the information below as suggested in the Guidelines.

How much is the cost of the demolition versus the cost of renovation?

Has the property been professionally studied by an architect, engineer, or contractor for its' suitability for rehabilitation?

Has the property value been estimated in its current condition versus after demolition and/or after renovation?

Could the owner have any negotiations to lease or rent the property?

Demolition by neglect is a tool often used by property owners with the intention of circumventing established preservation regulation that can undermine the goals and objectives of preservation districts. Many cities have had to amend their preservation ordinances in an attempt to address the issue.

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

Regards,



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

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to install 4 feet by 8 feet tall space picket French Gothic Scallop wood panel fence in front of the property. The property is located at 310 S. Spring St. in Hampton Heights Historic District and is currently zoned as the R-8/SFD (TMS# 7-12-14-218.00). **Landowner/Applicant: Bryon Holland.**

Date: June 29th, 2023

Project Description and History

The project site is located on an approximately 8,820 square foot lot in the Hampton Heights Historic District. The site is located on the west side of South Spring St. The site currently contains one single-family home that was constructed in 1919. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open porch in the front and left side of the house. This residential structure has a gable roof with a comp shingle. The house is first listed in the 1927 City Directory under the name of George W. White.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to install 4 by 8 feet tall space picket French Gothic Scallop wood panel fence in the front yard.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Hampton Heights District which has design guidelines for development. These guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Manual is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site has a zoning designation of R-8/SFD, Single Family Zone District, which allows for single family dwelling units. Section 510.6 of the City of Spartanburg Zoning Ordinance list standards for reviewing Certificate of Appropriateness. Specifically, Section 510.6 (C)(2) states that in reviewing applications for new construction or alteration, the board shall consider the U.S. Secretary of the Interior's Standards for Rehabilitation and the five criteria listed in the findings.

Findings

Certificate of Appropriateness, Section 510.6 (C)

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

The Hampton Heights Design Manual Landscape Guidelines address that “fences are discouraged in front yard spaces of the district but are appropriate in rear yard spaces and alongside yard boundary lines. Suggested materials for rear yard fencing include vegetation, wood, and chain link.” The design of the front yard fence proposed by the applicant is space picket French Gothic Scallop wood panel fence.

2. *The scale of the buildings* –

The scale of the building will remain the same since nothing else will be added to or removed from the building.

3. *The texture and materials –*

The texture and materials of the fence will be wood.

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

–

Neither the properties to the right side nor the left side of the project site has a fence in their front yard. The properties across from the project site do not have front fence either other than the property owned by the Southside Baptist Church that has a black wire fence surrounding the back of their yard. Therefore, installing a front yard fence will not share a similar feature in its immediate surroundings.

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

Walking down South Spring Street, no houses have front yard fences, other than the one across from the project site owned by the Southside Baptist Church who has black wire fence bordering South Spring Street in the rear yard. As mentioned in the Landscape Guidelines, having a front yard fence is discouraged. Thus, the construction of fence in the front yard would not be harmonious with the Hampton Heights Historic District.

Submitted by:

Nan Zhou

Nan Zhou, AICP
City Planner I
City of Spartanburg Planning Department

Attachments:

Conditions of Approval

Application

Photos – Site Photos

Design/style of the fence submitted by the applicant

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

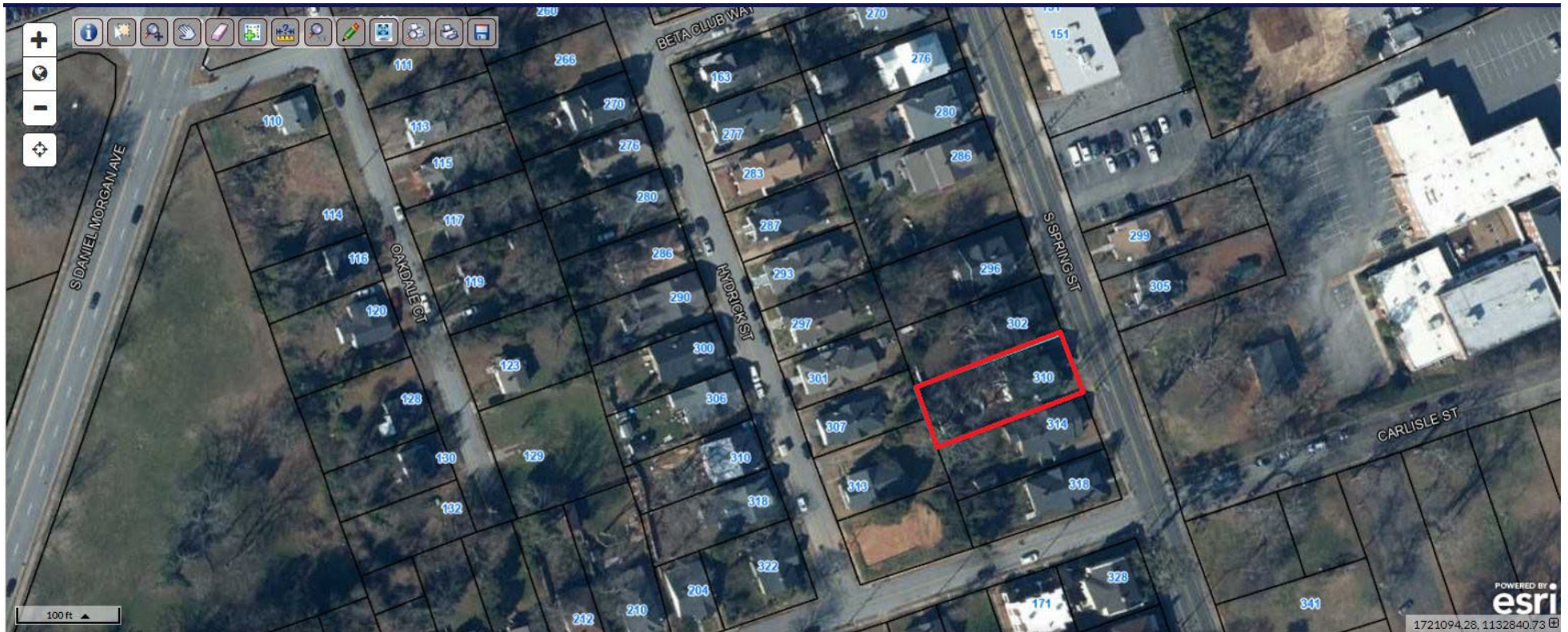
310 S. Spring St., Hampton Heights Historic District

**Certificate of Appropriateness for Major Works – Permission to install wood fence
in the front yard**

Zoning District: R-8/SFD; Landowner: Bryon Holland

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

SITE MAP – 310 S. Spring St.



ZONING MAP – 410 Gentry Street

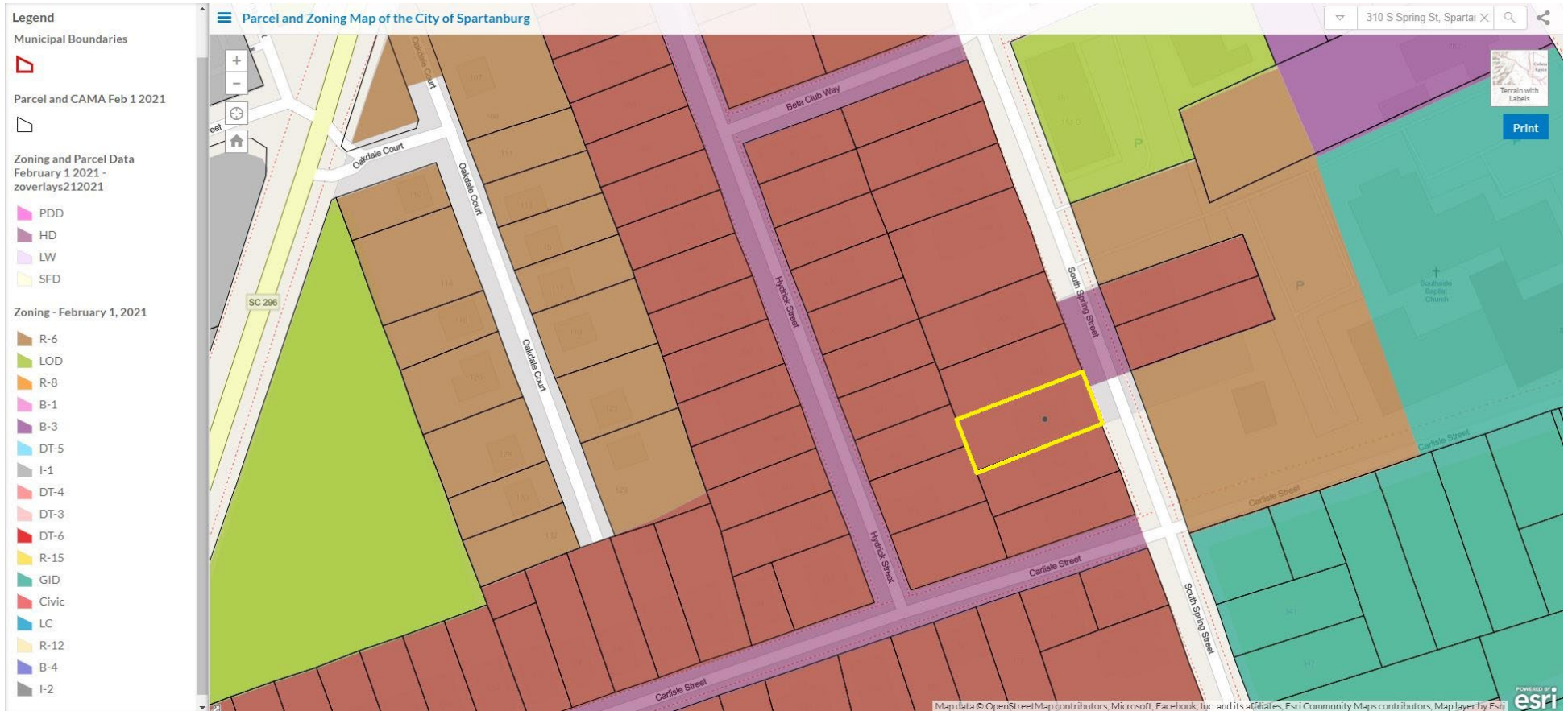


Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Property to the Right



Photo – Properties to the Left



Photo – Properties Across from the Project Site



Photo – Property Across from the Project Site – Southside Baptist Church – Rear



Photo – Properties to the Right Side of the Project Site



Photo – Properties to the Left Side of the Project Site



Photo - View from the Street



JUN 06 2023

City of Spartanburg Planning Department

Certificate of Appropriateness Application



Mail to:
Post Office Box 1749
Spartanburg, SC 29304

Phone: 864.596.2068
Fax: 864.596.2360
nrosario@cityofspartanburg.org

Name Bryon Holland
Address 310 S. Spring St. Email Bryonholland22@gmail.com
Home Phone _____ Work/Cell Phone 864-381-9705

Owner Name and Address (if other than applicant):

Historic Property

Street Address 310 S Spring St.
Tax Map Number 7-12-14-218.00 Zoning District P/O Lots 8 + 9 Hydrick + LCC 5.6
DB 126R-30.0

Type of Change (Check all that apply)

- ☐ Alteration ☐ Repair ☐ Addition ☒ New Construction
☐ Demolition ☐ Other

Work being performed by

Architect or Engineer _____ Contact Information _____
Building Contractor _____ Contact Information _____
Other Bryon Holland Contact Information 864-381-9705

For Official Use Only

Date Received 6/6/23 Time _____
Accepted by Deana Ivan Master Tracking Number COA 23-040036



City of Spartanburg Planning Department
Certificate of Appropriateness Application

Mail to:
Post Office Box 1749
Spartanburg, SC 29304

Phone: 864.596.2068
Fax: 864.596.2360
nrosario@cityofspartanburg.org

Required Attachments to this Application

- ☐ Site Plan ☐ Elevation ☒ Detail Drawing(s) or Sketch(s)
☐ Material Sample(s) ☐ Photographs ☐ Other _____

(Please discuss appropriate photographs/materials with the Planning Department prior to application submission)

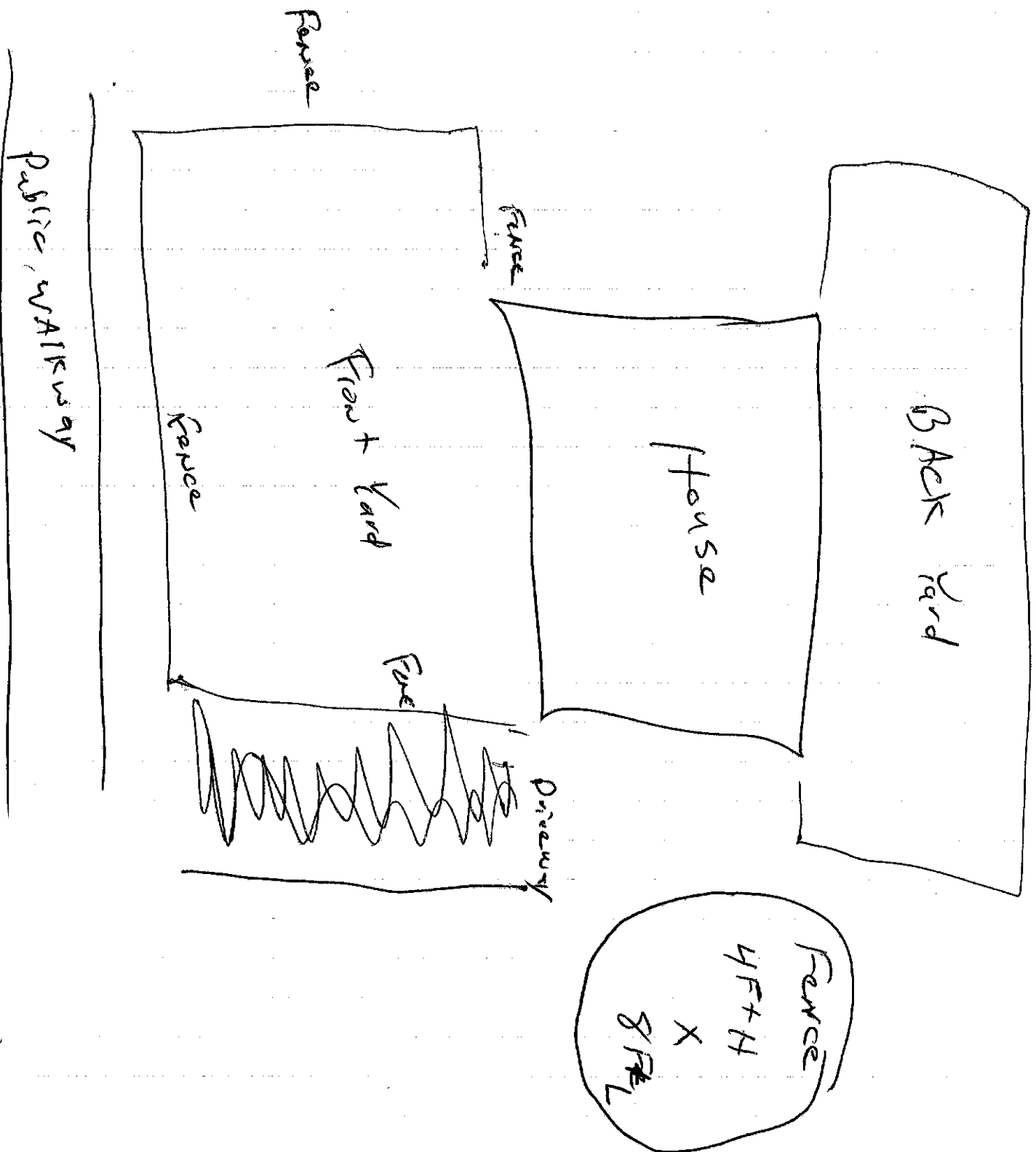
Description of Proposed work (attach extra sheets as needed) Adding a Fence in
Front yard.

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

By: Helled
Signature of Applicant

6/6/23
Date



Close X

⁴
~~35~~ ft. x 8 ft. Space Picket
French Gothic Scallop
Wood Fence Panel
by Unbranded

Product Images



Live Chat

Feedback



Summary

Parcel ID 7-12-14-218.00
Account # 146348
MillageGroup 940Z - 7SSZ - SPARTANBURG SANITARY SEWER DISTRICT
Land Size 0 AC
Utilities ,ALL PUBLIC
Fire District
Site Conditions PAVED
Location Address 310 S SPRING ST
 SPARTANBURG 29306
Legal Description P/O LOTS 8 & 9 HYDRICK & LEE SUB DB 126R-300
 (Note: Not to be used on legal documents)
Neighborhood 1950
Property Usage Qualified Owner Occupied Residential Improved (4OOR)



Owners

TANNER KELVIN K &
 310 S SPRING ST
 SPARTANBURG SC 29306
 TANNER CHERYL D

HOLLAND BRYON (CS)
 310 S SPRING ST
 SPARTANBURG SC 29306

HOLLAND MELISSA (CS)
 310 S SPRING ST
 SPARTANBURG SC 29306

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2004	0	\$0.00

Valuations

	2022	2021	2020	2019
Market Land Value	\$15,000	\$15,000	\$15,000	\$15,000
+ Market Improvement Value	\$123,500	\$123,500	\$123,500	\$123,500
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$138,500	\$138,500	\$138,500	\$138,500
Taxable Land Value	\$12,189	\$12,189	\$12,189	\$12,189
+ Taxable Improvement Value	\$100,356	\$100,356	\$100,356	\$100,356
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$112,545	*\$112,545	*\$112,545	*\$112,545
Assessed Land Value	\$488	\$488	\$488	\$488
+ Assessed Improvement Value	\$4,014	\$4,014	\$4,014	\$4,014
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$4,502	\$4,502	\$4,502	\$4,502

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$64.00
City of Spartanburg Total Fees	1	\$150.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (4OOR)	1.00	Lot	LOT	0	0

Buildings

Building ID 168634
Style Single Family / 1
Gross Sq Ft 3,508
Finished Sq Ft 2,332
Stories 2 Story
Condition Average
Interior Walls PLASTER
Exterior Walls WOOD

DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

July 1, 2023

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Re: 310 South Spring Street

Dear Martin,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for the installation of a fence in the front yard at 310 South Spring Street, in the Hampton Heights Historic District. Review of the Guidelines for the District forms the basis for my opinion.

The applicant has requested approval to install a fence in the front yard of the house along the sidewalk. Fences in the front yard of the Historic District are discouraged by the Hampton Heights Design Guidelines. The Guidelines state "Fences are discouraged in front yard spaces of the District but are appropriate in rear yard spaces and along side yard boundary lines."

On June 30, 2023, I visited the property to observe the area where the fence would be installed and at the same time reviewed the other houses along several blocks. As there are no other front yard fences along this part of the street, to install one at this location would be out of place, distract from the overall character of the area and would not be appropriate for the District.

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

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – 521 Peronneau St. (TMS# 7-16-02-161.00) in the Hampton Heights Historic District. Applicant is seeking approval of a COA to lower / remove a portion of two chimneys to mitigate water leaks. R-8/SFD (General Residential). Owner/Applicant: Parker & Jennifer Langford / Contractor: Carolina Roof, LLC .

Date: July 5, 2023

Project Description and History

Homeowners Parker and Jennifer Langford discovered that their chimneys are the source of a roof leak and, as advised by their roofing contractor, can mitigate the water damage by removing the chimneys, resealing and covering the roof. While the homeowners do not want to remove the chimneys, the water damage to the home has caused portions of the ceiling to crack and fall. The contractor proposes to remove the chimneys 2 ft below the roof line, seal and cover the remaining portion, then replace the roofing shingles. Sealing the chimneys prior to having the roof work done on their home is the request of the applicant. Staff will approve roof repairs as a minor COA - that is like for like. The rear chimney is not visible from the public's view, and can be removed as a minor COA.



Analysis

Zoning Ordinance & Historic Design Manual Consistency

The project is subject to **Section 510 of the City's Zoning Ordinance, Historic Preservation**. This section enables the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

Findings

Certificate of Appropriateness, Section 510.6 (C)

The character and appropriateness of the design –

Chimneys in historic homes often serve more than just a functional purpose and the owner confirmed that the chimneys cannot be used as a source of heat. The chimneys do contribute to the overall aesthetic and architectural style of the house and the owners would prefer to not have them removed. Removing a chimney could alter the home's historic character and visual balance.

The scale of the buildings –

Chimneys in historic districts often contribute to the overall streetscape and neighborhood character. They provide a sense of scale and continuity among the buildings in the district. Chimneys in the Hampton Heights historic district vary in size and placement and are a defining characteristic of a home.

The texture and materials –

Currently the chimneys are made with red brick and mortar, and looks to have been painted over with paint similar to red brick. It's obvious that repairs and maintenance has taken place over the years including repointing some of the bricks and adding metal plates at the base of the chimney for structural support.

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

Neighboring properties have two or more chimneys, but not all homes in Hampton Heights have kept their chimneys.

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

Removing the chimneys from a historic home takes away a defining characteristic of the home.

Submitted by:

Tia Keitt

Tia Keitt, AICP
Planner II

Staff Report includes:

Planning Depart. Conditions of Approval
COA Major Works Application Permit # 23-0400038
Photos

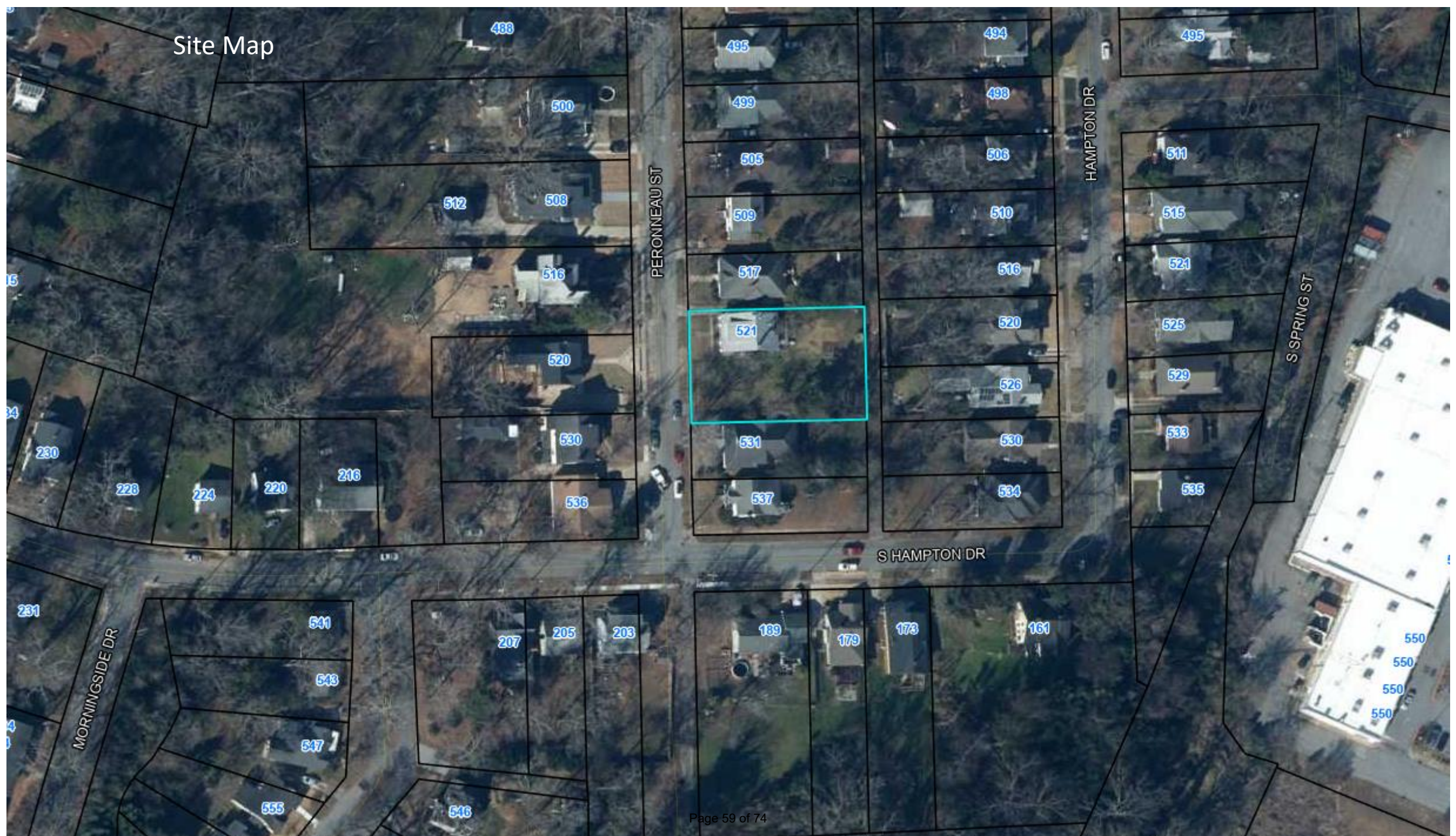
CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

521 PeronneauSt. (TMS# 7-16-023-161.00) in the Hampton Heights Historic District.

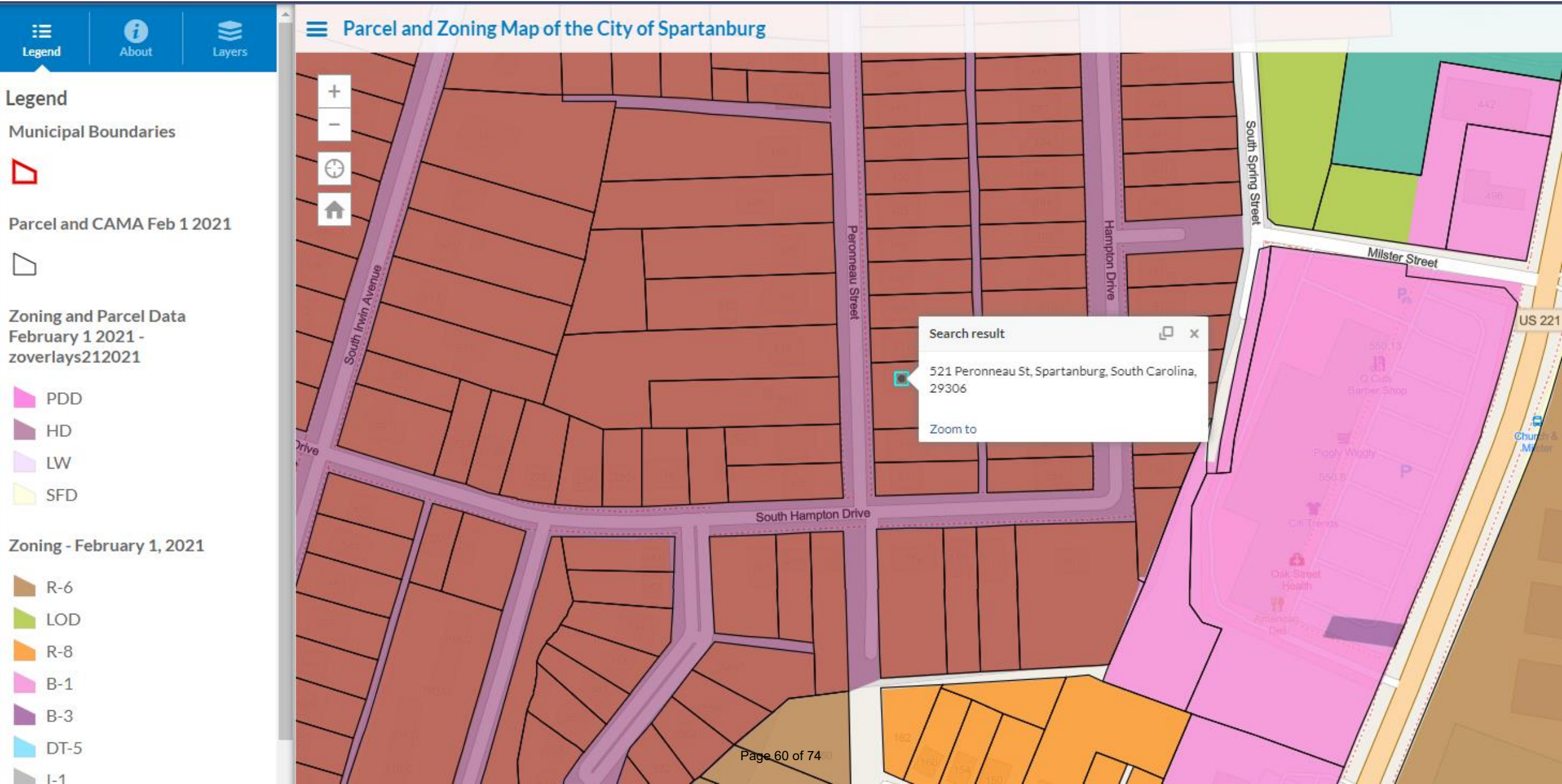
Should the Board approve removal of a chimney, the Planning Department submits the following Conditions of Approval for Major Work. Applicant is seeking approval of a COA to remove a chimney to mitigate water damage. R-8/SFD General Residential / SFD. Owner/Applicant: Parker & Jennifer Langford. Contractor: Carolina Roof, LC

1. Major modifications to the COA or exceptions to completion may be granted only by the City authority which approved the project.
2. 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.
3. A building permit shall be obtained from the Building Department prior to commencement of work.

Site Map



R-8/SFD General Residential / Single Family District





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: Parker & Jennifer Langford Phone: (864)590-4852
Address: 521 Peronneau St Email: jennifer.osteen@yahoo.com
City: Spartanburg State: SC Zip: 29306

Applicant: Jennifer Langford Phone: (864)590-4852
Address: 521 Peronneau St Email: jennifer.osteen@yahoo.com
City: Spartanburg State: SC Zip: 29306

Contractor: Chase Holcombe (Carolina Roof LLC) Phone: (864)504-4710
Address: 699 Harrison Rd Email: carolinarroof2020@gmail.com
City: Spartanburg State: SC Zip: 29376

Address of Property: 521 Peronneau St. Spartanburg, SC 29306
Tax Map Number: 7-16-02-161.00 Zoning District R8

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: *Jennifer Langford* Date: 6/20/23

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):

There is major hail damage to the roof, which we are planning to replace with like materials. The exposed portions of the three chimneys on our house have caused additional severe leaks. This has led to water damage inside the property (plaster falling/ceiling damage). We will not be demolishing the chimneys, but we are trying to avoid future leaking/damage. Our contractor also noticed damage to our gutters and downspouts, which will also be replaced with like materials during construction. We do not want to alter the look of the property, other than taking the chimneys below the roof line. We will provide additional insurance/personal information in person, if necessary.

Please read and initial the following statements:

JL I am the owner of the property, or

N/A 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.

JL The information on this application represents an accurate description of the proposed work.

JL I have omitted nothing that might affect the decision of the Historic Architect Review Board.

JL I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.

JL I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Received by: _____

Staff Use Only:

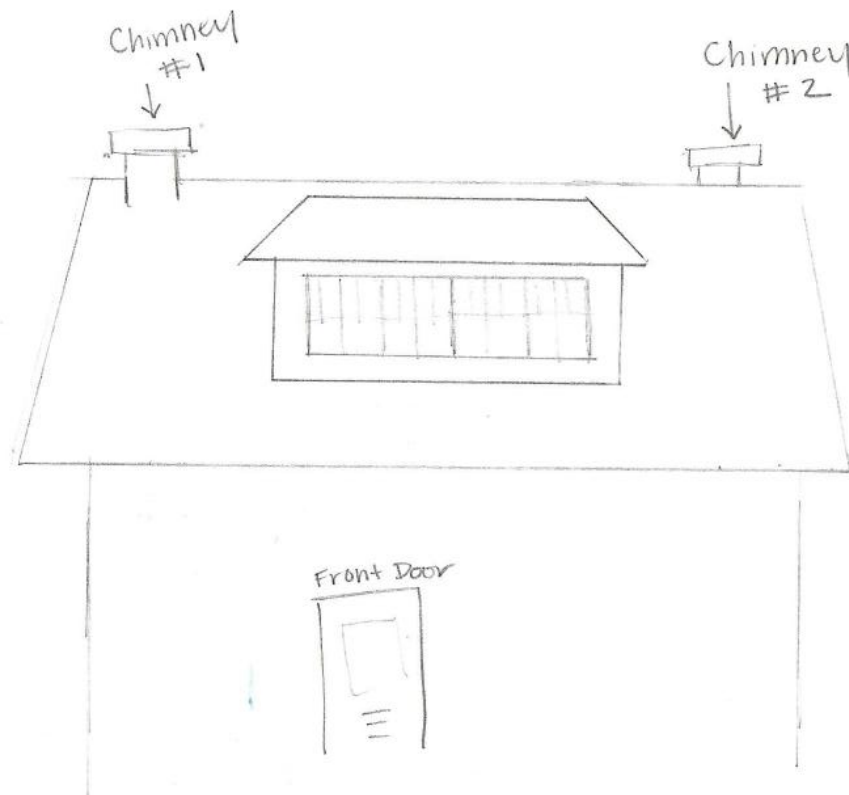
MCOA - Minor

COA - Major

521 Peronneau St.



Front of House - Roof

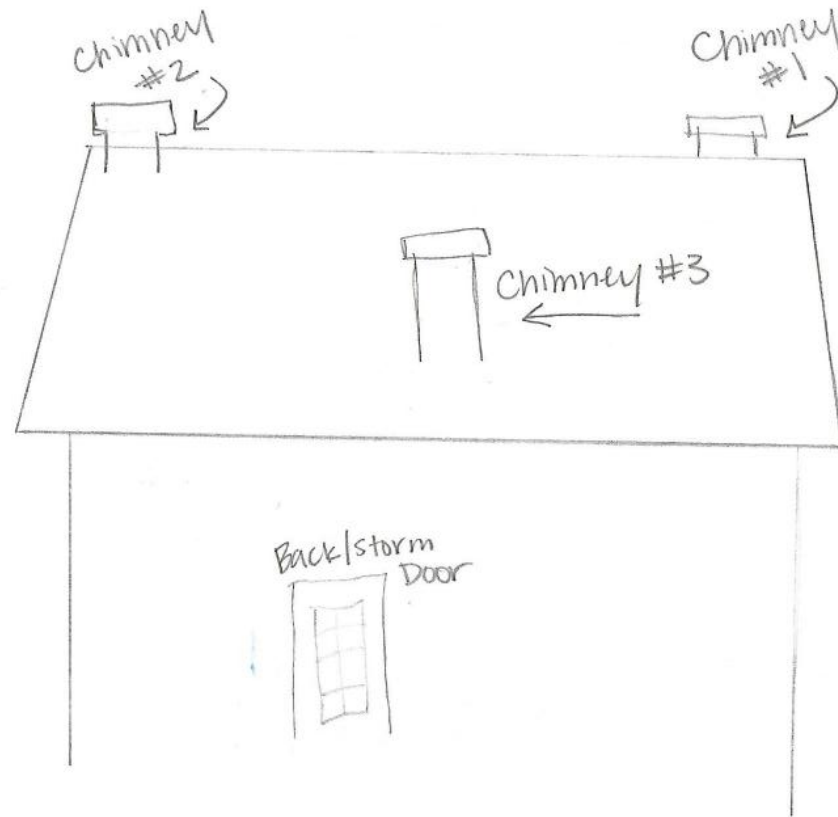


Sketch 1

Chimney #2



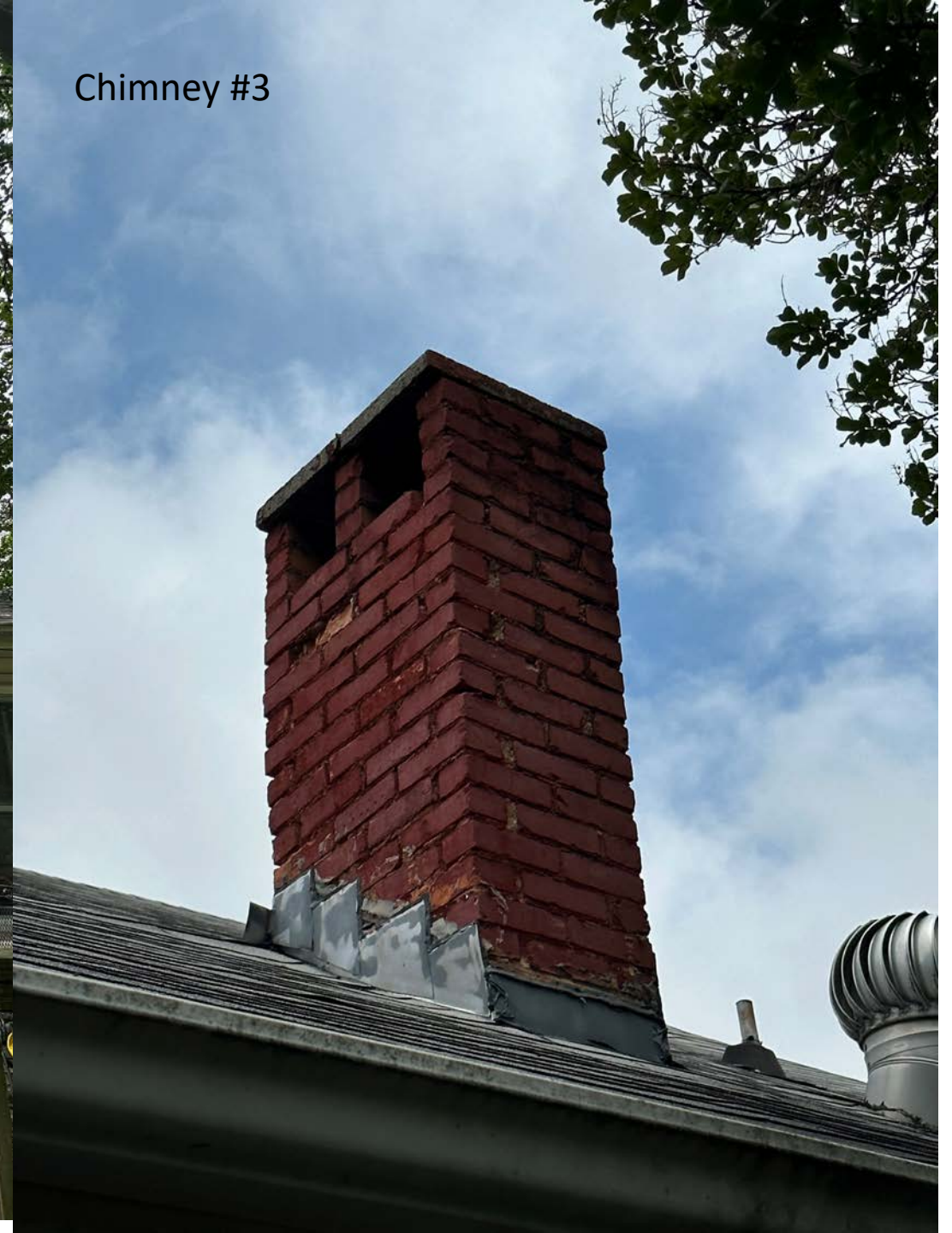
Back of House - Roof



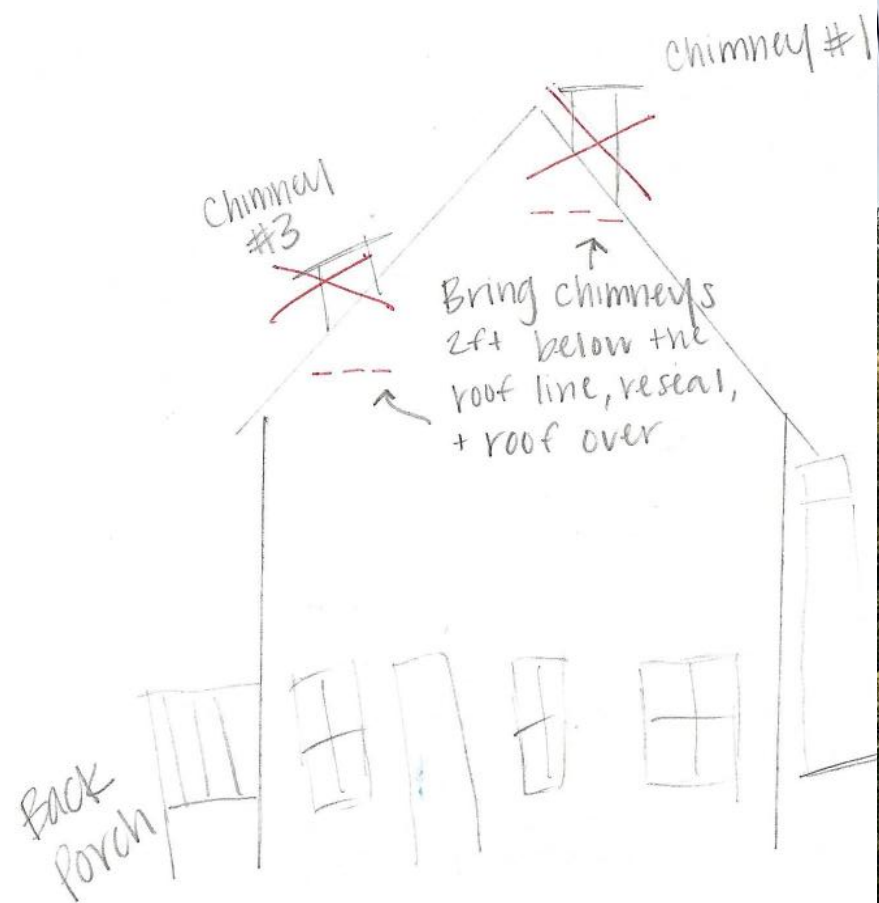
Sketch 2



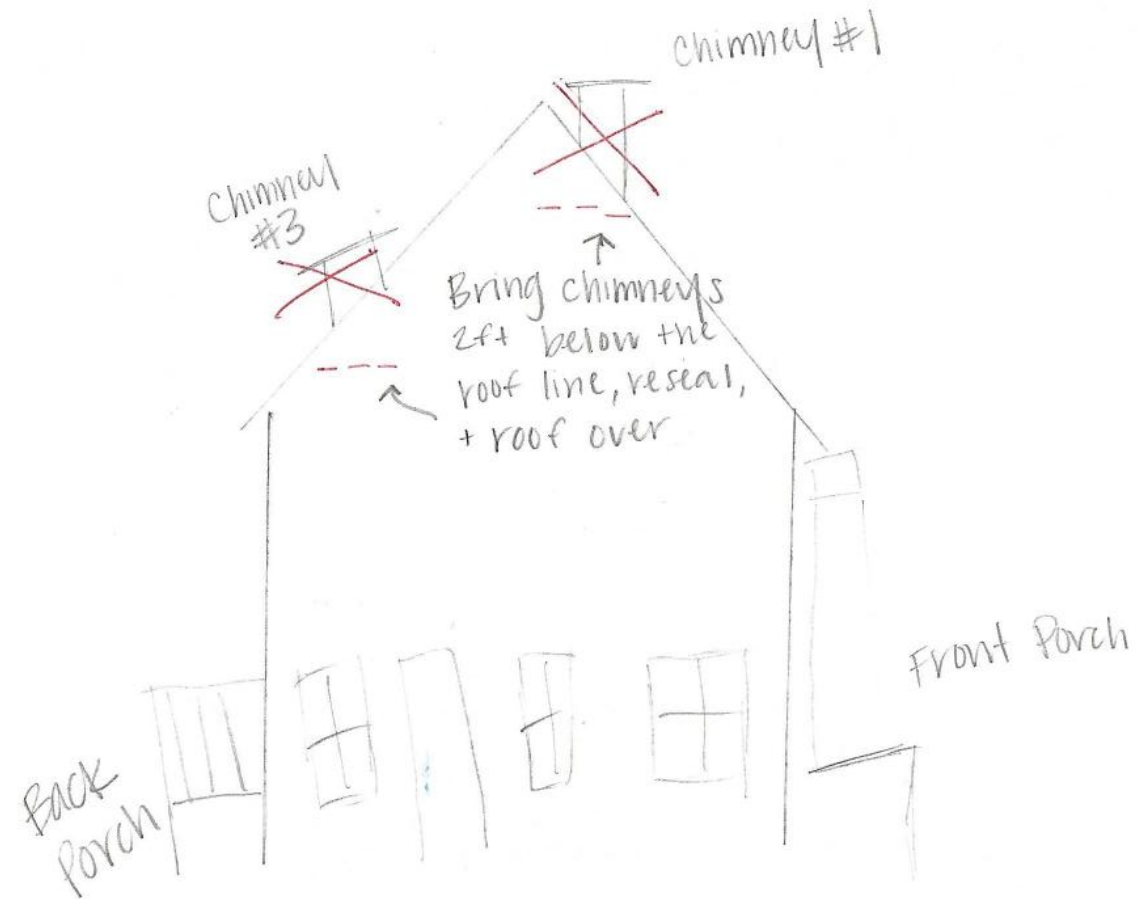
Chimney #3



Side View #1

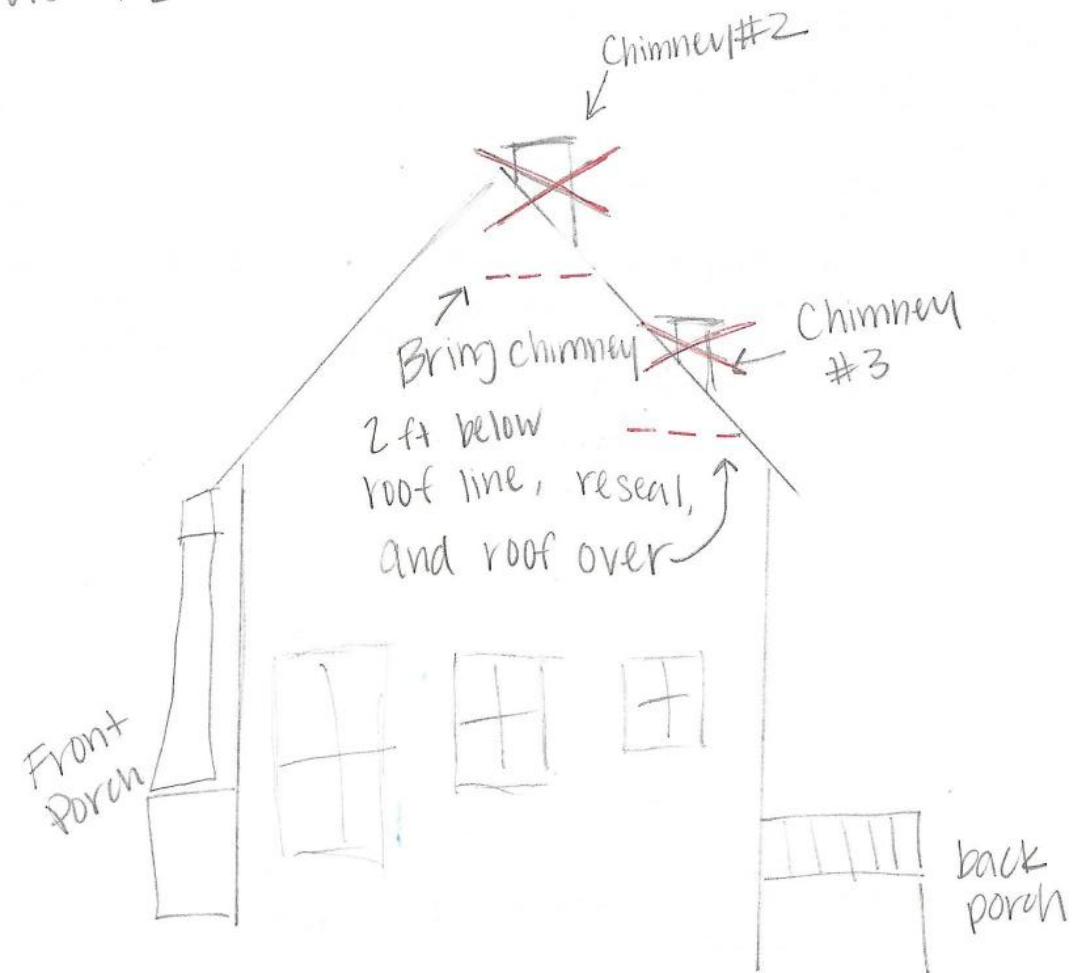


Side View #1



Sketch 3

Side View #2



Sketch 4





DONALD L. LOVE JR, ARCHITECT, AIA

608 Otis Boulevard, Spartanburg, SC · 864.415.0459

lovejrd@gmail.com

July 1, 2023

Martin Livingston
City of Spartanburg
Neighborhood Services Director

Re: 521 Peronneau Street

Dear Martin,

The purpose of this letter is to assist the Spartanburg Historic Architecture Review Board with a determination of appropriateness for the removal of two chimneys at 521 Peronneau Street, in the Hampton Heights Historic District. Review of the Guidelines for the Historic District and the Secretary's Standards for Rehabilitation forms the basis for my opinion.

The applicant has requested approval to remove two brick chimneys to below the roof line so that they can be covered over by the roof. One of the chimneys is visible from the public way and the other is not. Removal of prominent chimneys is not allowed by The Hampton Heights Design Guidelines. The Guidelines state "A prominent chimney that is no longer in use still functions as an important element in the overall composition of a house and shall not be covered, removed, or replaced." The Secretary's Standards for Rehabilitation state, "The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided."

On June 30, 2023, I visited the property with you, Ms. Tia Keitt, and Ms. Nan Zhou to observe the chimneys. The rear chimney is not visible from the public way and would not be considered a prominent feature of the house. Removal of this chimney is appropriate per the Guidelines. The chimney on the left side of the house is visible from the street and though it does not rise very far above the roof, it is an integral part of the design of the house as it is balanced by a third chimney on the right side of the house. In addition, this chimney is not deteriorated to the point that it cannot be repaired. Removal of the chimney on the left side of the house is not appropriate per the Guidelines.

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

Regards,



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

STAFF APPROVED MINOR WORKS SINCE JUNE 8, 2023 MEETING

Approved Date	Street Address	Approved Work
6/30/23	705 Reynolds	Roofing – removal of old shingles / replaced with architectural asphalt fiberglass shingles
7/3/2023	516 Peronneau St.	Replacing rotten wood front porch floor in multiple areas with like-for-like material. The replacement will be wood flooring of the same size and width of tongue and groove.
7/3/2023	516 Peronneau St.	Build a 10 by 12 shed in the back yard to house the swimming pool equipment, pump, and filter. The shed will be located behind the private fence on the south side of the property. The shed will keep off of the property line on all sides for 6 ft.. The shed is not visible from the street.