



The Spartanburg Design Review Board

DESIGN REVIEW BOARD
Tuesday, January 18, 2017
City Council Chambers
145 W. Broad Street at 5:30 P.M.

The Public Is Cordially Invited To Attend This Meeting

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

NO PRE-AGENDA MEETING

- I. Call to Order.
- II. Roll Call.
- III. Approval of Agenda for the January 18, 2017 Design Review Board Meeting.
- IV. Approval of the Minutes from the Joint Meeting regarding Design Review Board & HARB Board; regarding Design Review Board Portion only.
- V. New Business:
 - A. Public Hearing regarding request for the proposed restaurant concept located at the parcel numbered TMS#7-12-21-039.00 for the property located at 125 East Main Street in the DT-6 District, from William J. Gray, McMillan Pazdan Smith Architecture, on behalf of South Phifer Properties, LLC, Owner.
 - B. Preliminary Discussion with Developers of potential redevelopment of southeast corner of East Main Street and Pine Street – Chris Story.
- VI. Staff Announcements
 - One Design Review Board Member Vacancy
- VII. Adjournment

**Meeting Minutes of the Design Review Board (DRB)
And Historic Architectural Review Board (HARB)
Meeting
Thursday, December 8, 2016**

The Design Review Board (DRB) and the Historic Architectural Review Board (HARB) met jointly in the City Hall Council Chambers on Thursday, December 8, 2016, at 5:00 P.M., for one new business case that pertained to both boards. The Design Review Board (DRB) members in attendance: Ricky Richardson, Tip Pitts, Bill Joslin, and Mike Henthorn. The Historic Architectural Review Board (HARB) Board members in attendance: Ray Trail, Joshua Turner, Al Jolly, Brad Steinecke, Carolyn Schoepf, and Will Ringo. HARB Board Members absent were Sarah Love and Thomas Koenig. Representing the Planning Department were Natalia Rosario, Planner III and Julie Roland, Administrative Assistant. Assistant City Manager Chris Story also attended the meeting.

Roll Call:

Mr. Richardson, the DRB 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. Richardson said three Board DRB Members of a current four member Board were currently present with the fourth member expected momentarily, constituting a quorum.

Mr. Trail, Vice-Chair of the HARB Board 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 five HARB Board Members were currently present constituting a quorum, and three members were absent.

New Business Case:

Public Hearing regarding request for the proposed addition to and total rehabilitation to Local Historic Standards of a mixed use building for the parcel numbered TMS#7-12-18-076.00 for the property located at 174 East Main Street (former Aug. Smith Building) in the DT-6 District, from Rob Couch, McMillan Pazdan Smith Architecture, on behalf of Blue Wall Real Estate, LLC, Owner.

Assistant City Manager Chris Story came forward and thanked both Boards for agreeing to meet together regarding the case; and he explained there were two actions (one for each body) related to the project. One was for the request and recommendation from the City Staff that the HARB Board certify the work on this structure for Special Assessment for Rehabilitated Historic Property; and two, as a substantial modification to an existing building in the jurisdiction of the DRB, it needed design review and approval. He said the two actions of the respective Boards were needed and that discussion and a vote could occur after the presentation.

Ms. Rosario, Planner III came forward and said the only thing she would add to the introduction was it would be two separate votes, with one public hearing.

Mr. Bogue Wallin, Principal of Blue Wall Real Estate, LLC came forward and informed the Board Members he had been in the development business for over thirty years and had lived in the upstate for the last eighteen years. Mr. Wallin said this project was very important to him personally, as well as his company; and although it had been challenging to create an adaptive re-use for this particular building, they were very excited about the project and felt it would fit very nicely into the fabric of the Main Street.

Mr. Rob Couch, Architect with McMillan Pazdan Smith Architecture came forward and said they were also very excited about the proposed project as well; and he said there were several additions to the existing roof that would be demolished to make room for a new two-story penthouse. He showed a slide of the original configuration of the building, and how it currently existed. Mr. Couch provided some background information; and said the Aug. Smith Building was constructed in the late 1920's and operated as Aug. Smith's Department Store until 1983 when Bishop Furniture moved in to the building. The original façade of the building was altered sometime in the mid twentieth century, and at that point it was completely demolished and filled in with stucco; and there was nothing left of the original façade.

[Editor's Note: HARB Board Member Al Jolly arrived to the meeting at 5:11 P.M.]

Mr. Couch explained another slide of the old Main Street Mall from around 1954; and a slide of the old Franklin Hotel.

[Editor's Note: DRB Board Member Mike Henthorn arrived to the meeting at 5:13 P.M.]

Mr. Couch explained they were proposing an adaptive reuse of the existing structure that would include 45 apartments, approximately 3600 square feet of ground level retail and 4200 square feet of additional commercial space in the lower level, a ground level leasing office and residential amenity spaces. The penthouse addition they proposed was a two-story addition that would be clad and painted; James Hardy Artisan siding which was a lap siding which was their premium siding and was a thicker board than the regular quarter inch board, in order to get a deeper and nicer profile (that was more in keeping with a true wood or cedar lap siding). There would also be a series of balconies on the two story addition which would be metal and have cedar soffits with cable guardrails. Mr. Couch explained they liked to say the design was acknowledging the original façade and retained the original character of the building, and through the adaptive reuse of the property they were activating it with new uses, new design elements, operable windows and the old openings, and new ground level storefront and exterior terraces and balconies. He showed a slide of the site/roof plan with the addition shaded in gray; and explained they had made an attempt to hold the addition back from the existing parapet wall between approximately nine to twelve feet just to limit the scale of the addition and the impact of the addition on the existing structure. He showed a slide of the ground level plan which was level with Main Street; and he pointed out there were two large retail spaces that fronted with entrances on Main Street, and the rear of the first floor would be apartments on ground level. They were also creating a new entry at the corner of Liberty and Dunbar Street. The entry that was there now had a little bit of storefront elements that functioned as a showcase display, but was not the original entry; so they were going to reconfigure that entry to allow access from Dunbar Street up to the first floor residential entry and also new stairs that would provide an active entry to the lower level or basement commercial spaces. He said the idea was to have active entries on both streets, with retail use access for both.

Board Questions:

Design Review Board Member Richardson asked Mr. Couch about the large set of steps in the front of the building that led to the basement regarding the basement access.

Mr. Couch explained it would go from the basement to the top level, and they would demolish the stairs that were currently in place that were not original to the building to make way for the new stair tower. He showed a slide of the basement floor plan, and pointed out the large commercial space that would be available in the basement, with the remainder of the space to be used for mechanical utility spaces and some storage for the residences. He said they would infill the existing mezzanine in the back with units and expand it to pick up a few more units; and he pointed out the spaces that would have the tall double height retail and amenity spaces on the first floor that would have the eighteen foot ceilings that were in place now. The third and fourth floor would have apartments for the full levels, and the floor plans were similar for each of those levels. On the fifth floor, first level of the penthouse addition, there would be eight units on this level and wood terraces along both facades. The sixth floor, the second level of the penthouse addition would be apartment units with private balconies for each unit with a residential amenity space with a deck that overlooked Main Street. He said the design approach for the Main Street façade would be that it would match the original composition of the building; would be recreating the original opening sizes and window profiles and configurations with new aluminum windows that would have new historic muntin profiles; and then the trim that surrounds the windows would be fiber cement painted with similar profiles and painted to match what the original building was, which was taken from an original set of drawings they had obtained. Mr. Couch said there would be a new ground level store front, and he showed the two retail tenant spaces on either side that would have folding aluminum doors that would be able to open fully to activate the streetscape and at the center would be a new residential entry. The stair entry would be clad in stained wood just the same as the soffits on the underside of the balconies. He showed how they were proposing to enlarge and re-open the existing windows along Liberty Street. They were going to lower some of the sills in order to accommodate the apartments. They were also reintroducing the canopy that

was original to the building, and the one that was there now was not part of the original design. The intent was to replace it in the same scale and profile as the original. He showed a slide regarding the demolition plan and said the “red” indicated the existing openings and “blue” keyed in where they were going to enlarge those. Right now there was an existing fire scape that had a couple of doors to it; and they would be picking up that pattern and replacing doors in those openings that would have Juliette balconies and there would be a pair of French doors that opened inside and have a balcony railing, and would repeat that pattern along to the rear on the Dunbar Street Side as well. On a slide of the Dunbar Street side, he showed a new opening for the entrance to the lower level commercial space as well as residential on the first floor. Finally they were adding some new openings on the eastern facade to accommodate apartments along that façade as well. Mr. Couch concluded his presentation by saying they were excited about the project and felt it was an important step in the life of the building.

HARB Board Member Questions:

- Mr. Steinecke asked about a decorative element that ran horizontal in the existing building along the top of the window opening that did not appear to be shown in the new rendering.
- Mr. Couch explained there was a banding profile that would remain and all of the existing stone would stay; and it would be cleaned up only.
- Mr. Jolly asked if the old fenestration was underneath.
- Mr. Couch said they were proposing all the stucco would be demolished and would be infilled with a fair facsimile of what was there.
- Ms. Schoepf asked how many units would be in the penthouse.
- Mr. Couch said there would be eight on the fifth floor and six on the sixth floor.
- Mr. Jolly asked how they would get by without windows in the bedrooms.
- Mr. Couch explained they would be naturally ventilated.
- Mr. Trail asked where the residents would park.
- Mr. Couch said in the Dunbar Street Garage.
- Mr. Wallin informed all the Board Members that City Council had approved a Development Agreement the previous week for the residents to park in the Dunbar Street Garage.

DRB Board Member Questions:

- Mr. Henthorn asked if the building was sprinkled.
- Mr. Couch said the building would be fully sprinkled and there would be two means of egress on each level. They did not have to have the requirement of emergency egress through windows.
- Mr. Joslin said he assumed they already had preliminary meetings with the City Code Officials.
- Mr. Couch said they had.
- Mr. Richardson asked if someone wanted to put in a restaurant on the first floor from a kitchen ventilation standpoint; would that be possible on the first floor regarding a commercial kitchen with all of the apartments in the building.
- Mr. Wallin of Blue Water Real Estate explained it would not really be appropriate for a full restaurant, but would accommodate a small coffee shop.
- Mr. Richardson asked Assistant City Manager Story from a design perspective, would the sixth floor be a variance they would need to consider for the Design Review Board.
- Assistant City manager Story said if the DRB approved the request, they approved the design that was presented that would be included in tonight’s approval. He explained he had discussed this with Craig

Lewis who had drafted the Code; and to him regarding the height difference the fact that it would be set back from the existing parapet would diminish the height concern significantly.

- Mr. Richardson thought the project looked great and was a terrific use for the building; and he asked about the rent prices.
- Mr. Wallin said rents would be probably range between \$1800.00 to \$1900.00 a month.
- Mr. Joslin asked if a coffee/sandwich shop use should ever come in one of the retail spaces on the ground floor, would there be enough sidewalk area between the building and the landscaped area for outdoor seating, tables, chairs, and umbrellas.
- Assistant City Manager Story said yes; and he explained there was about a 15' sidewalk there and the bump-out or island could be a spill-out for outdoor dining.
- Mr. Joslin asked about the greenish color.
- Mr. Couch said the only original photographs they had were black and white, and from what they could make out of the original photo showed a two-toned paint scheme, where the paneling that was recessed was a lighter color and then all the polyesters and casings were slightly darker, and they felt a deep shade of green would be appropriate for the time of the original building and would like to carry that throughout.
- HARB Board Member Schoepf asked if they would come back with paint samples.
- Mr. Couch said yes.
- HARB Board Member Jolly asked about the original glass.
- Mr. Couch explained.
- Mr. Pitts asked where the parking lot would be located.
- Mr. Couch said it was a zero lot line.
- Mr. Couch said they were within the Downtown Guidelines for the proposed project.
- Mr. Henthorn asked were they going to do anything with the stone that was on the building now.
- Mr. Couch explained the only thing they would do to the existing stone would be to clean it.
- Mr. Pitts asked about signage.
- Mr. Couch said there would be signage but they had not gotten that far yet.
- Mr. Richardson asked if he lived in one of the apartments, from a security standpoint how would he get in to the building.
- Mr. Wallin explained the residential and retail tenants would have a FOB card.
- Mr. Henthorn asked Mr. Couch about the main entrance.
- Mr. Couch said the main entrance would be on Main Street.
- Mr. Henthorn said looking at the plan for the second floor; he was curious the apartments only seemed to have one way of egress.
- Mr. Couch explained that was allowed since there would only be three units on the second floor.

It was the general consensus of all of the Board Members present that the proposal looked great.

Mr. Richardson opened the public hearing and asked anyone who wished to speak in favor or in opposition to the request, or who just had questions to come forward. No one came forward. Mr. Richardson closed the public hearing.

Regarding the Design Review Board (DRB) vote on the proposal:

Mr. Joslin informed everyone he would recuse himself from any vote on the project because he worked at McMillan Pazdan Smith Architecture.

Mr. Henthorn moved to approve the design review of the request; and he was seconded by Mr. Pitts. The motion was approved by a vote of 3 to 0, with Mr. Joslin recused from the vote.

Regarding the HARB vote on the proposal:

HARB Board Acting Chair Trail asked if any of the HARB Board Members had any other questions.

- Mr. Jolly asked if they would be back before the Board regarding materials.
- Mr. Couch said they would.

Mr. Jolly made a motion to approve the request regarding the work be certified on the structure for Special Assessment for Rehabilitated Historic Property; and he was seconded by Ms. Schoepf. The motion was unanimously approved by a vote of 6 to 0.

Staff Announcements:

Assistant City Manager Story thanked both Boards for agreeing to meet on the above matter at tonight's regular HARB Meeting; and said the portion of the regular HARB meeting would begin.

There being no other business, the meeting adjourned at 5:40 P.M.

Ray Trail, Vice-Chair HARB

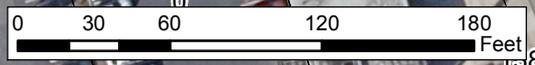
Ricky Richardson, DRB Chair

Edited by Julie Roland, Secretary

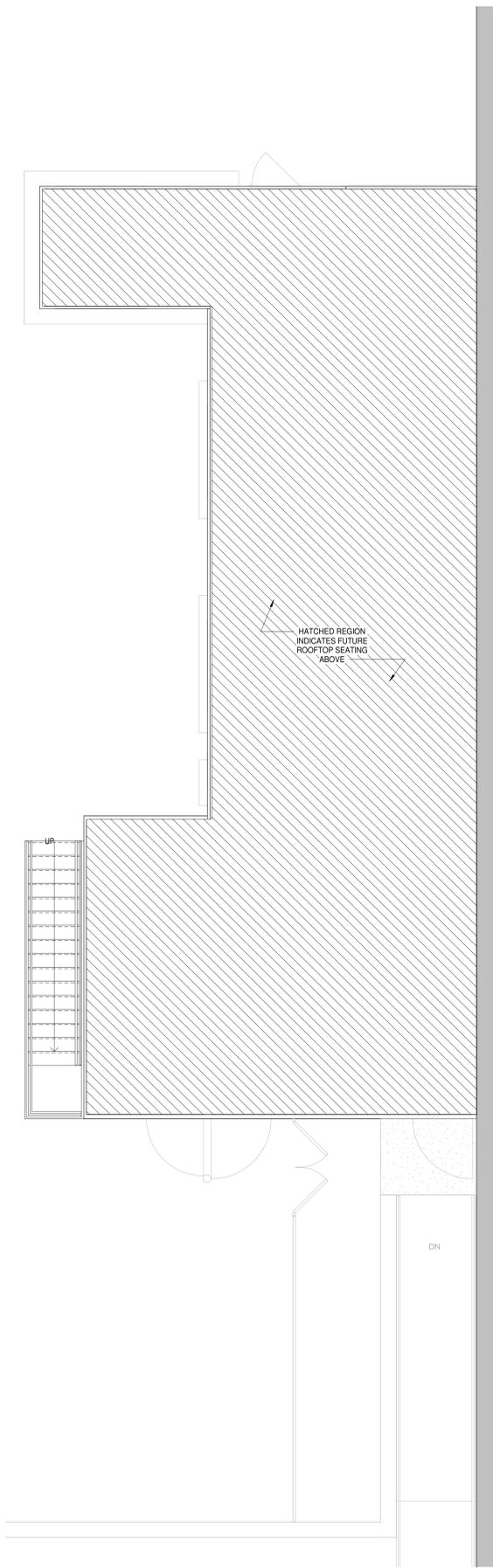


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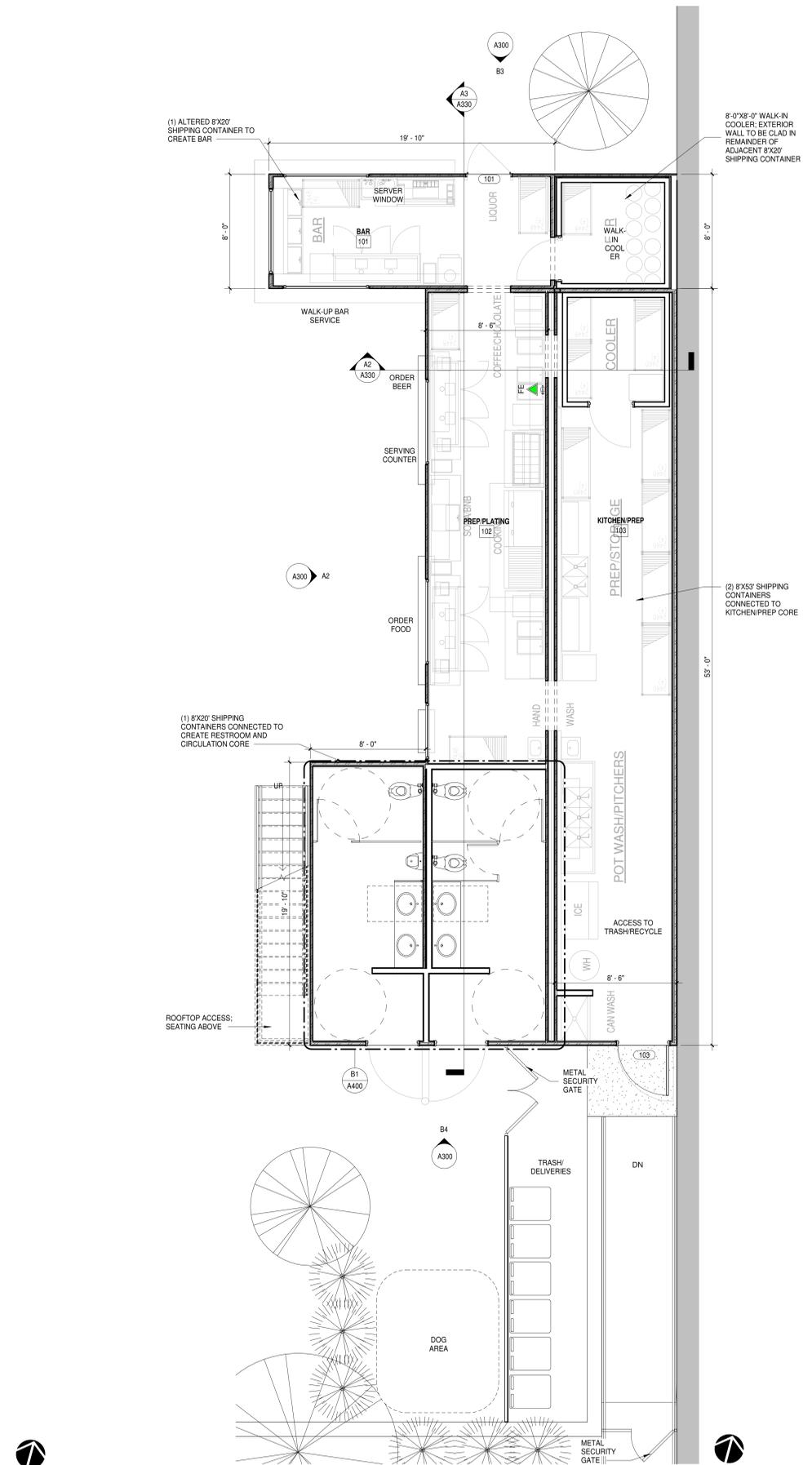
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A2
A110 ROOF PLAN
1/4" = 1'-0"



A3
A110 FIRST FLOOR PLAN
1/4" = 1'-0"

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
1	01/12/17	DRB REVIEW	WG

NOT FOR CONSTRUCTION

DRB REVIEW	01/12/17	RG5
PRINCIPAL IN CHARGE:		WG
PROJECT ARCHITECT:		ACM
DRAWN BY:		

SHEET TITLE:
**FIRST LEVEL FLOOR
 PLAN AND ROOF PLAN**

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Spartanburg, SC

01/10/17

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Spice
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DRIVE-IN





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SPEED
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15

P
PARKING
LOW FINE