The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA
April 10, 2025, 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. Rules and Procedures for Meeting Conduct.

V. Approval of Agenda.

VI. Disposition of Minutes from the March 13, 2025, Meeting.

VII. Old Business: None.

VIII. New Business:

1. COA: 25-004-00026: Certificate of Appropriateness for Major Works – 395 Gentry Street (TMS # 7-16-02-142.00) in the Beaumont Mill Village . The applicant is seeking approval to replace front and side windows, from and side exterior walls with hardie fiber cement lap siding, and re-shingle with asphalt shingles. The property is located in the R-6 (General Residential) zoning district. **Owner: James and Maria Meet You in Paradise Falls LLC, Contractor: Chad Tessinger, Tesco Construction.**

IX. Staff Updates:

X. Adjournment.

For more information, please contact the City of Spartanburg Planning Department at planning@cityofspartanburg.org or call (864) 596-2068.

Meeting Minutes of the Board of Architectural Design and Historic Review
Thursday, March 13, 2025, at 5:30 PM
Spartanburg County Council Chambers

The City of Spartanburg Board of Architectural Design and Historic Review (HARB) met in County Council Chambers on Thursday, March 13, 2025, at 5:30 PM with the following members in attendance: **Bill Michels, Mark Olencki, Sylvelie Franke, Dave Williams, and Brandon Gaffney** Representing the Planning Department - **Fredalyn Frasier, Planning Director,** and **Nan Zhou, Planner II.**

Roll Call:

Mr. Michels: Bill Michels
Mr. Williams: Dave Williams
Mr. Olencki: Mark Olencki
Mr. Gaffney: Brandon Gaffney
Ms. Franke: Sylvelie Franke

Mr. Michels: Freedom of Information Act Compliance – Public notification of the City of Spartanburg Board of Architectural Design and Historic Review (HARB) this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of Agenda:
A motion was made by Mr. Gaffney, seconded by Mr. Olencki to approve the agenda. The motion was approved with a vote of 5-0.

Approval of Meeting Minutes from February 13, 2025.
A motion was made by Ms. Franke, seconded by Mr. Gaffney to approve the meeting minutes as amended. The motion was approved with a vote of 5-0.

Old Business: None.

New Business:

Certificate of Appropriateness for Major Works – 260 N. Irwin Ave. (TMS # 7-16-02-011.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace/install a metal window lost from Helena on the right side of the house. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. Owner: SFR3 LLC / Contractor: Vinicius Santos – Carolina Remodeling Solutions.

Project Description and History
The project site is located in the Hampton Heights Historic District on the west side of N. Irwin Ave on a lot approximately 31,757 square feet. One single-family residence constructed in 1924 is situated on the lot. The residential structure is a one-story wood framed bungalow with a brick foundation and a mansard roof with composite shingles.

Analysis
Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Hampton Heights 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-8 SFD, General Residential – Single Family District, which allows for single family dwelling unit. 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.

Applicant Statement

• The Applicant proposes to replace one window (steel) on the north side of the house that was lost/damaged from Helena.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Windows. The Hampton Heights Design Guidelines state that "……windows are very important in creating rhythm on a house and also play a role in the directional emphasis and scale of building. Existing windows, including window sash, glass, lintels, sills, frames, molding, shutter, and all hardware shall be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new materials shall be compatible with original materials in terms of material, design, and hardware. If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window. The residences of Hampton Heights display a variety of window types and materials. Sach, casement, pivot, and decorative
fixed windows are all found in the district. wood sashes are most typica, but metal, as in the case of casement, is also present. Single, grouped, tripartite, and even banded are all arrangements found in the district. The glazing patterns, materials, and arrangements of windows play a key role in defining the styles of Hampton Heights architecture and contribute to the overall appearance of the district."

• The proposed replacement window would be a steel window to match the other steel windows on the north side of the house (sunroom), single pane, 106" (wide) x 63" (height), and true divided light picture window.

b. The scale of the buildings

• Replacing the window will not affect the scale of the building.

c. The texture and materials

• The replacement window will be steel window, single pane, and true divided light picture window.

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

• Properties in the immediate surroundings appear to all have wood windows on the house.

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

• Replacing one window that is steel, single pane, 106” (wide) x 63” (height), true divided lite picture window and historically appropriate designed would be harmonious with the Historic District.

Applicant:
Vinicius Santos, Carolina Remodeling Solutions.

Public Speakers:
None

Discussion:
Board deliberated that the proposed project will be reviewed by Code Enforcement and staff to ensure compliance with applicable codes and regulations.

A motion was made by Mr. Michels, seconded Mr. Olencki to approve the window installation with caveat that the design be presented to Code Enforcement and the staff for approval at their level by a vote of 5-0.

Certificate of Appropriateness for Major Works – 298 W. Hampton Ave. (TMS #7-16-02-016.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace two new egress windows in existing openings, a new side dormer with egress window, and a dormer in the rear, allowing the residents to create a livable space on the second floor of the house. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. Owner/Applicant: Michelle Child.

Project Description and History
The project site is located on an approximately 14,283 square foot lot in the Hampton Heights Historic District on the north side of W. Hampton Ave. The site features one single-family, Queen Anne, residence constructed in 1909. The one-story wood framed bungalow has a roof with composite shingles, a brick foundation and an open front porch.

Analysis
Zoning Ordinance and Historic Design Manual Consistency
The design guidelines are outlined in the Hampton Heights 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-8 SFD, General Residential – Single Family District, which allows for single family dwelling unit. 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.

Applicant Statement
• The Applicant proposes to replace two new egress windows (wood, 36” x 36”, simulated divided lite) in existing dormers, and build one new dormer (roof pitch ratio: 9/12, architectural shingle

roof, lap siding to match existing) on the side with egress window (wood, 36" x 36", simulated divided lite), and one new dormer in the rear (not visible from the street). Adding dormers on the side and in the rear will allow applicants to create livable space on the second floor.

Findings
Certificate of Appropriateness, Section 510.6 (C)
a. The character and appropriateness of the design
Dormer. The Hampton Heights Design Guidelines state that "……original roof form – with its shape; features such as dormers, cresting, and chimneys, slop, material and color; and patterning – is an essential and character-defining feature of a building. Retain the original roof form. No addition to a house shall greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers shall also be retained. Skylights shall be installed to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out of view of the public right of- way to create this space.

Windows. The Hampton Heights Design Guidelines state that "……windows are very important in creating rhythm on a house and also play a role in the directional emphasis and scale of building. Existing windows, including window sash, glass, lintels, sills, frames, molding, shutter, and all hardware shall be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new materials shall be compatible with original materials in terms of material, design, and hardware. If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window."
• The proposed design of the dormer matches the current roof pitch of existing front dormer, 9/12; will have architectural shingle on top that is consistent with the rest of the house; will incorporate lap siding to match the existing siding on the house. The addition of the dormer is to create a livable space on the second floor.
• The proposed replacement egress windows for existing dormers and new egress windows for proposed dormers are simulated divided lite Marvin Ultimate Wood windows, 36" by 36". The window replacements are required to meet the egress window building code requirement.

b. The scale of the buildings
• Replacing and installing windows will not impact on the scale of the building.
• Adding dormers, one on the side and one in the rear will increase the scale of the building proportionally.

c. The texture and materials
• Architectural shingles will be on top of the dormer and lap siding will be used to match the existing siding on the house.
• Replacement window will be Marvin ultimate wood windows, 36" by 36", and simulated divided lite.

d. The relationship of such elements to similar features of structures in the immediate surroundings
• Majority of properties in the immediate surroundings have dormers in the front or on the side.
• Properties in the immediate surroundings seem to all have wood windows on the house.

e. If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –
• Replacing windows and installing new windows that are wood, simulated true divided lite and historically appropriate designed would be harmonious with the Historic District.

• Building two new dormers, one on the side and one in the rear, use architectural shingles that are consistent with the current architectural singles on the house, and lap siding to match the existing siding on the house would be harmonious with the Historic District.

Applicant:
Michelle Child, Owner.
Jared Melaragno, Architect, Megan Teague Studio.

Public Speakers:
Laura Ringo, 251 W Hampton Ave.
Eric Kocher, 526 S Irwin Ave.
Lukas Hauser, 526 Hampton Dr.

Discussion:
The proposed project remains respectful of the character of the house, with the addition of a dormer not constituting a significant change to the surrounding property. The home will still retain its historic appearance. The proposed window size is in keeping with the structure, and since the existing "windows" are merely pieces of plexiglass where vents used to be, the new window may actually improve the overall aesthetic. Additionally, if the original staircase was enclosed with sheetrock, it suggests an intent for an upper-level expansion. To facilitate this, proper egress is required per fire and building code. Given these factors, the dormer addition does not appear to be obtrusive or detrimental to the current character of the house.

A motion was made by Mr. Williams, seconded Mr. Gaffney to approve the application as is by a vote of 5-0.

Certificate of Appropriateness for Major Works – 530 Peronneau St. (TMS # 7-16-02-122.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to repair/replace siding to match existing, replace window, railing, and doors (front and rear), and remove attic door with siding to match the existing siding on the house. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. Owner/Contractor: Branson Guest – Guest Equities LLC / Applicant: Casey Smithling – Case by Case Architecture.

Project Description and History
The project site is located on an approximately 10,207 square foot lot in the Hampton Heights Historic District on the north side of S. Hampton Dr. and on the west side of Peronneau Street with one single family residence constructed in 1916 situated on the lot. The residential structure is a two-story bungalow with a brick foundation, a gable roof with composite shingle, and a front porch.

Analysis
Zoning Ordinance and Historic Design Manual Consistency
The design guidelines are outlined in the Hampton Heights 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-8 SFD, General Residential – Single Family District,

which allows for single family dwelling unit. Section 510.6 of the City of Spartanburg Zoning Ordinance lists 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.

Applicant Statement

• The Applicant proposes to repair/replace siding to match existing siding, replace window, railing, awning on the north side, and doors (front and rear), and remove attic door with siding to match the existing siding on the house.

Hampton Heights Design Guidelines

Door Replacement. Design Guidelines for Hampton Heights state that "……Retain original doors unless deteriorated beyond repair. Screen and storm doors shall not detract from the character of the house and shall be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials. Original door openings shall not be infilled on facades visible from the public right-of-way."

Windows. The Hampton Heights Design Guidelines state that "……windows are very important in creating rhythm on a house and also play a role in the directional emphasis and scale of building. Existing windows, including window sash, glass, lintels, sills, frames, molding, shutter, and all hardware shall be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new materials shall be compatible with original materials in terms of material, design, and hardware. If it is necessary to replace an entire window, the replacement shall be sized to the original opening and shall duplicate all proportions and configurations of the original window."

Railings. Design Guidelines for Hampton Heights state that "……Retain original porches and steps. Repair of porches shall not result in the removal of original materials (such as balusters, columns, handrails, brackets, and roof detailing) unless seriously deteriorated. If replacement materials must be introduced, the new shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated, if possible, by documentary and physical evidence.

Siding. Design Guidelines for Hampton Heights state that "…… The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings. Retain original wood siding and repair rather than replace damaged material whenever possible. When replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and material. Paint removal and repainting shall be done using appropriate techniques that do not damage the historic material. The application of artificial or nonhistorical exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, 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."

Awning/Roof. Design Guidelines for Hampton Heights state that "……Retain the original roof form.

No addition to a house shall greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers shall also be retained. Historic roofing materials, such as clay title and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost-prohibitive. Clay tile and slate roofs are always character defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material. Hipped, gabled, flat, parapeted, cross-gabled, cross-hipped, and gambrel are all principal roof forms represented in Hampton Heights's architecture. Asphalt shingles are the common roof material in the district, but pressed metal shingles, and clay and cement tile roofs are present.

Certificate of Appropriateness, Section 510.6 (C)
Findings
a. The character and appropriateness of the design – *Majority of the proposed design are appropriate*
• The current doors (front and rear) are not original to the house. The applicant proposed to replace the current doors with 6 panel smooth fiberglass prehung doors or wood door.

• The current window in the front was broken and not original to the house. The applicant proposed to replace the front window with custom wood outswing casement window to match the existing windows beside it. The basement windows that are currently bricked in will be replaced with metal/steel window to match the existing metal/steel basement windows. The current egress window on the north side of the house does not meet the building code size requirements. The applicant proposed to replace the egress window either with wood casement window to fit existing window opening size or replaced with wood single hung window to meet the building code size requirements.

• Currently, the front porch railings are not appropriately and historically designed. The applicant proposed to replace the front porch railings with wood and historically appropriately designed railings.

• Currently, some pieces of siding on the house are damaged. The applicant proposed to replace only the damaged siding to match the existing siding on the house. Also, the applicant proposed to remove the attic door and restore the area with siding matching the rest of the house.

• Currently, the condition of the awning covering the entrance to the basement is deteriorated and the construction of the awning covering the steps to the basement is not original to the house. The applicant proposed either replace the awning with new shingle roof to match the rest of the house, or replace the awning with new metal roof similar to the existing awning material, or remove awning in entirety.

b. The scale of the buildings – *Will not be impacted*
• Repair/replace siding to match existing siding, replace window, railing, awning on the north side of the house, and doors (front and rear), and remove attic door with siding to match the existing siding on the house will not affect the scale of the building.

c. The texture and materials – *Majority of the proposed texture and materials are appropriate*
• Currently, the existing front door is metal. The proposed new doors (front and rear) will be either 6 panel fiberglass doors or wood door.

• The current front window is wood. The proposed window will be custom wood outswing casement window to match the existing adjacent windows; The proposed basement window

will be metal/steel windows to match the existing basement window; The new egress window on the north side of the house will be wood casement window or wood single hung window.
• The proposed siding replacement around the attic door removal area and the damaged area around house will match the existing siding.
• New railing around the front porch will be wood.
• The current awning is metal/aluminum. The proposed awning will be either similar to the current awning material, or asphalt shingles, or completely remove it from the house.

d. The relationship of such elements to similar features of structures in the immediate surroundings– *The alteration of property would share similar features with structures in the immediate surroundings*

• Properties in the immediate surroundings of the project site appear all have wood front doors.
• Some properties in the immediate surroundings of the project site have wood railing on the front porch.
• None of the properties in the immediate surroundings have an awning on the sides. Properties in the immediate surroundings of the project site all have asphalt shingles.
• Properties in the immediate surroundings of the project site appear all have wood windows.
• Properties in the immediate surroundings of the project site appear all have wood siding.

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

• **Door Replacement:** Wood door would meet the guidelines.
• Even though the current front and rear wood entrance doors are not original to the house, replacing doors with 6 panel fiberglass prehung doors would not be harmonious with the Hampton Heights Historic District. However, replacing doors with wood door with or without opening would be harmonious with the Historic District.

• **New Railing:** Requires a historically accurate design.
• Currently, the front porch railings are not appropriately and historically designed. Replacing front porch railings with wood and historically appropriately designed railings would be harmonious with the Historic District.

• **Window Replacement**: Proposed material and design meet guidelines.
• Replacement of front window with custom wood outswing casement window to match adjacent windows would be harmonious with the Historic District since the new wood windows replicating historic originals.
• Replacement of current bricked in windows with metal/steel windows that match the existing metal/steel basement windows would be harmonious with the Historic District.
• Replacement of the egress window with wood casement window to fit existing window opening size or replaced with wood single hung window to meet the building code size requirements would be harmonious with the Historic District.

• **Awning Replacement/Removal**:
• The awning to the north side of the house is not original to the house and the conditions of the awning is deteriorated. Proposal to replace the awning with either similar to the current awning material: metal or aluminum, or with asphalt shingles to match the rest of the house would be harmonious with the Historic District. Applicant is open to

remove the awning in entirety since it is not original to the house but prefer to keep the awning since it will shield water coming into the basement.

- **Siding replacement:** Proposed material meet guidelines.
- Replacing only the damaged siding with material that match the existing siding on the house would be harmonious with the Historic District.
- Removal of the attic door and restore the area using siding material that matches the existing siding for the rest of the house would be harmonious with the Historic District.

Applicant:
Casey Smithling – Case by Case Architecture.

Public Speakers:
Keith R Shambaugh, 546 Cecil Ct.

Discussion:
The proposed exterior changes—including the replacement of a broken window matching the original three, siding repairs with no noted concerns, railing updates designed per building code, and basement window replacement using steel or aluminum—are consistent with historic standards and staff recommendations. The removal of the basement awning with a minimally visible membrane roof, window repair and removal (notably window #10), the installation of wooden doors for units 20 and 21, and any future gutter work (pending staff and design review) collectively reflect an effort to maintain architectural integrity while ensuring code compliance.

A motion was made by Mr. Michels, seconded Mr. Gaffney and Mr. Olencki to approve the a the following items with conditions as noted below by a vote of 5-0.
Item 3: Replacement window to be approved by staff.
Item 9: Railings to be approved by staff.
Item 10: Removal approved.
Item 11: Basement steel windows to be replaced with steel or aluminum; design to be presented to and approved by staff.
Item 12: Awning to be replaced with a membrane roof featuring a low profile and minimal visible elevation; design to be presented to and approved by staff.
Item 14: Removal approved.
Items 20 & 21: Door replacements to be presented to and approved by staff.
Gutters: Not included in the original application but remain under recommendation for approval by staff and Donnie Love.

Certificate of Appropriateness for Major Works – 536 Peronneau St. (TMS # 7-16-02-123.00) in the Hampton Heights Neighborhood Historic District. The applicant is seeking approval to replace front and rear entrance doors, replace gravel at front driveway with brick pavers, install new railing for rear entrance, and pour new gravel at existing rear parking area. The property is located in the R-8 SFD (General Residential – Single-Family) zoning district. Owner/Contractor: Branson Guest – Guest Equities LLC / Applicant: Casey Smithling – Case by Case Architecture

Project Description and History
The project site is located on an approximately 9,169 square foot lot in the Hampton Heights Historic District on the north side of S. Hampton Dr. and on the west side of Peronneau Street with one single family residence constructed in 1914 situated on the lot. The residential structure is a one-story wood framed bungalow with a brick foundation, a gable roof with composite shingle and a back porch.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Hampton Heights 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-8 SFD, General Residential – Single Family District, which allows for single family dwelling unit. Section 510.6 of the City of Spartanburg Zoning Ordinance lists 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.

Applicant Statement

• The Applicant proposes to replace front and rear entrance doors, replace gravel at front driveway with brick pavers, install new railing for rear entrance, and pour new gravel at existing rear parking area.

Hampton Heights Design Guidelines

a. The character and appropriateness of the design

Door Replacement. Design Guidelines for Hampton Heights state that "……Retain original doors unless deteriorated beyond repair. Screen and storm doors shall not detract from the character of the house and shall be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials. Original door openings shall not be infilled on facades visible from the public right-of-way."

Driveway. Design Guidelines for Hampton Heights state that "……The established pattern of walks and drives within the district should be continued. Existing paving materials of concrete, asphalt, and brick should be repaired, where feasible. New surfaces should be compatible with these predominate materials. The use of driving lanes, designed to facilitate only cars' wheels, is a historic treatment which is encouraged to retain porous surfaces.

Railings. Design Guidelines for Hampton Heights state that "……Retain original porches and steps. Repair of porches shall not result in the removal of original materials (such as balusters, columns, handrails, brackets, and roof detailing) unless seriously deteriorated. If replacement materials must be introduced, the new shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated, if possible, by documentary and physical evidence.

Parking. Design Guidelines for Hampton Heights state that "……Parking should be located in side yard and rear yard spaces and not extend beyond the front setback line of historic buildings. Parking shall be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots shall be accommodated on-site, when at all possible, using the pathway of original drives and parking. It is preferable to expand an existing driveway for parking,

rather than to add a separate parking pad. Plant materials can be added around parking spaces to visually buffer the parking from the street.

Findings
Certificate of Appropriateness, Section 510.6 (C)
a. The character and appropriateness of the design

- The applicant proposes to replace front and rear entrance doors, replace gravel at front driveway with brick pavers, install new railing for rear entrance, and pour new gravel at existing rear parking area.
- The Design Guidelines for the Hampton Heights states that "…… the original doors should be retained unless it is deteriorated beyond repair. In case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials."
- The Design Guidelines state that "……the new driveway surface should be compatible with these (concrete, asphalt, and brick) materials. The use of driving lanes, designed to facilitate only cars' wheels, is a historic treatment which is encouraged to retain porous surfaces.
- The Design Guidelines state that "……retain original porches and steps. If replacement materials must be introduced, the new shall match the old in design, color, texture, and where possible, materials."
- The Design Guidelines state that "……parking should be located in side yard and rear yard. Parking shall be addressed in a manner that does not distract from the overall character of the district, and it should use the pathway of original drives and parking rather than expanding an existing driveway of parking.

b. The scale of the buildings – *Will not impact the building*

- Replacing the front and rear entrance doors, the gravel at front driveway with brick pavers, installation of new railing for rear entrance, and adding new gravel at existing rear parking area will not impact the scale of the building.

c. The texture and materials

- Currently, the existing door is wood, the newly proposed doors for the front and rear are 6 panel white fiberglass prehung door.
- Installation of the railing for the rear entrance will be wood.
- The existing front driveway is gravel. The proposed driveway in the front yard will be brick pavers.
- The existing parking space in the rear yard is gravel. The proposed parking space in the rear yard is gravel.

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

- Properties in the immediate surroundings of the project site appear all have wood front doors.
- Properties in the immediate surroundings of the project site have either gravel or concreate driveways/parking pad in the front yard.
- Some properties in the immediate surroundings of the project site have railings around the front Entrance

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

1. **Door Replacement:** Does not meet the guidelines.

• Even though the current front and rear wood entrance doors are not original to the house, replacing doors with 6 panel fiberglass prehung doors would not be harmonious with the Hampton Heights Historic District.

2. **New Railing:** Requires a historically accurate design.
   • Currently, there is no railing near the rear entrance. Installation of wood railing that is historically appropriately designed would be harmonious with the Hampton Heights Historic District.

3. **Driveway Replacement/Enhancements**: Proposed material meets guidelines.
   • Replacement of the current gravel driveway/parking with brick pavers align with the historic treatment and would be harmonious with the Hampton Heights Historic District.
   • Using the existing rear gravel parking for the residents and pouring new gravel would be harmonious with the Hampton Heights Historic District.

Applicant:
Casey Smithling – Case by Case Architecture.

Public Speakers:
Keith R Shambaugh, 546 Cecil Ct.
Eric Kocher, 526 S Irwin Ave.

Discussion:
The proposed modifications, including door replacements with glass (Items 1 and 6) pending staff approval, removal of gravel for sod installation with ribboned pavers (Item 3), maintaining rear parking (Item 7), and the installation of a simple railing with proper screening subject to staff approval, align with preservation guidelines and ensure aesthetic and functional integrity.

A motion was made by Mr. Michels, seconded by multiple board members, to approve the following items as noted below by a vote of 5-0.
Item 1: Installation of a wooden door with glass, to be approved by staff.
Item 6: Same as Item 1—wooden door with glass, to be approved by staff.
Item 3: Removal of gravel and installation of paver drive lanes (ribbon-style) in the front.
Item 7: Retention of gravel parking in the rear with appropriate screening as required by code.
Back Door Railing: A simple railing to be presented to staff for approval prior to installation.
Staff Announcements: None.

The meeting was adjourned at 7:50 PM.

_____
Bill Michels, Chairman

City of SPARTANBURG south carolina

Planning Department

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

April 10, 2025

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works
Address: 395 Gentry St. (TMS: 7-08-16-033.00)
Historic District: Beaumont Mill Village Historic District
Zoning: R-6 (General Residential District)
Owner: James & Maria Miles

Request- The applicant is seeking approval to replace front and side windows with Aluminum clad Wood windows, and replace front and side siding with James Hardie Fiber Cement Lap Siding.

Project Description and History
The project site is located on an approximately 6,670 square foot lot in the Beaumont Mill Village Historic District on the north side of Gentry Street. The site currently consists of a one-story single-family residence constructed in 1941. This residential structure is a wood-framed bungalow with a brick foundation, front porch with interior brick chimney, and has a gable roof with composite shingle.

- The Beaumont Mill Village Historic Design Guidelines list this structure as a House Type Fifteen – End Gable with Gable Front Porch.

Analysis
Zoning Ordinance and Historic Design Manual Consistency
The design 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.

Applicant Statement

- The Applicant proposes to replace front and side windows with aluminum clad wood windows and replace front and side siding with James Hardie Fiber Cement Lap siding.

Findings
Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design
Design Guidelines for Beaumont Mill Village state that "…… windows are another significant character defining feature of any home. Wood windows were constructed so that individual pieces could be taken apart and repaired as needed. Therefore, many original windows could be repaired for much less than replacing a window. If it's determined that the windows are in such deteriorated condition that they must

be replaced, the new windows should be compatible in terms of material, size of window, shape and size of sash, window pane size and configuration, muntin and mullion profile shape, and location of meeting rial. In Beaumont Mill Village, wood and aluminum clad wood windows are the most appropriate replacement materials"

Design Guidelines for Beaumont Mill Village state that "……most of the homes in Beaumont were originally wood siding. If this material still exists on the home, it should be retained. Many homes in the area have aluminum or vinyl siding added to them. Some homes have asbestos siding which is original to their design and some asbestos siding was added to earlier homes in the 1950s. details of the original home have been lost due to the additions of these materials. Artificial siding can trap moisture underneath and decay the original wood. Therefore, homes that do not have these materials on them should not consider artificial materials as a replacement to the damaged wood. Repair is the only option. Wood siding should be kept painted and aluminum siding should be kept clean. Should it become necessary to replace the siding, then the new boards should match the existing boards in width and any characteristics, such as corner boards. If more than 50% of non-original siding will be replaced, then the type of replacement siding must match the historic style siding. Appropriate new material should be wood or Cement Fiberboard."

- The proposed repairs are consistent with the Beaumont Mill Village design intent.
  1) Replacement of the front and side wood windows with white aluminum clad wood windows (31.5" by 55") in existing opening, double hung, and six by six configuration.
  2) Replacement of the current damaged asbestos siding with James Hardie Fiber Cement Board Lap Siding that is recommended by the Beaumont Mill Village Design Guideline.

b. The scale of the buildings

- Replacing windows and siding will not impact the scale of the building.

c. The texture and materials

- The proposed materials are consistent with the Beaumont Mill Village material guidelines.
  1) The current front and side windows are wood. The new proposed windows would be white aluminum clad wood windows, double hung, and six by six configuration.
  2) The current front and side siding material is asbestos siding. The new proposed siding is James Hardie Fiber Cement Board Lap Siding.

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

1) Properties in the immediate surroundings of the project site appear to have a combination of wood and vinyl windows.
2) Properties in the immediate surroundings of the project site appear to have a combination of wood and vinyl siding on the house.

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

1) Repairing the damaged or deteriorated wood windows is recommended. If the windows are beyond repair, the replacement of the windows' material, style, and size would be harmonious with the Beaumont Mill Historic District.

2) Based on the Design Guidelines for the Beaumont Mill Village, the new siding replacement material matches the historic style siding and meets the design guideline recommendation.

Submitted by:

Nan Zhou

Nan Zhou, AICP
City Planner II - Planning Department

Attachments:
Conditions of Approval
Application and Materials
Site Photos

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:

395 Gentry Street (TMS:7-08-16-033.00) - Beaumont Mill Village Historic District

Owner: James & Maria Miles

Contractor: Chad Tessinger – Tesco Construction

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. project.

SITE MAP – 396 Gentry St.

ZONING MAP – 396 Gentry St.

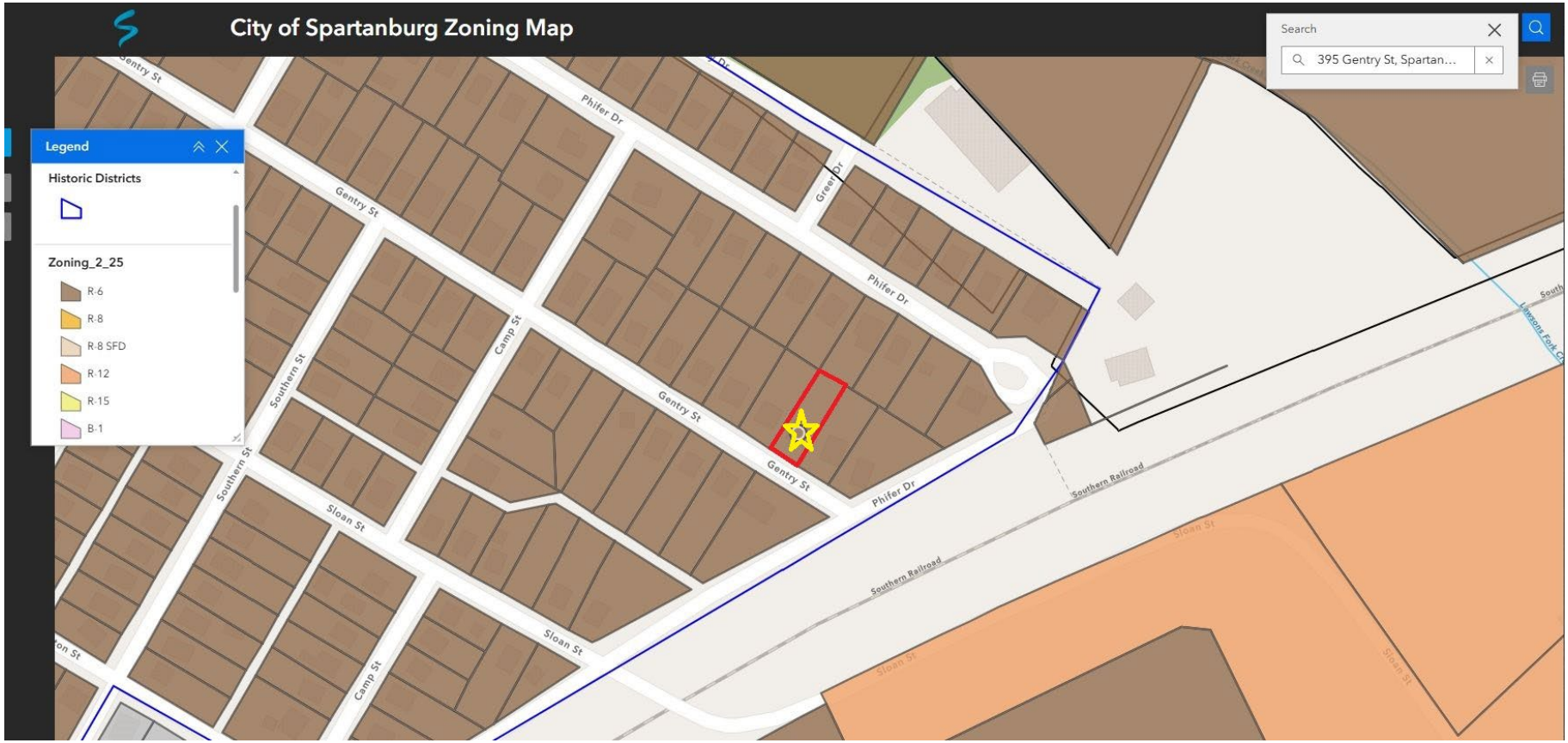


Photo – Front, Left and Right Side of the Project Site

Property to the Left and Right of the Project Site

Properties in the Vicinity

CERTIFICATE OF APPRORIATENESS

(COA) APPLICATION

***Meeting Date*:**

April 10, 2025

***Applicant Name*:**

Meet you in Paradise Falls LLC

Represented by:

Maria & James Miles – Manager/s

Property Address:

395 Gentry Street, Spartanburg SC

CERTIFICATE OF APPRORIATENESS (COA) APPLICATION

Meeting Date: April 10, 2025

Applicant Name: Meet you in Paradise Falls LLC

Represented by: Maria & James Miles – Manager/s

Property Address: 395 Gentry Street, Spartanburg SC

Table of contents

Cover

Page 1 – 2 COA Application (Two Pages)

Page 3 Subject House window and door location overview plan

Page 4 Window / Door Schedule and material description

Page 5 Approved Window material aluminum clad wood windows Pg 30

Page 6, 7, 8 Pella Aluminum Clad Wood window manufacturers material description.

Page 9 109 Phifer Drive Picture showing house type 15 same as subject. With lap siding and similar roof shingle color.

Page 10 Exterior Siding schedule and material description.

Page 11-15 James Hardie Fiber cement lap siding material

Page 16 Re roof schedule and material description.

Page 17 CertainTeed Manufacturers material Description

Page 18 Picture of shingle

City of SPARTANBURG 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: Meet You in Paradise Falls LLC Phone: 954-729-7181

Address: 11936 NW 78 Place Email: Jmiles1059@gmail.com

City: Parkland State: Florida Zip: 33076

Applicant: Same as Owner - James / Maria Miles Manager Phone: 954-729-7181

Address: 11936 NW 78 Place Email: Jmiles1059@gmail.com

City: Parkland State: Florida Zip: 33076

Contractor: Chad Tessinger- Tesco Construction Phone: 864-316-1111

Address: Email: Chad Tessinger @ gmail.com

City: State: Zip:

Address of Property: 395 Gentry Street, Spartanburg, SC 29301

Tax Map Number: 7-08-16-033.00 Zoning District: Residential Beaumont Village

---

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: Date: 3/13/25

Staff Use Only / **Received by:** Oksana

Date Received: 3/17/2025 **Time:** _____ **Permit Number:** 25-0400026

City of SPARTANBURG 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)
Additional Items

Please attach to this Application nay of the applicable items:

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

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

1.0 Replace Front and side windows with Pella Aluminum Clad wood windows
2.0 Replace Front and side walls with texterior siding with James Hardie Fiber Cement Lap Siding
3.0 Re shingle roof with new aspahlt shingles

****

Not subject to COA review:

4.0 Replace rear windows not visible to street with vnyl windows
5.0 Replace rear siding with James Hardie Fiber Cement Lap Siding

Please read and initial the following statements:

JRM / MM _____ I am the owner of the property, or

N / A owner I am w _____ 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.

JRM / MM _____ The information on this application represents an accurate description of the proposed work.

JRM/ MM _____ I have omitted nothing that might affect the decision of the Historic Architect Review Board.

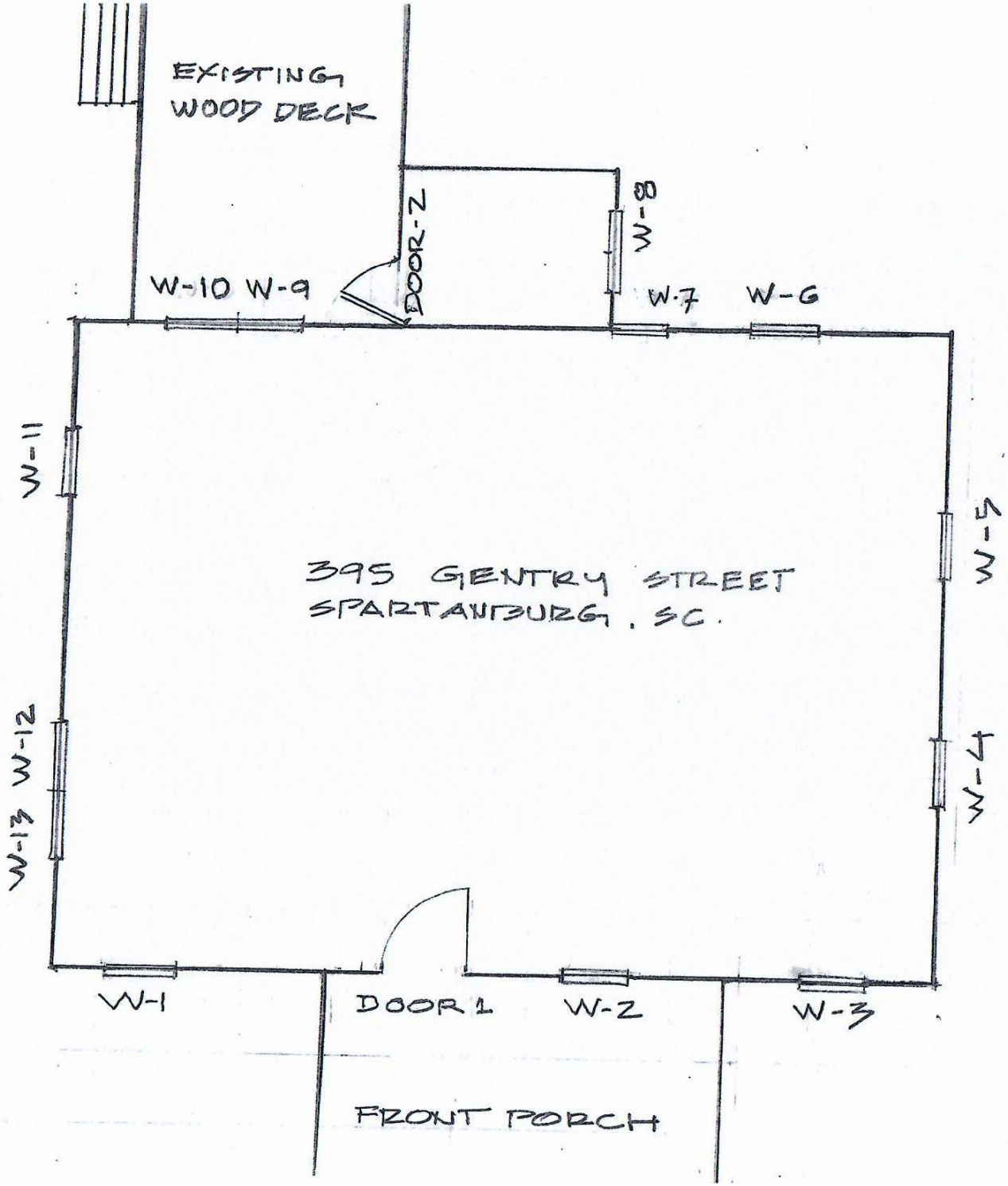
JRM / MM _____ I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.

JRM / MM _____ 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**

2


EXISTING
WOOD DECK
DOOR-2
W-8
W-10
W-9
W-7
W-6
W-11
395 GENTRY STREET
SPARTANBURG, SC.
W-5
W-13
W-12
W-4
W-1
DOOR 1
W-2
W-3
FRONT PORCH

CERTIFICATE OF APPRORIATENESS (COA) APPLICATION

Meeting Date: April 10, 2025

Applicant Name: Meet you in Paradise Falls LLC

Represented by: Maria & James Miles – Manager/s

Property Address: 395 Gentry Street, Spartanburg SC

Window / Door Schedule As visible from Street – Right of way

Front Elevation: Window 1,2,3 Pella Aluminum Clad Wood Window / White
31.5 x 55 in existing opening Six over Six configuration.

Front Elevation: **Entry door location Door 1 to remain**

Right Side Elevation: Window 4,5 Pella Aluminum Clad Wood Window / White
31.5 x 55 in existing opening Six over Six configuration

Left Side Elevation: Window 11, 12,13 Pella Aluminum Clad Wood Window / White
31.5 x 55 in existing opening Six over Six configuration

****

Window / Door Schedule NOT visible from Street – Right of way

These are not part of review process !

Rear Elevation: Window 6, 8,9,10 Vinyl Window / White
31.5 x 55 in Six over Six configuration.
Window 7 Vinyl Window / White
12 x 24 in picture window configuration

Rear Elevation: Egress Door Location Door 2 to be replaced with pre hung 6 panel steel door

3.7.2 Windows (major work if original windows are still existing, minor work if original windows have been replaced)

Windows are another significant character defining feature of any home.

Maintenance

Wood windows were constructed so that individual pieces could be taken apart and repaired as needed. Therefore, many original windows could be repaired for much less than replacing a window.

Always try to repair windows first.

- If the window is deteriorated beyond repair replace the window with like for like materials

Common maintenance items:

- Keep fresh paint on windows
- Repair broken glass

The additions of storm windows should be accomplished without compromising the original window appearance. (storm windows are a minor work)

Alteration

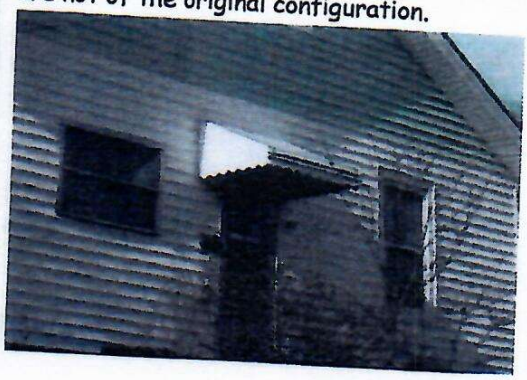
If it's determined that the windows are in such deteriorated condition that they must be replaced, you should select a new window with extreme care. Make sure the following details should be compatible when selecting a new window.

- Size of window
- Shape and size of sash
- Window pane size and configuration
- Muntin and Mullion profile shape
- Location of meeting rail

Wood and aluminum clad wood windows are the most appropriate replacement materials. Other window materials will be evaluated by the HARB.

An original window configuration of the windows in some of the homes in Beaumont would be described as a six over six window, shown here on the left.

The windows below are replacement windows that are not of the original configuration.



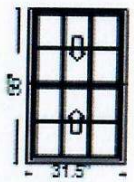
Proposal - Detailed

,
Phone: **Fax:**

Sales Rep Name: ABCSUPPLY26, 5
Sales Rep Phone: 864-439-1514
Sales Rep E-Mail: MGR265@abcsupply.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
ABC Supply - 00265 ABC SUPPLY 1 ABC PKWY BELOIT, WI 53511-4466 **Primary Phone:** (864) 4391514 **Mobile Phone:** **Fax Number:** (864) 4391591 **E-Mail:** **Contact Name:** **Great Plains #:** 2400265 **Customer Number:** 1008537713 **Customer Account:** 2400265	**T&L Home Care** 00265 ABC SUPPLY 10280 Greenville Hwy **Lot #** WELLFORD, SC 29385 **County:** SPARTANBURG **Owner Name:** ABC Supply - 00265 **Owner Phone:** (864) 4391514	**Quote Name:** 395 Gentry **Order Number:** P24 **Quote Number:** **18409037** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** C.O.D. **Tax Code:** 7.0 **Cust Delivery Date:** None **Quoted Date:** 7/12/2024 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes	Qty
10	Front	**Lifestyle, Double Hung, 31.5 X 55, Without HGP, White**	3



Viewed From Exterior
Rough Opening: 32 - 1/4" X 55 - 3/4"

PK #
2181

1: Non-Standard Size Double Hung, Equal
Frame Size: 31 1/2 X 55
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00515-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, STC 27, OITC 23, Clear Opening Width 28.312, Clear Opening Height 24.25, Clear Opening Area 4.767819, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), White, White**
Wrapping Information: **No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 173".**

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com , with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

109 Phifer Drive

Spartanburg, SC

Has lap siding as we propose

This is House type # 15

Page 14 of Design guideline Manual

End Gable with Gable Front Porch c 1941

The applicant (Subject) house **395 Gentry Street**, is also House type 15. We are proposing to use James Hardie Lap siding in Cement Fiber Board as per page 34 of the design guideline manual. In view of the fact that there is substantial siding damage this is a proposed material that aligns with your design guideline manual.

CERTIFICATE OF APPRORIATENESS (COA) APPLICATION

Meeting Date: April 10, 2025

Applicant Name: Meet you in Paradise Falls LLC

Represented by: Maria & James Miles – Manager/s

Property Address: 395 Gentry Street, Spartanburg SC

Exterior Siding Schedule

As visible from Street – Right of way

Front Elevation: James Hardie Fiber Cement Board Lap Siding

Right Side Elevation: James Hardie Fiber Cement Board Lap Siding

Left Side Elevation: James Hardie Fiber Cement Board Lap Siding

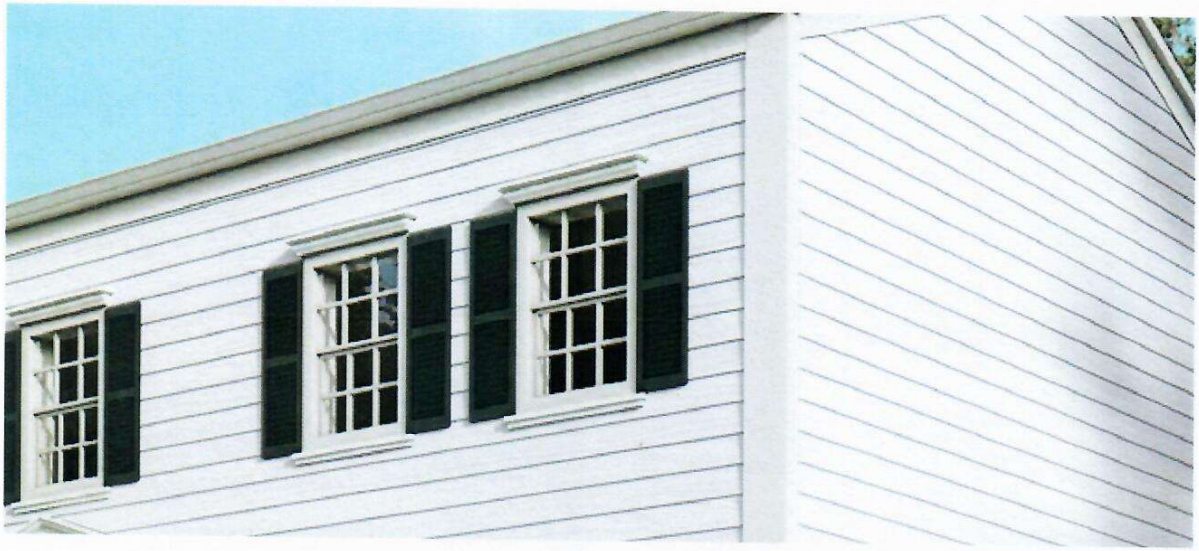
****

Exterior Siding Schedule

NOT visible from Street – Right of way

This is not part of review process !

Rear Elevation: James Hardie Fiber Cement Board Lap Siding



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select Cedarmill® | Smooth | Beaded Select Cedarmill® | Beaded Smooth | Unav area | Custc Rougl

Select your color collection

Statement Collection® | Primed for Paint

Did not find the color you're looking for? Click here.

HardiePlank® Lap Siding

EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.

⚠ CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
   - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
   - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
   - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

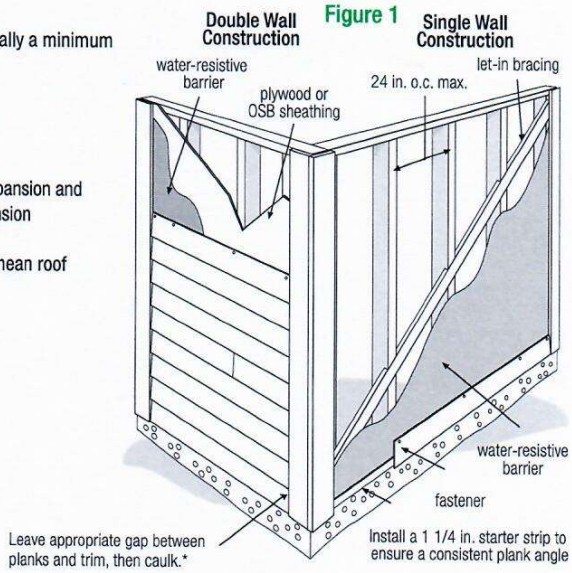
IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam,etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap[1], which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

Figure 1



INSTALLATION: JOINT TREATMENT

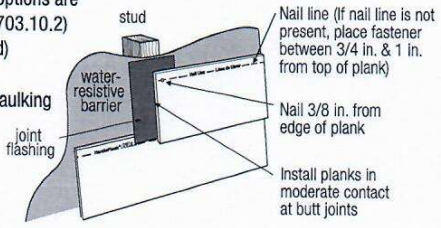
One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)

C. "H" jointer cover

Figure 2



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

[1]For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

JamesHardie™

SELECT CEDARMILL® | SMOOTH | BEADED CEDARMILL® | BEADED SMOOTH | CUSTOM COLONIAL SMOOTH® | CUSTOM COLONIAL™ ROUGHSAWN

Visit jameshardiepros.com for the most recent version.

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

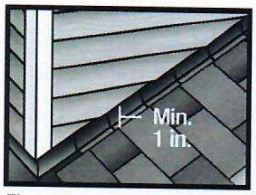


Figure 4
Horizontal Flashing

Figure 5
Kickout Flashing

Figure 6
Slabs, Path, Steps to Siding

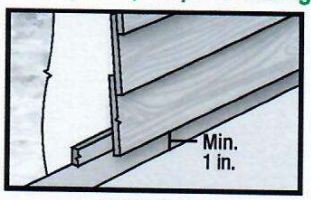


Figure 7
Deck to Wall

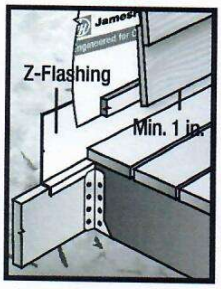


Figure 8
Ground to Siding

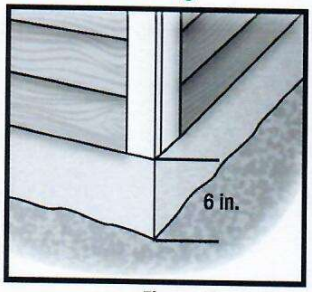


Figure 9
Gutter to Siding

Figure 10
Sheltered Areas

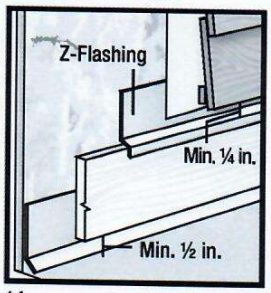


Figure 11
Mortar/Masonry

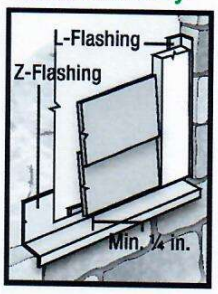


Figure 12
Drip Edge

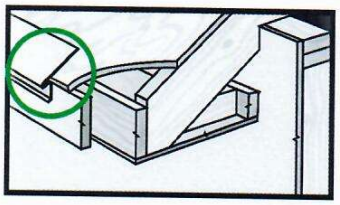
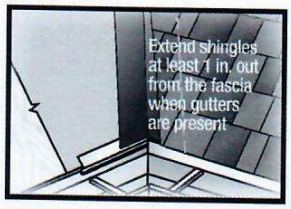


Figure 13
Block Penetration
(Recommended in HZ10)

Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing
- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing
- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing
- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing
- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

FASTENER REQUIREMENTS continued

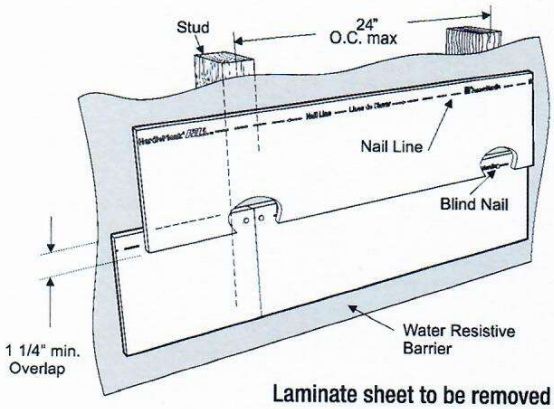


Figure 15

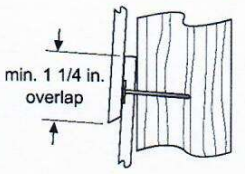
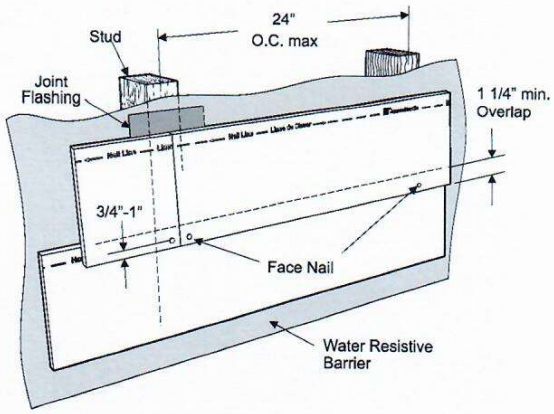


Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

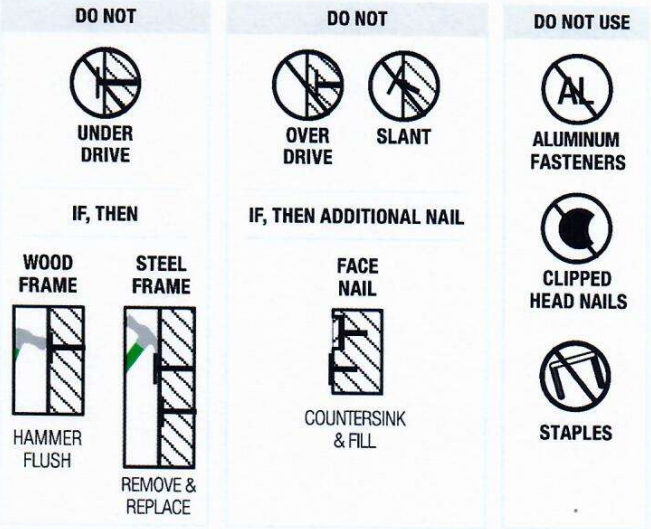
Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: some caulking manufacturers do not allow "tooling".**

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS SQ (1 SQ = 100 sq.ft.)	(exposure)	HARDIEPLANK® LAP SIDING WIDTH 5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

HS11119 P4/4 12/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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Product warranties, safety information and additional installation information are available at jameshardiepros.com

JamesHardie™

CERTIFICATE OF APPRORIATENESS (COA) APPLICATION

Meeting Date: April 10, 2025

Applicant Name: Meet you in Paradise Falls LLC

Represented by: Maria & James Miles – Manager/s

Property Address: 395 Gentry Street, Spartanburg SC

Re Roof Schedule

As visible from Street – Right of way

Front Elevation: **Certainteed Landmark Asphalt Roof shingles Landmark series Architectural grade in " Moire Black "**

Right Side Elevation: **Same as above**

Left Side Elevation: **Same as above**

****

Re Roof Schedule

NOT visible from Street – Right of way

This is not part of review process !

Rear Elevation: **Certainteed Landmark Asphalt Roof shingles Landmark series Architectural grade in " Moire Black "**

16

CertainTeed Landmark Moire Black Architectural Roof Shingles

CertainTeed

Details

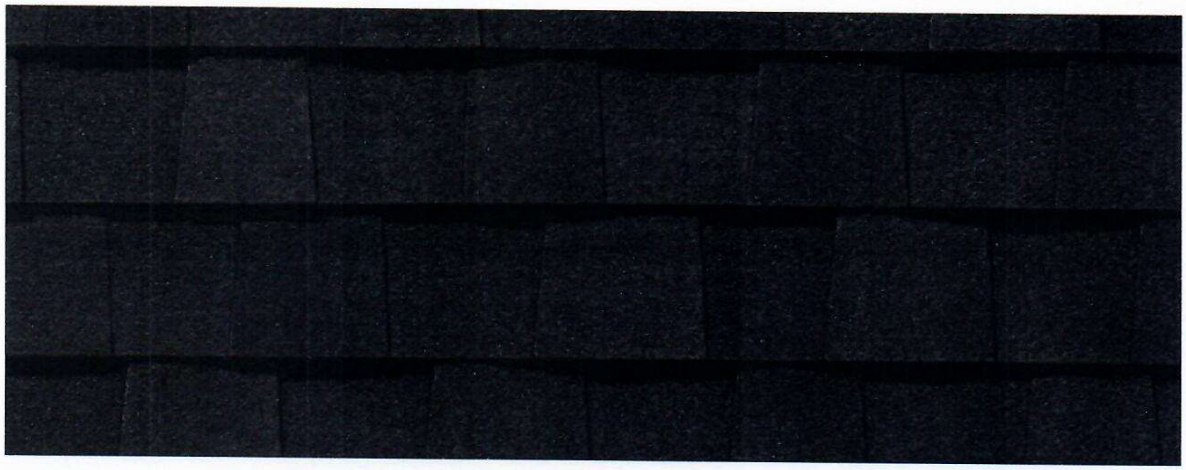
Landmark is CertainTeed's tried-and-true architectural laminate roofing shingle Landmark is available in an array of colors that compliment any trim, stucco, or siding. The Landmark shingles are dual-layered constructed providing extra production from the elements.

10-year StreakFighter algae-resistance warranty

Limited lifetime warranty against manufacturing defects

10-year SureStart protection

10-year warranty against winds up to 110 mph

Specs

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SKU	250MBLA
PARTNO	627784
UPC	635716960920
SERIES NAME	Landmark
LENGTH	38.75 Inches (98.425cm)
WIDTH	13.25 Inches (33.655cm)
FIRE RATING	Class A
ALGAE RESISTANT	Yes
MANUFACTURER COLOR/FINISH	Moire Black