



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

**September 11, 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 August 14, 2025, Meeting.**
- VII. Old Business:**
 - 1.** COA: 25-004-00049: Certificate of Appropriateness for Major Works – 511 S Irwin Avenue (TMS # 7-16-02-134.00) in the Hampton Heights. The applicant is seeking approval for a detached garage, and window replacement. The property is located in the R-8 (General Residential) zoning district. **Owner: Sarah Brodie | Contractor: Will Hammond.**
Case Deferred
- VIII. New Business:**
 - 2.** COA: 25-004-00023: Certificate of Appropriateness for Major Works – 232 Hydrick Street (TMS # 7-12-14-166.00) in the Hampton Heights. The applicant is seeking approval for new construction. The property is located in the R-8 (General Residential) zoning district. **Owner: City of Spartanburg | Applicant: James White Enterprises, LLC.**
- IX. Staff Updates:** ACOG Continued Education and Orientation for newly appointed board members.
- 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, August 14, 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, August 14, 2025, at 5:30 PM with the following members in attendance: **Bill Michels, Sylvelie Franke, Dave Williams, Julie Gilmore, Adib Kapasi, Dr. Brett Avery, Kenneth Brown, and Brandon Gaffney** Representing the Planning Department - **Fredalyn Frasier, Planning Director, Oksana Holbrooks, Sr. Administrative Assistant, Nan Zhou, Planner II, Dominick Calace, Planner I, and Ben Jones, Sr Planner.**

Roll Call:

Mr. Michels: Bill Michels

Mr. Williams: Dave Williams

Mr. Brown: Kenneth Brown

Mr. Kapasi: Adib Kapasi

Mr. Gaffney: Brandon Gaffney

Ms. Gilmore: Julie Gilmore

Dr. Avery: Brett Avery

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. Brown, seconded by Mr. Gaffney to approve the agenda. The motion was approved with a vote of 8-0.

Approval of Meeting Minutes from April 10, 2025.

A motion was made by Mr. Brown, seconded by Mr. Williams to approve the meeting minutes as amended. The motion was approved with a vote of 8-0.

Old Business: None.

New Business:

COA: 25-004-00023: Certificate of Appropriateness for Major Works – 232 Hydrick St. (TMS # 7-12-14-166.00) in the Hampton Heights Historic District. The applicant is seeking approval to construct a new single-family dwelling unit. The property is located in the R-8 SFD Single-Family Zoning District. Owner: City of Spartanburg / Applicant: Oak and Ave Property Group / Contractor: James White Enterprises.

Case Deferred.

COA: 25-004-00049: Certificate of Appropriateness for Major Works – 511 S Irwin Avenue (TMS # 7-16-02-134.00) in the Hampton Heights. The applicant is seeking approval for a detached garage, and window replacement. The property is located in the R-8 (General Residential) zoning district. Owner: Sarah Brodie | Contractor: Will Hammond.

Project Description and History

The project site is located on an approximately 20,000 square foot lot in the Hampton Heights Historic District on the east side of S Irwin Ave and north of S Hampton Dr. The residential structure was constructed in 1940. It is a one-story home with mid-century minimal traditional architecture. The proposed structure is a one-car garage with a loft. The garage is 24 feet long, 16 feet wide, and has a peak ridge height of 18 feet 7 inches. The garage door that faces the street is proposed as a carriage-style door. The siding is proposed as shingle siding that will match the house. The roof is proposed as metal/tin roofing.

The applicant is seeking approval to replace two original windows that are located in the gable ends of the house and are not visible from the public way. The applicant states that the windows have deteriorating frames and sashes that are beyond repair. The windows will be replaced with like-for-like six over six single pane all wood windows. Exterior casings will remain. Photos of both the interior and exterior of the windows are included as well as the specifications for the proposed windows are included in the application.

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 with 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 District. Section 510.6 of the City of Spartanburg Zoning Ordinance list standards for reviewing a 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.

Hampton Heights Design Guidelines

Findings - Windows

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Section 8.1.4 Windows of the Hampton Heights design guidelines states, "...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. Sash, casement, pivot, and decorative fixed windows are all found in the district. Wood sashes are most typical, 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 windows are wood single pane six over six windows. This is a like-for-like replacement that will match the existing windows.

b. The scale of the buildings

- Replacing windows will not affect the scale of the building.

c. The texture and materials

- The proposed windows are like-for-like wood single pane six over six windows. The texture and materials are consistent with the design guidelines.

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

- The properties in the immediate surroundings appear to have wood windows. As these windows are a like-for-like replacement, they will be consistent with features of surrounding historic homes.

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 the two side-facing attic windows with like-for-like wood single pane six-over-six windows would be historically appropriate and harmonious with the historic district.

Findings - Garage

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Section 10.2.6 Accessory Buildings of the Hampton Heights Design Guidelines states, “...A number of historic garages and garage apartments remain intact in the Hampton Heights neighborhood. These accessory buildings are generally located to the rear of the main house and are important site elements of the overall historic property. They often reflect the architectural style and character of the main house in their materials and design. Many of these accessory buildings have been lost over the years. Guideline: New accessory buildings, such as garages or storage houses, shall be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement and/or duplicate the architecture of the adjacent residence do not require the same amount of buffering but may remain more visible within the local district.”

- The proposed structure is located to the rear of the main house. The siding will match the material of the main house. It is proposed as painted shingle siding. The architectural style of the exterior features is not compatible with the house. Specifically, the coverings over the garage doors and side doors resemble the arts & crafts style, but the house is from a later period (minimal traditional style). It is recommended that the applicant removes the coverings over the garage door and side door or replaces them with awnings that are more appropriate for the period style of the primary structure. The proposed structure is partially buffered from view by the primary structure as well as the landscaping along the property line. With the changes based on staff recommendations, the character and appropriateness of the design will be consistent with the historic district.

b. The scale of the buildings

- The proposed garage will be 24 feet long, 16 feet wide, and has a peak ridge height of 18 foot 7 inches. The structure also includes a coverage porch facing the yard that extends 6 feet over the

side door. The height of the porch is 8 feet. The roof pitch is 11:12, which matches the primary structure. The scale of the garage is consistent with other garages in the historic district.

c. The texture and materials

- The proposed garage will use painted shingle siding that matches the existing house. Staff recommends providing a sample of the siding for staff review. The roof is proposed as a metal/tin roof. This roof does not match the architectural shingles of the existing home. Staff recommends changing the roof material to architectural shingles that match the primary home. Carriage style garage doors are proposed to face the street. There is one window facing the street over the garage door. This is proposed as a double hung four over four window. Renderings of the proposed garage are included in the application. With the changes based on staff recommendations, the texture and materials will be consistent with the historic district.

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

- The proposed garage design is consistent with similar garages in the surrounding area. The siding material is consistent with the primary structure. Homes in the surrounding areas have garages with similar features to the proposal.

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 structure will be similar to other accessory structures in the neighborhood. With minor changes based on the staff recommendations, the garage's features will duplicate the architectural style of the primary structure. The overall features are harmonious with the historic district, and much of the proposed garage is also buffered by the primary structure and adjacent landscaping.

Staff Recommendation

Staff recommends approval of the proposed windows. The windows will be replaced with like-for-like wood single-pane windows. This aligns with the goal of the design guidelines to preserve the character of the historic residential buildings. Staff has also taken into account that the windows are not visible from the public right of way.

Staff recommends approval of the proposed garage contingent upon incorporation of the following revisions to ensure consistency with the Hampton Heights Design Guidelines.

Recommendation: Approval with Conditions

1. Applicant to provide samples/submittals of the siding, windows, garage door, and roof materials for staff review
2. Applicant to revise plans to incorporate architectural shingles instead of the proposed metal/tin roof.
3. Applicant to revise coverings over garage door and side door to align with minimal traditional architecture style of primary structure.

Zoning Conditions:

Area above garage is not to be used as a dwelling unit or office for a home occupation.

Applicant:

Sarah Brodie, 511 S Irwin Ave, Owner.

Public Speakers:

None.

Discussion:

The board appreciated the charm of the proposed project but was not comfortable moving forward without more detailed information. They felt the current submission lacked sufficient architectural drawings and documentation. While photos were included, the board agreed they were not enough to support the request. They suggested the contractor provide more detailed plans and felt the item raised too many concerns to approve at this stage. Although some options for approval were reviewed, the board decided it was more appropriate to table the item until better documentation is submitted.

A motion was made by Mr. Brown, seconded by Mr. Gaffney, to table the garage until drawings are submitted that comply with construction guidelines, and to approve the windows as presented before the board. The motion passed with a vote of 8–0.

Staff Announcements: Continued education training is ongoing. The board welcomed new staff and board members to HARB. Staff provided mediation feedback regarding the property located at 607 S. Irwin Avenue.

Board elections will not be conducted today. A roster will be prepared and presented at the next meeting as a heads-up.

The meeting was adjourned at 6:16 PM.

Bill Michels, Chairman

September 4, 2025

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works

Address: 232 Hydrick Street (TMS: 7-12-14-166.00)

Historic District: Hampton Heights Historic District

Zoning: R-8 SFD (Single Family District)

Owner: City of Spartanburg

Applicant: Oak and Ave Property Group

Request: The applicant is seeking approval to construct a new 2,617 square foot home on a property in the R-8 SFD zoning district.

Project Description and History

The project site is located on an approximately 7,500 square foot lot in the Hampton Heights Historic District on the west side of Hydrick Street near the intersection with West Henry Street. The site is currently vacant. The applicant proposes to build a 2,617 square foot single-family dwelling unit on the lot.

The proposed residential structure is a one-and-a-half story Craftsman style home measuring 35 feet in width and 63 feet 2 inches in length, with a peak ridge height of 30 feet 8 inches. The house will be constructed on a brick foundation with a crawl space.

A full-width front porch measuring 9 feet in depth will span the entire facade. The porch decking will consist of painted wood deck boards and will be supported by brick foundations with painted wood columns. Wooden porch railings will enclose the porch and extend down the stairs.

The applicant is proposing to clad the house in Hardie Plank lap siding. The two front porch windows will be black wood, one over one double pane windows. The dormer and side windows will be black wood framed six over six double pane windows. The front door is proposed to be a craftsman style mahogany stained wood door. The roof will be comprised of architectural shingles. A split strip driveway is proposed along the side of the home with a concrete parking pad located in the rear yard.

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 with 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 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. Normally, when a new house is proposed in most other areas of the city, only a building permit is required. However, due to the location, the proposed house is subject to Section 6.0, New Construction Guidelines, of the Historic Districts Design Manual.

6.2 Recognizing the Prevailing Character of Existing Development

- *Identify and respect the prevailing character of adjacent historic buildings and surrounding developments.*

The surrounding homes near the proposed development are predominantly bungalows in character. The proposed residence incorporates defining features of the Craftsman Bungalow style, including prominent columns and a full-width front porch. The scale and design of the front porch are consistent with those found on other Craftsman-style homes within the district.

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 applicant's submission of the site plan indicates that the structure will be located 8 feet from the north side setback and 18 feet 4 inches from the south side setback. The structure will be located 10 feet from the front property line, which appears to be consistent with adjacent properties.

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 structure will exhibit horizontal directional emphasis and face Hydrick Street, consistent with other structures on the street.

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.*

The roof pitch of the proposed house will be 4:12 at the front of the house and transition to 8:12 near the center of the dormer. This roof pitch is consistent with Craftsman Bungalow style homes in the district.

- *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.*

The front porch extends along the entire length of the home's facade, 33 feet and extends 9 feet out from the home. This porch size is consistent with other Craftsman style front porches in the district. The structure has four brick foundation columns with painted wood columns. This style is consistent with other Craftsman homes in the district.

- *Building Elements: The principal elements and shapes used on the front façade of a new building shall be compatible with those of existing buildings in the area of influence, if dominant patterns are apparent.*

The applicant is proposing a craftsman style home with symmetrical features. The door will be located in the center of the facade flanked by one-over-one double-pane windows on either side. The dormer will be located in the center of the structure with two six over six windows. The north side of the home will have a 3 foot by 14 foot bump-out addition on the first floor. The principal elements and shapes are consistent with adjacent structures and other Craftsman style homes in the historic district.

6.2.4: Massing:

- *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 structure is a 1.5 story home. The ridge height of the proposed building is 30 feet 8 inches. The design also includes a dormer in the front of the house that will extend from the peak of the roof to the front porch. Adjacent homes on the street range in height from 1 to 2 stories. The scale and form of the structure are appropriate for the surrounding neighborhood.

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.*

There is no information in the submission that provides the proportion of the structure in relation to other structures. Based on staff observations at the project site, the proportion of the proposed structure is consistent with the design guidelines.

6.2.6 Rhythm:

- *New construction in a historic area shall respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.*

There is no information in the submission that provides the rhythm of the structure in relation to other structures. Based on staff observations at the project site, the rhythm of the proposed structure is consistent with the design guidelines.

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 structure is a 1.5 story home. The structure is 35 feet 10 inches wide, 60 feet 4 inches long, and has a peak ridge height of 30 feet 8 inches. The front porch extends along the entire front facade and will be 9 feet in depth. Adjacent homes on the street range from 1 to 2 stories. The proposed scale and height are consistent with adjacent homes and the design guidelines. The size of the front porch is similar to that of other properties in the surrounding area.

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

The character of the surrounding homes can be described as bungalows. Although the housing style is not specifically mentioned in the submission, the features are typical of a Craftsman Bungalow with its prominent front porch and columns. The size and design of the front porch are typical of the surrounding

properties. The site plan shows a split strip driveway on the south side of the lot leading to a concrete parking pad in the rear yard. The proposed setback is 10 feet, which is consistent with adjacent structures on Hydrick Street. The zoning ordinance requires 30 feet, and a Board of Zoning Appeals (BZA) approval is required for a reduction of this requirement.

b. The scale of the buildings

The proposed home is 1.5 stories. The structure is 35 feet 10 inches wide, 60 feet 4 inches long, and has a peak ridge height of 30 feet 8 inches. The front porch extends along the entire front facade and will be 9 feet in depth. Adjacent homes on the street range from 1 to 2 stories. The proposed scale and height are consistent with adjacent homes and the design guidelines. The size of the front porch is similar to that of other properties in the surrounding area.

c. The texture and materials

The proposed house will be clad with Hardie Plank lap siding. The material creates the appearance of wood siding, which is consistent with surrounding homes. The visible width of the siding is unclear but should not exceed 5 inches. A sample of the siding should be provided for review by staff.

The front porch is proposed with painted wood columns with brick foundations. The porch decking will be painted wood deck boards. This material is consistent with homes in the historic district. The railing that encloses the porch and extends along the stairs will be wood. This material is consistent with the design guidelines and adjacent homes. The home's foundation will be brick and includes a crawl space. The foundation is consistent with the design guidelines.

The roof will have a 4:12 pitch at the front of the home which transitions to an 8:12 pitch near the center. The roof is proposed to be composed of charcoal architectural shingles. The roof material and design are consistent with the design guidelines.

A craftsman style mahogany-stained door is proposed for the front of the house. This type and style of door is consistent with the historic design guidelines and other doors in the adjacent properties. The proposal shows one over one black wood windows on the porch. The dormer and side windows are six over six black wood windows. All windows are double pane glass. The drawings do not show any trim around the window perimeter. Traditional window trim and sills should be included in the final designs for staff review.

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

The proposed Bungalow is an appropriate design for the site. It will match the prevailing character of the surrounding homes, most of which are some form of Bungalow. The porch is a character defining feature of the Bungalow. There are multiple structures on Hydrick Street with similar styles of front porches. It is not clear how some of the features are consistent with other character defining features in the neighborhood. No examples of existing features in the neighborhood were provided as examples for this submission.

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 structure will be similar to other homes in the neighborhood, including the front porch, windows, and doors. The siding proposed in the applicant's site plan appears to be consistent with the building

materials of surrounding homes. The construction makes use of an otherwise vacant and underutilized lot in the historic district.

Staff Recommendation

Staff recommends approval of the proposed design contingent upon incorporation of the following revisions to ensure consistency with the Hampton Heights Design Guidelines:

1. Siding: A sample of the Hardie Plank lap siding shall be provided to the Planning Department for review prior to approval.
2. Window Trim: Revise drawings to show trim around the window perimeter. Traditional window trim and sills should be included.

Submitted by:

Dominick Calace

Dominick Calace
Planner I
City of Spartanburg Planning Department

Attachments:

Conditions of Approval

Site Map

Zoning Map

Site Photos

Application and Materials

**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:
232 Hydrick Street (TMS: 7-12-14-166.00) - Hampton Heights Historic District**

Owner: City of Spartanburg

Applicant: Oak and Ave Property Group

Contractor: James White Enterprises

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 – 232 Hydrick St.



Zoning Map – 232 Hydrick St.

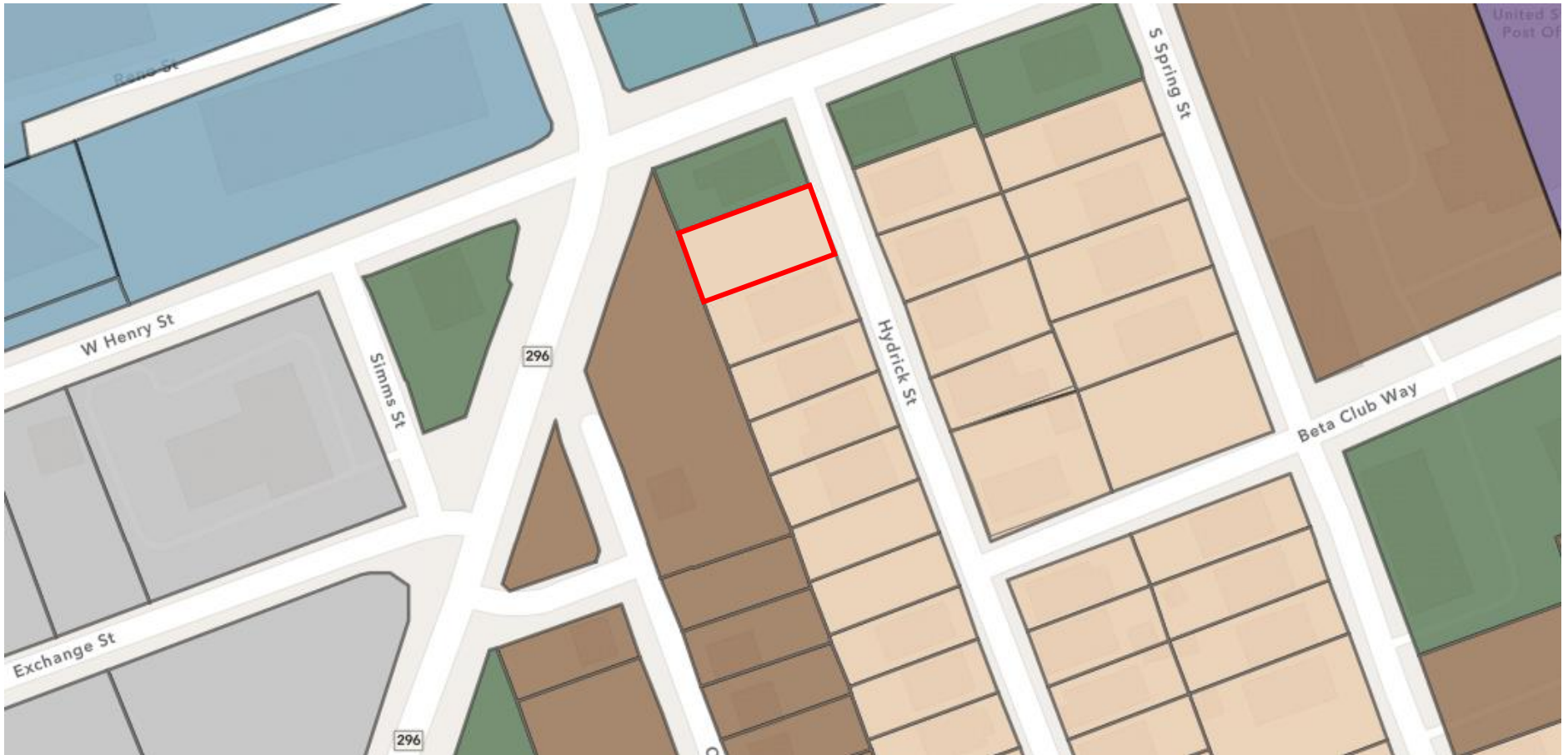


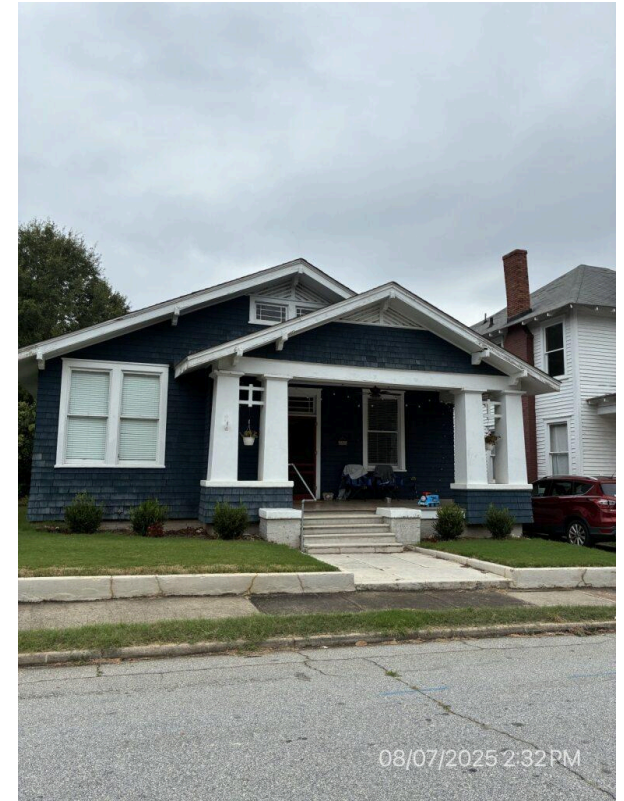
Photo - Project Site (Vacant Lot)



Properties to the Left and Right of Project Site



Properties in the Vicinity



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: City of Spartanburg Phone: 864-596-2068
Address: PO Box 1749 Email: _____
City: Spartanburg **State:** SC **Zip:** 29306

Applicant: Oak and Ave Property Group Phone: 864-310-4220
Address: 145 N Church St Suite 405 Email: admin@oakandavepropertygroup.com
City: Spartanburg **State:** SC **Zip:** 29306

Contractor: James White Enterprises Phone: (864) 301-8163
Address: 1014 Wade Hampton Blvd Suite 8A Email: info@jameswhitelc.com
City: Greenville **State:** SC **Zip:** 29609

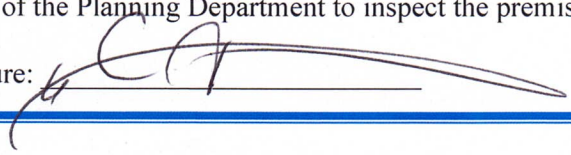
Address of Property: 232 Hydrick St Spartanburg, SC 29306
Tax Map Number: 7-12-14-166.0 **Zoning District** R-8

Please select the activity requested:

- | | |
|---|--|
| ☐ Alteration of Structure/Property | ☒ New Construction on Vacant Lot |
| ☐ Repair of Structure/Property | ☐ Demolition of Structure |
| ☐ Addition to Existing 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:** 6/18/25

Staff Use Only / Received by: _____

Date Received: _____ **Time:** _____ **Permit Number:** _____

Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

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

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

please see attached additional info

Please read and initial the following statements:

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

Received by: _____

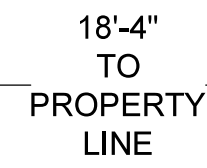
Staff Use Only:
____ MCOA - Minor

____ COA - Major



DESIGNED
BY
THE ARTS

FAIRVIEW ROAD STE 249 • SIMPSONVILLE, SC 29680
PHONE: (866) 958-5000



17'-0"
—TO NEXT
HOME

8'-0"
SETBACK

SCALE : NTS

[illegible]

ET

DV



DESIGNED
BY
THE ARTS

655H FAIRVIEW ROAD STE 244 • SIMPSONVILLE, SC 29680
PHONE: (864) 955-5000

JEFFERSON HOME LAYOUT
232 HYDRICK STREET
SPARTANBURG, SC

SITE LAYOUT									
NO.		REVISED		CHGKD		DATE			
DESIGNED BY: THEARTS				CHECKED:		JOB NUMBER:			
DRAWN: LCY				APPROVED:		DATE:		9/3/2025	

MATERIALS + FINISHES OVERVIEW
FULL HOME

232



Wooden Porch railing



D



B



C



E



F



G



1



2



3



4

NOTES:

- A: Split Strip Driveway
- B: Hardiplank Lap Sliding
- C: Rustic Blend Masonry

PAINT COLOURS:

- 1: White board & batten
- 2: White Hardi Plank Lap
- Siding

D. Stucco underskirt

- E: Brown Brick
- F: Black Wooden Framel
- Wihdows

3:

4:

MATERIALS + FINISHES OVERVIEW

BATHROOM



A



D



F



H:



B



G



I:



C



E

NOTES:

E:

A: Floor & Shower tile same

F:

B: Matte Black Finishes

G:

C: Accent Wallpaper at sink

H:

D:

I:

ITEM	IMAGE	WALLS	TRIMS	CEILING	LINK	INTL
LAUNDRY		Gray Shimmer	No Trim	White	LINK	
KITCHEN PAINT 1		Gray Shimmer	No Trim	White	LINK	
KITCHEN PAINT 2		Starless SKy Gray	No Trim	White	LINK	
<u>LIVING + DINING</u>		Wallpaper &	White Trim	White		

PROJECT: [ENTER]

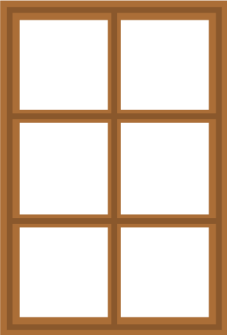
ROOM/AREA: LIGHTING + ELECTRICAL



ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK	LEAD TIME	INTL
DOWNLIGHTS		Chrome Pendant Light with Clear Beads Crystal Hanging Ceiling Fixture	Chrome and Crystal	1	LINK		
DINING ROOM LIGHT		Siljoy Modern Crystal Chandelier 8-Lights Rectangular Flush Mount Pendant Ceiling Light	Chrome & Crystal	1	LINK		
Sconce Lights		Celina 7 in. 1-Light Bronze Wall Sconce Light With Oatmeal Fabric Shade	Dark Bronze	10	LINK		
Driveway Lights		Solar 15 Lumens Silver Integrated LED In-Ground Disk Path Light with Textured Lens	Textured	20	LINK		

PROJECT: [ENTER]

ROOM/AREA: WINDOWS, DOORS + STAIRS

ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK	LEAD TIME	INTL
FRONT /REAR WINDOWS		United Window & Door PRO Series 35-1/2-in x 65-1/2-in Black Wooden New construction Double Hung Window Low-E argon Double Pane Glass (Full Screen Included)	Wood framed Window	2	LINK		
SIDE WINDOW		United Window & Door PRO Series 35-1/2-in x 65-1/2-in Black Wooden, New construction Double Hung Window Low-E argon Double Pane Glass with Grids (Full Screen Included)	Wood framed Window	2	LINK		
Right Side, Dining Room Windows (Typical -6)		JELD-WEN V-2500 31-1/2-in x 61-1/2-in Black Wooden New construction Double Hung Window Low-E argon Double Pane Glass with Grids (Full Screen Included)	Wood framed Window	6	LINK		
FRONT PORCH RAILING		Freedom Margate 8-ft x 36-	Wood deck railing	8	LINK		

PROJECT: [ENTER]

ROOM/AREA: WINDOWS, DOORS AND STEPS CONTINUED



ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK	LEAD TIME	INTL
FRONT DOOR		Greatview Doors 60-in x 80-in x 4-9/16-in Wood Craftsman Right-hand inswing Mahogany Stained Prehung Front Door with Sidelights Solid core	Mahogany Wood Stained	1	LINK		
PORCH DECKING		Toungue & Groove + 1-in x 6-in x 12-ft Sea Salt Grey Grooved Composite Deck board	Toungue & Groove+ 1-in x 6-in x 12-ft Sea salt Grey Grooved Composite Deck board	485 SF	LINK		
Stucco Porch Finish		Stucco	House match/ Cohesive color	8	LINK		
BACK DOOR		Therma-Tru Entry Door 36-in x 80-in x 6-9/16-in Fiberglass Craftsman Left-hand inswing Mahogany Stained Prehung Front Door with Brickmould Insulating core	Mahogany Wood	1	LINK		

ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK	LEAD TIME	INTL
DISHWASHER		Gallery 24 in. Top Control Built in Tall Tub Dishwasher in Stainless Steel with 7-Cycles and 50 Minute Normal Wash	Stainless Steel	1	LINK		
OVEN 1		30 in. 5-Burner Element Slide-In Front Control Self-Cleaning Electric Range with Convection in Stainless Steel	Stainless Steel	1	LINK		
FRIDGE		33 in. W 25 cu. ft. SMART Standard Depth French Door Refrigerator in Print Proof Stainless Steel	Stainless Steel	1	LINK		
WHOLE HOUSE WATER FILTER SYSTEM		3-Stage Whole House Water Filter System, Reduces Iron, Manganese, Chlorine, Sediment, Taste, and Odor	NA	1	LINK		
MICROWAVE		1.7 cu. ft. 1000-Watt Over the Range Microwave in Stainless Steel	Stainless Steel	1	LINK		

PROJECT: [ENTER]

ROOM/AREA: BACK PORCH GRILL AREA



ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK	LEAD TIME	INTL
Outdoor Grill		Emory 9' Galvanized Steel Outdoor Kitchen Island	Gray/Galvanized	1	LINK	In Stock	
				1	LINK		
				1	LINK		
				1	LINK		