



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

January 11, 2024, at 5:30 P.M.

**Spartanburg County Council Chambers
366 N. Church Street – Spartanburg, SC 29303**

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

I. Call To Order.

II. Roll Call.

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

IV. Approval of Agenda.

V. Disposition of Minutes from the December 14, 2023, Meeting.

VI. Old Business: None.

COA: 23-040-00058: Certificate of Appropriateness for Major Works – 266 Hydrick Street (TMS: 7-12-14-172.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval of the construction of a single-family structure on a vacant lot. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Royce Camp, Royce Camp Construction, LLC.

VII. New Business:

1. COA: 23-040-00081: Certificate of Appropriateness for Major Works – 728 Reynolds Street (TMS: 7-08-15-119.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace windows in newly purchased home with vinyl windows. The property is located in the R-6 (General Residential District). Owner/Applicant: Gergley Properties, LLC / Contractor: Lowes.
2. COA: 23-040-00084: Certificate of Appropriateness for Major Works – 150 W. Hampton Avenue (TMS: 7-16-02-054.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval of the installation of a small shed on the site. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: David A Williams.
3. COA: 23-040-00086: Certificate of Appropriateness for Major Works – 527 Beaumont Avenue (TMS: 7-08-15-118.00) in the Beaumont Mill Village Historic District. The applicant is seeking approval to replace 8 windows with new windows that meet the HARB specifications. The property is located in the R-6 (General Residential District). Owner/Applicant: Virginia Painter / Contractor: Taylor France, Neely’s.

VIII. Approved Certificate of Appropriateness for Minor Works since the December 14, 2023, Meeting.



The City of Spartanburg Board of Architectural Design & Historic Review

IX. Staff Updates:

X. Adjournment.

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

**Meeting Minutes of the Board of Architectural Design and Historic Review
Tuesday, December 14th, 2023, at 5:30 PM
City Hall Council Chambers**

The City of Spartanburg Board of Architectural Design and Historic Review (HARB) met in City Hall Council Chambers on Tuesday, December 14th, 2023, at 5:30PM with the following members in attendance: **Bill Michels, Kenneth Brown, Rod McCants, Tina Wilson, Michael Pittillo and Sylvelie Franke.** Representing for the Planning Department is, **Bob Coler, Attorney for City of Spartanburg, Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant.**

Roll Call:

Mr. Michels: Bill Michels
Mr. McCants: Rod McCants
Mr. Brown: Kenneth Brown
Ms. Franke: Sylvelie Franke
Ms. Wilson: Tina Wilson
Mr. Pittillo: Mr. Michael Pittillo

Mr. Michels: The Freedom of Information Act Compliance called for public notification to the City of Spartanburg's Board of Architectural Design and Historic Review meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of Agenda:

A motion was made by Mr. Pittillo, seconded by Mr. McCants approve the agenda. The motion was approved with a vote of 6-0.

Mr. Michels: Can I get a motion to approve the agenda as is? And second? All in favor?
Attendees: Aye.

Approval of Meeting Minutes from November 9th, 2023.

A motion was made by Mr. Pittillo, seconded by Mr. Brown approve the agenda. The motion was approved with a vote of 6-0.

Old Business: None.

**Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to replace existing wood siding with MiraTEC Treated Composite Trim siding. The property is located at 544 S. Irwin Ave. in Hampton Heights Historic District and is currently zoned as the R-8/SFD (TMS# 7-16-02-237.00).
Landowner/Applicant: Amy Wilhoit; Contractor: Freddie's Painting.**

Project Description and History

The project site is located on an approximately 10,934 square foot lot in the Hampton Heights Historic District. The site is located on the west side of South Irwin Avenue. The site currently contains one single-family home that was constructed in 1926. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open porch on the right side of the house. This residential structure has a gable roof with comp shingle.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to replace damaged wood siding with MiraTEC Treated Composite Trim siding.

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 Zoning District, which allows for single family dwelling units. Section 510.6 of the City of Spartanburg Zoning Ordinance list standards for reviewing Certificate of Appropriateness. Specifically, Section 510.6 (C)(2) states that in reviewing applications for new construction or alteration, the board shall consider the U.S. Secretary of the Interior's Standards for Rehabilitation and the five criteria listed in the findings.

Findings

Certificate of Appropriateness, Section 510.6 (C)

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

The *Hampton Heights Residential Rehabilitation Guidelines* states "Retain original wood siding and repair rather than replace damaged material whenever possible. Whenever replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and material. Aluminum or vinyl siding is strongly discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials."

Also, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring & Reconstructing Historic Buildings* states that "...identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building (such as siding, brackets, window, and door surrounds. It is not recommended to remove or substantially change wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. It is also not recommended to remove a major portion of the historic wood from a façade instead of repairing or replacing only the deteriorated wood, then reconstructing the façade with new material to achieve a uniform or 'improved' appearance. When replacement is needed, the new work should match the old in material, design, scale, color and finish."

2. *The scale of the buildings –*

The scale of the building will remain the same.

3. *The texture and materials –*

The texture and materials of the damaged siding replacement will be MiraTEC Treated Composite Trim, a wood composite trim that is moisture, rot and termite resistant (For more Information:

<https://miratecextira.com/miratec-exterior-trim/>)

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

In the vicinity of the project site, staff notice houses having a combination of wood and vinyl sidings.

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

Hampton Heights Residential Rehabilitation Guidelines states “... in Hampton Heights, wood is the predominant exterior wall cladding material. The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings.” The original wood material should be retained and repaired rather than replaced with a new material. Therefore, the alteration would NOT be harmonious with the Historic District.

Applicant:

Amy Wilhoit, Owner.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

While the proposed material MiraTEC does contain wood, it is still a man-made product. The Guidelines for the Hampton Heights Historic District state that wood siding shall be retained whenever possible.

Historic District Guidelines across the country require property owners to repair instead of replace, and when repair isn’t an option, the replacement material must match the original material, the exception being that the material is not available. Manufactured wood does not meet the Guidelines because it is not natural wood.

A motion was made by Mr. Brown, seconded Mr. Michels to deny the COA based on not having proper materials and not meeting guidelines with a vote of 6-0.

New Business:

Certificate of Appropriateness for Major Works – 266 Hydrick Street (TMS: 712-14-172.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval of the new construction of a single-family structure on a vacant lot. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Royce Camp, Royce Camp Construction, LLC.

Project Description and History

The Applicant / Owner / Licensed Builder, Royce Camp, submitted a house design to build a one-story single-family home at 266 Hydrick Street. Mr. Camp has owned the property for years and is now prepared to build on the lot. He has taken the time to meet with the Planning Department and with architect consultant, Donnie Love to make sure the home meets Hampton Heights Historic District Design Guidelines.

Per the application, the project is described as a new single-family home, 1776 sf heated, double garage in the rear of the property, with two (2) porches, one in the front and the other in the rear. The owner is open to design suggestions but has submitted some architectural details with the COA application.

Analysis

Zoning Ordinance & Hampton Heights Historic Design Manual Consistency

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

6.1 Defining the Area of Influence – This area should be that which will be visually influenced by the new construction. A consistent streetscape should be the result when a new home is designed in consideration to what already exists. Hydrick Street is mostly single story bungalow style homes, however, the adjoining property has a two-story home, which is one (1) of three (3). Per *Hampton Heights of Spartanburg*, there used to be a two story structure at 266 Hydrick St., but was demolished in the *late 1960s* (pg. 97).

6.2 Recognizing the Prevailing Character of Existing Development: Identify and respect the prevailing character of adjacent historic buildings and surrounding development. The prevailing character of the homes near the subject property can be described as Bungalows.

6.2.1 Building Setback and Orientation: • The orientation of a new building and its site placement shall appear to be consistent with dominant patterns within the area of influence, if such patterns are apparent. The orientation and setbacks of the proposed house will match those of the surrounding houses. The house shall be required to meet the R-8/SFD district standards which stipulates that the front setback shall be 30 feet and the side setbacks shall be eight feet. The 30-foot setback requirement does not appear to be similar to the other surrounding properties on the street. The applicant may be required to apply for Variance before the Board of Zoning Appeals to allow the home constructed to be similarly placed on the lot as other homes on the street. Furthermore, the side setback extends beyond the required 8-foot interior side setback by 3 feet, but will be approximately 10 feet from 270 Hydrick St.

6.2.2 Directional Emphasis: • A new building's directional emphasis shall be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present. The proposed house will have a horizontal directional emphasis. This is compatible with the directional emphasis of the surrounding homes.

6.2.3 Shape: • **Roof Pitch:** The roof pitch of a new building shall be consistent with those of existing buildings within the Area of Influence, if dominant patterns are apparent. Staff needs additional details regarding the roof pitch. At this time the owners states that the Above Finished Floor height will be 24 ft.

• **Porch Form:** The shape and size of a new porch shall be consistent with those of existing historic buildings within the area of influence, if dominant patterns are apparent. Staff does not have exact measurements of the porch. The proposed porch is not similar to dominant patterns along Hydrick Street.

• **Building Elements:** The principal elements and shapes used on the front façade of a new building shall be compatible with those of existing buildings on the area of influence, if dominant patterns are apparent. The owner / builder plans to use wood for the siding and porch floor boards. The builder is also considering wood shake for the front gable, which matches homes along Hydrick Street.

6.2.4: Massing • Massing has to do with way in which a building's volumetric components (i.e., main body, roof, bays, overhangs, and porches) are arranged and with the relationship between solid wall surfaces and openings. The massing of a new building shall be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns

are apparent. The proposed house will have a massing that is similar to those of the surrounding homes.

6.2.5: Proportion: • The proportions of a new building shall be consistent with dominant patterns of existing buildings in the area of influence, if such patterns are apparent.

6.2.6 Rhythm: • New construction in a historic area shall respect and not disrupt existing rhythmic patterns in the area of influence. The owner intends to continue the rhythmic pattern of the housing layout along Hydrick Street.

6.2.7 Scale/Height: New construction in historic areas shall be consistent with dominant patterns of scale with the area of influence, if such patterns are present. The proposed house will have a similar scale to that of the nearby houses in that it will be roughly the same height and size.

Findings

Certificate of Appropriateness, Section 510.6 (C)

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

To be determined by members of the Architectural and Historic Review Board. The owner states that the home will be a 1940s era bungalow design with three (3) bedrooms and two (2) full bathrooms. The exterior brick will have a brick crawl space, wood windows as 4 over 1, along with a wooden front door with glass panels. The proposed exterior color will be light gray siding, white trim with a stained wooden front door.

2. *The scale of the buildings –*

The proposed scale of the new structure will match adjacent residential properties. The adjoining property is two-story, whereas this home will be a single story structure. However, the remaining properties appear to be single story homes. All of the lots have the same measurements, including the front width of each lot. Right now the building's footprint exceeds the setbacks for the R-8 SFD of Hampton Heights, which is below. The proposed layout sits 5 ft from the property line on the south, which allows for a striped driveway on the north. The owner states that the front porch will be aligned with the neighboring property. Planning Staff did advise Mr. Camp that he may be required to apply for a zoning Variance to allow for the structure to be built beyond the setback.

The property owner also stated that the AFF (above finished floor) is 24 ft.

3. *The texture and materials –*

The applicant plans to use wood materials from the siding and for the porch floor boards. The foundation will be brick masonry and will not be painted. Proposed additional materials include wood shake to cover the façade of the front of the gable roof.

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

The applicant plans to match features of structures in the immediate surroundings, including the home's front setback. Also, include wood shake would match homes along Hydrick St. The porch style is different from adjacent properties.

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

Currently the lot is vacant; the addition of a residential structure will be harmonious with the Historic District.

Applicant:

Royce Camp, Royce Camp Construction, LLC.

Consultant:

Donnie Love, Preservation Architect

Public Speakers:

None.

Discussion:

Table the item for a meeting of the applicant, staff member(s), Mr. Love and a board member to discuss and review the final plans. Once reviewed the applicant can come before the board next month to present the updated plans.

A motion was made by Mr. Michels, seconded Mr. Brown to table the COA to meet for final submittal and review of the proposed project with a vote of 6-0.

The meeting was adjourned at 6:19 PM.

Bill Michels, Vice Chairman

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

TO: The Board of Architectural Design and Historic Review

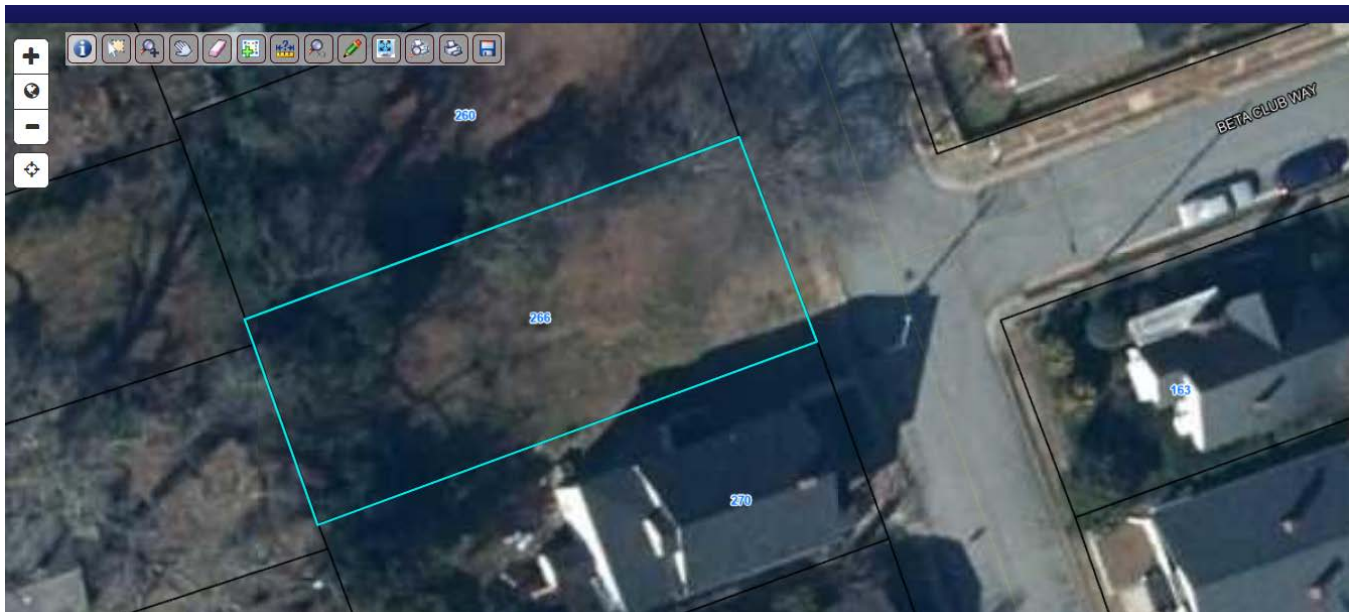
RE: Certificate of Appropriateness for Major Works – 266 Hydrick Street (TMS: 712-14-172.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval of the **new construction of a single-family structure on a vacant lot**. The property is located in the R-8 SFD (General Residential – Single Family District). Owner/Applicant: Royce Camp, Royce Camp Construction, LLC.

Date: December 6, 2023

Project Description and History

The Applicant / Owner / Licensed Builder, Royce Camp, submitted a house design to build a one story single family home at 266 Hydrick Street. Mr. Camp has owned the property for years and is now prepared to build on the lot. He has taken the time to meet with the Planning Department and with architect consultant, Donnie Love to make sure the home meets Hampton Heights Historic District Design Guidelines.

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Findings

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Section IV: District Area and Dimensional Requirements

§ 401 - (A) Table of Area and Dimensional Requirements By District

These Standards Apply Only to One Residential Structure on a Zoning Lot (*8)

Zoning District	Max. Bldg. Height (Feet)	Min. Lot Area (Square Ft.)	Min. Lot Per Dwelling Unit (Square Ft.)	Min. Lot Width At Lot Line For Lots Not On The Radius Of A Cul-De-Sac (Ft.) (*9)	Min. Lot Width At Front Bldg. Line On The Radius Of A Cul-De-Sac (Ft.) (*9)	Max. Bldg. Coverage (As a %)	MINIMUM YARD REQUIREMENTS			
							FRONT	REAR	INTERIOR SIDE (*1)	STREET SIDE (*2)
R-15	35/A	15,000	15,000	90	80	25 (*16)	40/B	40	15/M (*11)	15/C
R-12	D	12,000	10,000	80	80	35 (*16)	35/B	30	10	15/C
R-8 SFD (*10)	D	8,000		60	50	40 (*16)	30/B	30	8	15/C

The property owner also stated that the AFF (above finished floor) is 24 ft.

c. The texture and materials –

The applicant plans to use wood materials from the siding and for the porch floor boards. The foundation will be brick masonry and will not be painted. Proposed additional materials include wood shake to cover the façade of the front of the gable roof.

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

The applicant plans to match features of structures in the immediate surroundings, including the home's front setback. Also, include wood shake would match homes along Hydrick St. The porch style is different from adjacent properties.

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

Currently the lot is vacant; the addition of a residential structure will be harmonious with the Historic District.

Submitted by:

Tia Keitt

Tia Keitt, AICP /Planner II

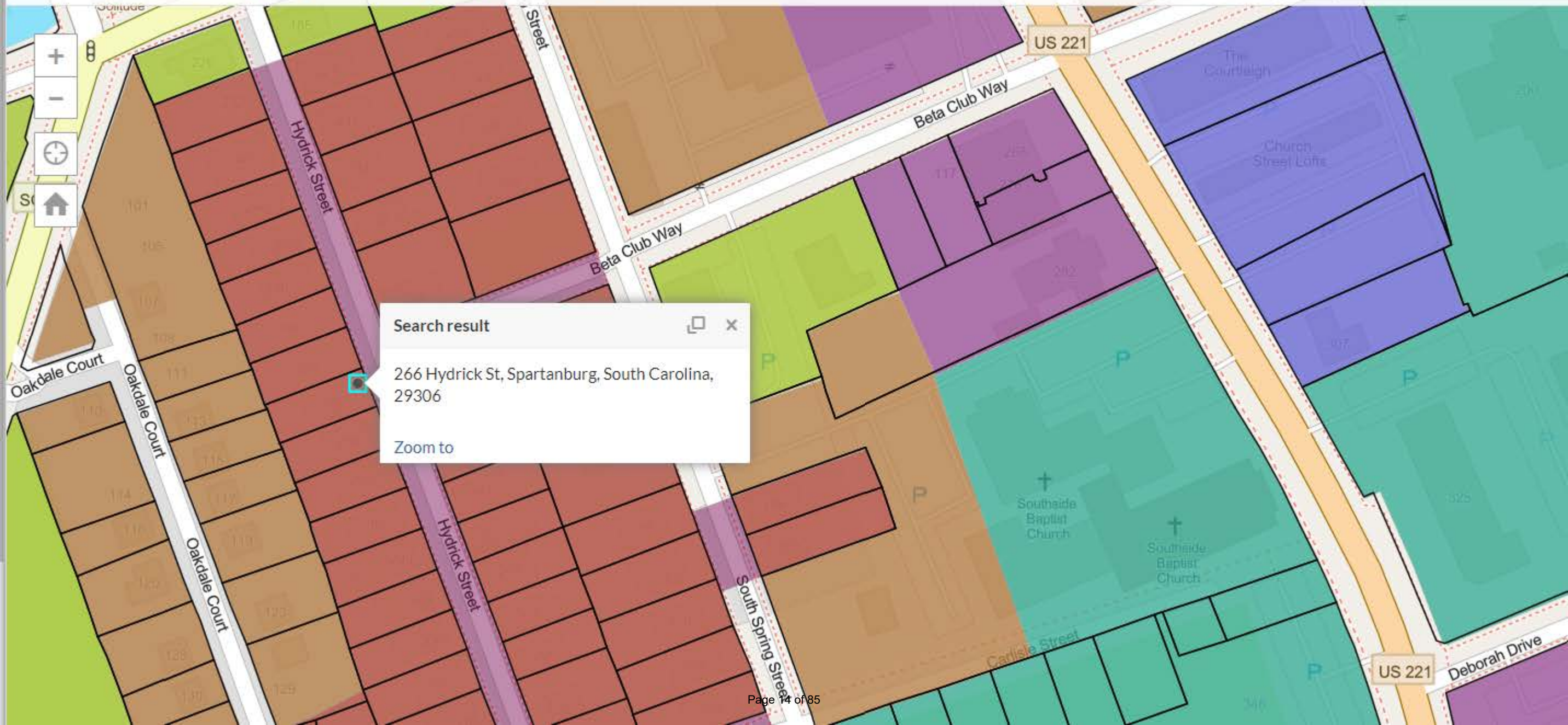
Staff Report includes:

COA Major Works Application Permit # 23-0400058

Photos / Sketches / Zoning Map







Search result

266 Hydrick St, Spartanburg, South Carolina, 29306

Zoom to

**Certificate of Appropriateness (COA)
Historic Properties**

SEP 05 2023

Owner: Royce Camp Construction, LLC Phone: 864-921-6690
Address: 508 Glendalyn Ave Email: rcampllc@att.net
City: Spartanburg State: SC Zip: 29302

Applicant: Royce Camp Phone: 864-921-6690
Address: 508 Glendalyn Ave Email: rcampllc@att.net
City: Spartanburg State: SC Zip: 29302

Contractor: Royce Camp Construction Phone: 864-921-6690
Address: 508 Glendalyn Ave Email: rcampllc@att.net
City: Spartanburg State: SC Zip: 29302

Address of Property: 266 Hydrick St. Spartanburg SC
Tax Map Number: 7-12-14-172.00 Zoning District: HHHD

Please select the activity requested:

- ☐ Alteration of Structure/Property
☐ Repair of Structure/Property
☐ Addition to Existing Structure

- ☒ New Construction on Vacant Lot
☐ Demolition of Structure
☐ Other

Fees and Payments can be made using the Permit Number and the City of Spartanburg Payment Portal.

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant: Signature: [Signature]Date: 9/5/23

Staff Use Only

Received by: [Signature]Date Received: 9/05/23

Time: _____

Permit Number: COA²³ 0400058

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- | | |
|--|--|
| ☐ Site Plans or Surveys
☐ Photographs of Existing property
☐ Photographs of Changes requested | ☐ Detail Drawing(s), Floor Plans(s) or Sketch(es)
☐ Material(s) and Sample(s)
☐ Other |
|--|--|

Description of Proposed work (attach extra sheets as needed):

New single family home to be constructed. This home will have 1776 square feet heated, 440 square foot double garage at the rear, 2 porches 192 square feet total. The home is a 1940's era bungalow design. 3 beds 2 full bath's. The exterior will have a brick crawl space, cement fiber siding (lap, b & b, shakes). Wood windows 4 over 1, wood front door and craftsman style. The exterior colors will be light gray siding, white trim and stained wooden door on the front.

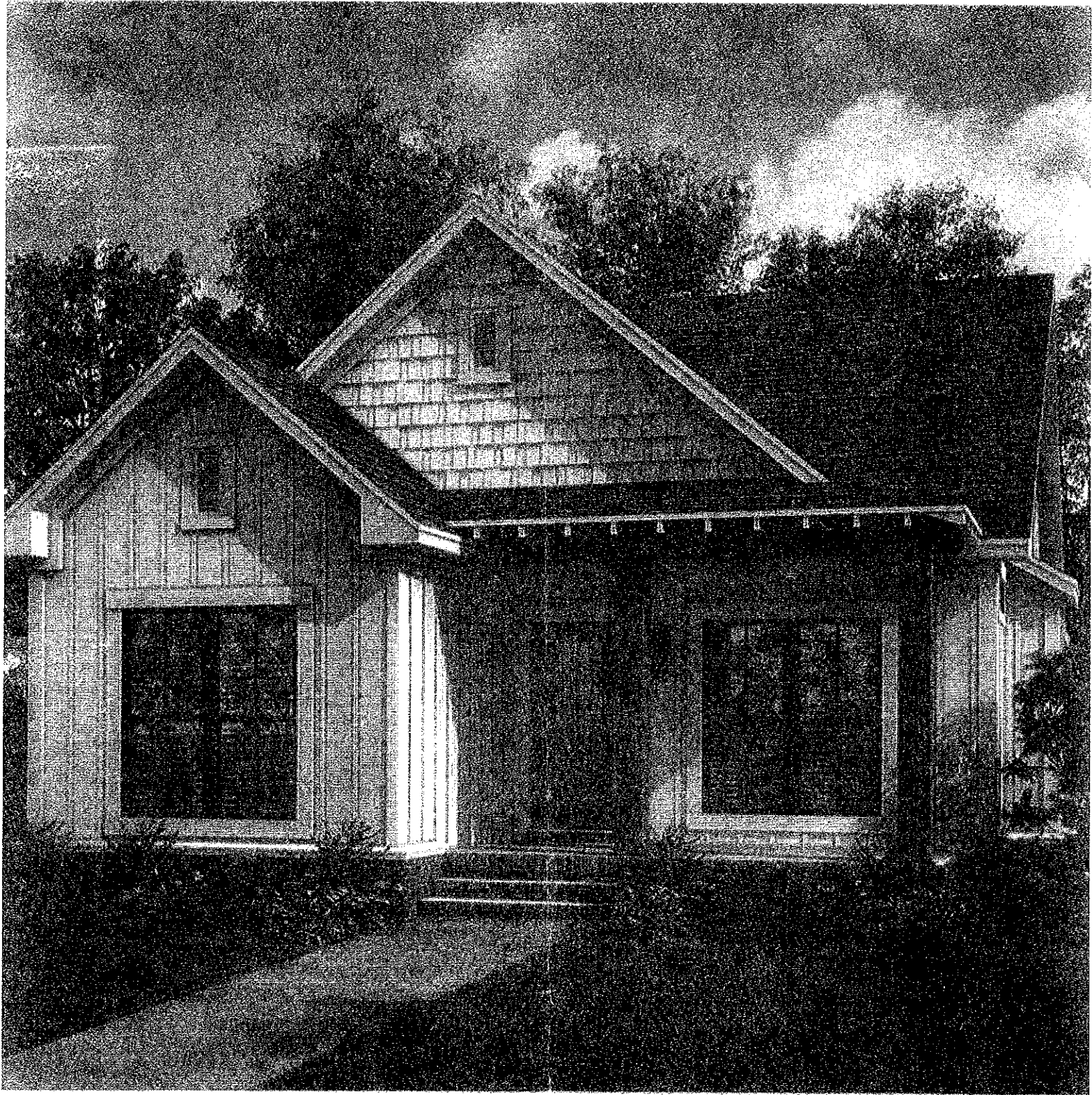
Please read and initial the following statements:

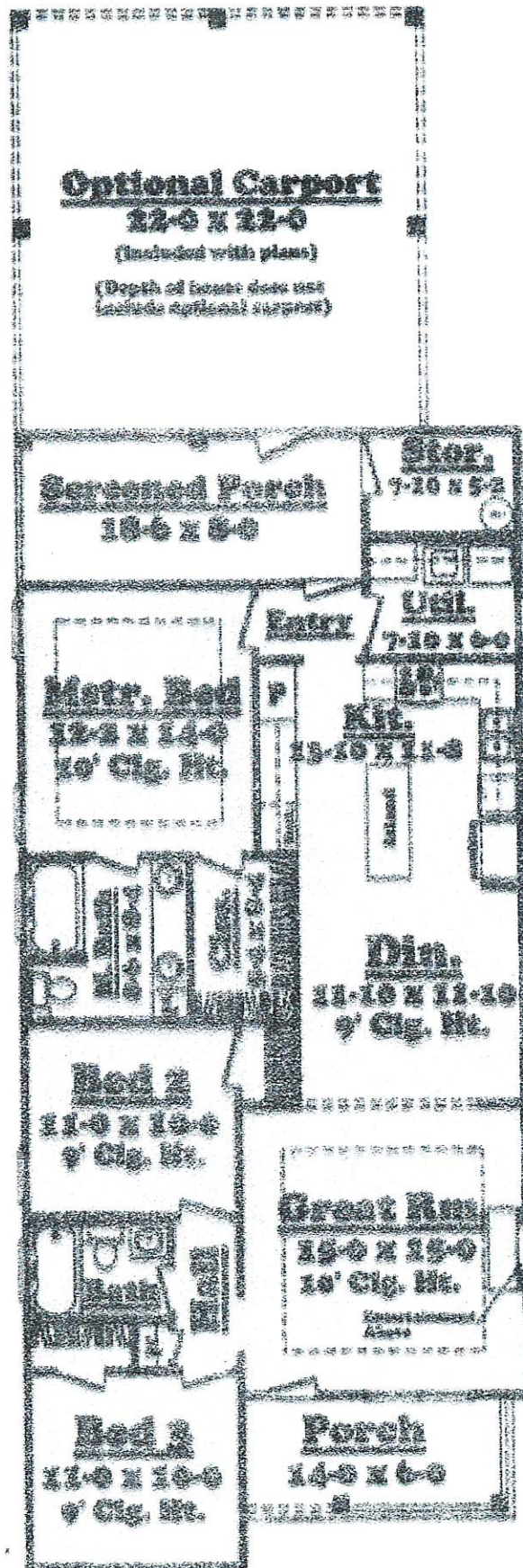
- RC I am the owner of the property, or
- RC I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- RC The information on this application represents an accurate description of the proposed work.
- RC I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- RC I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- RC I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Received by: _____

Staff Use Only:
MCOA - Minor

_____ COA - Major





NO FIREPLACE
AFTER 2-25-20

Wood Choke
Optimal
 Property Line
 1/4 Acre
 Lot

Existing
 FENCE

266 Alder St

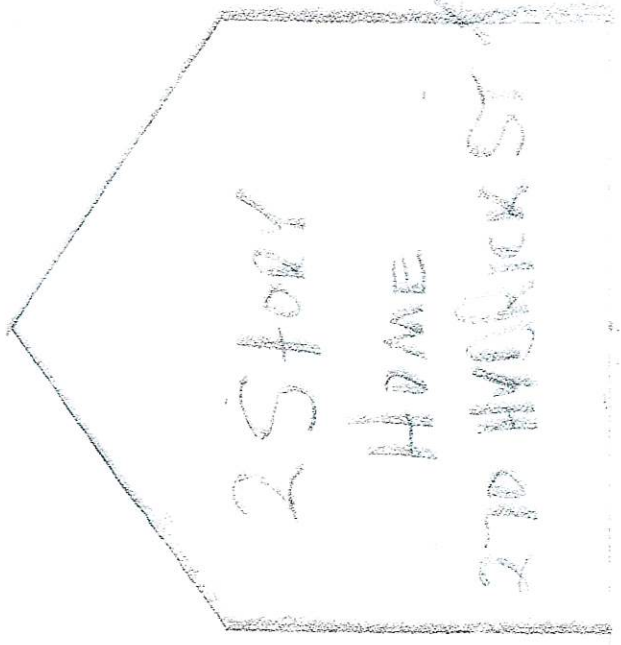
24' AFF

10' AFF

13'

Property Line

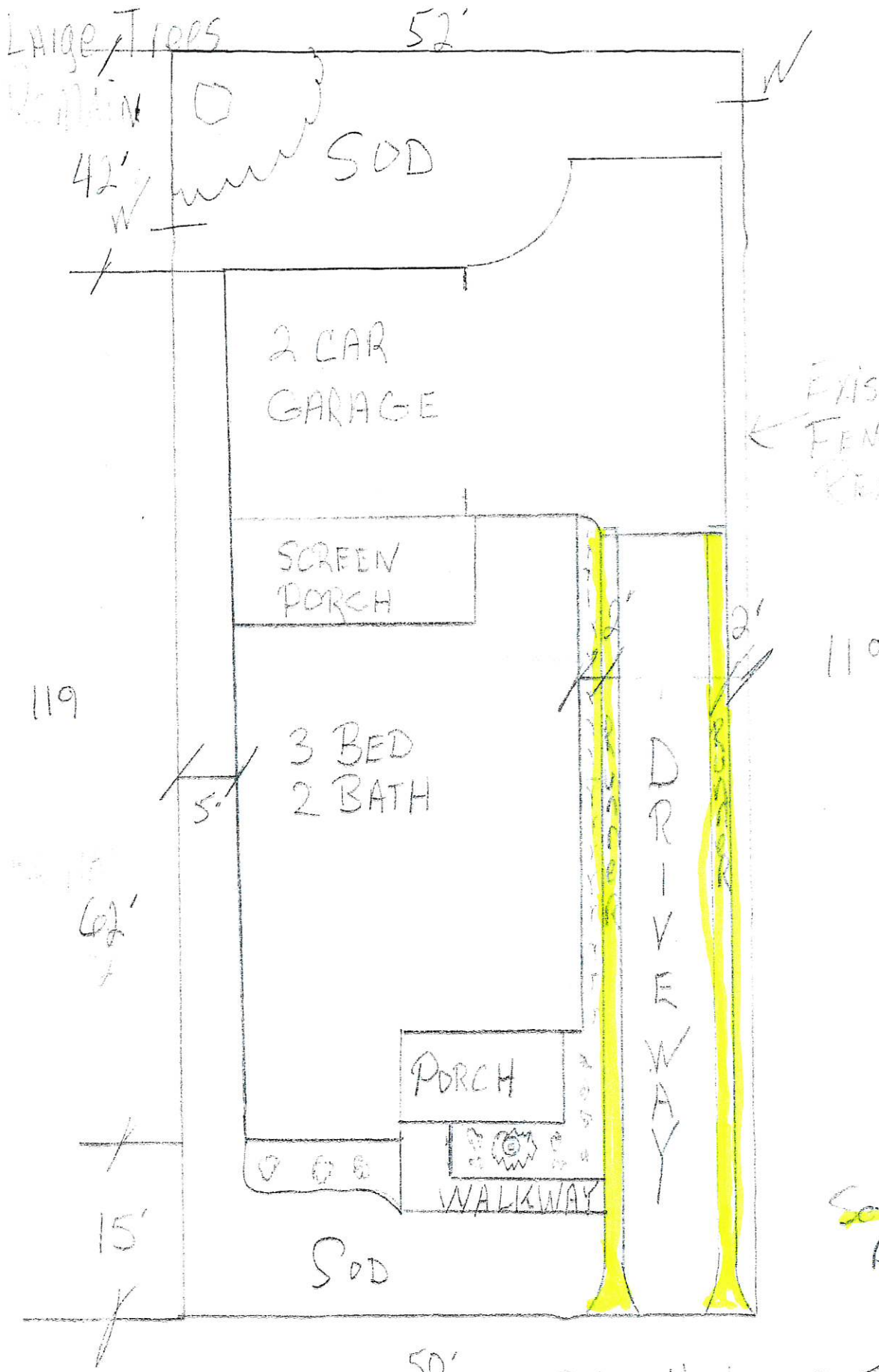
5' 15'



2 Storey

HOME

270 Alder St



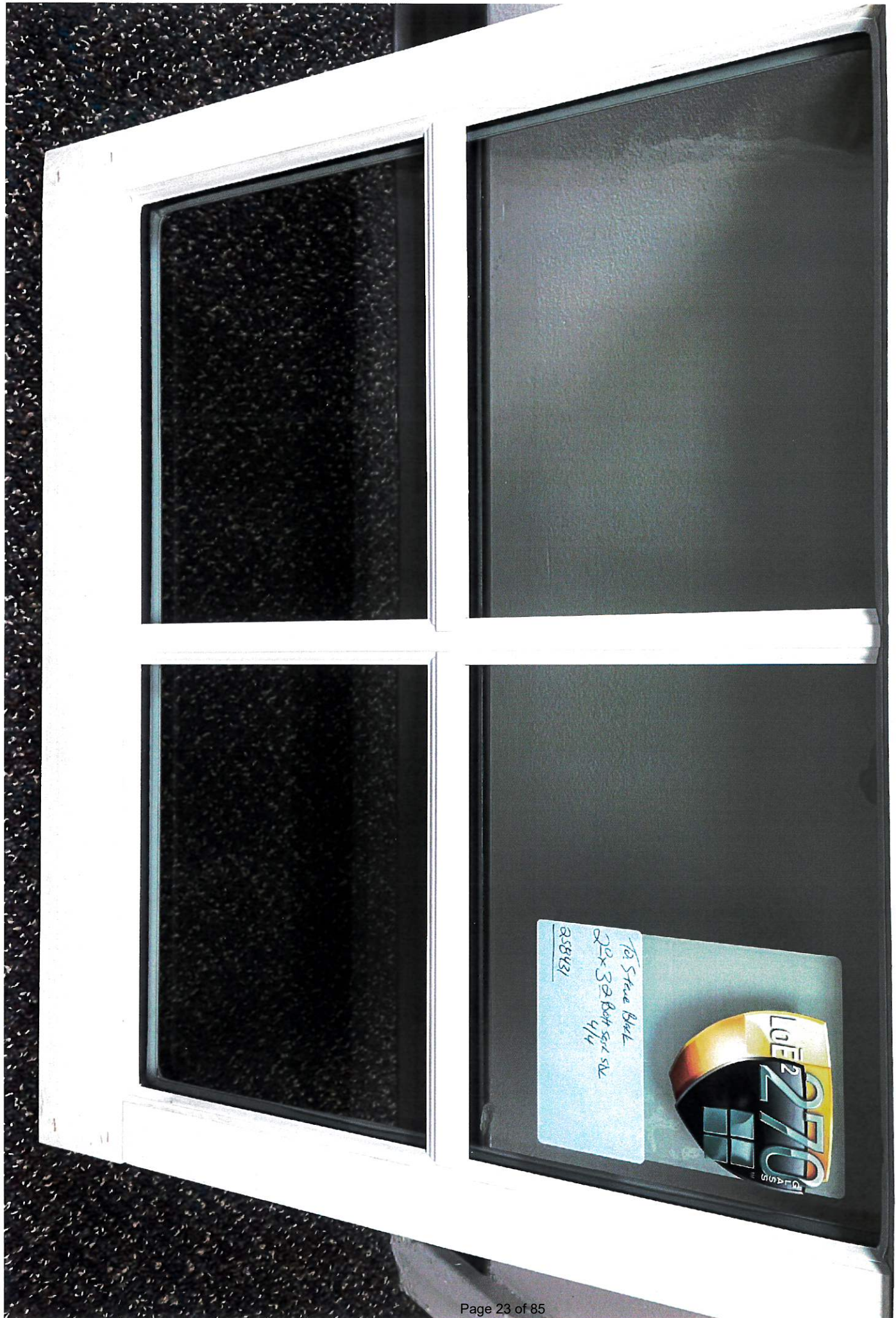
266 Hydrick ST
SITE PLAN

Raye Camp
266 Hydriick ST
Siding

Raye Camp
266 Hydriick ST
Front Porch Floor



 ENERGY STAR Certified Product		DSL www.vicorbk.com			
Vicorbk Traditions Series Double Hung		Model or Component Name: Vicorbk Traditions Series Double Hung			
U.S. Energy Star Version: 10.0		DOL A 1000015-00001			
ENERGY PERFORMANCE RATINGS		Side Heat Gain Coeff. Front			
U-factor (U.S. 1/ft²)		0.25			
0.32					
ADDITIONAL PERFORMANCE RATINGS		Condensation Resistance			
Visual Transmittance		57			
0.46					
Visual Transmittance is a measure of the amount of visible light that passes through a window. The higher the number, the more light that passes through the window. Visual Transmittance is a key factor in determining the energy performance of a window. The U-factor is a measure of the rate of heat loss through a window. The lower the number, the better the window is at insulating the home. The Condensation Resistance is a measure of the ability of a window to resist condensation. The higher the number, the better the window is at resisting condensation. The Side Heat Gain Coefficient is a measure of the amount of heat that is gained through the side of a window. The lower the number, the better the window is at resisting heat gain.					
ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency. All other trademarks are the property of their respective owners.					





TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to replace windows in newly purchased home with new vinyl windows. The property is located at 728 Reynolds St. in Beaumont Mill Village Historic District and is currently zoned as R-6, General Residential District. (TMS # 7-08-15-119.00). **Owner/Applicant: Gergley Properties, LLC; Contractor: Lowes.**

Date: January 5th, 2024

Project Description and History

The project site is located on an approximately 6,703 square foot lot in the Beaumont Mill Village Historic District. The site is located on the west side of Reynolds St. and east side of Isom St.. The site currently contains one single-family home that was constructed in 1910. This residential structure is a vinyl-framed bungalow with a brick foundation. The structure has an open porch in front of the house. This residential structure has a gable roof with composite shingle.

Originally, the applicant was seeking approval from the Board of Architectural Design and Historical Review to replace windows with new vinyl windows.

***Please Note: The applicant requested an adjustment to the application after learning vinyl windows is not allowed in Historic District. The applicant NOW is proposing to replace the windows with either wood or aluminum clad wood windows (Jamb White Endurable Clad Wood Dual-pane Double Hung Windows).**

Analysis

Zoning Ordinance and Historic Design Manual Consistency

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

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

Findings

Certificate of Appropriateness, Section 510.6 (C)

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

Currently, the windows installed in the house are wood, two over two windows. The new proposed windows from the applicant are Jamb white Endurable clad wood dual pane double hung windows OR wood windows. The design of the window is one over one.

The Secretary Of The Interior's Standards For The Treatment Of Historic Property Guidelines states that "Wood is one of the most essential materials used in American buildings of every period and style. Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall historic character of the building. It is not recommended to replace windows rather than maintaining the sash, frame, or glazing. It is recommended to evaluate the overall condition of windows to determine whether more than protection and maintenance, such as repairs to windows and windows features, will be necessary. If the window is beyond repair, replacing in kind extensively deteriorated or missing components of windows when there are surviving prototypes, such as frames or sash, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish. It is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window."

2. *The scale of the buildings –*

The scale of the building will remain the same. Replacing the windows will not change the overall square footage of the house.

3. *The texture and materials –*

The texture and materials of the windows, from the applicant's newly proposed windows, will be Jamb white Endura clad wood dual-pane double hung window OR wood windows.

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

Properties in the vicinity of the project site have a combination of wood windows and vinyl windows. Unfortunately, at this time, staff could not make a determination in terms of double-pane vs. single pane windows from the surrounding properties.

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

Along Reynolds St., houses surrounding the project site have a mixed types of windows in terms of style, design, materials and texture. However, based on the Interior's Standards Guidelines, it is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window.

Submitted by:

Nan Zhou

Nan Zhou, AICP

City Planner II

City of Spartanburg Planning Department

Attachments:

Conditions of Approval

Application

Photos – Site Photos

Specifications / Style of Proposed Windows

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

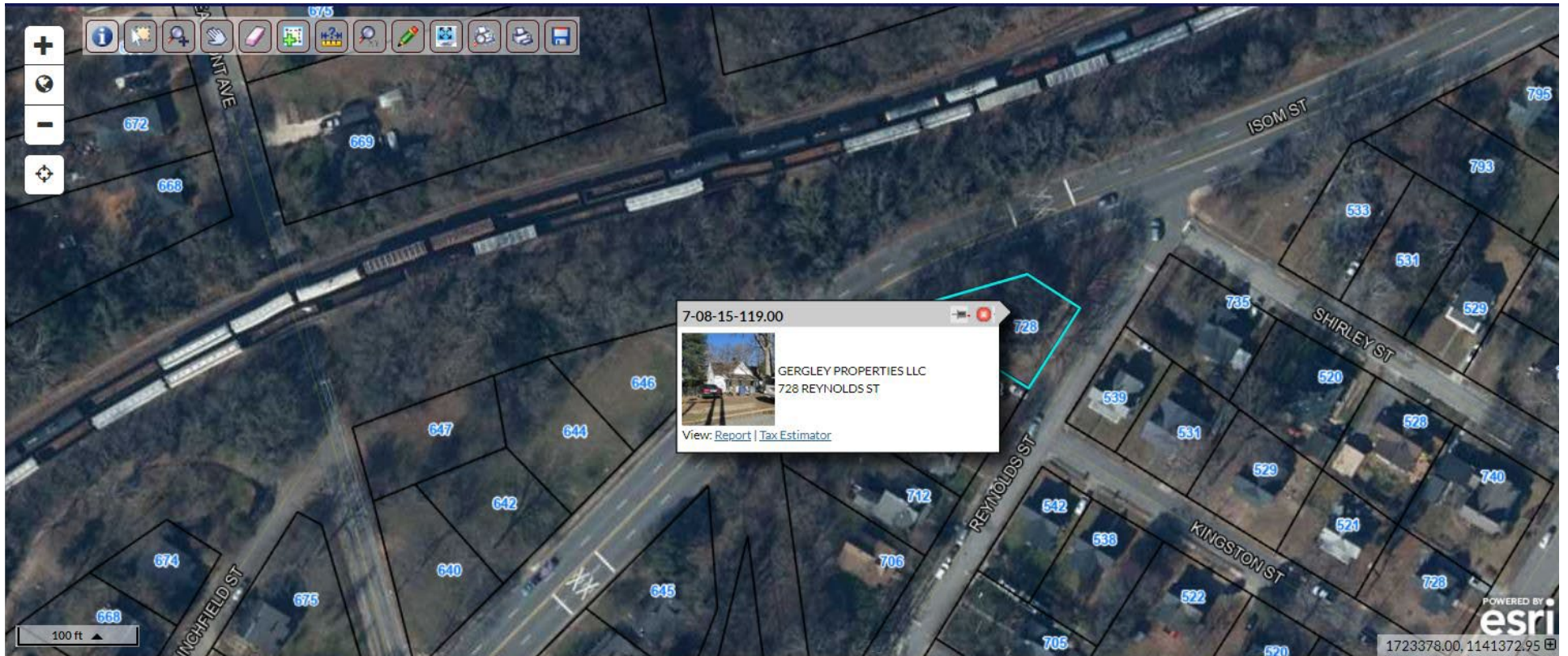
728 Reynolds St., Beaumont Mill Village Historic District

**Certificate of Appropriateness for Major Works – Permission to Replace windows with Wood OR
Endura Cald Wood Windows (**New Proposal**)**

**Zoning District: R-6, General Residential District; Landowner: Gergley Properties, LLC /
Contractor: Lowes**

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

SITE MAP – 728 Reynolds St.



ZONING MAP – 728 Reynolds St.



Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Property to the Left



Photo – Properties to the Right



Photo – Property Across from the Project Site



Photo – Properties to the Left Side from the Project Site



Photo – Properties Across from the Project Site



City of

south carolina

Planning Department

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

Certificate of Appropriateness (COA) Historic Properties

Owner: Gergley Properties LLC Phone: 864-494-2853
 Address: 119 W. Main St. Email: rosiegeen44@gmail.com
 City: Duncan State: SC Zip: 29334

Applicant: Gergley Properties LLC Phone: 864-494-2853
 Address: 119 W. Main St. Email: rosiegeen44@gmail.com
 City: Duncan State: SC Zip: 29334

Contractor: Lowe's Phone: 1-888-516-1010
 Address: Spartanburg (westside) Email: Loves Mr. Work Installation@Loves.com
 City: _____ State: SC Zip: _____

Address of Property: 728 Reynolds St.
 Tax Map Number: 7-08-15-119.00 Zoning District: R-6 historical

Please select the activity requested:

- ☐ Alteration of Structure/Property
☒ Repair of Structure/Property
☐ Addition to Existing Structure

- ☐ New Construction on Vacant Lot
☐ Demolition of Structure
☐ Other

Fees and Payments can be made using the Permit Number and the City of Spartanburg Payment Portal.

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant Signature: Roseanne Dean Date: 12-1-2023

Staff Use Only / Received by: Roseanne
 Date Received: 12/1/23 Time: _____ Permit Number: COA 23-0400081

City of

Planning Department

South Carolina

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

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- ☐ Site Plans or Surveys
- ☒ Photographs of Existing property
- ☒ Photographs of Changes requested

- ☒ Detail Drawing(s), Floor Plans(s) or Sketch(es)
- ☐ Material(s) and Sample(s)
- ☐ Other

Description of Proposed work (attach extra sheets as needed):

The windows in this newly purchased home need replaced. The selection of wood windows is scarce, and expensive. I would like to use vinyl windows, as the neighbors and others in the neighborhood have vinyl. But if declined, I have included a photo of a wood window to replace the windows in the home with, all the windows need replaced.

Please read and initial the following statements:

RD

I am the owner of the property, or

I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.

RD

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

RD

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

RD

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

RD

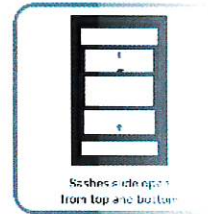
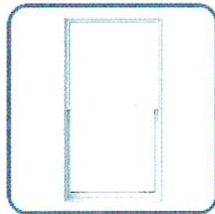
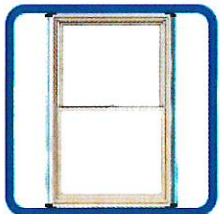
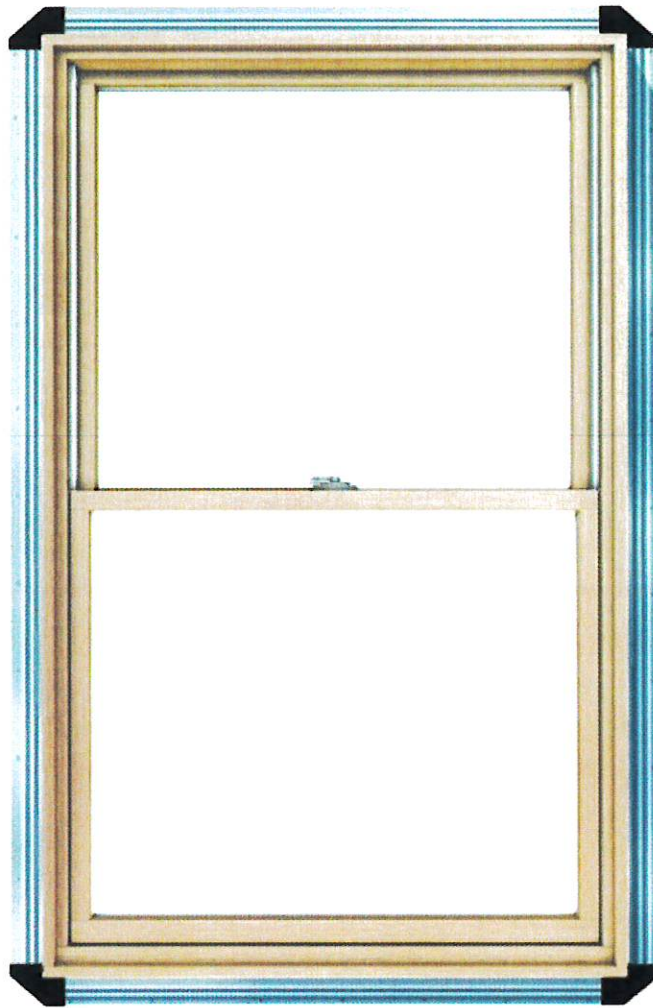
I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

Staff Use Only:

Received by: _____

_____ MCOA - Minor

_____ COA - Major



PELLA

**Lifestyle New Construction Jamb White
Enduraclad Wood Dual-pane Double Hung
Window**

\$413.01





Spartanburg County, SC

Summary

Parcel ID 7-08-15-119.00
Account # 139060
MillageGroup 940Z - 7SSZ - SPARTANBURG SANITARY SEWER DISTRICT
Land Size 0 AC
Utilities ,ALL PUBLIC
Fire District
Site Conditions PAVED
Location Address 728 REYNOLDS ST
 SPARTANBURG 29303
Legal Description LOT 211 BEAUMONT MILL VILLAGE PB 30-452-455 PB 58-678
 (Note: Not to be used on legal documents)
Neighborhood 6420
Property Usage Non-Qualified Regular Residential Improved (6RGR)



Owners

[GERGLEY PROPERTIES LLC](#)
 119 W MAIN ST
 DUNCAN SC 29334

Valuations

	2023	2022	2021	2020
Market Land Value	\$14,600	\$10,000	\$10,000	\$10,000
+ Market Improvement Value	\$30,800	\$25,200	\$25,200	\$25,200
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$45,400	\$35,200	\$35,200	\$35,200
Taxable Land Value	\$14,600	\$9,736	\$9,736	\$9,736
+ Taxable Improvement Value	\$30,800	\$24,534	\$24,534	\$24,534
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$45,400	*\$34,270	*\$34,270	*\$34,270
Assessed Land Value	\$876	\$584	\$584	\$584
+ Assessed Improvement Value	\$1,848	\$1,472	\$1,472	\$1,472
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$2,724	\$2,056	\$2,056	\$2,056

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$74.00
City of Spartanburg Total Fees	1	\$183.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES IMPV (6RGR)	1.00	Lot	LOT	0	0

Buildings

Building ID 144196
Style Single Family / 1
Gross Sq Ft 1,077
Finished Sq Ft 915
Stories 1 Story
Condition Fair
Interior Walls DRYWALL
Exterior Walls VINYL
Year Built 1910
Garage
Porch Porch Open
Effective Year Built 1940
Foundation BLOCK
Roof Type GABLE
Roof Coverage COMP SHINGLE
Flooring Type PINE

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

TO: THE BOARD OF ARCHITECTURAL DESIGN AND HISTORIC REVIEW

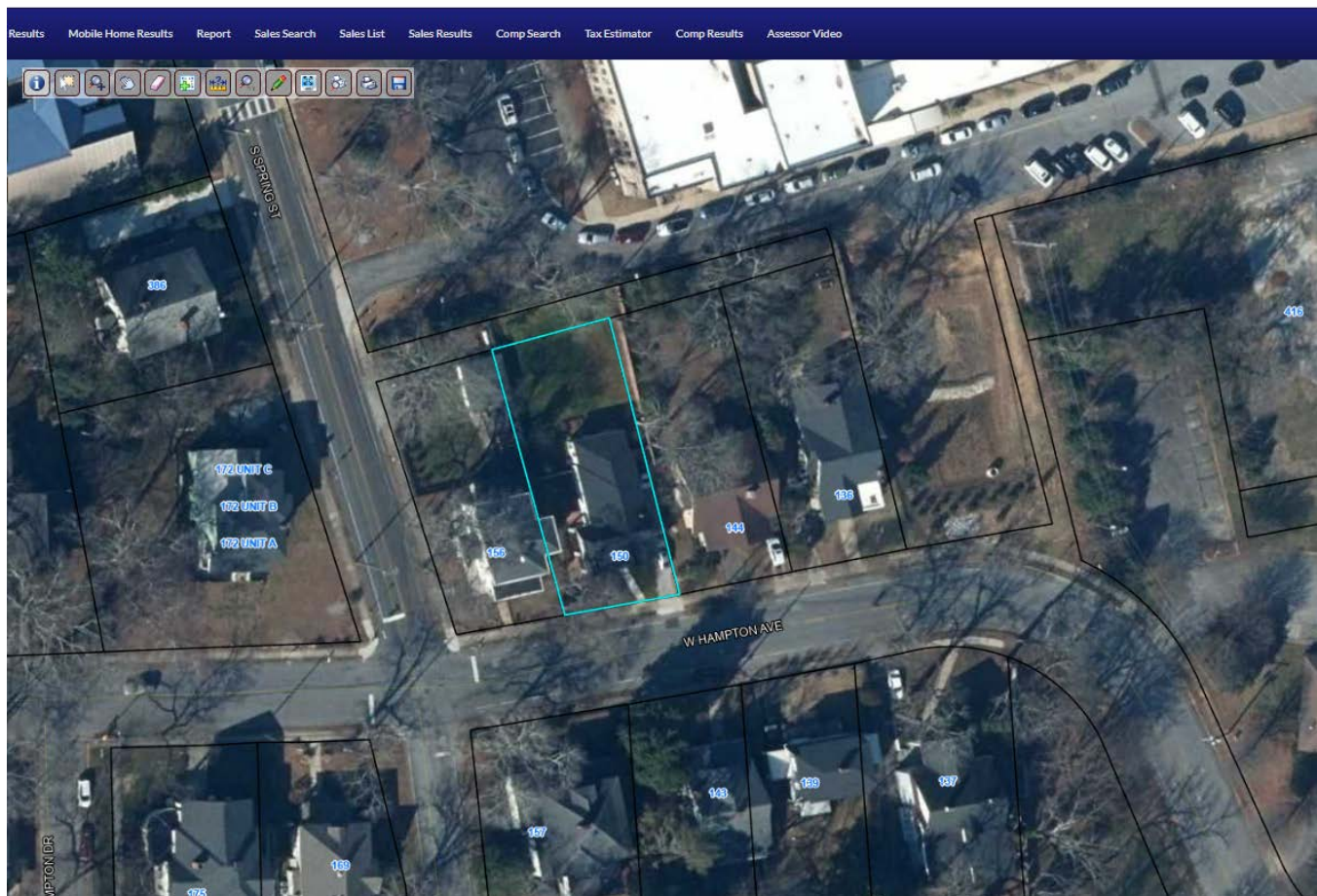
RE: Certificate of Appropriateness for Major Works – **150 W. Hampton Dr.** (TMS: 7-16-02-054.00). The applicant is seeking approval of the installation of a small shed on the site. The property is located in the **Hampton Heights Neighborhood Historic District**, zoned R-8 SFD (General Residential – Single Family District). Owner/Applicant: David. A. Williams.

Date: January 6, 2024

Project Description and History

Applicant /Owner would like to place a prefabricated shed in the rear of his property. The shed is a size 10' x 12', and being under 200sf, the structure does not require a permit from the Building Department. The proposed location makes the shed partially visible from the sidewalk while standing in front of the driveway. The applicant plans to follow the zoning code regarding placement of the shed; per the City of Spartanburg Zoning Code **§501.4 Accessory Buildings in Residential Districts**, *accessory buildings shall be located not less than five (5) feet from any side or rear lot line.*

Spartanburg County, SC



Analysis

Zoning Ordinance & Historic Design Manual Consistency

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

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design –

The applicant has chosen a prefabricated shed from a local retailer. The size is 10ft x 12ft with a maximum height of 7ft at the roof's peak. The shed will be wrapped in vertical siding. The owner has chosen the shed with a single door entrance and a small window in the front. The owner plans to position the shed along the same property line as the driveway (behind the 6ft gate), so the door to the shed is facing west. The side of the shed will be seen from the sidewalk, specifically the top portion / roof view.

b. The scale of the buildings –

The scale of the house will not be impacted by the addition of the shed.

c. The texture and materials –

Standard shingled roof (25-year asphalt shingles) with typical siding material. The shed also includes: *2' x 2' window next to the door and two, 8" x 16" wall vents allow for air flow throughout the building.*

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

Sheds are a common feature for homes within Hampton Heights. Most appear to be just as old as the original home, or added to the site years ago. Staff observed wooden sheds that are partially seen from the sidewalk so the additional structure is a similar feature in the immediate surrounding.

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

Sheds are a common accessory structure within the Hampton Heights Historic District, so the addition will be harmonious with the Historic District.

Submitted by:

Tia Keitt

Tia Keitt, AICP /Planner II

Staff Report includes:

COA Major Works Application Permit # 23-0400084



Shed to be installed behind the gate, just on the other side of the tree.

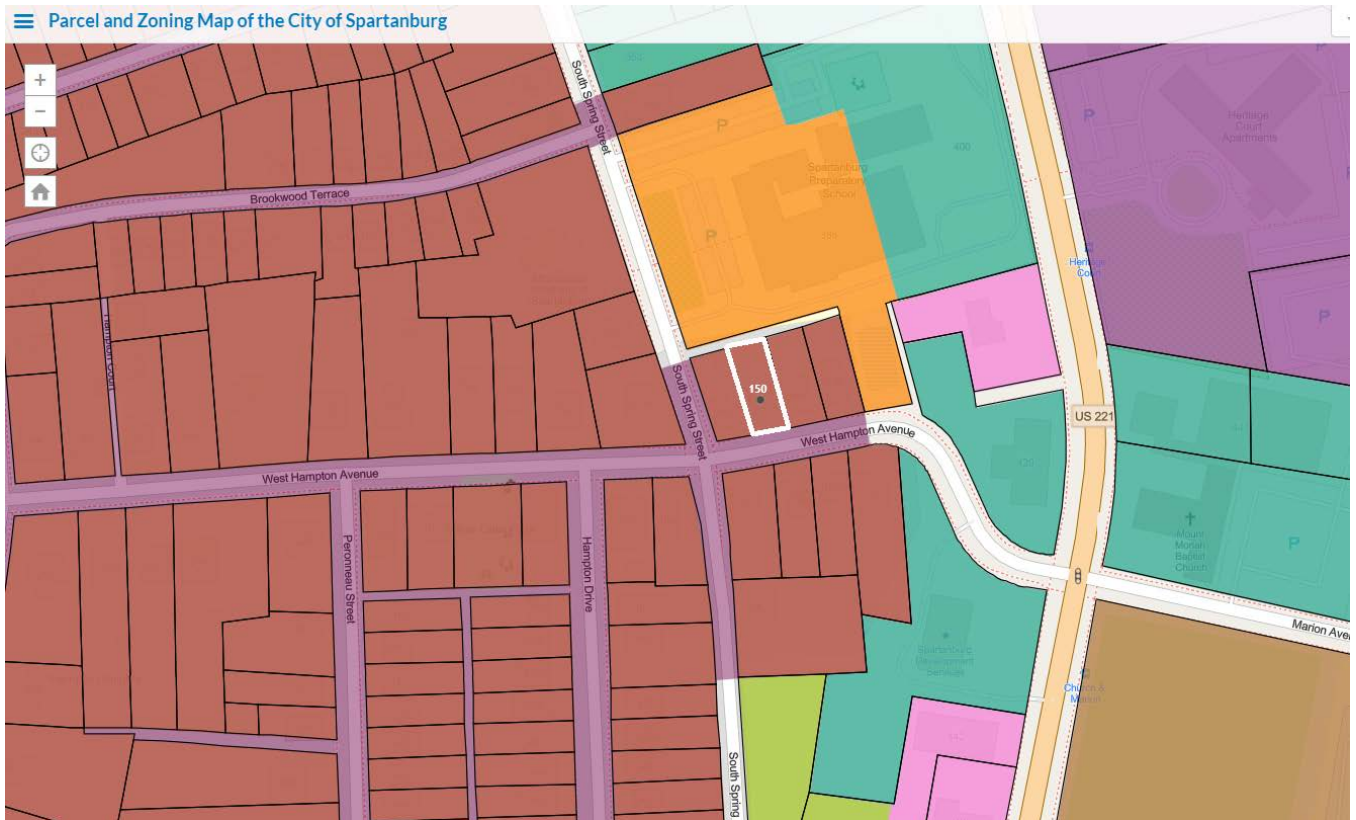


Location for proposed shed



Opposite view of the yard (property line to the west)

Zoning Map R-8 Single Family Zoning





City of Spartanburg Planning Department
Certificate of Appropriateness Application

Mail to:

Post Office Box 1749
Spartanburg, SC 29304

Phone: 864.596.2068

Fax: 864.596.2360

nrosario@cityofspartanburg.org

Name David A. Williams
Address 150 W. Hampton Ave Email davygeologist@gmail.com
Home Phone — Work/Cell Phone 270-831-3489

Owner Name and Address (if other than applicant):

Historic Property

Street Address 150 W. Hampton Ave
Tax Map Number 7-16-02-054.00 Zoning District R-8

Type of Change (Check all that apply)

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

Work being performed by

Architect or Engineer TMFF Sheds Contact Information _____
 Building Contractor _____ Contact Information _____
 Other owner Contact Information _____

For Official Use Only

Date Received _____ Time _____
 Accepted by _____ Master Tracking Number _____



City of Spartanburg Planning Department
Certificate of Appropriateness Application

Mail to:
Post Office Box 1749
Spartanburg, SC 29304

Phone: 864.596.2068
Fax: 864.596.2360
nrosario@cityofspartanburg.org

Required Attachments to this Application

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

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

Description of Proposed work (attach extra sheets as needed) _____

Pre-fab construction on site

Please read and initial the following statements

- ☒ I am the owner of the property, or
____ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application
- ☒ The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Architect Review Board
- ☒ I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board
- ☒ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work

Don A. Williams
Signature of Applicant

12-7-2023
Date

Delivery & On-Site Installation Included



TUFF SHED®

The Sundance Series®

BETTER Floors, Doors, Walls & Roof

**MONTHLY
PAYMENT** \$ **80**

Based on starting at price shown at right. TERM AND APR SUBJECT TO
QUALIFYING CREDIT APPROVAL. LOANS UP TO \$55,000. NO ANNUAL FEE.
See Project Loan brochure for terms & conditions.

Model Starting Price

\$ **4011**

FOR THIS MODEL & SIZE
WITH NO UPGRADES ADDED.

Model #

Size

Width

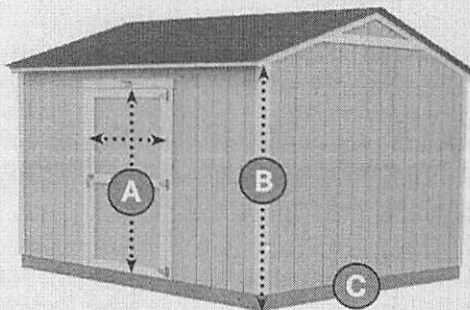
Length

TR-700 10 x 12

(A) 4' Wide x 6'2" Tall
Shed Door, End or
Sidewall Placement

(B) 7' Exterior
Sidewall Height

(C) 2x6 Galvanized
Steel Foundation



SCAN ME



888-883-3743

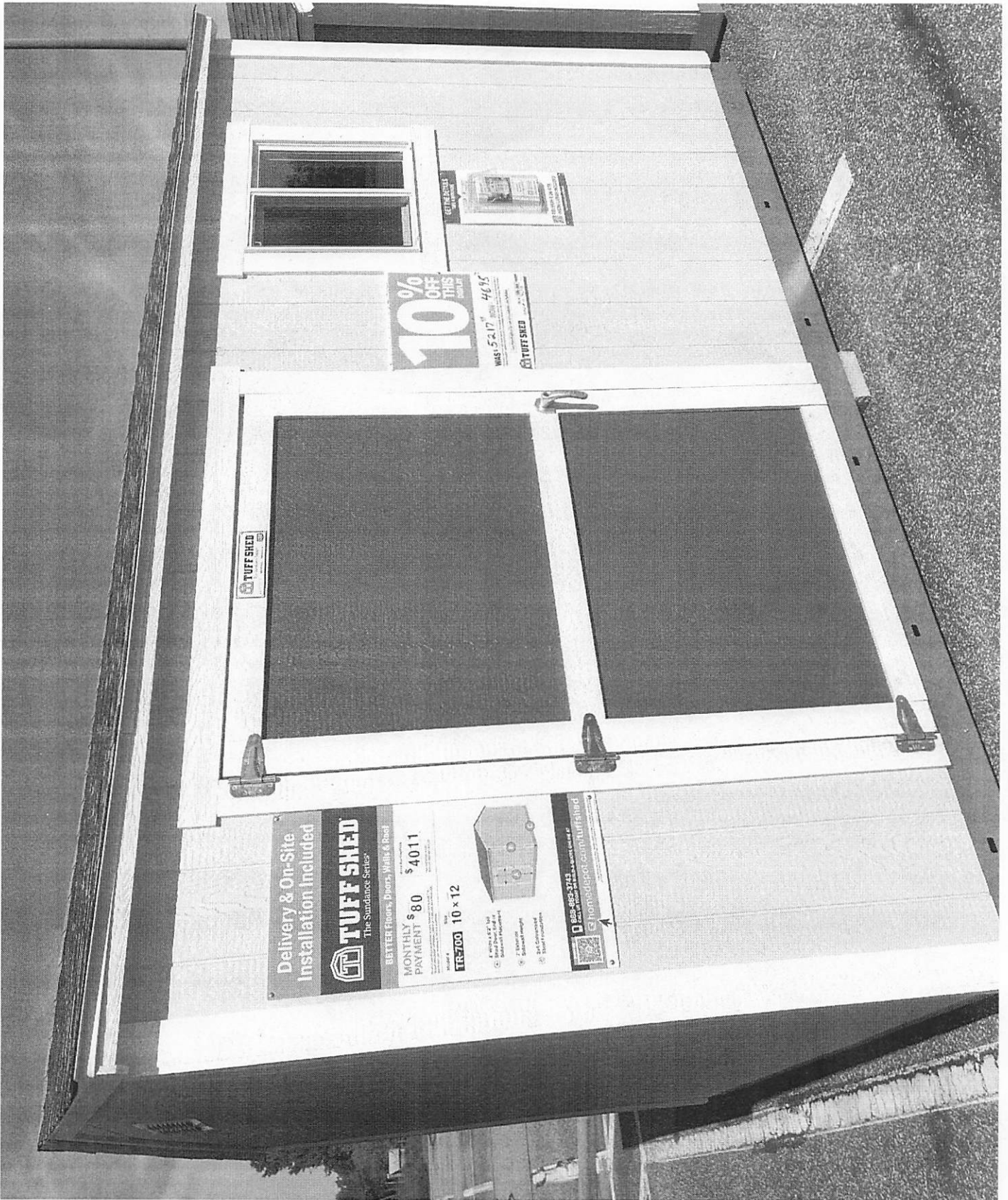
CALL US TODAY OR BUILD-A-QUOTE ONLINE AT



homedepot.com/tuffshed



*Free delivery on new buildings installed within 30 miles of The Home Depot store where
purchase was made. Additional fees may apply based on site accessibility and conditions.

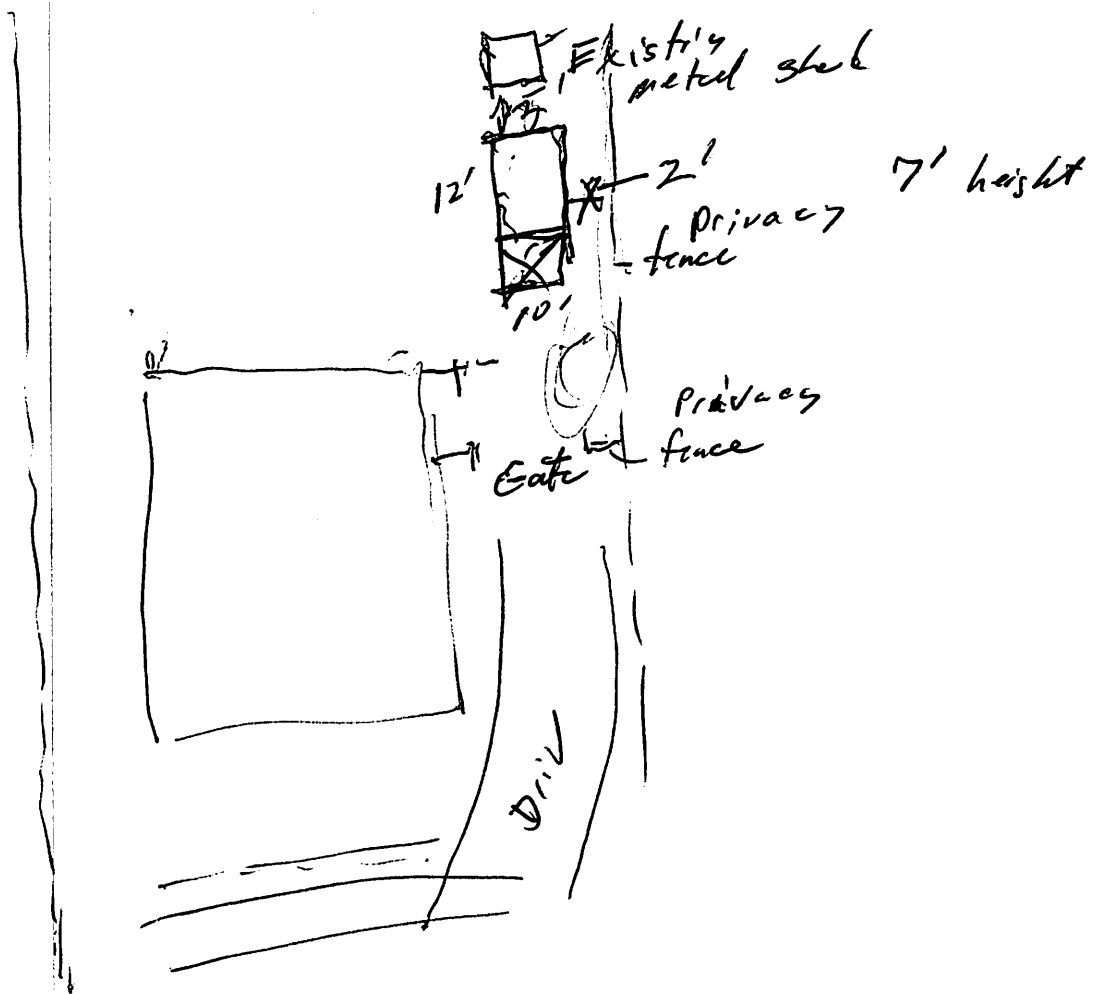


Google Maps

2' from property line



Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 20 ft



Quote Number	3181032
Base Building	TR-700
Size	10ft x 12ft
Roof Type	Standard
Roof Color	Golden Cedar
Siding Type	Siding
Siding Color	Seastone
Trim Color	Delicate White
Accent Color	None
Current Promotion:	10% Off Base, None

Configured Building Base Price	\$4,011.00
Selected Upgrades and Services	\$245.90
Promotional Discounts	(\$401.10)
Subtotal	\$4,256.90

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works – Applicant is seeking approval of a Certificate of Appropriateness to replace 8 windows with new windows that meet the HARB specifications. The property is located at 527 Beaumont Ave. in Beaumont Mill Village Historic District and is currently zoned as R-6, General Residential District. (TMS # 7-08-15-118.00). **Owner/Applicant: Virginia Painter; Contractor: Taylor France, Neely's.**

Date: January 4th, 2024

Project Description and History

The project site is located on an approximately 7,040 square foot lot in the Beaumont Mill Village Historic District. The site is located on the east side of Beaumont Ave. The site currently contains one single-family home that was constructed in 1910. This residential structure is a wood-framed bungalow with a brick foundation. The structure has an open porch in front of the house. This residential structure has a gable roof with comp shingle.

The applicant is seeking approval from the Board of Architectural Design and Historical Review to install 8 windows (Aluminum-clad wood hung, simulated divided lite, double pane windows) on the house.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

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

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

Findings

Certificate of Appropriateness, Section 510.6 (C)

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

Currently, the windows installed in the house are wood windows. The proposed windows are factory-assembled extruded aluminum-clad wood window with sash installed in the frame. The design of the window is two over two.

The Secretary Of The Interior's Standards For The Treatment Of Historic Property Guidelines states that "Wood is one of the most essential materials used in American buildings of every period and style.

Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall historic character of the building. It is not recommended to replace windows rather than maintaining the sash, frame, or glazing. It is recommended to evaluate the overall condition of windows to determine whether more than protection and maintenance, such as repairs to windows and windows features, will be necessary. If the window is beyond repair, replacing in kind extensively deteriorated or missing components of windows when there are surviving prototypes, such as frames or sash, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish. It is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window.”

2. *The scale of the buildings –*

The scale of the building will remain the same. Replacing the windows will not change the overall square footage of the house.

3. *The texture and materials –*

The texture and materials of the windows will be factory-assembled extruded aluminum-clad wood window with sash installed in the frame.

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

Properties in the vicinity of the project site have a combination of wood windows and vinyl windows. Unfortunately, at this time, staff could not make a determination in terms of double-pane vs. single pane windows from the surrounding properties.

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

Along Beaumont Ave., houses surrounding the project site have a mixed types of windows in terms of style, design, materials and texture. However, based on the Interior’s Standards Guidelines, it is not recommended to replace an entire window when limited replacement of deteriorated or missing components is appropriate and to use replacement material that does not match the historic window.

Submitted by:



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

Attachments:

Conditions of Approval

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Photos – Site Photos

Specifications / Style of Proposed Windows

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

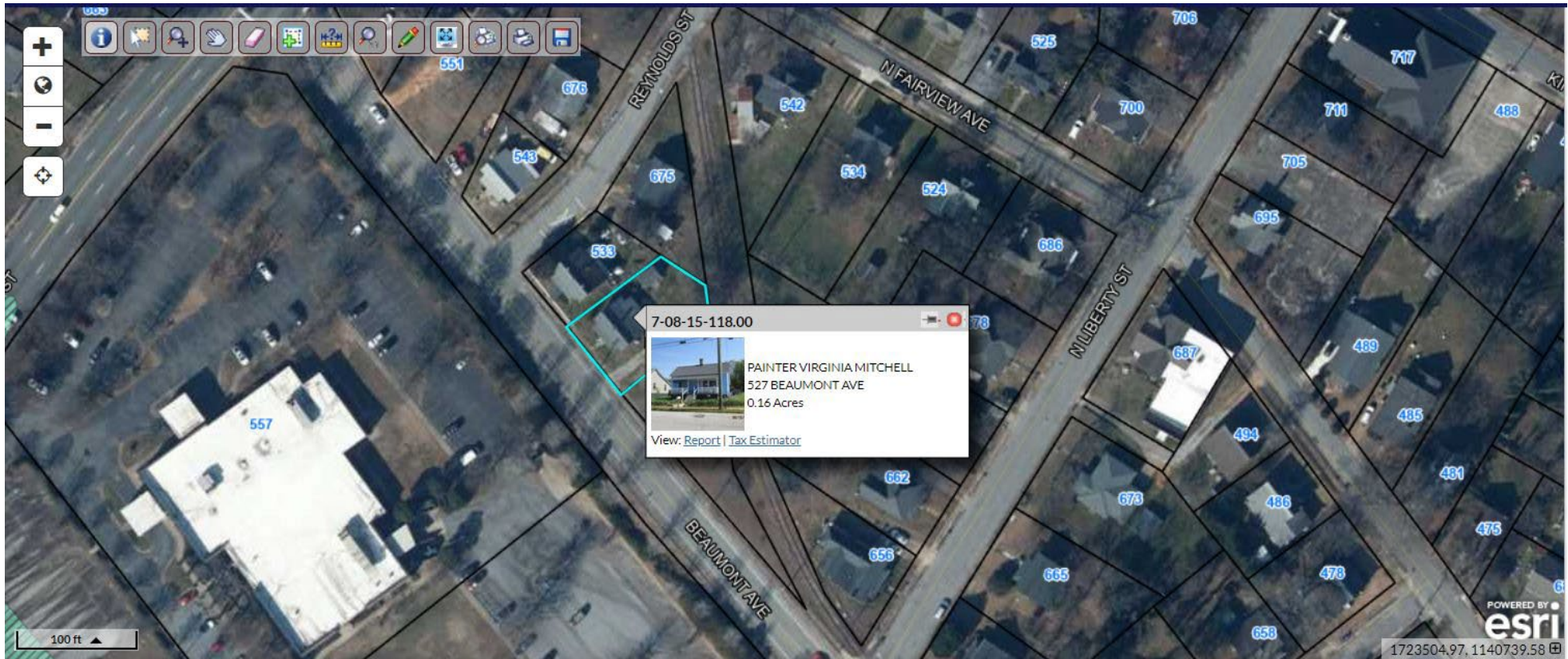
527 Beaumont Ave., Beaumont Mill Village Historic District

Certificate of Appropriateness for Major Works – Permission to Replace 8 Windows with New Windows in the House

Zoning District: R-6, General Residential District; Landowner: Virginia Painter / Contractor: Taylor France, Neely's

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

SITE MAP – 527 Beaumont Ave.



ZONING MAP – 527 Beaumont Ave.



Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Property to the Left



Photo – Properties to the Right



Photo – Street View from Across from the Project Site



Photo – Properties to the Left Side from the Project Site



Photo – Properties to the Right Side of the Project Site



DEC 14 2023



City of Spartanburg Planning Department
Certificate of Appropriateness Application

Mail to:
Post Office Box 1749
Spartanburg, SC 29304

Phone: 864.596.2068
Fax: 864.596.2360
nrosario@cityofspartanburg.org

Name Virginia M Painter
Address 527 Beaumont Ave, Spartanburg, SC 29303 Email vpaintert@aol.com
Home Phone 864-529-8010 Work/Cell Phone 803-206-3830 work

Owner Name and Address (if other than applicant):

Historic Property
Street Address 527 Beaumont Ave, Spartanburg, SC 29303
Tax Map Number 7-08-15-118-00 Zoning District R-1

Type of Change (Check all that apply)

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

Work being performed by
Architect or Engineer Neely's Contact Information Taylor France
Building Contractor Neely's Contact Information 864-699-9519 ext. 104
Other _____ Contact Information tfrance@neeleswindow.com

For Official Use Only

Date Received 12/14/23 Time _____
Accepted by Nan Louana Master Tracking Number 23-0400086



City of Spartanburg Planning Department
Certificate of Appropriateness Application

Mail to:
Post Office Box 1749
Spartanburg, SC 29304

Phone: 864.596.2068
Fax: 864.596.2360
nrosario@cityofspartanburg.org

Required Attachments to this Application

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

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

Description of Proposed work (attach extra sheets as needed) Replace 8 windows with
new windows. New windows will be double clad and custom built to meet HARB specifications.

Please read and initial the following statements

vmp I am the owner of the property, or

vmp I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application

vmp The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Architect Review Board

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

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

Virginia M. Painter
Signature of Applicant

December 12, 2023
Date



PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Factory-assembled extruded aluminum-clad wood hung window
- B. Glass and glazing
- C. Weatherstripping, hardware, [insect screens],[muntin bars]
- D. Anchorages, attachments, and shims

1.02 RELATED SECTIONS

- A. Section [04200 – Unit Masonry]: Units in Masonry
- B. Section [0610 – Rough Carpentry]: Framed openings
- C. Section [07210 – Building Insulation]: Batt insulation at window perimeter
- D. Section [07900 – Joint Sealers]: Perimeter Joint Sealant and Backer Rod
- E. Section [09900 – Painting]: Finishing interior wood, including removable grilles

1.03 REFERENCES

- A. American Society for Testing and Materials (ASTM)
 - 1. ASTM C 1048-04 – Specification for Heat Treated Float Glass-Kind HS, Kind FT Coated & Uncoated.
 - 2. ASTM C 1036-06 - Specification for Flat Glass
 - 3. ASTM E 1300-09 -Standard Practice for Determining Load Resistance of Glass in Buildings
 - 4. ASTM 2188-02 – Test Method for Seal Durability of Insulating Glass Units
 - 5. ASTM E 2190-08 – Standard Specification For Insulating Glass unit Performance & Evaluation
 - 6. ASTM E 283– Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Difference Across the Specimen
 - 7. ASTM E 330– Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference
 - 8. ASTM 547– Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential
 - 9. ASTM F 588– Measuring the Forced Entry Resistance of Window Assemblies, Excluding Glazing
- B. Window and Door Manufacturers Association (WDMA)
 - 1. WDMA I.S.-2 – Industry Standard for Wood Windows
 - 2. WDMA I.S.-4– Industry Standard for Water Repellent Preservative Non-Pressure Treatment for Millwork
- C. American Architectural Manufacturers Association (AAMA)
 - 1. AAMA 701-04 & 702-04 – Combined Voluntary Specification for Pile Weatherstripping and Voluntary Specification for Replacement fenestration Weatherseals.
 - 2. AAMA 2603-02 – Voluntary Specification for Pigmented Organic Coatings on Aluminum Extrusions and Panels.
 - 3. AAMA 2604-Voluntary Specification Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels
 - 4. AAMA 2605-Voluntary Specification Performance Requirements and Test Procedures for Superior Organic Coatings on Aluminum Extrusions and Panels
- D. National Fenestration Rating Council (NFRC):
 - 1. NFRC 100-2004 – Procedure for Determining Fenestration product U-Factors
 - 2. NFRC 200-2004 – Procedure for Determining Fenestration Product Solar Heat Gain Coefficient at Normal Incidence

1.04 PERFORMANCE REQUIREMENTS

- A. Window units shall meet Rating H-R30 specifications in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-05, except where more stringent requirements are specified. (Optional Rating: H-R45, H-R50)
- B. Window unit air leakage, when tested in accordance with ASTM E 283 Shall be 0.30 cfm/ft• of frame or less.
- C. No water penetration beyond the interior face of the window when tested in accordance with ASTM E 547 under static pressure of 4.5 psf (42 mph) after 4 cycles of 5 minutes each separated by 1 minute with pressure released, with water being applied continuously, at a rate of 5 gallons per hour per square foot. (Optional Pressure of 7.5 psf (54 mph) for more stringent requirements)
- D. Window units shall withstand positive and negative pressures of 45.0 psf (133 mph) acting normal to the plane of the window. Units shall have no permanent deformation in excess of 1/175 of its span when tested in accordance with ASTM E 330. (Optional Pressure of up to 75psf (172 mph) for more stringent requirements)
- E. Window shall comply with Forced Entry Resistance requirements for a Level 10, when tested in accordance with ASTM F 588.
- F. Window units shall be rated, certified, and labeled in accordance with NFRC 100-2004. U-Factors: 0.33 Cardinal E270 LowE glass (Specific glazing options and values may be obtained from the Product Data Sheet on the web)
- G. Window units shall be rated, certified and labeled in accordance with NFRC 200-2004. Solar Heat Gain Coefficient: 0.29 Cardinal E270 LowE glass (Specific glazing options and values may be obtained from the Product Data Sheet on the web)



SunClad USA Comfort-Tilt Double Hung - Specifications

Section 08550

Aluminum-Clad Wood Hung Windows

Section 3
October 2016

1.05 SUBMITTALS

- A. Submit in accordance with conditions of Division 1 requirements and the contract.
- B. Product Data: Submit Manufacturers product data.
- C. Shop Drawings: Typical jamb, head and sill details showing layout and installation of typical and composite members, necessary dimensioning, hardware and mulled unit details. Submit elevations indicating location and type of glazing material.
- D. Samples: Provide (1) complete window assembly for approval of color, glazing systems and Quality of construction.

1.06 QUALITY ASSURANCE

- A. Provide proof of compliance with AAMA/WDMA/CSA 101/I.S.2/A440-08, ASTM 2190-08 rating for Seal Durability of Insulating Glass Units

1.07 PROJECT CONDITIONS

- A. For renovation projects, all actual window openings will be checked by accurate field measurement before fabrication.
- B. Coordinate window fabrication schedule with construction progress to avoid delays.

1.08 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to job site in manufacturers packaging undamaged, complete with installation instructions.
- B. Store windows and accessories off ground, under cover, protected from weather and construction activities.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. SunClad USA Double Hung units as manufactured by Sun Windows, Inc., Owensboro, Kentucky: Factory-assembled extruded aluminum-clad wood window with sash installed in the frame.

2.02 COMPONENTS

- A. Frame: Select kiln dried Western Pine, water-repellent, preservative –treated in accordance with WDMA I.S. 4. Interior exposed surfaces clear Western Pine; all exterior surfaces clad with 0.050" extruded aluminum at head, jamb, and sill and incorporate an integral aluminum nail fin as part of the extrusion. Overall frame depth: 6" (153 mm) for a wall depth of 4-9/16" (116 mm). Optional factory applied jamb extensions available up to 7-9/16" wall depths. Jamb liner shall be high impact, Exterior weathering grade polyvinyl chloride with locking clutch balance shoes.
- B. Sash: Select kiln dried Western Pine, water-repellent, preservative –treated in accordance with WDMA I.S. 4. Interior exposed surfaces clear Western Pine; all exterior surfaces clad with 0.045" extruded aluminum, mitred. Wood corners lap-jointed, glued and secured with metal fasteners. Sash thickness: 1-3/8" (35 mm). Glass shall be set to the sash frame using an AAMA approved silicone glazing material and secured with interior profiled wood stops.
- C. Glazing System: Sealed insulating glass shall be produced using quality float glass complying with ASTM C-1036-06. [clear/clear], [clear/argon filled, Low-E II coated]. Various tints, obscure, tempered, and laminated options are also available. Dual sealed insulating glass will have a 1/2" air space with the revolutionary Duralite™ Warm Edge I.G. Spacer. Insulated glass meets or exceeds standards required by ASTM E 2190-08.
- D. Weatherstripping: rigid dual wall parting stop with flexible hinge at head and custom dual durometer bulb at sill: Polyvinyl chloride leaf style with flexible urethane hinge set into upper sash for tight contact at checkrail. Secondary dual durometer, foam weatherstrip at bottom sash at sill. Secondary fin-seal weatherstrip at head. PVC jambliner at sides of sash with fin-seal pad at checkrail. Weatherstrip meets or exceeds standards required by AAMA 702-04.

The following five paragraphs specify optional products sold separately. Consult manufacturer and edit accordingly.

- E. Insect Screen: [Full] [Half]size with charcoal vinyl-coated BetterVue® mesh fiberglass screen cloth, set in 0.020" roll form aluminum frame fitted to inside of window, supplied complete with all necessary hardware. [optional: UltraVue® mesh]
- F. Extruded Insect Screen: [Full] [Half] size with charcoal vinyl-coated BetterVue® mesh fiberglass screen cloth, set in 0.050" extruded aluminum frame fitted to inside of window, supplied complete with all necessary hardware. [optional: UltraVue® mesh]
- G. Interior Removable Wood Grilles: [1" profile], [1-1/4" profile] removable solid wood bars dado and notched at joints and fitted to sash with clear plastic slide latch with steel pin. Surfaces unfinished [optional: white], ready for site finishing.
- H. Grilles- Between- Glass (GBG): [3/4" contour profile], [1/4" profile] Roll form aluminum bars fitted between the panes of glass in the specified insulated glass unit. 3/4" internal contour grille (GBG) finish shall be baked enamel, 1-color options [white], [sand], [bronze], [vanilla], and [special]. 2 color options [white/sand], [sand/white], [bronze/white], [white/bronze].
- I. Simulated Divided Lite Grilles (SDL): Exterior muntin bars shall be 1/8" thick by 1" wide [optional 1-1/4" wide] [optional: 2-1/4" wide] profile, solid extruded aluminum bars. Bars shall be adhered to exterior glass surface with black VHB acrylic adhesive tape and will align with interior muntin. Interior muntin bars shall be of 1" [optional 1-1/4" wide] [optional: 2-1/4" wide] Wood grilles with acrylic adhesive tape application. Exterior surfaces finished to match window cladding. Interior surfaces unfinished, ready for site finishing, [optional: white].



SunClad USA Comfort-Tilt Double Hung - Specifications

Section 08550

Aluminum-Clad Wood Hung Windows

Section 3
October 2016

2.03 HARDWARE

- A. Balance System: Spring balances connected to sash and concealed within the jamb liner. Incorporates locking pivot shoe when tilted 90°.
- B. Locks/Keepers/Finger Latches: High-pressure, corrosion resistant, die cast zinc sash lock/keeper factory installed. Two sash locks on units with 32" frame width or greater. Finger latches for restraining lower sash. Finish shall be baked enamel. Locks meet or exceed requirements by AAMA 1302.5.

2.04 CERTIFICATIONS

Sun Windows are certified to the following programs, using Independent Testing Laboratories.

- A. WDMA Hallmark Certification Program
- B. NFRC (National Fenestration Rating Council)

2.05 FINISH

- A. Exterior Finish: Finish shall meet specifications in accordance with AAMA 2604. As selected by customer from manufacturer's full range.
- B. Interior Finish: Unfinished and ready for site finishing. (Optional White)

PART 3 EXECUTION

3.01 INSTALLATION

- A. Inspect window openings prior to beginning installation. Verify that the openings are level and plumb and that the minimum opening dimension (width or height) is 1/4" larger than the window unit. Proceed with installation only after unsatisfactory conditions have been corrected.
- B. Install window units in accordance with manufacturer's recommendations, installation & Finishing Instructions and approved shop drawings.
- C. Secure assembly to framed openings, plumb, level and square, without distortion. Provide proper support and anchor securely in place.
- D. Place batt insulation in shim spaces around window perimeter to maintain continuity of building insulation. Do not use expanding foam insulation.
- E. Apply sealant and related backing materials at the exterior perimeter of the window units.
- F. Leave window units closed and locked.

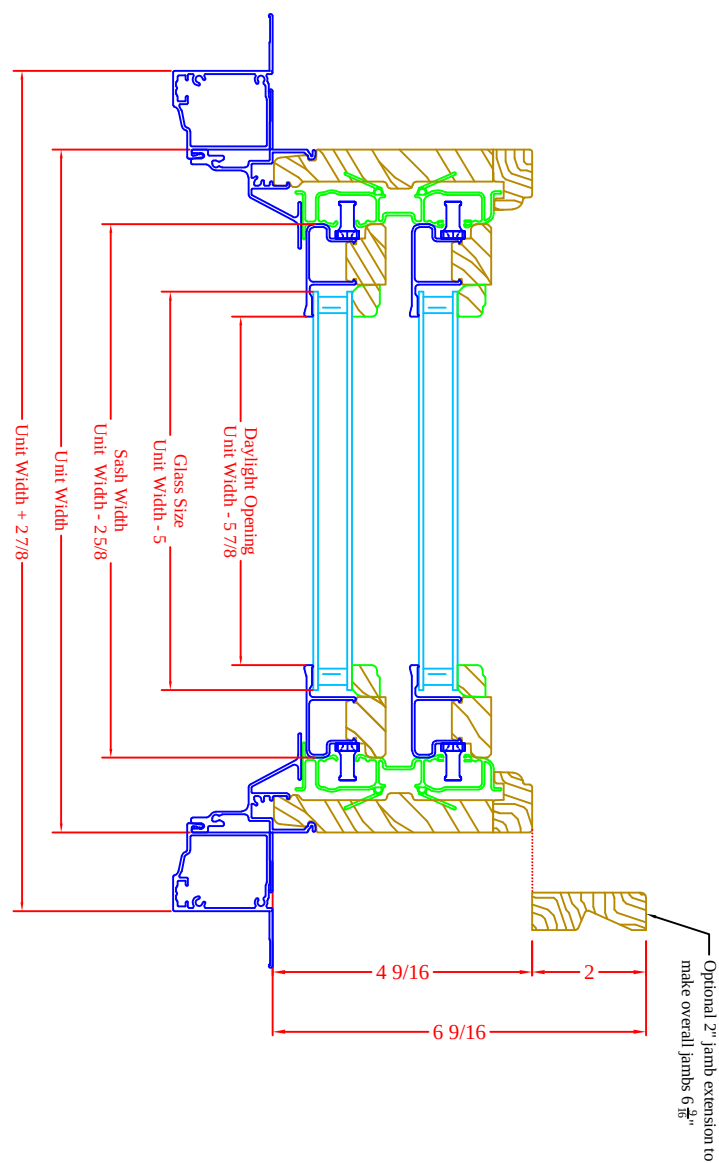
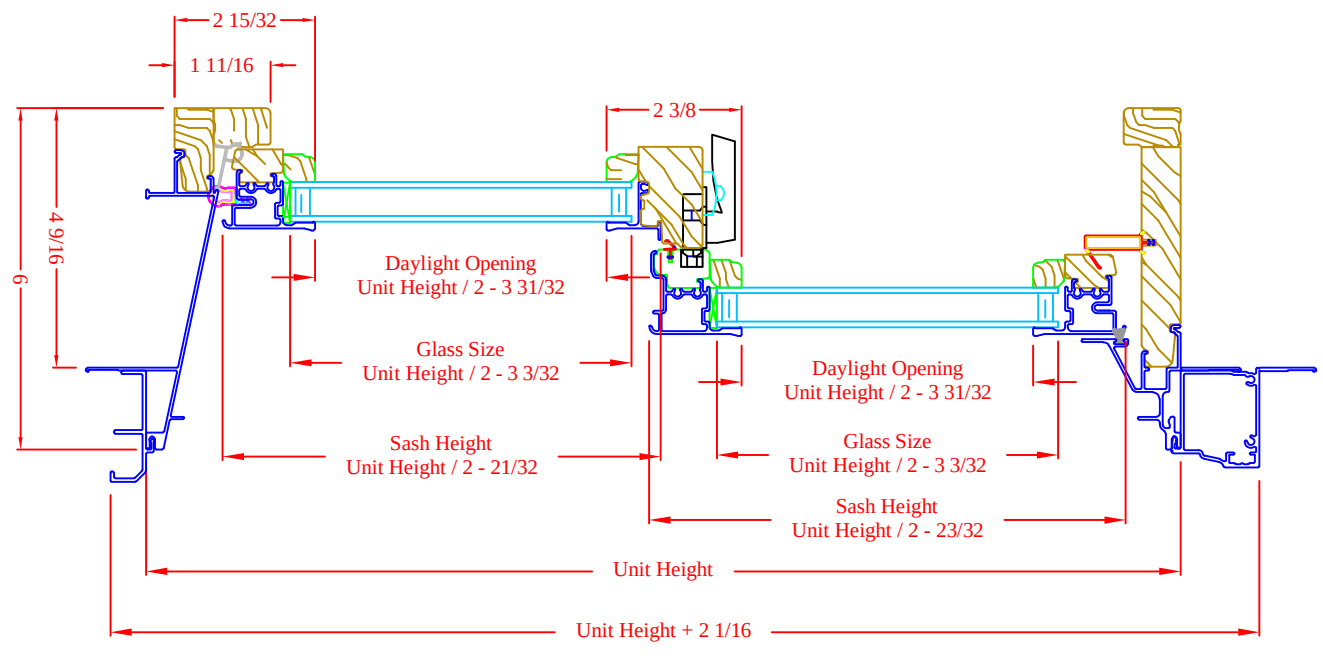
3.02 PROTECTION AND CLEANING

- A. Clean window frames, sash and glass promptly following installation. Avoid damaging protective coatings and finishes. Remove excess sealants, dirt and other substances.
- B. Protect window surfaces and hardware from contact with contaminating substances, such as masonry cleaning solutions. Contact with certain substances can cause damage to the glass surface and/or could cause seal failure of the insulating glass unit. These substances could also cause discoloration or damage to painted surfaces. Clean contaminated surfaces immediately after contact.
- C. Remove nonpermanent labels from glass surfaces per manufacturer's installation finishing instructions.
- D. Remove and replace glass that has been broken, chipped, cracked, abraded or damaged during the construction period.

END OF SECTION

Specifications subject to change without notice

5/8" Sill Nosing Shown
 1 1/8" Sill Nosing Optional



SCHEDULE

Quote: 495582

Ship Date: Quote Not
Ordered

Zone: 34

Order Date: Quote Not Ordered

Project Name: Painter Residence

Quote Name: Phase 1

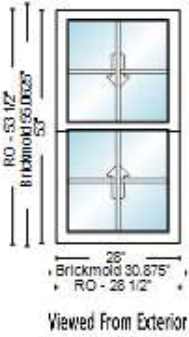
Dealer: Neelys Windows Doors & More

PO:

Line# 100-1

Unit Size: 28" X 53"

Rough Opening: 28 1/2" X 53 1/2"



Quantity: x 2

Room: 2-3 x 4-3

Brickmold: 30 7/8" X 55 1/16"

USA Clad Double Hung 28" x 53"

Overall Dimension = 28" x 53"

Window Model = Comfort-Tilt

Unit Width = Custom, Unit Height = Custom

Exterior Color = White \ Interior Color = Clear Pine

Dual Glazed \ Sun Advantage 270

Sash Locks W/Standard Keeper \ Dark Bronze

Full Screen \ Roll Form \ White

5/8" SDL \ Colonial \ White \ Standard \ Has Shadow Bar Glass 1: \ 2w

Glass 2: Upper Number Wide = 2 Glass 1: 2h

Glass 2: Upper Number High = 2

Traditional Brick Mold (1 3/8") \ White \ Nailing Fin Removed \ 5/8" Sill Nosing

Custom 5.5 Jamb Depth \ Traditional Glass Stop

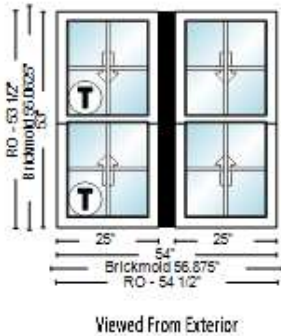
Jambliner Color = White \ Sill Angle = 12

U-Factor = 0.32 \ SHGC = 0.26 \ CR = 54 \ VT = 0.47 \ CPD = SUN-N-21-00220-00002

Line# 200-1

Unit Size: 54" X 53"

Rough Opening: 54 1/2" X 53 1/2"



Quantity: x 1

Room: 2-0 x 4-3 TWIN

Brickmold: 56 7/8" X 55 1/16"

USA Clad Double Hung 25" x 53"

Overall Dimension = 54" x 53"

Window Model = Comfort-Tilt

Unit Width = Custom, Unit Height = Custom

Exterior Color = White \ Interior Color = Clear Pine

Dual Glazed \ Sun Advantage 270 \ Unit 1 Lower Glass, 1 Upper Glass: Tempered

Sash Locks W/Standard Keeper \ Dark Bronze

Full Screen \ Roll Form \ White

5/8" SDL \ Colonial \ White \ Standard \ Has Shadow Bar \ 2w 2h

Traditional Brick Mold (1 3/8") \ White \ Nailing Fin Removed \ 5/8" Sill Nosing

Custom 5.5 Jamb Depth \ Traditional Glass Stop

Jambliner Color = White \ Sill Angle = 12

U-Factor = 0.32 \ SHGC = 0.26 \ CR = 54 \ VT = 0.47 \ CPD = SUN-N-21-00220-00002

4" FactoryMull Vertical

----- Line Item Notes -----

Both Glass are not set the same

Tempered glass requires additional delivery time.

Both Glass are not set the same

Line# 300-1

Unit Size:

Rough Opening:

Quantity: x 1

Room: **Installation Materials**

Installation Materials: White Sealant, Shims, Fasteners, Flashing Tape, Spray Foam

Insulation, PVC Sheet/PVC Trim

Line# 400-1	Unit Size:	Rough Opening:
Quantity:	x 1	Room: Installation Materials
		Interior Trim Allowance, FJ Primed 356 or Similar
Line# 500-1	Unit Size:	Rough Opening:
Quantity:	x 1	Room: Installation Labor
		Installation Labor: Full Frame Replacement of Three Windows with SunClad Comfort Tilt Double Hung Windows. Labor includes removal and disposal of old windows, and installation of new windows per manufacturer recommended methods. Labor does NOT include paint or paint preparation. Labor is licensed and Insured with SC Workman's Compensation Insurance.
Line# 600-1	Unit Size:	Rough Opening:
Quantity:	x 1	Room: Dumpster
		Dumpster/Disposal Fee

Comfort-Tilt Double Hung



The Comfort-Tilt is our performance double hung window. It features uniform sash rails and stiles and a floating jamb liner with spring balances.

This window features a traditional sash over sash design. The sashes raise and lower to ventilate and can be tilted inward for exterior surface access. Depending on the size of the window, one or two cam-action locks secure both sashes in the closed position. A pair of finger-release tilt latches activate the tilting function. Locking-when-tilted balance shoes help hold the sash in place when tilted.

Spring balances with locking-when-tilted balance shoes are housed within the floating vinyl jamb liners. These jamb liners are located within each side jamb.

Configurations include standard 50/50 sash split as well as 40/60 Cottage and 60/40 Oriel proportions. Double Hung windows can be mullered together for multi-wide units or with compatible sized Fixed Lites.

The standard jamb depth is 4-9/16". A jamb depth of 6-9/16" is achieved with 2" extensions.

Several grille systems are available to add lite division to the glass area. See the Grille Options section later in this guide for more information.

Exterior mounted screens are available to help keep out insects when the sash is open.

Other options include exterior colors, exterior trim, interior finishes, and additional jamb options. More information is detailed later in this guide.

Hardware Finishes

- Standard Finishes: White, Tan, Brown, Dark Bronze, Black
- Upgrade Finishes: Brushed Chrome, Brushed Nickel, Antique Brass, Polished Brass

Upgrade finishes available at additional cost.

Sizes

- Widths: 20", 24", 28", 32", 36", 40"
- Heights: 34-3/16", 38-3/16", 46-3/16", 50-3/16", 54-3/16", 62-3/16", 66-3/16", 70-3/16", 74-3/16"

See website for additional details and information.



White Tan Brown Dark Bronze Black



Brushed Nickel, Brushed Chrome, Antique Brass, Polished Brass



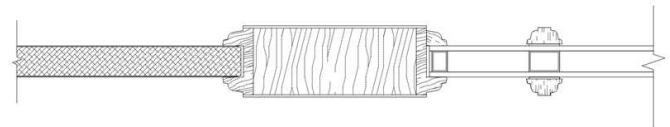
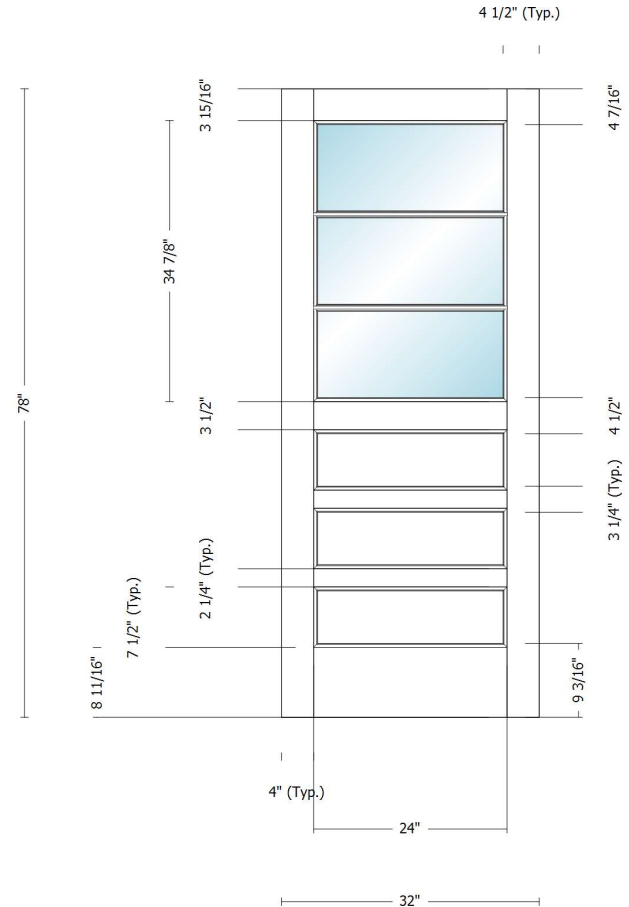
QUOTE #: 4472390-100-1
QUOTE VALID THROUGH: 12/20/2023

37318 Thermal Sash (SDL)

SERIES: Exterior French & Sash Doors
DOOR DESIGN: 37318
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 2-8"
HEIGHT: 6-6"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Clear / Clear
GRILLE: 7/8" Ovolo SDL
PANEL: 3/4" Flat
ADDITIONAL OPTIONS:
UltraBlock® Technology
Cartoned



Approved _____

Date _____

CERTIFIED DOOR QUOTE SUMMARY

100-1 37318 Thermal Sash (SDL) Fir 2-8" x 6-6" x 1 3/4" Quantity: 1

Approved _____

Date _____

This is where it all began, bringing back the traditional look of a double hung window. The wide stile, primed sash, provides an architectural look that enhances the beauty of your home. With the durability and weather tightness of a precision made wood window, the engineered design will keep out the cold, heat and dust for years to come. The traditional looking window improves the curb appeal of your home and is available in a wide range of design options.

STANDARD FEATURES

- 1 • 6/4 wide stile sash parts for strength, durability, insulating values.
 - Treated with Wood life 111 water repellent and wood preservative.
- 2 • Primed exterior and ready for painting
 - Natural interiors ready for painting or staining
 - Continuous routed finger lift for easy operation
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
 - Boot Glaze sashes design to weep the gathering of moisture
 - Sashes are design to be easily reglazed in case of broken glass
 - Adjustable foam filled weather stripping for a weather tight fit
- 4 • Dual action sash locks with adjustable keeper for better security
 - Tilt in sashes for ease of cleaning
 - Full 4-9/16" Jamb for better strength and performance
 - Standard PVC brick mould for easy installation
- 5 • Composite sill and sill nosing
 - White heavy duty bridge back compression jamb liners



OPTIONAL FEATURES

- Tan Boot Glaze
- Bronze Sash Locks
- GBG bars-White or Tan
- SDL Options - 7/8" & 1-1/8" profile bars, 7/8" Putty
- Cardinal Low-e 366 glass
- Argon Glass
- Factory applied PVC exterior trim: 5/4 x 4, 5/4 x 6
- Extension Jambs
- Tan Jamb liners
- Full Length Screens
- DP50 Performance Upgrades





Taylor France

From: tfrance@neelyswindows.com

To: Virginia Painter

Thu, Dec 7 at 4:39 PM

Mrs. Painter,

Thanks for your patience on this. Would you review the attached quote? We've pivoted to aluminum-clad windows from Sun Windows, manufactured in Kentucky. They allow us to meet the requirements of HARB, but are less expensive than custom wood windows, and much less than other aluminum-clad alternatives. They don't offer as many bells and whistles as some other brands, but are energy efficient window and feature a durable exterior surface that does not need to be painted after installation. We propose a full-frame installation method, which will provide the best insulation and water management. For information on the these windows, please see <https://sunwindows.com/cladwood-doublehung-comfort-tilt.html>. I've also attached some product information, and detail of the grille bar.

We are currently 10-12 weeks out on installation. If you would like to place an order, we ask for a 50% deposit prior to window production, with the remaining balance due when we install the windows.

I've also looked into options for the back door. To replace this door it would be an additional \$2200, and we can match the existing closely, but it would need to be painted after installation.

We appreciate the opportunity on this. Please give me a call or email with any questions.

Taylor France

Spartanburg Sales

864-699-9519 ext 104

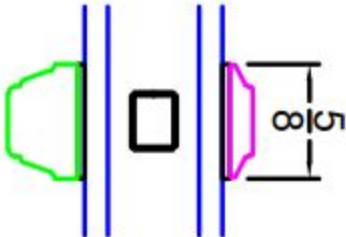
tfrance@neelyswindows.com

1751 Union Street

Spartanburg, SC 29302

www.neelyswindows.com

$\frac{5}{8}$ " SDL



Spartanburg County, SC

Summary

Parcel ID 7-08-15-118.00
Account # 139059
MillageGroup 940Z - 7SSZ - SPARTANBURG SANITARY SEWER DISTRICT
Land Size 0.16 AC
Utilities ,ALL PUBLIC
Fire District
Site Conditions PAVED
Location Address 527 BEAUMONT AVE
 SPARTANBURG 29303
Legal Description LOT 242 BEAUMONT MILL VILLAGE PB 125-488
 (Note: Not to be used on legal documents)
Neighborhood 6420
Property Usage Qualified Owner Occupied Residential Improved (4OOR)



Owners

PAINTER VIRGINIA MITCHELL
 527 BEAUMONT AVE
 SPARTANBURG SC 29303

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2004	0	\$0.00
Homestead	2016	0	\$209.84
Homestead	2017	0	\$209.84
Homestead	2018	0	\$240.96
Homestead	2019	0	\$240.96
Homestead	2020	0	\$240.96
Homestead	2021	0	\$242.82
Homestead	2022	0	\$242.82
Homestead	2023	0	\$270.40

Valuations

	2023	2022	2021	2020
Market Land Value	\$14,600	\$10,000	\$10,000	\$10,000
+ Market Improvement Value	\$28,900	\$16,000	\$16,000	\$16,000
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$43,500	\$26,000	\$26,000	\$26,000
Taxable Land Value	\$8,922	\$8,890	\$8,890	\$8,890
+ Taxable Improvement Value	\$17,660	\$14,225	\$14,225	\$14,225
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$26,582	*\$23,115	*\$23,115	*\$23,115
Assessed Land Value	\$357	\$356	\$356	\$356
+ Assessed Improvement Value	\$706	\$569	\$569	\$569
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$1,063	\$925	\$925	\$925

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$74.00
City of Spartanburg Total Fees	1	\$183.00

Land

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

Buildings

STAFF APPROVED MINOR WORKS SINCE DECEMBER 14, 2023 MEETING

Approved Date	Street Address	Approved Work
12/19/2023	203 S. Hampton Dr.	Application for a tree removed July 8, 2021
12/22/2023	286 S. Spring St.	Replace and repair front porch using like for like material (wood slats).