

City of Spartanburg Historic & Architectural Review Board
Thursday, April 14, 2022 at 5:30 PM
“In-Person Meeting”
City Hall Council Chambers

The Historic & Architectural Review Board (HARB) met in the City Hall Council Chambers on Thursday, April 14, 2022 at 5:30 PM. The following Board Members were in attendance: **Brad Steinecke; William Michels; Dr. Melissa Walker; Kenneth Brown; Sylvelie Franke, and Meg Reid.** Representing the City of Spartanburg’s Planning Department was **Martin Livingston, Community Development Director; Nan Zhou, Planner I;** and **Tia Keitt, Planner II.**

Call to Order:

Mr. Steinecke: Okay. We are all set. Good evening, everyone. I am calling this meeting to order with the Spartanburg Historic Architecture Review Board. Today is the 14th of April 2022. My name is Brad Steinecke, I'm the Chair of the board. And will be conducting this evening's meeting. Let the record show that we have six, out of our nine members present which constitutes a quorum, and we may continue.

Tonight's 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 for tonight’s meeting on April 14, 2022.

On a motion by Mr. Michels and seconded by Mr. Brown, the agenda was a proved by a vote of 6-0.

Disposition of Meeting Minutes from March 10, 2022.

On a motion by Ms. Reid, seconded by Dr. Walker, the minutes of the meeting of March 10, was approved with revisions by a vote of 6-0.

Old Business:

None.

Mr. Steinecke: Any opposed? Very good. We have no old business, so we can move directly onto new business. The first item is to consider the nomination of a site for inclusion on the Spartanburg Historic Register.

New Business:

The Board of Historic and Architectural Review has received a request for a Certificate of Appropriateness for Major Works at 640 Cumming St., at the Cumming Street School.

Tia Keitt: Hello, everyone. Welcome. So, I am Tia Keitt, I am a planner for the City of Spartanburg. And, the first item on the agenda is the Cumming Street School and the address is 640 Cummings Street.

Mr. Steinecke: We are all in attendance, this is the first time we have met since the pandemic, so we are still working through the rusty bits to make this run smoothly. And Thea has come on staff since then, so this is all fairly new to us, so bear with- have patience with us as we figure this out.

Tia Keitt: Yes.

Mr. Steinecke: That's right. So, I think how we had done this in the past would be to read- have the packet included as evidence and to swear the presenter from staff in, and then to go on from that. Do you swear to tell the truth?

Tia Keitt: I do.

Mr. Steinecke: Very good, thank you.

Tia Keitt: So, with the 640 Cumming Street school, I would like to, I'll read from the staff report and then go through the project as well. So, the project description and history, so in January 2022, this year, the planning department received a petition for designation to the HARB for historic sites, which is a formal application for the Cumming Street school to be listed on the city of Spartanburg list of Historic sites.

On February 10th, 2022, the Board of Architectural Design Historic Review Board, by the public hearing will review the application for nomination and unanimously approve the property to placed on the pending list. So, a little brief history about the Cumming Street school, it opened in 1926 by the Spartanburg school systems for grades one through nine. With the opening of Carver High School in 1938, Cumming Street school was the school primarily for elementary to junior high school, until its closing in 1969.

As we all know what happened across America, court ordered desegregation happened in 1969, and upon that decision, Cumming Street school was closed, but was reopened by District Seven for individual learning centers and to be an administrative building.

Following along with the staff report, of course this just goes through, just kind of empowers the Board through Section 510.7 Historic Preservation. But, this also listed at, in section 510.5 is the process or the questions that each site or building has to go through in order to be considered a historic site, or historic building. So, this is the zoning map of the area. In this turquoise area, well all of this is Wofford College but this is also zoning GID, general institutional district. This is the site map here. And of course, all of this going to be Wofford, but this little building right here is also Cumming Street school.

I learned quite a few things in preparing this report, but this used to be a neighborhood here known as back of college, which is not on the staff report. But, as Spartanburg was settled, this was an area that was predominantly African America, and so what we learned as the city begins to grow they had provide a school. And, so, Cumming Street school was the first formal school, but there were other places for educating African Americans.

So, number one, does the site have significant character, inherent character, interest, or value as a part of the government or heritage of the community, state, or nation? As one of the first education institutions built to provide Black students opportunities to learn, the Cumming Street school building stands proudly on Wofford's campus. The almost 100 year old two story building is a simple design, a rectangular shape with 16 large window bays enclosed the historic 19th century window frame. Each window bay holds 45 smaller window panes, a defined architectural detail that adds character to the building design.

So, the adherent character of Cumming Street school is the over arching institutional presence, as the value to the building landscape of the city of Spartanburg. Cumming Street school will always be a first for African Americans, and was a catalyst to engrain the value of education in the Black community, and a necessity of the school district to provide equal opportunity for all.

The second question is, is this site a significant historical event? So, the site is one of the last remaining buildings to confirm that a community used to be located where Wofford college now stands. Homes turned to schools, and the Cumming Street school defined Wofford college, with each new building representing the economic stance of white families. Schools are typical in neighborhoods, yet education for Black Americans particularly during this era was not automatic, which makes this building significant. Fortunately, as the Back of College settlement grew, a school was able to be erected, which provided the space for an increased number of students to learn.

Cumming Street school stands as a monument to the history of education in the city of Spartanburg, and its history is undeniable. The building tells a needed story of the past and the institutions presence as you walk near the building.

Number three, is the building associated with a person or persons' future, in significantly to the culture and development of a community, state, or history. The Cumming Street school building was designed by architect and artist James Frank Collins. Collins designed more than 53 buildings and facilities in Spartanburg, including Duncan Park Stadium, James F. Byrnes house in Converse Heights, the Masonic Temple in downtown Spartanburg, as well as buildings on Wofford and Converse college campus. Collins is known to have designed other educational institutions including South Side Elementary school and Frank Evans High School. Then, I go on to talk about the teachers of Cumming Street were educational leaders at their time, which developed into civic leadership and economic development in Spartanburg. "South of Main" a book by Benda Lee Pryce and Beatrice Hill, identifies several women and men who because of their employment as educators and administrators, were able to establish housing and therefore build community. Also, it's important to understand that social and political context taking place, not only in Spartanburg during this time, but throughout the South East region in the United States. So, the point I'm trying to make here is that as a school that employed professionals, you see a community being built and therefore wealth being created in the Black community. And, what I mean by this time, we know that during this time America was pretty much segregated and there weren't a lot of financial or economic opportunities for Black people, so it's very significant.

So, number four. Exemplify the cultural, political, economic, social, ethnic, or historical heritage of the community. So, Cumming Street school was an important social and cultural institution for the north side community, that's that among prominent churches Silver Hill Methodist, Cumming Street Baptist, and Trinity African Methodist Episcopal. Cumming Street school was home to several significant educators, Emerson Coleman started as principal from 1955 or 59 until the school's closing in 1969.

So, number five asks does this site or building embody the distinguishing characteristics of a type, style, period, or specimen in engineering or architecture, or contains elements of design, detail, or craftsmanship which represents a significant innovation. So, of course the staff report requires some preliminary research which for me was all secondary. So, I just gathered research that other people had researched. And, so, what I learned, and I learned this from Wofford college, so unfortunately during this time institutions built for Black families were not always held to the same standard as for white families. As Wofford college memo recounts, and so all of this is taken directly from the memo, so, the architecture and art of James Frank Collins who was here from 1883 to 1969 with research undertaken by architectural students of Dr. Karen Goodchild, and professor of art history, so she writes, the Cumming Street school building is described as constructed of painted cement blocks, a material notably less expensive than the brick used at the south side elementary, a school for white children.

The Cumming Street school façade is less ornamented than south side, being completed plain aside from a series of spikes and strips of cement that alternate with the buildings unadorned windows. The description for this states that Cumming Street school and South Side elementary are similar in shape and

symmetry, both being long, two story rectangular buildings as the focus. But, it writes, also states, Cumming Street school is considerably smaller than South Side even though the former is built to serve all grades of African American school children. So, without doubt, that era's attitude towards race account for at least some of the disparities between the two structures. So, again, just highlighting even the differences and the quality that was put into just two different schools.

Mr. Steinecke: Just, I'll note too, I'm not sure when Dr. Goodchild may have been working on that research, but we got some photographs of the library that show a brick treatment for the building. And, I don't know if later on that was plastered over or some sort of treatment was on there to make it look as if it was concrete block, but in fact there's a brick- I think the primary structure is brick originally. So, just I'll note that as we're talking about materials there.

Tia Keitt: That is noted.

Mr. Steinecke: All right.

Tia Keitt: That's good. But, despite the basic architectural design, the building does represent a significant historical institution that represented a time and place, not just for the Black community but for the city of Spartanburg as well.

So, number six, represents and establish... Vision of each of the neighborhood. So, Wofford college does an excellent job at sustaining the building and making sure it is visually appealing and complimentary to the beautiful and quaint college campus. So, again, this information is taken from Wofford, but in 2018 the college abated asbestos on the school's exterior and repainted the building.

Mr. Steinecke: I've heard that they did an asbestos abatement to it, but I'm not sure if that would've involved some other layer to it, but the photographs show that there was brick on there at some point, so that's all I know.

Tia Keitt: So, ultimately, the topography of the land and the size of the building serve as an effective conference and spring of the college's maintenance operation program. Now, the interior of the original Cumming Street school building has been largely unchanged since ownership transferred from school district seven to Wofford in 2008. So, Wofford does use a portions of the original section for storage of the building is locked and secured for health and safety reasons.

Mr. Steinecke: Yes, that's right. So, we can enter this as evidence, so it's not necessary I don't think for you to read everything if you don't feel it's necessary. One thing I'll point out, too, as the ordinance is written, you'll see after number six it's got in bold there some of the language of it, it ends in "or". So, any one of these criteria can be used to designate a historic site. It's not necessary that all have to be met. So, I just want to have y'all aware that that's the case there.

Tia Keitt: So, I didn't have to do this much research?

Mr. Steinecke: It's good for the record that you did. We're all being thorough, that's right.

Tia Keitt: So, well, just to wrap up with this, so this is of course the site map. Current conditions, I took this one Saturday morning. There were no cars there, whereas on a weekday there's some cars there in the front. This section of the building is used by Wofford now, that's their facilities. This is the area of use, so this is what is getting from, people just walk by, it's very much an active space for walkers. And, these are the guidelines and like Chairman Brad said, that this "or" right here just let's us know that we don't have to say all seven but at least one of those criteria is met.

Tia Keitt: Affirmative. I was able to, I found the twelve but I pierced through the library as well. I just like these front steps, I just imagine myself seven, eight, nine years old on these steps. So, some old Sanborn maps. I think this is the year 1926 so this would be, I think this is Back of College probably. This area as well, so we see the housing that were happening at this time. And, this is what was going on in Spartanburg. And, another, I just want to say image, so this is an older map later, so this would be the college right here. Her name was on the invoice.

Mr. Steinecke: That's right. And that also shows the original size of the building without the additions that were added later on. I think in previous meetings, we discussed earlier, interest is just in the original building.

Tia Keitt: Now, we were given a tour by Wofford, thank you very much. And, so just some bad pictures of the area. And, it is a hazardous building. It is pretty much filled with hazardous materials. And, some other materials.

And, through our research I found an article written in the Herald Journal News, who wrote the Spartanburg Herald Journal interview with Emerson Coleman, and this was in 1988. And, he was very disappointed to see the school was closed. And, that was to say, but he writes that if Cumming Street school was open today, this was in 1988, would still be producing some of the best students in the county, and the teachers were dedicated, well prepared, and good students. I just wanted to enter that in as well.

And, then, words taken directly from Wofford college, but I took this from here, it's a beautiful building here, but one of the things stated in the memo was that the building addition constructed in the 1950's was renovated to house the college's maintenance operations, and also encompasses the property immediately behind the school. In 2018, the college abated asbestos on the old school's exterior and repainted the building because of its proximity to the stadium. So, Wofford of course maintaining a beautiful campus, and so if you're across the street from this you definitely want to look your best as well.

I have some literature here. And so, in conclusion, staff had made an approval of the listing of Cumming Street school on the Spartanburg Historic Register. And my references.

Mr. Steinecke: Okay. Are there any questions for Tia from the board?

We've voted on this once before, so I think we probably have addressed our concerns and questions, and voiced kind of our opinions mostly at this point. So, since this isn't one in which we have an applicant- this isn't a COA or anything like that, we aren't here, it's not necessary to hear directly from the applicant. But, I see one of the people that filled out the forms, representative Price is here, Brenda if you'd like to speak you're welcome to.

Mr. Steinecke: Okay, very good. Excellent. All right, well then we can open this up for a public comment. Do we have any members from the public who would like to speak to this matter that's in front of us? Yes ma'am?

Mr. Steinecke: Yeah, if you don't mind coming up, so we can hear you.

Marilyn: My name is Marilyn, I'm very interested in this, I was just curious, will the building go to be used for school or for another purpose?

Mr. Steinecke: Well, they've not made any announcements about it, and it's not within our authority to say one way or another how they end up using the building. So, I expect Wofford will be very public about any sort of announcement that happens for what their plans are for it now, but as you can see from the pictures, it's more or less just in stasis. They've done the mediation on the exterior, they got a solid roof on the top of it, it's just sort of sitting in stasis for the time being.

Dr. Kim Rostan: I wasn't planning on saying anything, but as I didn't realize that this was coming up. I'm here to talk about windows, like on houses.

Mr. Livingston: Please provide your name and address please.

Dr. Kim Rostan: Oh sorry. It's Kim Rostan. R-O-S-T-A-N. My address is 516 Peronneau Street. P-E-R-O-N-N-E-A-U. I just want to say that it's not possible over at the how important the protection and the honoring of this building is in our community, and in sort of preserving really important aspect of losses and history and throughout history, and to our first memorial of landscape is just crucial. And, I would not feel myself if I had walked out tonight without having said anything. I don't think I can add to the thoroughness of the report, and the work that the board has done and am grateful for that member of the community, and I hope to see more petitions like this of Black history as part of our history. Thank you, glad to see it on the agenda.

Mr. Steinecke: Thank you. Anybody else? Oh, forget.

Chris Gardner: Chris Gardner, 285 Wycliffe Drive, I'm the CFO of Wofford College. I will just reiterate my comments from the last meeting, which is I think that the board's focus on the old portion of the building and subdividing the building is the wisest course of action.

Mr. Steinecke: Okay. All right. If there are no other comments from the public, we can close that portion of the meeting. And, switch to board deliberation. So, we've had a thorough report outlining its significance in, I think, all seven of the criteria that are options for us to consider. If we vote on this tonight, it will go directly to City Council for final designation for them to vote on final designation. I think that the schedule that's been put in front of us is that that meeting would happen on May 9th. Do we have a motion?

On a motion by Dr. Walker, seconded by Ms. Reid, the motion to approve the Cumming Street School listing on the Spartanburg Historic Register was approved by a vote of 6-0.

Mr. Steinecke: All right. So, for this next item, I've been on this board now for six years, so it's been a while since I've done new board member training. But I thought I remembered that a recommendation from the person that gave that training, that for proprieties that are immediately adjacent to your own home address, that member recuse themselves. So, I've been informed by our city attorney that unless there's a financial stake in that, that it's not necessary. But ultimately, it's our call if we want to or not. So, I'm going to recuse myself from this matter since I'm directly adjacent to the applicant's address in the matter under consideration. And our vice chair, Dr. Walker, has agreed to take on this item.

The Board of Architectural Design and Historic Review (HARB) has received a request for a Certificate of Appropriateness (COA) for Major Work at 323 W. Hampton Street in the Hampton Heights Historic District (TMS #7-16-02-066.00). The Applicant is seeking approval for construction to enclose a hallway connecting the house with the existing garage. The property is zoned R-8/SFD. Phuoc Do & Theresa Phan are the owners and applicant.

Project Description and History

On September 11, 2008, owners Phuoc Do & Theresa Phan received approval for the Major COA work requesting to connect the rear portion of their home to their garage, creating an enclosed, narrow walkway. The COA expired after 6 months (March 2009), and now the owners are ready to start the construction project to their home. The owners are keeping the same plan originally created by the firm, Campbell Meek & Associates, Inc.

Currently, there is a path between both structures (less than 20 ft.). The enclosure will allow residents to move between conditioned spaces without having to “go outside” or be exposed to neighbors who may be walking along Pinckney Court or looking outside of their window.

The application also includes modification to the garage structure. The owners are proposing to add conditioned space, roughly a 5’ x 10’ where a bathroom can be installed. When the home was built, all bedrooms and bathrooms were constructed upstairs. There is no feasible place downstairs to install a bathroom in the primary structure. Adding an enclosed hallway that connects the home to the garage allows the property owner to create a continued livable space with a bathroom

Staff Analysis

Zoning Ordinance and Historic Design Manual Consistency

Staff recommends approval based on the Findings listed below with the attached Conditions of Approval. The proposed alteration does not disrupt the historic character of the home nor offends the design guidelines within the Hampton Heights Historic District. These guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks and the owner is making sure to honor the architectural standards set forth.

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.

Summary

The project meet the guidelines outlined in the *Design Manual for the City of Spartanburg Historic Districts & Landmarks*. Staff recommends approval, as the project was approved when the owners first moved into the home and they are keeping the same vision created by an architectural firm.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. *The character and appropriateness of the design –*
Section 6.3.1 Design Manual for the City of Spartanburg Historic Districts & Landmarks, Additions to Historic Buildings

Guideline - Additions to historic buildings shall not be added to the main historic façades of the building. Locate the proposed addition away from the principal public view, possibly to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obscure character-defining features of the historic building with the addition.

- a. Using the above referenced manual and guideline, the location of the addition is within public view; however, it will not detract from the main façade of the Tudor style home. The addition will be visible from Pinckney Court because the home is situated on a corner lot, making the rear portion of the property a part of the public's view of the home. However, the addition will not overpower the Tudor style home.

Guideline – Additions must respect the character and integrity of original buildings and should incorporate design motifs that relate it to the historic building. No matter what its design, it should be of quality workmanship and materials. The addition should be designed so that at a later date it could be removed without compromising the historic character of the building

- b. The proposed addition will be connected from under the overhang of the home, and over the overhang on the existing garage. It will be constructed in a manner that if needed to be removed it will not damage nor compromise the existing structures.

Guideline – While the addition should be compatible, it is acceptable and appropriate for the addition to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

- c. The proposed addition honors the historic Tudor style home by not disrupting the lines and curves that gives the home character. While the colors will match the home, the proposed design leaves the primary structure undisturbed.

2. *The scale of the buildings –*

The scale of the proposed addition to the existing structures will be complimentary to one another. The addition meets the guideline requirements of being in proportion to existing structures and not dominate them.

3. *The texture and materials –*

The proposed enclosure will match the home. Section 6.3.1 Additions to Historic Buildings states, it is acceptable and appropriate for the addition to be clearly discernible as an addition rather than appearing to be an original part of the building. Clear tempered plate glass will enclose the hallway, with wood trim and colors that match. The addition to the garage will also flow with the existing siding on the garage.

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

Many homes in the Hampton Heights Historic District have beautiful screened, enclosed porches that serve as an additional space for residents. However, Staff is unaware of any other property in HH that has an enclosed hallway connecting the house to an existing garage. The proposed design will not detract from the historic craftsmanship that define this particular property and the surrounding community.

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

The proposed addition will be harmonious to the structure and the overall District. Staff is of the opinion that the new addition will not detract from the house or Hampton Heights Historic District.

So, on October 11, 2008, owners [Phuoc Do and Teresa Phan], received approval for the major COA work requesting to connect the rear portion of their home to their garage, creating an enclosed, narrow walkway. This COA expired after six months, which would be March 2009. And now, the owners are ready to start the construction project to their home in 2022.

So, the owners are keeping the same plan originally created by the firm Campbell Meek and Associates. So, currently, there's a path between both structures less than 20 feet. The enclosure will allow residents to move between conditioned spaces without having to go outside or to be exposed to neighbors who may be walking by, peeping or alone, or looking outside of their window.

The application also includes modification to the garage. The owners are proposing to add conditioned space, roughly 5x10 square footage or no, 5x10 space or addition where a bathroom can be installed. When the home was built, all bedrooms and bathrooms were constructed upstairs. There is no feasible space downstairs to install a bathroom in the primary structure. And then it closed hallway that connects the home to the garage, allows the property owner to create a continued livable space with the bathroom.

So, this is based on the previous application and information from the owner. So, this is the space here that they're looking to enclose so that they can go from this door here to one of the doors there, but to go into that space, service area. This is what this would look like. This is the addition to the garage, proposed 5x10 space. And this right here is architectural drawings on what that would look like.

So, this would be the trim, this is the tempered glass, and the siding here is supposed to match the other siding around the garage. So when it comes to building in a historic district, Spartanburg has a design manual which was used in the previous staff report and I continued that same format with this one.

So, right here, just sort of real quick... The character and appropriateness of the design.... It's clearly tricky to add to a historic building but the guidelines are very clear. So, rule number one, additions to the current building shall not be added to the main historic façade. And so, what we see with this one that it's not part of the main historic façade.

So, for the second guideline, additions must respect the character and integrity of the original building and should incorporate designs that relate it to a historic place. So, right, the proposed addition would be connected from under the overhang of the home and over the overhang of the existing garage. It will be constructed in a manner that if needed to be removed, it would not damage or compromise the existing home, which is also a stipulation of the guidelines.

In additional guidelines, it says while the addition should be compatible, it is acceptable and appropriate for the addition to be fairly discernible as an addition, rather than appearing to be an original part of the building. So, from there, a bright proposed of each and addition on this historic, Tudor-style home, by not disrupting the lines that gives the home its unique character. And so, the colors will match the home as the primary structure will be undisturbed.

And then, for the second... then it go, of course, this is what we have to show the scale of the building, construction materials. Again, this is all submitted in the staff report, which I will be happy to read. Summaries have imposed home addition project meet the guidelines outlined in the design manual for the city of Spartanburg Historic District [inaudible] approval as the project was approved and the owners personally went to the home and they are keeping the same vision created by an architectural firm.

Dr. Walker: Okay. Do staff members have any questions? I mean, do board members have any questions for staff?

Kenneth Brown: I do. This is Ken. I just need some verification on it. I think I understand what's going on here but what we're approving tonight is really the second time. Is that correct? It was approved once but the construction did not take place. It expired and we're being asked to essentially stamp it as approved again? All right. That's what I thought. I need that verification. Thank you.

Dr. Walker: Any other questions for the staff at this time? Okay, then I think now we will hear from the property owner if you would like to speak, Mr. Doe?

Mr. Phuoc Do: No comments.

Dr. Walker: Okay. So, Mr. Doe says that basically she's covered everything. Do board members have questions for Mr. Doe? Okay, hearing none, then at this time, we will open the floor to public comment. Anyone the from the public have any comments about this project? Okay, hearing none, we will close the public comment and move to board deliberation. Anything the board would like to discuss about this proposal? Are we ready to entertain a motion?

On a Motion by Mr. Michels, seconded by Mr. Brown, the motion to approve to the Certificate of appropriateness for Major Works was approved by a vote of 5-0, with Mr. Steinecke abstaining.

Certificate of Appropriateness for Major Work – 516 Peronneau St. (TMS# 7-16-02-120.00) in Hampton Heights – Applicant is seeking approval of several items including a rear addition. The property is currently zoned as R-8/SFD (Single Family District). Landowner & Applicant: Kimberly A. Rostan & Matthew Johnston.

Project Description and History

The project site is located on an approximately 41,259 square foot lot in the Hampton Heights Historic District. The site is located on the west side of Peronneau St. The site currently contains one single-family home that was constructed in 1911. The house is a free classic Queen Anne house that has a cross-gabled, flared roof; the gable ends are clad in shingles and feature diamond-shaped windows. The front porch was restored during renovations in 2005, and based on evidence under the porch roof, the corner porch posts were doubled. The bay on the north side of the house has exposed brackets. The garage is original, though the doors had to be replaced using renovations. Part of the house was rented out as an apartment back in the late 1970s and was divided into several apartments by the 1980s both upstairs and downstairs. All the apartments can be accessed from the exterior steps at the rear of the house. One of the downstairs apartments was created out of the north side of the front porch. When the wall was erected to enclose the porch, the original north exterior wall of the foyer was removed, and the foyer was divided into two rooms. The back porch was enclosed, and the lower section of the interior staircase was removed. Finally, the original floor plan was obliterated. A previous owner purchased the house in 2000 and restored the exterior of the house and the garage and cleared out the interior. In 2008, owners, a member of the English faculty at Wofford College purchased the house and made some renovations to the interior of the house, including opening up the attic space for use, and have taken steps to gain LEED certification to the house.

The property owners/applicants, Dr. Rostan and Dr. Johnston are seeking approval from the Board of Architectural Design and Historical Review to renovate part of the exterior of the house

and the garage as listed above to enhance the functionality of the property and embellish the appearance of the house.

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.

Summary

Based on the five criteria in the Findings listed below and the attached Conditions of Approval, staff favors the construction of adding a two-story addition to the back of the house as it will be well secluded by the canopy trees on the south side of the property; of replacing the asphalt shingles with original shingles based on the original design material/texture of the roof per Sanborn Map and for the reason that the shingles on the north side of the house stay too damp and are molding and mildewing. The porch roof is especially bad as it gets very little direct sunlight. It has already sagged and rotted through once and been replaced with like-for-like material (asphalt shingles). Replacing asphalt shingles with metal roof will resolve the problems caused by asphalt shingles; of replacing the windows for the combined reasons of safety, egress, energy efficiency, damage, rotten, and beyond repairs; of replacing the garage roof and doors for like-for-like materials.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. The character and appropriateness of the design –

In terms of the two-story addition to the back of the house, it is a well-designed structure, and it will be well blended in and integrated with the primary structure by adding some additional rooms with different uses to make the house more functional; replacing the current asphalt shingle roof with original metal roof will resolve the material drying out issue resulting from not being able to get enough sunlight. The pitch of the roof will not be changed; the windows are in need of replacement due to the combination reasons of safety, egress, energy efficiency, damage,

and mold issues. The windows were repaired and painted before but were not done properly. One of the second-story original windows on the north side is a bedroom. The window should serve as the optimal emergency path escaping window, but is not operational because of the fixed upper pane in place and the interior storm window and shutters that were installed earlier to stop the carpet, furniture fabrics and artwork from sun fading further blocking an easy and safe egress. In addition, the windows are constantly holding water causing damage to wood sash and molding; the garage roof is old and in a bad condition. Changing the garage roof and doors will not change the character of the historic feature of the primary structure.

2. *The scale of the buildings –*

The scale of the primary structure will increase by 1,528 SF. The new two-story addition to the rear will project out from the south side of the house. The size of the garage will remain the same.

3. *The texture and materials –*

The texture and materials for the replacement of the original windows would be Board approved wood sash framed windows (the same used on Cleveland Hall restoration); the primary structure roof will be metal (proposed to use the same with the house standing on 276 Spring Street); the garage roof and doors replacement will be using like-for-like material that is metal for the roof and wood for the doors.

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

Adding a two-story structure to the rear of the house will enhance the house's functionality and since it will be hidden behind the existing house and secluded by the big canopy trees, it will not be visible from other houses or Peronneau Street. Even though the windows have character-defining features, the request for window replacement is reasonable given the beyond-repair conditions of the window and the safe egress of the emergency concerns. The roof replacement from asphalt shingle to metal will differentiate the project site from the rest of the properties on Peronneau Street, but due to the issues with the current asphalt shingle and original design material of the house per Sanborn Map, it should be considered. The garage doors and roof replacement will not make the project site stand out from the immediate surrounding neighborhood.

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

Both down and across Peronneau Street, even though such a big addition in the rear is not common in the neighborhood, it will enrich the function of the house while keeping the historic feature of the house and it is a well-designed structure hidden from the house and road. The new proposed windows are also harmonious with the neighborhood as the applicant will replace them with Board approved wood sash windows to improve the safety concerns of the emergency egress from the house and maintain the good quality and historic features of the house in the future. Throughout the Hampton Heights District, metal roofs are not a common roof texture feature, but it still harmonizes with the rest of the neighborhood.

And let's look at some pictures. So these are the five criteria that I just mentioned that the board needs to examine before they can make the decision. This is the current zoning map. I want to mention that this property belong to Dr. Kim and Mr. Matthew, and this property also is theirs. So both of those one and this one are their property. And this is the aerial photo, it you're looking from above. They've got a really big rear yard.

So this is the photo of the property with the beautiful landscape and this is a closer look with the garage. While the garage, in the report, is because it is visible from the public street, so that's why we bring it to the board.

Mr. Steinecke: And Nan, can you clarify this south side as we're looking at this the left side... Yeah-

Ms. Zhou: So it is this side. I mean, because if we look back, I consider this is north, this is south.

Ms. Zhou: It's in here. So I will give you a picture. So this is the canopy trees that if you stand here from this side, it is actually will not be that visible from the public way, but because it is projected a little bit and they wanted to make sure that the board is okay with it. And this is the property that is directly across the project site and this is the other side of Parnell Street, across the project site. These are the properties that to the right, no, to the left. As I mentioned, this property is also their property and this is the ones to the right.

So the following three pictures are provided by the property owner. The ones that are highly with circles are the original windows here, these two and this one. This one is the ones that supposed to serve as the egress on safety issues. And then the ones that chat with the crossing is the modern single pane and wood windows right now, in the house, all the house. And these are the windows replacement detail. As you can see here on the north side, here we also have four original windows.

Ms. Zhou: South side and then here we got another four original windows. These pictures are provided by the applicant. These are some of the conditions of the windows, why they wanted to replace it. You can see it is damaged and sag. And these are also the window conditions of the house. These two pictures are the current condition of the roof. They are thin and because they cannot get enough sunshine. This one is 276 South Spring Street. They want to change the asphalt shingle to this type of metal roof to resolve the issue of getting sunshine.

Dr. Melissa Walker: So the upper part and the porch part, right? The entire roof?

Ms. Zhou: Yes.

Dr. Melissa Walker: Okay.

Ms. Zhou: So this is the garage, looking. And then this is the condition of the garage roof. The applicant is thinking to replace like-for-like material, which is metal roof for the garage. And then for the doors, the would like to know whether the board have a standard for the garage doors that needs to be specifically to some texture or material that needs to be replaced for the garage.

Mr. Steinecke: I think it's preferred that it picks up on proportions somewhere in the house. Some sort of paneling in the doorway in the house or something like that, but... Those are metal doors currently? Are they sectional doors?

Kenneth Brown: I think it bends into a few pieces and goes up.

Mr. Steinecke: Sectional. And so, just to clarify. The roof as a like-for-like replacement is really a minor work.

Ms. Zhou: Yes.

Mr. Steinecke: But the doors are for us to consider?

Ms. Zhou: Do you mean the garage roof?

Mr. Steinecke: Yes. I do mean the garage roof. It's like-for-like there because you're proposing to replace with standing seam.

Ms. Zhou: Yeah.

Mr. Steinecke: Okay. Is there a specific proposal for the doors coming to us now?

Mr. Johnston: Oh, we don't really know what you guys might recommend from a historic perspective, but we were looking at something maybe wood.

Mr. Steinecke: Okay.

Mr. Johnston: Finished wood somehow. I don't know if it still retract into the garage or if it would be open doors or whatever. Again, we like suggestions.

Mr. Steinecke: Yeah.

Mr. Johnston: Something more historic.

Mr. Steinecke: That might not be anything we can approve tonight because I think we'd want to see some mock ups of something, but as a general suggestion point, I think picking up off proportions somewhere in the house is a way to move forward with that. If you want to come back to us again just for that portion of it later on, that's something you can do. Okay. And the proposed roof treatment for the house, it's pressed shingle instead of standing seam. You referenced 276 Spring which has the pressed tin or metal shingle, it's like that?

Kenneth Brown: And may I ask for clarification, the metal roof replacement is for the entire existing house plus the same material for the addition?

Mr. Johnston: Right. So for the little bit of the porch roof is going to be a standing seam of that because it's going to come back.

Ms. Zhou: So, based on the above findings and the staff favors their four items. And so, items included in the package is staff report, application, pictures of the project site, architectural drawing of the two story addition in the rear, and another piece of paper that I just gave to one of you, each one of you, is the letter coming from the neighbor that in support of their project.

Mr. Steinecke: Okay. Are there additional questions for Nan? Did you have more that you were going to... Oh, no, you wrote the questions. Okay. Any?

Kenneth Brown: Yeah. I'm the guy that always needs clarification. I want to make sure we understand what we're being asked to do. I already asked about the roof and I think I understood that there would be a small portion of standing seam because of how flat it is.

Mr. Johnston: On the back.

Kenneth Brown: Got it. I agree with Brad. I don't think we can handle item number three, which is the garage door until we see proposed garage door, is that a reasonable?

Kenneth Brown: Okay. I guess that's the end of my questions.

Mr. Steinecke: Okay. Well, thank you very much. Matt and Kim, would you like to come up and talk to us a little bit? A sample?

Dr. Melissa Walker: I know, it's so long.

Matt Johnston: From what I understand, this is Kam Neely. This is a sample from [inaudible]. What we're looking at doing is... So, all the existing cream parts, the molding around the windows would remain. And what we're replacing is just this little interior portion. Everything with an X on it has already been replaced. So these more windows have already been broken when the house was previously cut into six apartments I think. The whole front porch was boxed in. And when Jim and Vivian Fisher renovated the outside of the house, they replaced everything that's marked with an X with a double pane, wood sash window. Something similar to this. But they only replaced just the sash, the pane. And they left the tracks from the original tracks. And they're really, really loose in the frame so much so that you can see daylight through them. And also when you try to lift them, they always want to go from one side to the next and they get jammed when you try to lift them.

So this is one of the issues here. When we first did the house, we didn't have kids and now we've got kids in this room and this room and we want to make sure these are operational so we can escape in case of emergency. Three existing windows facing the street, this is the top pane has been fixed in place, the bottom one is not really, again, very usable. Most of the existing sashes that were not replaced. So, the ones in [inaudible]. They've been replaced once. So, Nico came in and basically clamped them and re glued them and filled in the rotten parts with a bondo which is a fiberglass putty. And we repainted them and this was now 14 years ago and that's what we're seeing when we see... Some of them have been re cracked. On the outside you can see that the re cracking where we're standing. This is where the pieces come together in the corners. They're expanding and cracking.

We can try and re clamp them and repair them with bondo again, but we're hoping to use something which is what Kam said, which is their historic replacement option. So, it's when we do need to do a historic wood option it's not clad, we're not using aluminum or what's the other one?

Mr. Johnston: Vinyl. Vinyl windows. So, we wanted to go through the expense of using the original windows. We have no muntins? Is that what they're called?

Kenneth Brown: Right.

Mr. Johnston: Muntins. So, they don't normally want to replace the windows if there's muntins, but we don't have any. We have a single pane over single pane, so the effect would be mostly invisible. We just plan on removing one little strip of wood right here and putting the whole box in and then putting the molding back up again. So basically we get new modern tracks with the modern sashes and double pane

glass, but otherwise we repaint it. And then we were going to do all the windows, even the ones on the back and sides with wood just to keep it all historic and consistent. The only windows that we wouldn't do like this would be the big ones in the back for the sunroom. That face the backyard.

The roof is, this faces north. And this is the part that's already been replaced once. We had a lot of water come down here. And the actual roof decking underneath was sagging. And it remains really, really wet all the time, partly because we have this things with hemlock, but also because it's a pervious pitch that faces north and our asphalt shingles that we put up there when we first moved in... You can't see as well in this picture, but in other pictures it's pretty notably moldy and it never really dries out, is our biggest problem.

Again, this is all supposed to be a very light colored shingle and it just remains like you saw here on this especially. This is, again, the place that we replaced it once and it's already starting to sag a little bit again. So, in terms of the roof, that's what we're looking to do is replace it with... This should be historic metal shingle, what my understanding is, and based on the same ordinance, our house likely had this originally, so we're just hoping to do something like this which would hopefully stay dryer and not so much water. Let's see-

Ms. Franke: And you're keeping the chimneys of course.

Mr. Johnston: Keeping the chimneys, yes.

Mr. Brown: Can you clarify the square footages?

Mr. Johnston: Oh, yeah, I'll get to that one second. Garage quick. Oh, yeah, we have a standing seam metal roof in the garage it could very well be historic because I'm surprised it hasn't leaked yet, but we're hoping to replace it with just something similar. Again, it's not really facing the road, if you're looking at it, you don't really see it, but it's visible so we wanted the permit.

Garage doors, we can come back at a later time, but we're looking for something that maybe is a little bit of stained wood or something like that to replace the metal. And then the last big thing we're looking at would be the addition on the back. And we just wanted to clarify, so right now, our house, if you look at it from space, is more or less big box with a kitchen sticking out the back and then a back covered porch. So the foundation that we're looking about adding is really only increasing the foundation around that kitchen and around that porch by maybe 30% or so.

I know it sounds like a big addition, but really, we're redoing the kitchen so we're not really adding that space. So, I know it's a whole big addition on the back, but really it's just, the kitchen's being redone, the porch is being enclosed and then we're adding the two rooms on top. So, in terms of actual new square footage, it's only going to be like eight or 900 square foot or something like that. And the foundation itself would get about 30% bigger. So, I know that sounds like a large scale addition, but its really just redoing one portion that's already there, enclosing the other portion, and adding two rooms over the top. Scale's not quite as big as it sounds like.

Mr. Steinecke: I think really the only reason that that rear addition is coming to us at all is because of that tiny little bit that comes out on the south side.

Mr. Johnston: So, what we wanted to do. We have a couple chimneys and we've already rebuilt those even though they're not operational. We have six or seven coal fire places that, none of them are operational so, in the room, little two foot tick out in the back is so we can get a wood burning fireplace in that new... Sorry. What else do we enclose the chimney.

Mr. Steinecke: So it's interesting that we're using Sandborn maps as evidence for an older material, to go back to an original look for it. I think that's a good thing. I like seeing that. So, I think the Sandborn map shows us that it's a metal roof but it doesn't exactly show us the pattern of the pressed tin. So I think it makes sense to go with one that we had approved on another house that did match the treatment for the historic roof treatment on that. But I think that there's some flexibility to that.

Mr. Johnston: Okay.

Mr. Johnston: I'm not tied to this exact example. We liked the light color. Light colored roofs are good for energy efficiency.

Mr. Johnston: Sun's always beating down and it reflects a lot of the heat instead of absorbing it through the attic. Again, our attic's a walk up so it already gets pretty hot.

Mr. Johnston: And we're hoping to keep it a light-colored shingle of some sort that doesn't get darker.

Mr. Steinecke: Think about the windows again.

Mr. Johnston: Yeah.

Mr. Steinecke: So, the frame of the sash is all wood?

Mr. Johnston: Everything should be wood. The sash is all wood. Anything that's going to be raising and lowering and then the channel on the side will be wood.

Mr. Johnston: Again, we want it to do something that wasn't clad in aluminum or vinyl, remain a fixed color. We like the flexibility of being able to paint the sashes. Most of the houses in the neighborhood have painted sashes in different colors and different options. More or less, we wanted to replace it with what it had, just an updated version.

Mr. Steinecke: Thank you.

Mr. Steinecke: We'll just set that there. That's fine. Okay. So its like-for-like materials in terms of the material of the sash. Really the only difference in material or composition in some way is the double pane part of it.

Mr. Johnston: Yeah. Some of them are the three that have been marked in zeros are single pane.

Mr. Steinecke: Are not double pane. Okay.

Mr. Johnston: Those are single pane. Everything else already has double pane, but again, it was just the sash that was replaced, it wasn't the whole.

Mr. Steinecke: Okay. So, in that case, it's the frame that you're replacing essentially, which is... I mean, I don't know the frame of it is actually even visible from the road. Is it? There's the trim that is on the exterior but not-

Mr. Johnston: Yeah, this is green. It's really, this is green here, the part that is wood. This molding will come down when we do the replacement, but it'll go back up again.

Mr. Steinecke: Yeah. Okay.

Mr. Steinecke: Are these all original windows? Or the replacements?

Mr. Johnston: This is an original window. This is one of the replacement windows you can see that Jim and Vivian put up. But this was just to show that there's actually a huge gap over the top here and if you look from the inside... Focus that picture. Make it... but there was a picture of one of the new replacement windows. Oh, here. It's actually this one. This is a replacement window, but that's daylight right there. You can see through this gap. It is pretty large. That's what we're dealing with is that these new sashes were put in place and they, I guess, were measured to fit in there.

Mr. Johnston: ... when they put them in, but they still are so wobbly.

Kenneth Brown: I have a question. This is Ken. You're pretty much saying what I expected and that is, even the replacement windows are not... I'm sorry. The windows on the left that we're looking at is a replacement window but it's obviously from some number of years ago. Did it predate your being in that house?

Mr. Johnston: It was in 2000 or so.

Mr. Brown: That was my question. Do you have any clue how old they were?

Mr. Johnston: About 20 years old. Again, they put in new double pane sashes and windows but not the tracks and everything, which is what we're trying to basically replace the side portion along the same time. So, yeah. They're modern windows.

Mr. Steinecke: Any other questions for Matt? Or for Kim? All right, well, hearing none, appreciate your comments there and we'll open this up for public hearing. Is there anyone from the public who would like to speak on the approval of the COA? Seeing none, we'll close that portion and switch to board deliberation.

The fact that there are no muntins in these windows, I think, is a big factor because I think we talked about this in a previous meeting, I don't know that you'll be able to pull that off if there were muntins in there, but they're just simple one over one, I think the look from the exterior of the street is going to be indistinguishable. And it's the same material. It's wood and glass.

There's a lot in this application, so we got a lot of factors in it. Y'all have thoughts about any of the rest of it?

Mr. Michels: Bill. Ken and I both these same thing, we talk about windows right now have muntins and it doesn't so it's not an issue if you double pane or anything like that. So, out of the whole project, that was my issue was the windows. I even looked at it today, both sides, they're all like that. They're all single over single pane, so I don't see an issue with that and that was my initial thought of it.

Mr. Johnston: Right. We don't have any original wavy glass panes either.

Mr. Michels: Yeah, I noticed that.

Mr. Johnston: They've all been broken.

Bill Michels: They've all been broken. Yeah. I saw that all the... Even the original windows have all been broken.

Ms. Rostan: He didn't break them.

Bill Michels: At one time in their life they'd all been broken.

Mr. Brown: This is Ken. I want to speak up one last time. If we come around to moving and seconding, I would like to ask that you would, the third item, we defer or excise or whatever the proper term is, the garage doors themselves as separate application and perhaps look at the proposal for the garage doors. We don't oppose the garage doors, but I don't like an open ended request.

Dr. Walker: I feel like we may have approved one for Susan Meyers on Peronneau. She bought a garage treatment that had sort of a harmonious garage door. I'd have to look back at the minutes.

Mr. Johnston: She's right across the street.

Dr. Melissa Walker: Yeah.

Mr. Steinecke: To look for inspiration.

Dr. Melissa Walker: For inspiration. I'm assuming she did it, but I just remember Paramount and garages. She definitely put together a nice packet of information that had options in it.

Mr. Steinecke: Okay. There's a garage next to y'all that's very visible too. I can't tell anything about the door treatment there if that's wood or paneling that y'all are interested in picking up on, that might be another place to look. But, yeah, I think some sort of specific mock up would be a... Even if it's just a basic drawing to give us an idea of what sort of panels or glass might be in there.

Mr. Steinecke: All right. We'll take a look at that when you all get back to us on that. Okay. Well, I think it sounds like we're kind of a consensus about it. Who wants to phrase that motion? Not me.

Mr. Brown: And I'm open to proposed amendments from my fellow board members. I would like to move that we accept this so long as item number three does not make any reference to the garage doors themselves. In other words, number one, number two, number four, and the roof on number three.

Mr. Steinecke: That sounds good to me. Although, I cannot even find in this packet where-

Ms. Reid: There's no numbers.

Mr. Steinecke: Yeah.

Ms. Reid: There it is.

Mr. Steinecke: That's it.

Ms. Reid: Also as you pointed out, the roof is like-for-like, so it shouldn't even necessarily be in front of us. So, we could just excise three, right?

On a motion by Mr. Brown, seconded by Ms. Reid, the motion to approve the certificate of appropriateness for major works was approved by a vote of 5-0 for items, 1, 2, and 4. Item number three – the garage door would come back before the Board for further review.

The Board of Architectural Design and Historic Review received a request for a Certificate of Appropriateness for Major Works. The applicant is seeking approval of a Certificate of Appropriateness to add a wood deck in the rear yard. The property is located at 323 South Hampton Drive.

Project Description and History

The project site is located on an approximately 7,655 square foot lot in the Hampton Heights Historic District. The site is located at the south side of Hampton Drive, with Pinckney Ct to the east boundary. The site currently contains one single-family home that was constructed in 1929. This residential structure is a wood-framed bungalow built over a brick crawlspace foundation. The structure has an open porch in the front and a gable shingle roof.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to add a wood deck in the rear yard since the rear deck is very publicly visible from Pinckney Ct. The applicant also intends to increase the current 4 ft tall privacy fence to 6 feet tall fence blocking the view from the street.

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.

Summary

Based on the five criteria in the Findings listed below and the attached Conditions of Approval, staff favors the construction of the rear deck as it complements the current house and is in good condition.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. The character and appropriateness of the design –

The rear deck is a wood framed structure aligned well with the east side of the house. It complements the current house design and will give the property owner extra room to the rear of the property.

2. *The scale of the buildings –*

The scale of the building will remain the same (35' by 55') since the proposed project will only add an unroofed deck to the rear of the property.

3. *The texture and materials –*

The texture and materials for the proposed rear deck is wood.

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

As the project site sits in the corner, there is no adjacent property to the right. Also, it is also hard to tell whether the adjacent property to the left has similar features or not since the view of the rear of the property is blocked by the six feet tall fence. The properties directly across the project site on South Hampton Street do not have a deck in the rear yard. The only rear deck that can be seen near the project site is another property standing on the west side of South Irwin Street.

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

Both down and across the street, even though the immediate surroundings do not have similar features, or the feature of the rear yard is hard to tell because of the invisibility of the rear yard, the newly constructed rear deck is harmonious with the Historic District since the rear deck is not a character-defining feature of a historic structure, is well done and designed to complement the house, and is a common feature in the overall Hampton Heights Historic neighborhood.

So based on the five criteria in the findings, staff favors the construction of the rear deck as remain as is, as it complements the current house and is in a good condition. So in the package, you will see a staff report application and pictures of the project site. That's it. Do you have any questions for me?

Mr. Brown: How did it come to our attention?

Ms. Zhou: Someone reported the building of the deck to the City Building Official and the planning department.

Ms. Zhou: The Building Official issued a stop work order on the door of the property and then notified the property owner that he cannot build a deck without a COA so by then the owners became aware that they needed a COA for Major works.

Mr. Brown: Okay, so now we know that they need one but just the fact that there's no permit, there never was a permit, does that need to be rectified in any way or is that not our job. But I don't feel comfortable approving something that was not permitted.

Mr. Michels: So there was a stop order put on the property because there was no permit to do the work. So we really don't need to worry about the fact the stairway has to be permitted. The city will ensure that the deck itself meets code. "Can we build a deck?" That's what we're approving. The city will have to approve whether or not it meets code at this point and will continue to meet code if we allow.

Mr. Brown: This is why I have allowed this company at this, ordinarily, we wouldn't see this unless permit had already been applied. And whether or not that permit... whether on discoveries that may or not because they're immaterial, come to us for approval and then the building department would review the deck to determine if it meets code?

Mr. Steinecke: Okay, that's right. It's like we're being asked to approve the concept of a deck being back there. And then the City is going to follow up to make sure that it is installed correctly.

Ms. Lerman: Marilyn and David Lerman. We did proceed with a deck because there was one there. We were unaware that we needed to get approval from Building department for a permit to install the deck.

Ms. Lerman: Currently we have a four foot scalloped fence on the property and we would be willing to make that higher if that's the problem around the fence. We, also, of course, would be fine with any permits and to do whatever is required. We apologize for the issue. There are really many homes that have these larger structures and really large decks and there are very few similar to the little ones over there. And we took pictures of some decks that would be similar on the street.

And, of course, the back has small rooms have lovely little decks built in 1900 and 19, whatever. And this one is built in 1930 and, of course, that would be the area for the washer and dryer and these is a smaller size.

Mr. Lerman: I think she was saying is the original porch to the house as we made into a washer and dryer area. I guess we do some sit out to smaller area and maybe that steps. The only I could add is the lot slopes down in the backyard and it also slopes to the curb, so it makes a little more prominent that way because when it's going down, if the house I measure is 36 inches where the deck starts on one side and four feet on another side, so as the deck is level kind of tilts to the street until it's back on it's arc.

So if we could... and the fence is scallops is the feet and is low maybe 44 or 48 inches in. And so, we'd be willing to go six feet or put an eight foot fence, anything that we have to do to really or anything that's appropriate that we can do that you can think of it, and why anyone to do find that.

Ms. Lerman: And we do have some pictures of other decks more visible from the street, from the patio, from the side and many positions.

Ms. Reid: Yeah, I think it's less an issue of the deck being a problem and more an issue that you just didn't get the permit, the process of building it. Because you're on the corner, obviously, it's you're under totally different rules than the people you can see the decks.

Ms. Lerman: We were wrong about that and I really do apologize. We go out and feels declarative doing existing thing that was already there and which is any-

Ms. Franke: Is that the full surface of what is going to be final and if they're going to be that different steps coming together?

Mr. Lerman: So they come in straight out down and you can have a light and you have them go in a direction.

Mr. Lerman: I mean, extend it proportion to the house. We really didn't go existing out to the right or to the left. We kept it according to the rules at the side of the house and we do give a system [inaudible], but it's quite a little drop so it's really doesn't take up the space.

Mr. Steinecke: If the steps coming down would have railings that would match what you've got on there?

Mr. Lerman: Yes.

Mr. Steinecke: ... would it be the full width of that opening?

Mr. Steinecke: I mean, the fact that it's noticeable isn't inherently objectionable to me. I mean, I don't have a problem with being able to see it from the road. It's just that it comes under our review if it is visible from the road.

Mr. Lerman: And we're willing to do anything that [inaudible] if it doesn't mean, however, this property will, of course, need it.

Mr. Brown: This is Ken, I know I'm sounding repetitious, but again, I hesitate to prove something that hasn't been reviewed by building department. We don't know what the connections are between the deck and house. We don't know if the foundation that holds up the house is adequate for the load that this imposes. We can't see from looking at these posts out here at the extreme and have footings underneath them or if they are just resting on soil.

Mr. Michels: I think we need to decide whether to approve the deck or not. And the City would decide if the existing deck meets code. If does not meet code, the City would require removal and rebuilding the deck.

Mr. Steinecke: Our COA, will say as long as the meets city code.

Mr. Steinecke: Very good. Is there anyone from the public that like to speak?

Mr. Steinecke: Thank you. Very good. Well then, we can switch to board deliberation. Ken I think your comments are well put and it's something that we haven't talked through in some cases about these sort of retroactive approvals, but it's good. Good to have that understanding of how that process will work.

Mr. Michels: We don't have further review of the foundation. We're just approving the concept, we're just able to view concept. I live on the corner. We have established over time that we are a little more lenient because if you live on a corner lots it is someone's backyard that is visible from the street. Almost every other house is not a corner lot and has a private back yard.

Ms. Franke: Also, I would say raising the fence I don't think that's needed, I think this is more, we don't need to hide structure.

Mr. Steinecke: You are welcomed to build a difference fence if you want as long as it meets the guidelines, and there is a six-foot cap or something on the maximum height that can be. If you want to add hedges you're very welcome, but we're not going to say that you have to. There are different evergreen species that grow around so that you can find one that will meet what you need, if that's the concern for you all.

Mr. Livingston: And for the record, you do need a minor COA if you will install a fence.

On a motion by Ms. Reid, seconded by Mr. Michels, the certificate of appropriateness for major works was approved by a vote of 5-0.

Mr. Steinecke: That takes care of the four new business assignments. We have a hefty agenda here. Our first in-person meeting in two years, but we've made it. The last things that are left are minor works that have been approved and stamped.

Staff Announcements

Mr. Livingston: We are going through that process for the approval of the Comprehensive Plan. We have one more final presentation on Tuesday, April 19th at the Spartanburg Community College at 6:00 PM. There will be food at that event and we're asking the general public to just attend, ask any questions they have about the plan and it's process. We hope to take the plan before the planning commission on April 21, at 5:30 PM.

Mr. Steinecke: There's a historic preservation conference next Friday and Ken and I were talking about this earlier.

Adjournment

The meeting ended at 7:13 PM.

Brad Steinecke, Chairman

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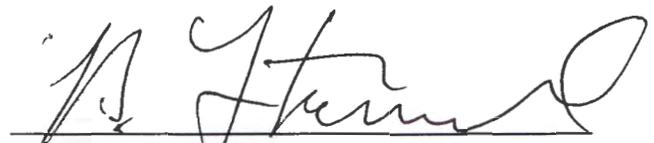
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