

**The City of Spartanburg Board of Architectural Design & Historic Review**  
**Thursday, April 8, 2021 at 5:30pm**  
**Zoom Meeting Minutes**

The Board of Architectural Design and Review (HARB) met via ZOOM on Thursday, March 11, 2021 at 5:30pm. The following Board members attended this meeting: Anne Rodrick, Kenneth Brown, Melissa Walker, Ray Trail, Meg Reid, Rhiannon Leebrick, and Brad Steinecke. Absent were Kathleen Crowley and Josh Lonon. Representing the Planning Department were Martin Livingston, Community Development Director and Julie Roland, Administrative Assistant.

**Roll Call**

Mr. Trail, the Chair, called the meeting to order and stated that notice of this meeting was posted and provided to the media 24 hours in advance as required by the Freedom of Information Act.

Mr. Trail said seven of the nine Members of the Board were present, constituting a quorum, and he went over the procedure for the meeting.

Ms. Walker moved approval of the Agenda for tonight's meeting; and she was seconded by Mr. Steinecke. The motion was approved by a vote of 7 to 0.

**Disposition of the Meeting Minutes from the March 11, 2021 Meeting**

Ms. Rodrick moved for approval of the minutes from the March 11, 2021 meeting and was seconded by Mr. Brown. The minutes were approved by a vote of 7 to 0.

**Old Business – None**

**New Business:**

**Certificate of Appropriateness request regarding a Certificate of Appropriateness for Major Works at 232 Hydrick Street in the Hampton Heights Historic District (TMS # 7-12-14-166.00). Applicant is seeking permission to construct a new 2,296 square foot house on a property in the R-8/SFD zone district. Stan Summey, Applicant.**

Mr. Livingston said Mr. Chairman, members of the Board, the Board of Architectural Design and Historic Review has received a request regarding a Certificate of Appropriateness for Major Works for a new construction at 232 Hydrick Street in the Hampton Heights District located on Tax Map Sheet 7-12-14-166.00. Applicant is seeking permission to construct a new 2,296 square foot home on a property in the R-8 Single Family District. Stan Summey is the applicant. The project site is an approximately 7,500 square foot lot in the Hampton Heights District. The site is located between Beta Club Way and West Henry Street, at the northern edge of the Hampton Heights Historic District. The site is currently vacant, as the original house was demolished in 2011 due to its substandard and condemned state. As such, the applicant is proposing to conduct one single-family dwelling unit on the lot. The new structure will be approximately 2,296 square feet in area, and it will contain three bedrooms and three and a half baths.

The house can be described as a one and a half story bungalow with a rectangular shape and prominent front porch and a second story balcony porch. The lower porch will extend along the front and the side about 33 feet. It will be nine feet in depth. It will be supported by brick foundations, brick columns, and two wood posts per column, and it will be enclosed by a porch railing. The applicant is proposing to clad the house in cement fiber siding and trim, which is James Hardy hardieplank lap siding. The windows will be a wood dual pane, two over two, true divided light. The front door is proposed to be a wood craftsman with six panels. The roof will be comprised of charcoal architectural shingles. The applicant has chosen a neutral color scheme, SW, Sherwin Williams Sea Salt, for the body of the house, SW

Sherwin Williams Alabaster for the trim, SW Sherwin Williams Black Emerald for the door and windows. The stock plan is an example of the house design with some details revised.

## Analysis

The project site is located within the Hampton Heights District, which has design guidelines for development. The purpose of the manual is to provide a property owner's guidance for the preservation and protection of historic districts. However, this is a new house, and so the new house must comply with Section 510 and 6.0, the New Construction Guidelines as found in the Design Manual. And so the new structure must meet requirement under Section 6.2, Recognizing the Prevailing Character of the Existing Developments. It must recognize Building Setback and Orientation, Directional Emphasis, the Shape of the Building, the Mounting of the Building on the lot, the Proportion of the building, the Rhythm of the street, and the Scale and Height of the property.

What I'll do now, Mr. Chairman, is share my screen and go through the presentation. Can everyone see my screen. Okay. This is the new construction of 232 Hydrick Street. The lot is in the R-8 Single Family District. This is Beta Club Way. This is West Henry Street. It's the second lot on your right coming from West Henry Street. Here you see the lot is a vacant lot at 232 Hydrick Street. The majority of the street is completely built out except for maybe one or two lots further up Hydrick Street and then a large vacant lot on South Spring Street.

Photo of the lot. Right here is about three feet high from the next lot over, the next house over, and then it levels all the way to the back of the lot. This is a view of Hydrick Street from your left looking down, and the lot is located four houses down on this side. There's a two-story house on this street. And across from the lot, four houses up are these four houses that you see on the right and then another two-story house as well. Houses on South Spring Street on the other block, two stories. This probably fits the form that we'll be sharing with you. This has a balcony porch as well and a prominent front porch. Here are other two-story homes on Hydrick Street. This one is boarded up, and the property owners are working to try to get this repaired. We talked about the different requirements for a new construction. Must meet the prevailing character of existing developments, building setback and orientation, directional emphasis, shape, massing, proportion, rhythm, scale, and height of the structure.

The applicant has submitted some information to share with the Board. The key specs, its 2,296 square foot, three-bedroom, three and a half bath. It's a story and a half. The overall dimensions, front dimension is 35 feet by 10, and the depth is 60 feet by four with a ridge height of 25 by nine feet. The crawl space will be brick. Charcoal architectural shingles. The roof pitch is about 8/12. Cedar Hardieplank siding. Two over two windows. The exterior front door will be painted wood, and we discussed six panel. And the front porch will be tongue and groove flooring, painted wood columns, or brick lure portion painted posts and pickets. The applicant did provide a note that says, "Please note that the elevation shows different in some ways from the design presentation. HARB should rely on the words and not just the elevation in the pictures. Differences are as follows. The subject's home roof will have an architectural shingle and not be metal. The foundation will be completely brick and not pillars and wood. And the newel post will not have a ball at the top of it. So we'll share those. And here are the colors as well.

Here's a site plan that shows two strips, driveway strips, which is required in the Hampton Heights guideline, the floor plan of the house showing the scale of the house to the lot, and then a parking pad in the rear. Here is a description of the house, a visual of the house with the second porch balcony, first prominent porch with columns and two posts. These newel posts, the balls in the newel posts will be removed in the actual construction. There will not be a metal roof. Here's a view of the front, the sides, and the rear of the house. Here you see wood between brick piers that will all be brick foundation throughout the house. No metal roof. There will be architectural shingles. Floor plan of the house with the

front porch and the second porch as well, and a rear porch in the back as well. The applicant provided these to show different designs in the neighborhood that are two-story. Here's the one that's similar in design, but not exactly.

I did want to have a conversation with the Board about divided light. I think this has come up several times. I did want to share this slide about differences in divided lights. This is a simulated divided light with the grills in the front of the window and on the interior of the window. This is a double paned window. This is a simulated divided light with a spacer in between the windows. This is double pane again, but the grills are in the front and rear. And sometimes this spacer is metal or plastic and would not meet the HARB requirements. There's the authentic divided light, which is typically single pane windows. This is what typically the Board has approved. There are grills between the glass. This is typically not what the Board approves. This is on the Pinckney Court property, which the Board denied recently. And then these are the removable grills which came up at last month's meeting, and this was also denied. Double pane with removable grills. Now I'll answer any questions the Board may have.

Mr. Trail said any questions from the Board.

Mr. Brown said can you put the diagram of the windows back up please, Martin. The one on the top row in the center that says "simulated divided light with spacer bar"... I'm sorry, the one on the right-hand side that says "authentic divided light," is that what we've been calling a true divided light. At least that's what I've been calling it.

Mr. Livingston said yes, that's what we've been calling true divided light.

Mr. Brown said authentic divided light is essentially the same thing as true divided light.

Mr. Livingston said that's correct.

Mr. Brown said all right, I just wanted to be clear. Thank you.

Mr. Steinecke said I think in the packet it noted something about the setback off of the street. The zoning calls for one depth, but in order to match the other houses on the street a separate depth would be utilized. Can you go into some detail about that.

Mr. Livingston said sure. We check the depths of the other houses on the street, because one of the requirements of the new construction guidelines and the HARB guidelines is that the house match the scale and rhythm of other properties on the street. Some properties are 20 feet setback, but the majority of the properties have been set back anywhere from 12 to 15 feet. I think the house adjacent to the lot is probably the closest. This looks less than 10 feet. And so the applicant may be required... in order to meet the rhythm and scale of the street may be required to move the house closer to the street to match the existing properties on the street.

Mr. Steinecke said will that affect in any way the approval process tonight. Or is that something that can be addressed closer to the time of construction.

Mr. Livingston said that is actually included in the conditions of approval, that the applicant review the setbacks and apply to the Board of Zoning Appeals for variance on the setback. It can be approved tonight, and then the Board of Zoning Appeals requirement would have to go before the Board of Zoning Appeals to get an approval on the setbacks.

Mr. Brown said if the current zone calls for I think you said 20 feet and many of the houses are already in violation, is it conceivable that the zoning ordinance came after the houses were constructed.

Mr. Livingston said yes. Typically, the zoning ordinance was created in 1968.

Mr. Brown said ah.

Mr. Livingston said any lots that were around in 1971 are considered non-conforming. Any structure that doesn't meet the requirements of the zoning ordinance are considered non-conforming.

Mr. Brown said so we would have to expect a variance to do this, but that's not really our charge tonight, right.

Mr. Livingston said that's correct. That's not the charge of the HARB.

Mr. Steinecke said I think Ray is in and out as his internet allows, so I told him that I'll step in as necessary. Are there any additional questions for Martin. Hearing none, I suppose we'll turn to public comment. Are there questions or comments from the public.

Ms. Reid said don't we hear from the homeowners.

Mr. Steinecke said that's true. Mr. Summey, would you like to comment on this matter, make any additional suggestions or comments.

Mr. Summey said I really don't have any. Martin covered it well, and I don't think I've got anything to add to be honest with you.

Mr. Steinecke said thank you. Any public comments at this point.

Mr. Livingston said I don't see any raised hands or anything in the chat, Mr. Vice Chairman.

Mr. Steinecke said all right then. Well, I suppose we can move to a Board Deliberation. Anyone have any comments or things that they'd like to discuss about this matter.

Ms. Reid said I just wanted to say first that the difference between the first thing that was submitted and this is just a huge, great difference. I feel like I've never seen... We talked about it for a really long time, and I just appreciate, Stan, how much you took all of that input and produced something that looks really amazing and I think looks a lot more like what we were all talking about last time and fits the space a lot better, like we were talking about the rhythm. I just wanted to say a positive comment of how lovely it looks. Thank you for going back to the drawing board and trying again.

Mr. Brown said I echo what Meg said. I'm an architect. I'm really thrilled to see something that looks nearly authentic. I've got to tell you though, as an architect I was a little bit troubled on the front elevation, because it appears as though the main entrance does not align with the door above it in the balcony. Please assure me that that's just a drawing issue and not a design issue.

Mr. Summey said it is a drawing issue. If it appears to be that way, it does align perfectly. It will align perfectly with the upstairs.

Mr. Brown said thank you, because as an architect, that sort of thing just leaps off the page.

Mr. Summey said yeah, I can see how that might be seen, but it definitely aligns.

Mr. Trail said okay, I'm back. I got lost again. If it goes out again, I'm just going to let Brad take it from there, because I have no idea what's going on. Are we to Mr. Summey yet, or are we still asking for questions from the Board.

Mr. Steinecke said we're in the Board deliberation point. I think we're actually ready for a motion if anyone's prepared to make one.

Mr. Trail said okay, great. Good. Thank you, Brad. Okay, do you we have a motion from anybody if there are no more questions.

Mr. Brown moved for approval of the request, and was seconded by Ms. Reid. The motion carried with a vote of 7-0.

**Certificate of Appropriateness for Major Works – Request for an extension of a Certificate of Appropriateness at 620 S. Irwin Avenue the Hampton Heights Historic District (TMS # 7-16-06-008.00). Stan Summey, Applicant.**

Mr. Livingston said all right, the second one. Mr. Chairman, Members of the Board, we have a Certificate of Appropriateness for Major Works request for an extension of a Certificate of Appropriateness at 620 South Irwin Avenue in the Hampton Heights Historic District. Stan Summey is the applicant. The City has received a request for an extension of a Certificate of Appropriateness, a COA, for Major Works for new construction at 620 South Irwin Avenue. At its October 8th, 2020 meeting, the Board of Architectural Design and Historic Review approved a Certificate of Appropriateness for a new construction of a home on this site with a condition of approval that a six-month extension would be required if the construction has not started. No permits have been pulled. No construction has started. The developer is requesting approval for a six-month extension to complete the due diligence on the project. The South Carolina State Housing Finance and Development Authority has only recently completed its due diligence in March. It's now requesting financial information to proceed with the development. Attached is a copy of the letter from the applicant and the letter of an extension as well as the Board approval with conditions for the Board to review. If the extension is approved, the original Certificate of Appropriateness would end on October 8th, 2021. Staff recommends approval of the extension. Stan is here to answer any questions should you have any questions for the applicant.

Mr. Trail said thank you sir. Any questions for Mr. Livingston. Okay. Any questions for Mr. Summey. Hearing none, is there anybody from the public that wanted to comment on this, Martin.

Mr. Livingston said I don't see any raised hands or anything in the chat. Yes. I see one raised hand. Hold on. Ms. Franke, you can speak. Syvelie Franke.

Ms. Syvelie Franke said thank you for the opportunity. The main comment from me was kind of echoing what Meg said. I know the project got approved, but when you see the difference when Mr. Summey went back to the drawing board between what wasn't approved by the Board and what he is now bringing back as the new house that's going to be built up on Hydrick, it's just beautiful. It's kind of a shame to know that the entrance on the west side of Hampton Heights Neighborhood will have that small... I understand its low income, but not very impressive house on that beautiful area. I just feel like maybe it's an opportunity that's missed. Since you have a chance to potentially not reject because it was approved, but put it on hold until maybe it is being reviewed and come back with a better design. That was my main comment there.

Mr. Trail said okay, thank you Ms. Franke. Was there anyone else, Martin.

Mr. Livingston said I don't have anyone else, Mr. Chairman.

Mr. Trail said okay, then we'll close the public comments for the meeting and return for deliberation. Thoughts and comments from the Board. Ms. Walker.

Ms. Walker said yes. If memory serves me, I believe that this lot was much smaller than the lot on Hydrick. Is that correct.

Mr. Livingston said yes, it was.

Ms. Reid said okay, so it might not accommodate a larger, more impressive house. And more importantly, the decision was that the Hydrick Street lot, being so large and grand and having large houses around it, required a larger house in a way that the Irwin property does not. Or as you said, couldn't accommodate.

Mr. Livingston said that's correct.

Mr. Steinecke said the income restrictions that are on that property also affect it in a big way. I think that's as much the limiting factor here as anything.

Ms. Walker said I believe that's the source of most of the delay as well, is getting those approvals.

Mr. Trail said okay, any other comments from the Board. Do we have any motions from the Board.

Ms. Walker moved for approval of the extension, and was seconded by Ms. Rodrick. The motion carried with a vote of 7-0.

Mr. Trail said okay, it looks like that carries. Thank you, Mr. Summey. We appreciate you.

At this time, we'll return to the update on the Certificate of Appropriateness for Minor Works. Everyone should have gotten a copy of that. I think there were four of them. Were there any questions or comments about those. Hearing none, we will continue on with our agenda.

Mr. Steinecke said I have a question about the house on Pinckney Court 550 and the window sash debacle for lack of a better word with that. Martin, do you have any updates about that. I received a message from someone who either has that house under contract or is in negotiations with the owner about it. I'm curious to know... And I think he's left you a voicemail about that as well, but I wanted to hear from an official capacity about that.

Mr. Livingston said where we stand right now is that the property owners have been issued a summons to appear in court. We have placed a Lis Pendens on the property, and a Lis Pendens basically a notification to the owners and future purchasers of the house that the property is not in compliance with the HARB requirements. Anyone who purchases that house will be responsible for replacing those windows in accordance with the HARB requirements. The property owners have been issued a summons. They have retained an attorney. Their attorney is having that conversation with the City Attorney.

Mr. Trail said thank you sir. Any other comments. Okay, thank you. We'll move to staff updates. Ms. Roland said, you want this one now.

Ms. Roland said yeah, can you all hear me.

Mr. Trail said yes ma'am.

Ms. Roland said okay. At the April 12th City Council meeting, the City Clerk informed me she's going to be declaring to Council the Board Members' terms that will be up as of June 30th, 2021 and also the Board Members whose first term will be up for reappointment should the Mayor and Council decide to do so. And Ray, I hate to say it, we're going to miss you. Unless something happens, you'll be going away on the 30th of June. We will have a vacant Board position on the HARB. I think we've got one that can be reappointed maybe. I'll send everybody... Yeah, Kathleen I know could be reappointed possibly and Josh Lonon. There were a few on all of our Boards that wanted to be considered. You have to fill out a new form, and Council will look at it. Just because you're already on the Board, I was told, does not mean you will be reappointed yet. Anyway, I just wanted to say that, and we'll surely hate to lose Ray this year. But Ray, you can apply for some of our other Boards. I can send you a list.

Ms. Reid said Ms. Roland said, I have a question. There was talk last year about there... and this is just out of my own curiosity... about requiring... City Council wanted to interview members for these positions. Did that actually end up happening, or was that just a discussion that was logged out there and abandoned.

Ms. Roland said the City Clerk had said they may interview for all appointments or reappointments. I believe she had said it was made mention that the newer Council may want to interview for all positions, but she was not exactly sure. She did say even requests to be considered for reappointment would need to fill out another form which can be emailed to the City Clerk at [ckellner@cityofspartanburg.org](mailto:ckellner@cityofspartanburg.org). or you may send to me and I will forward. But I would do it as soon as possible anybody that needs to, and I'll send all of you a Board Member form if you know somebody that would like to serve on any of the Boards. It's the same form to fill out for any of them. And also, anybody on this Board other than Brad Steinecke or an attorney still needs to get their 2021 Continued Ed training, and they're still doing all that online as far as I know. I mean, they haven't sent out anything lately. Still waiting to hear if they send anything else out or we get sent something, like Brad and Martin had attended... and Emily. I know Brad mentioned at the last meeting maybe everybody could watch those recordings, but you cannot do that. So we've got to wait for something else to come up. Martin, do you have anything.

Mr. Livingston said we did receive another recommendation for the Historic Preservation List. That will probably come before the Board in May. I need to complete a couple of due diligence before we present that to the Board.

Mr. Steinecke said very good. Seeing that Ray has again left us, I don't recall there being anything further on the agenda. Martin, if I'm mistaken, please correct me.

Mr. Livingston said no, nothing else, Mr. Vice Chairman.

Ms. Roland asked Mr. Steinecke when he thought the Board should vote on Chair and Vice-Chair this year.

Mr. Steinecke said if memory serves, I think at Ms. Love's final meeting we voted on the incoming chair at that meeting. I think that seems to be appropriate.

Ms. Roland said that's what I think probably would be the best thing. Anyway, Ray, you need to apply for a new Board.

Mr. Livingston said Ray's no longer on.

Ms. Roland said okay, that's all I have.

Mr. Steinecke said very good. Well, thank you all. If there's a motion to adjourn, we can take that motion at this point.

There being no other business, the meeting ended at 6:18 PM.

  
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Ray Trail, Chair

Minutes edited by Logan Witter and Julie Roland