



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

**November 13, 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 October 9, 2025, Meeting.**
- VII. Old Business:**

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 SFD (Single Family Residential) zoning district. **Owner: City of Spartanburg | Applicant: Oak and Ave Property Group.**
- VIII. New Business:** None.
- IX. Staff Updates:** ACOG Continued Education and Election for new Officers.
- 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, October 9, 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, October 9, 2025, at 5:30 PM with the following members in attendance: **Sylvelie Franke, Brandon Gaffney, Adib Kapasi, Brett Avery, and Dave Williams** Representing the Planning Department - **Fredalyn Frasier, Planning Director, Nan Zhou, Planner II.**

Roll Call:

Mr. Williams: Dave Williams
Dr. Avery: Dr Brett Avery
Mr. Kapasi: Adib Kapasi
Mr. Gaffney: Brandon Gaffney (Virtually)
Ms. Franke: Sylvelie Franke

Ms. Franke: 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. Williams, seconded by Mr. Gaffney to approve the agenda. The motion was approved with a vote of 5-0.

Approval of Meeting Minutes from September 11, 2025.

A motion was made by Dr. Avery, seconded by Mr. Williams to approve the meeting minutes as amended. The motion was approved with a vote of 5-0.

Old Business:

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.

Case Deferred

New Business:

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 will be located at the end of the driveway, 150

feet from the front property line. 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.

This application was presented to the Board of Architectural Design and Historic Review in August 2025. The Board voted to table the application pending a clearer understanding of the applicant's proposed garage façade design and the submission of a site plan indicating the garage's location on the property.

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

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 will be located behind the primary building. Its siding will consist of painted cedar shingles to match the material and appearance of the main house. In response to feedback from the August HARB meeting, the applicant has removed the garage door awning and gable window over the garage door. With this revision, the exterior architectural features are now consistent with the style of the primary structure. According to the submitted site plan, the proposed garage will be partially screened from view by the main building and existing landscaping along the property line. The awning over the single door on the south side of the garage will not be visible from the front of the house.

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 feet 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 cedar shingle siding that matches the existing house. The roof is proposed as a metal/tin roof. Based on staff research with the historic consultant, metal/tin roofing is an appropriate material for a garage roof. Carriage style garage doors are proposed to face the street. The window shown on the drawings will be omitted in the construction, as shown in the supplementary materials. Renderings of the proposed garage are included in the application. According to the design guidelines, all textures and materials are 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. 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 garage. The structure is consistent with the Historic Design Guidelines.

Zoning Conditions:

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

Applicant:

Mike Boykin, Owner.

Public Speakers: None.

Discussion:

The board was satisfied with the materials and design submitted for the project. They noted how far the proposal had come since the last review, when it lacked sufficient information and only included a basic image from the internet. With detailed drawings now provided, the board felt confident in moving forward with the approval.

A motion was made by Dr. Avery, seconded by Mr. Kapasi, to approve structure as per design and as requested by the owner by a vote of 5 to 0.

Staff Announcements:

Staff provided a case update for the property at 285 S. Irwin Avenue regarding mediation reviews. An update was also shared for 593 S. Irwin Avenue, where storm damage to the siding is being addressed and replacement is underway.

Additional properties were referred by Franke for inspection. All owners have been notified and cited to address roofing issues and other items in need of repair to prevent further damage. A timeline for compliance has been established and is being monitored.

Staff also noted the continuation of ACOG continuing education and the Planning Department's upcoming orientation.

The meeting was adjourned at 5:54 PM.

Sylvia Franke, Vice Chair

November 6, 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 stucco 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 tongue and groove 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 windows will be black wood, six over six single hung windows with simulated divided lites. 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.

Previous Board Action

This application was presented to the Board of Architectural Design and Historic Review on September 11th, 2025. The Board voted to defer action, requesting additional information regarding the siding corner detail, stucco specifications, window specifications, railing specifications, and a revised second-floor plan showing windows in the bedroom areas.

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 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 six-over-six wood framed simulated divided lite windows on either side. The dormer will be located in the center of the structure with two windows of the same style. 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.

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 applicant has also provided a siding corner detail confirming that the corners will be finished with trim pieces rather than mitered siding, consistent with historic construction methods.

The front porch is proposed with painted wood columns with brick foundations. The porch decking will be painted wood tongue and groove 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. Detailed railing construction drawings were submitted to verify compliance with the design guidelines. This material is consistent with the design guidelines and adjacent homes. The home's foundation will be stucco with a crawl space. The finish will consist of a ½ inch lime-based gray stucco parge coat over waterproofed CMU. This treatment is consistent with the design guidelines and visually compatible with historic foundations.

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 single-hung six-over-six black wood windows with simulated divided lites. All windows are double pane glass. The drawings have been updated to show a 6-inch cedar wood finish around the windows. The window style and trim are consistent with the historic design guidelines.

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. The applicant has provided clarification on all items requested at the September 11th, 2025 meeting, and the home is consistent with the Historic Design Guidelines for new construction.

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

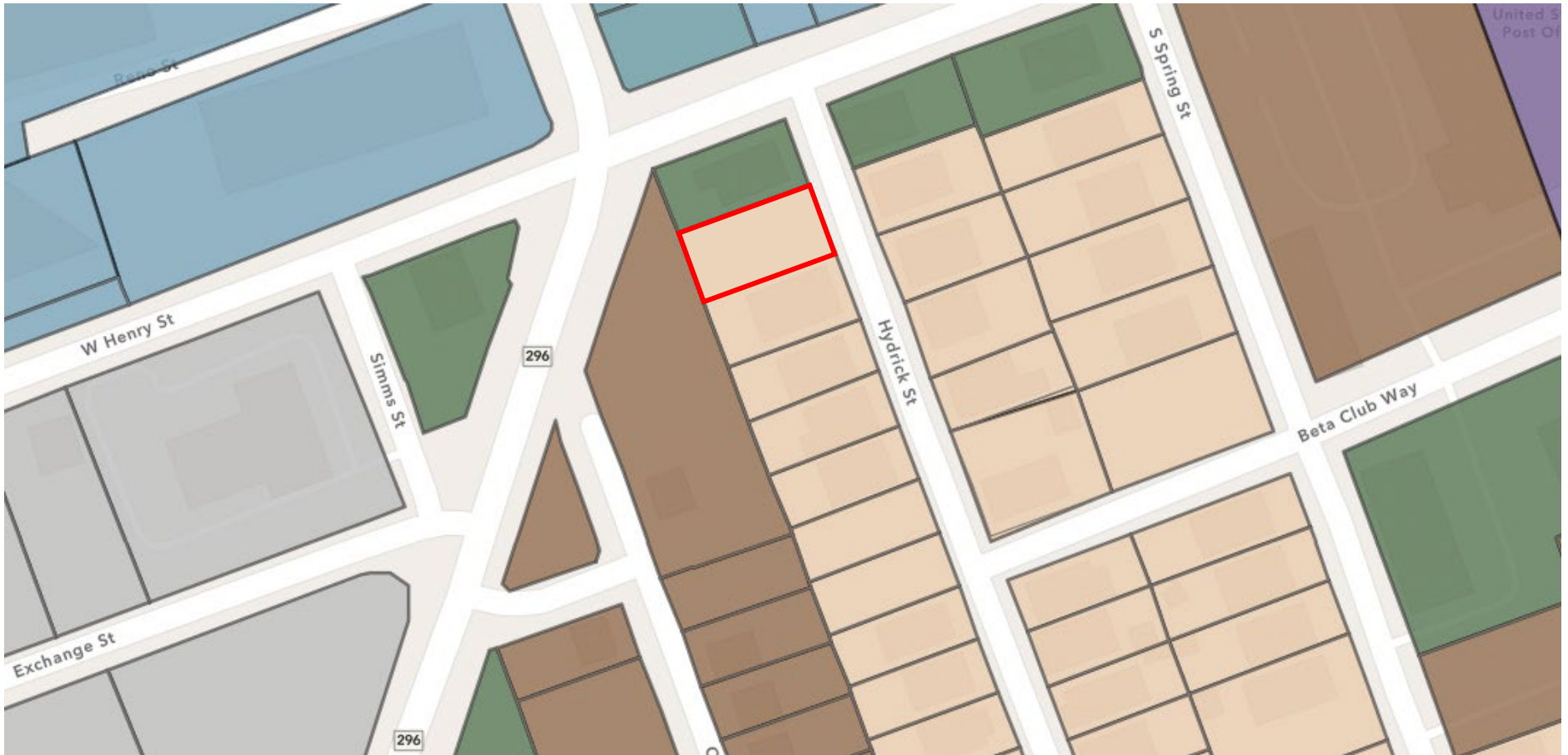
Contractor: James White Enterprises

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.



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

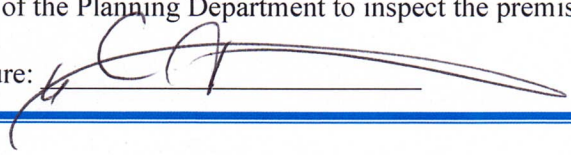
Address of Property: 232 Hydrick St Spartanburg, SC 29306
Tax Map Number: 7-12-14-166.0 **Zoning District** R-8

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:

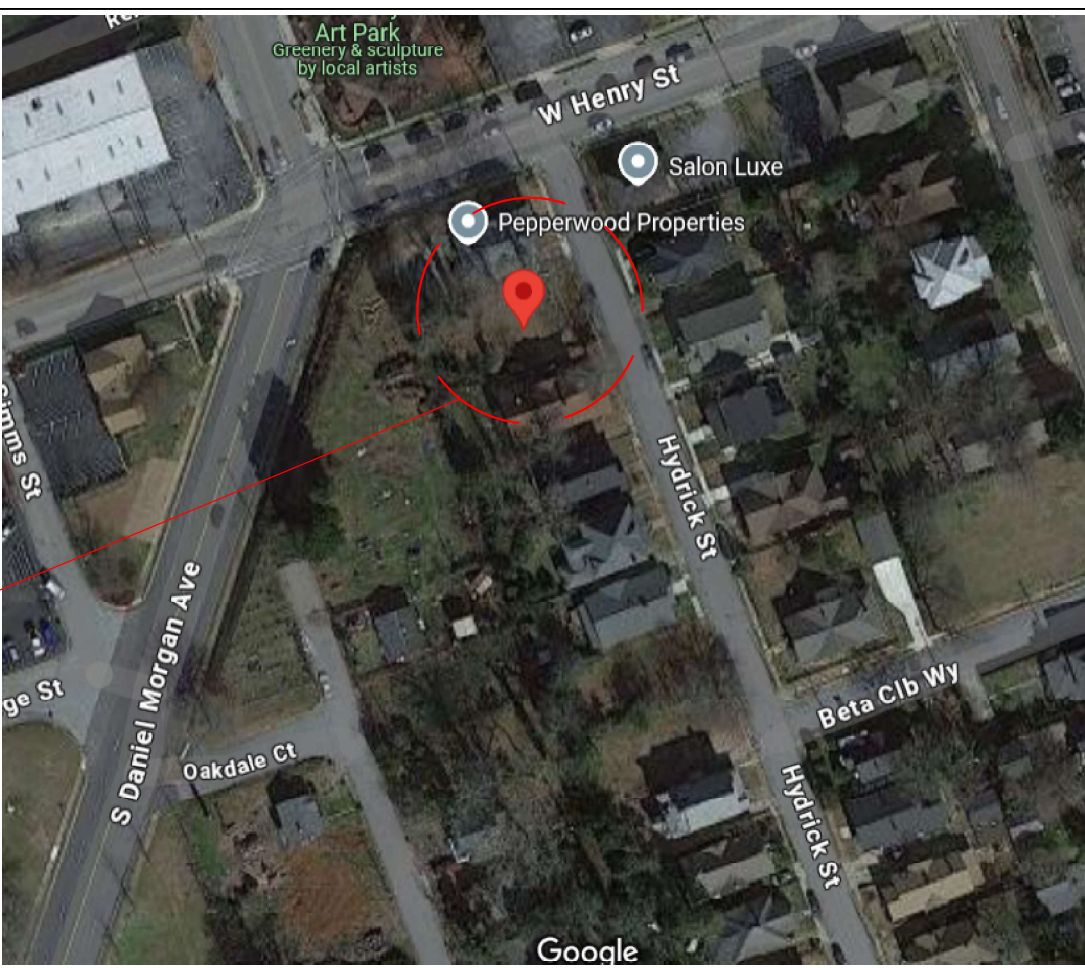
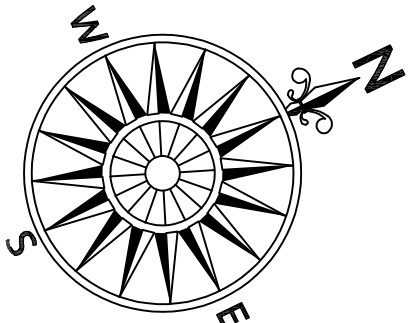
- CJ I am the owner of the property, or
- CJ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- CJ The information on this application represents an accurate description of the proposed work.
- CJ I have 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

JEFFERSON RESIDENCE
232 HYDRICK STREET
SPARTANBURG, SC



WORK THIS AREA

INDEX OF SHEETS	TITLE	DESIGNER INITIALS
COV	COVER PAGE	LCY
C1	SITE LAYOUT	LCY
A1	ARCHITECTURAL PLANS	LCY
A2	ELEVATION PLANS	LCY
A3	SECTION VIEWS	LCY
A4	ROOF PLAN	LCY



232 HYDRICK STREET
FRONT ELEVATION
SCALE : NTS

DESIGNED
BY
THE ARTS
6551 FAIRVIEW ROAD STE 200 • SPARTANBURG, SC 29683
PHONE: (803) 585-0004

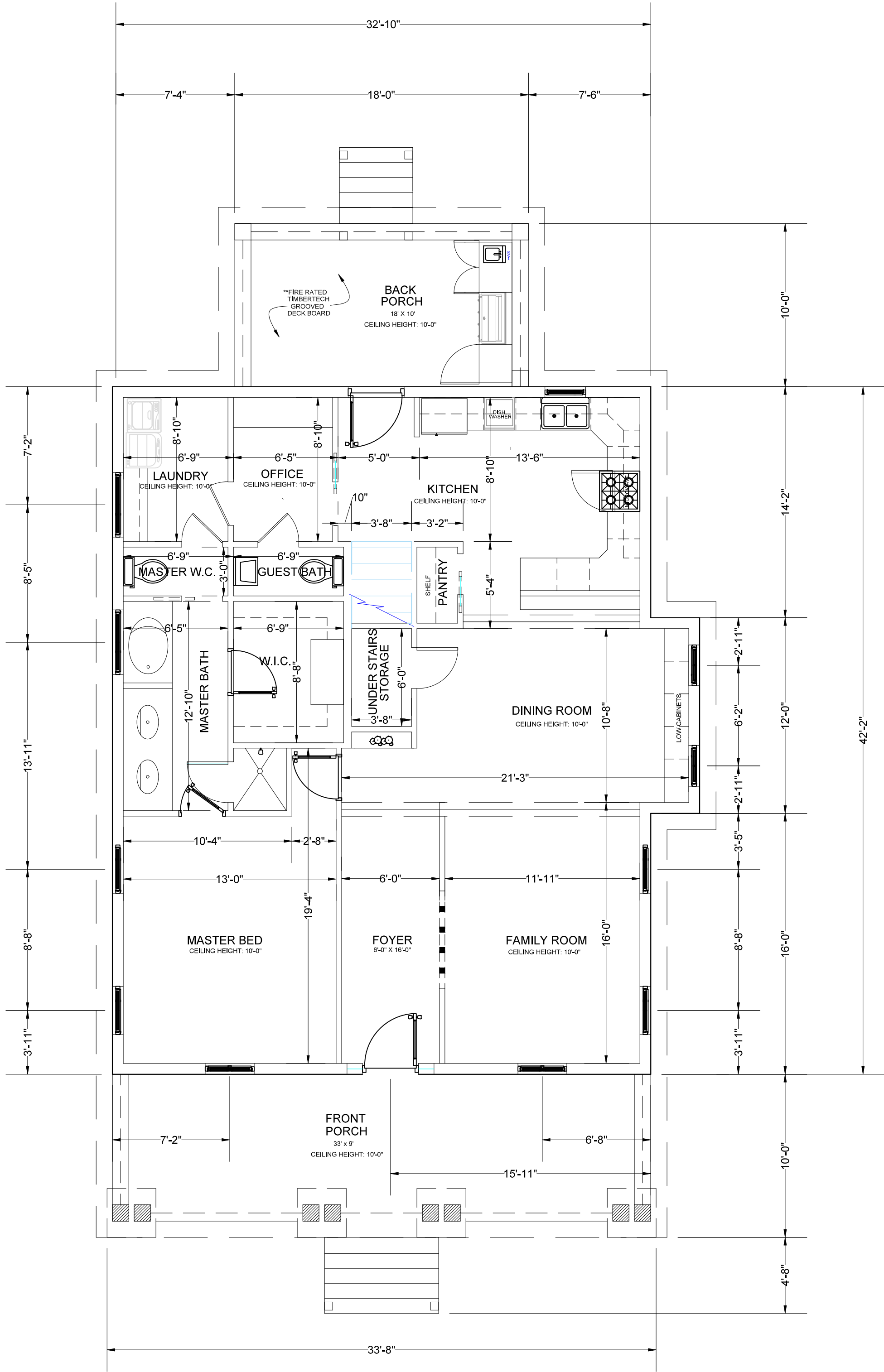
JEFFERSON HOME LAYOUT
232 HYDRICK STREET
SPARTANBURG, SC

COVER

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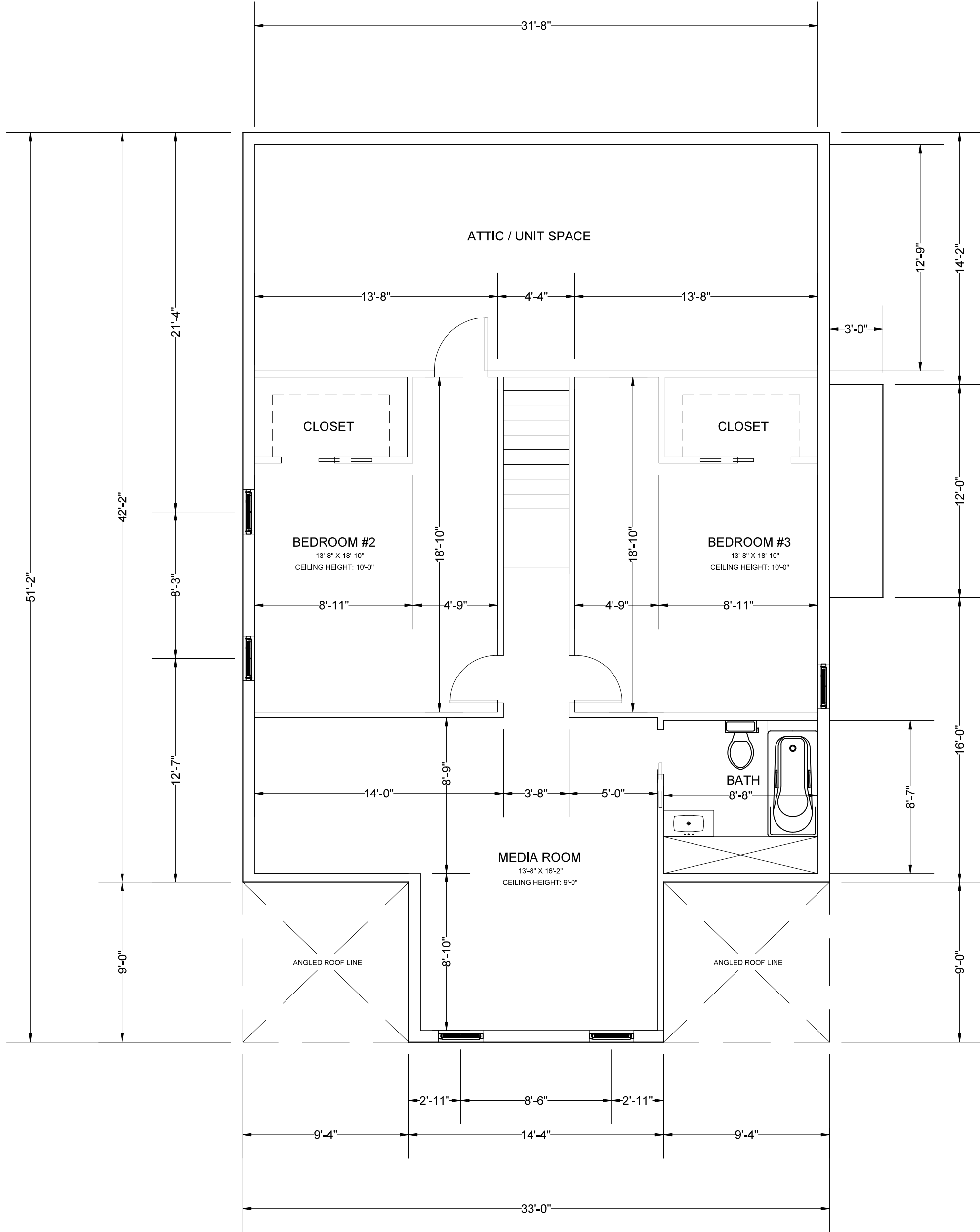
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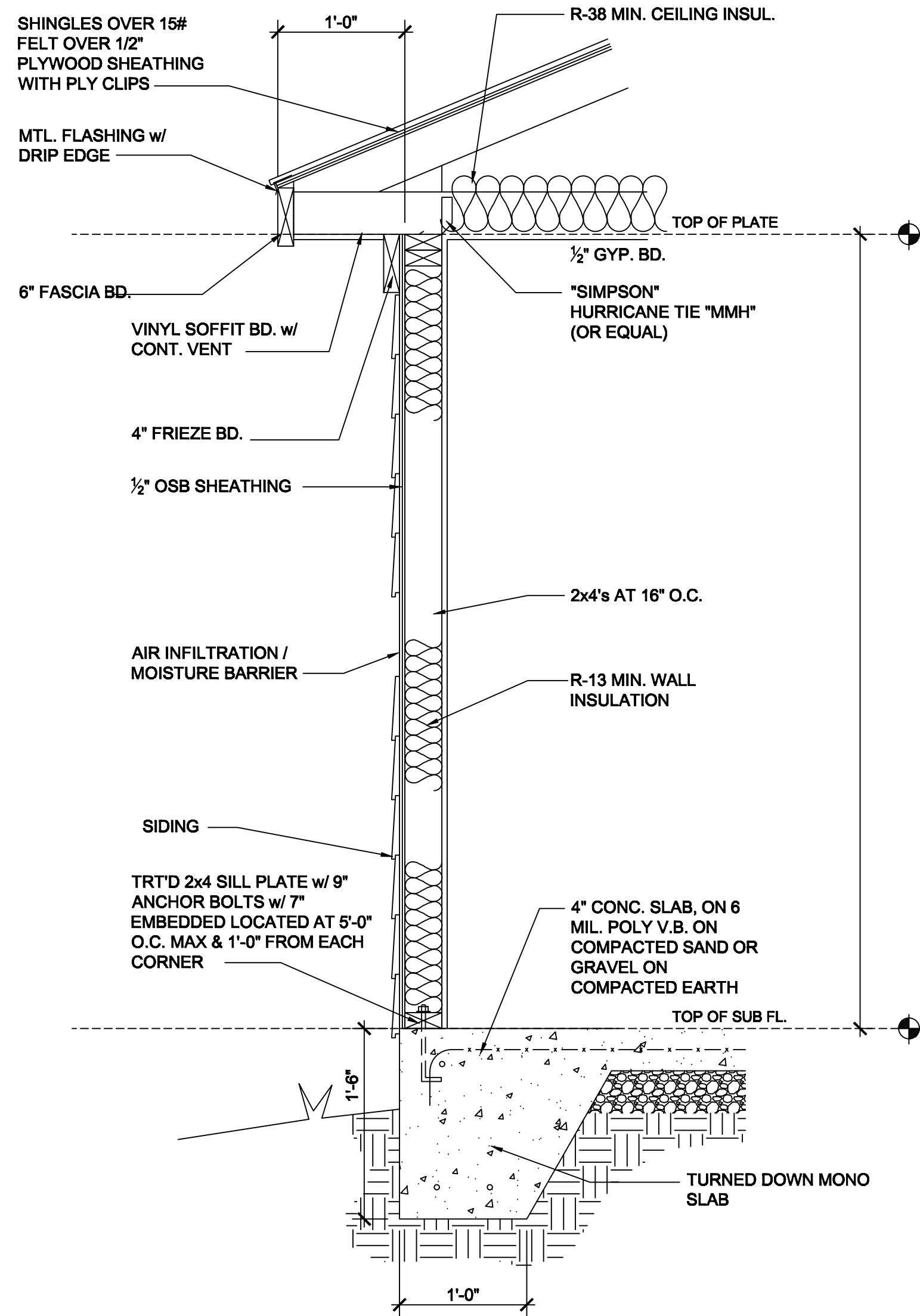
FIRST FLOOR LAYOUT

SCALE : 3/16"=1'-0"



SECOND FLOOR LAYOUT

SCALE : 3/16"=1'-0"



TYPICAL WALL DETAIL

SCALE : 3/16"=1'-0"

** BACK DECK SHALL BE FIRE RATED
FOR FLOORING, CEILING & WALL AREA

DESIGNED
BY
THE ARTS

16581 FAIRVIEW ROAD STE 200 • SPARTANBURG, SC 29680
PHONE : (803) 655-0000

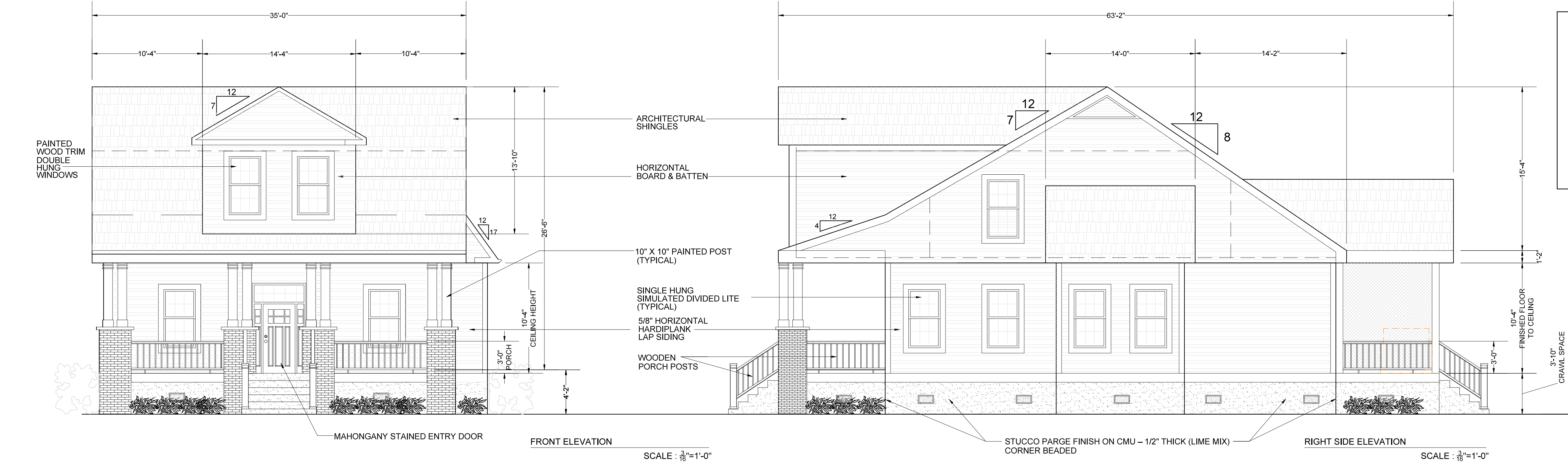
JEFFERSON HOME LAYOUT
232 HYDRICK STREET
SPARTANBURG, SC

FLOORPLAN

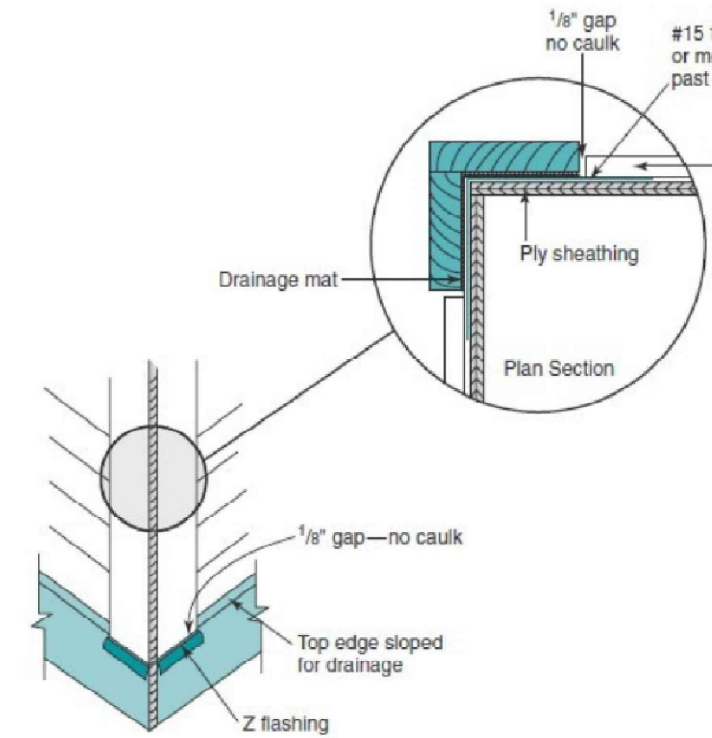
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SHEET

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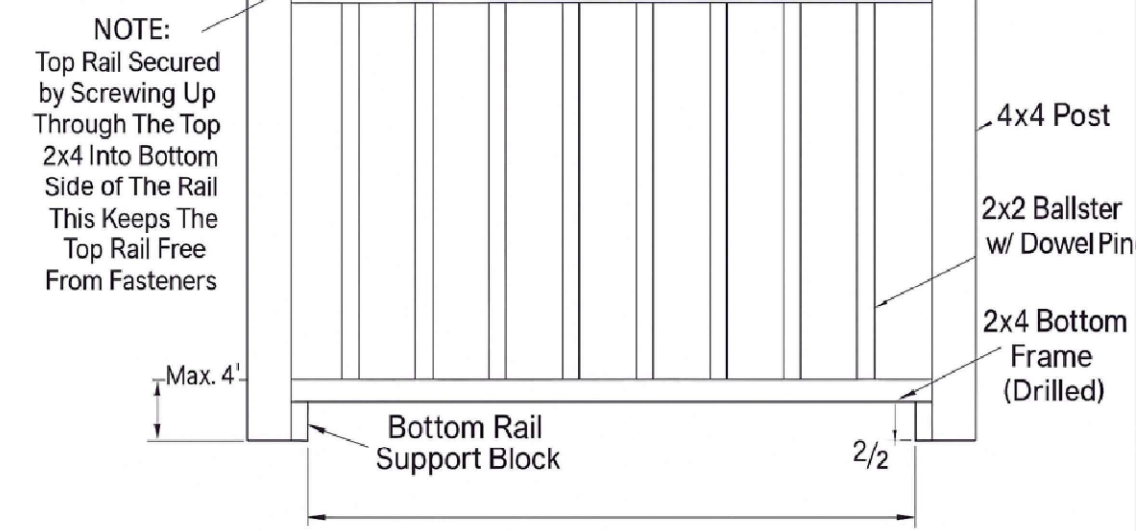
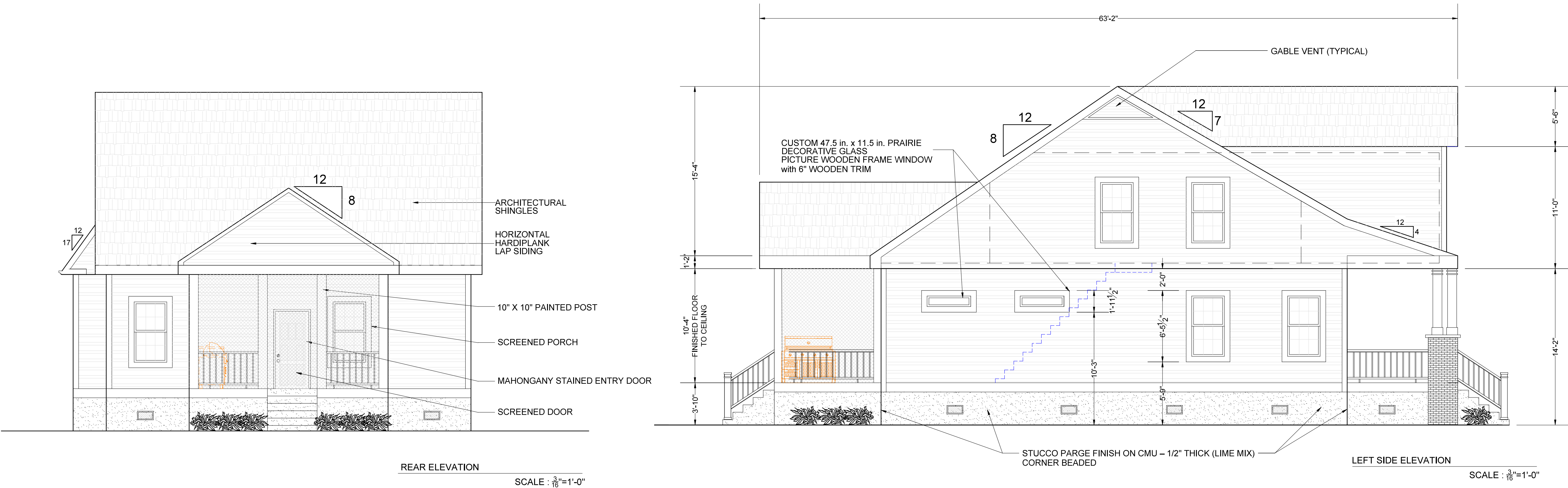


- NOTE:
- PORCH RAILINGS TO BE ADDED TO MATCH EXISTING WOODEN RAILINGS FOUND ON NEIGHBORING HISTORIC VICTORIAN-STYLE HOMES.
 - PORCH DECKING WILL BE TONGUE-AND-GROOVE WOOD
 - HOUSE CLADDING TO CONSIST OF HORIZONTAL FARMHOUSE-STYLE BOARD SIDING, CONSISTENT WITH HISTORIC CHARACTER OF THE DISTRICT.
 - A PERMANENTLY INSTALLED GRILL WILL BE LOCATED ON THE PORCH. ALL COMBUSTIBLE MATERIALS IN THE IMMEDIATE VICINITY OF THE GRILL SHALL MEET IRC SECTION G2447.5 (IFGS 308.3.1)



CORNER SIDING DETAIL

SCALE : NTS

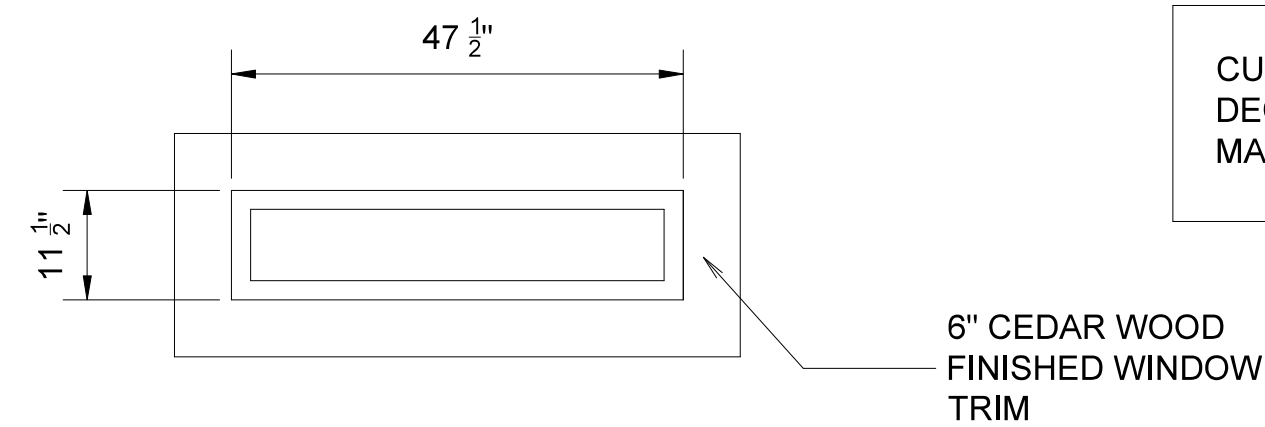
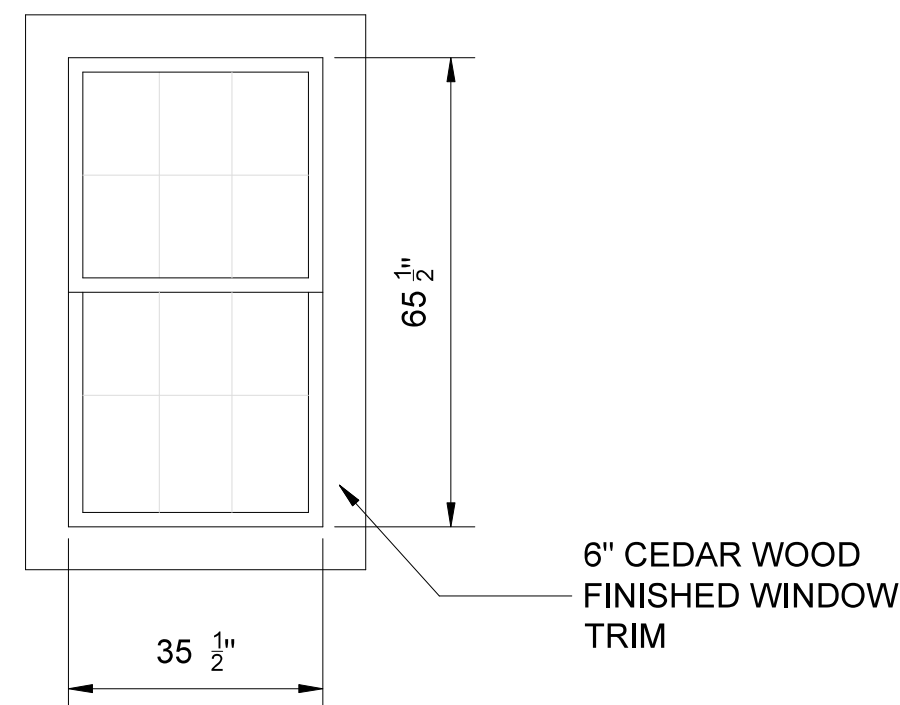


PORCH RAILING DETAIL

SCALE : NTS

CLEAN CMU FOUNDATION WALL AND APPLY SEMCO LIQUID MEMBRANE WATERPROOFING FROM 2" ABOVE GRADE TO FOOTING. APPLY 1/2" LIME-BASED GRAY STUCCO PARGE COAT (3-COAT SYSTEM) OVER BONDING AGENT. INCLUDE GALV. CORNER BEADS AT ALL EXPOSED EDGES. MAINTAIN 1/2" CLEARANCE BELOW SIDING AND 2" ABOVE GRADE. MATCH HISTORIC COLOR AND TEXTURE.

STUCCO SPECS



CUSTOM 47.5" IN . X 11.5" PRAIRIE DECORATIVE GLASS PICTURE FRAMING MADE OF WOODEN

WINDOW DETAILS

SCALE : NTS

DESIGNED BY THE ARTS

6551 FAIRVIEW ROAD STE 200 • SPARTANBURG, SC 29583
PHONE : (804) 655-0004

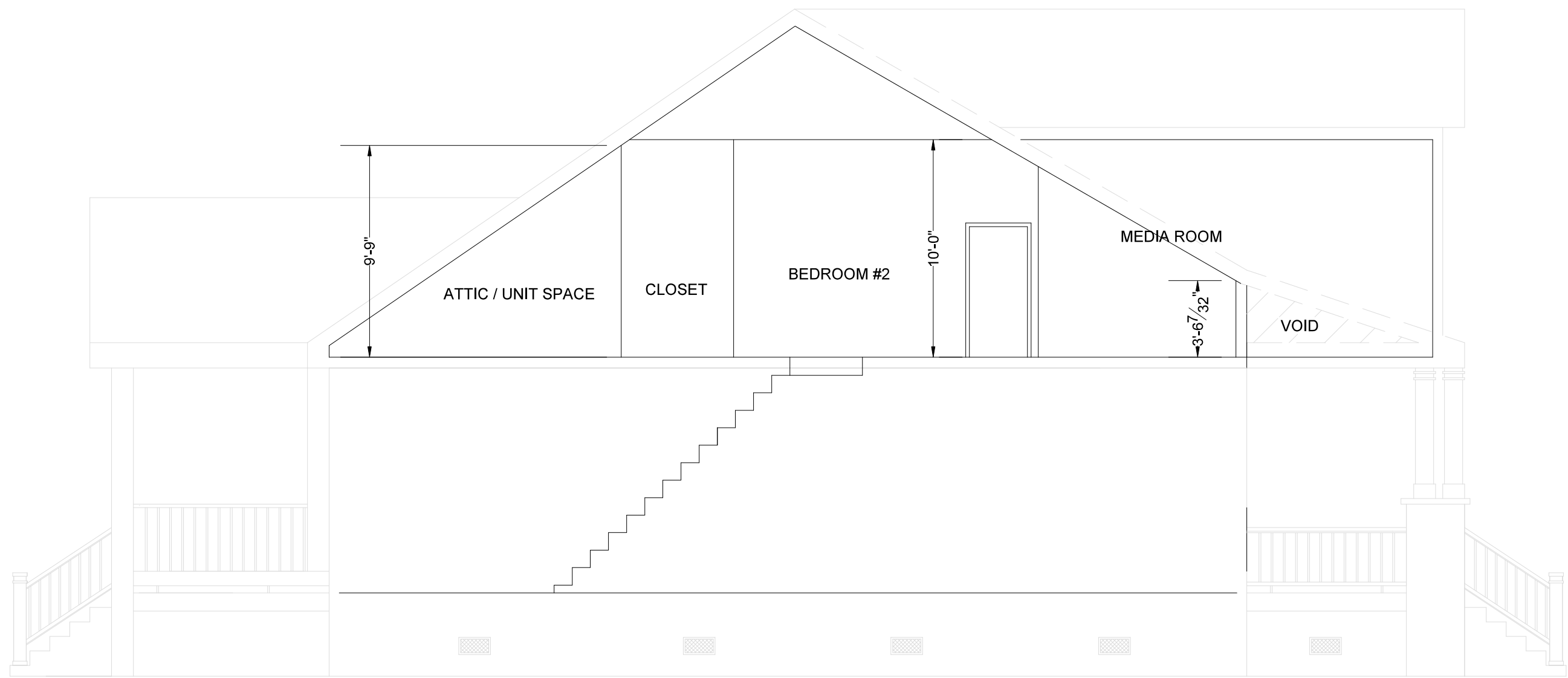
JEFFERSON HOME LAYOUT
232 HYDRICK STREET
SPARTANBURG, SC

ELEVATIONS

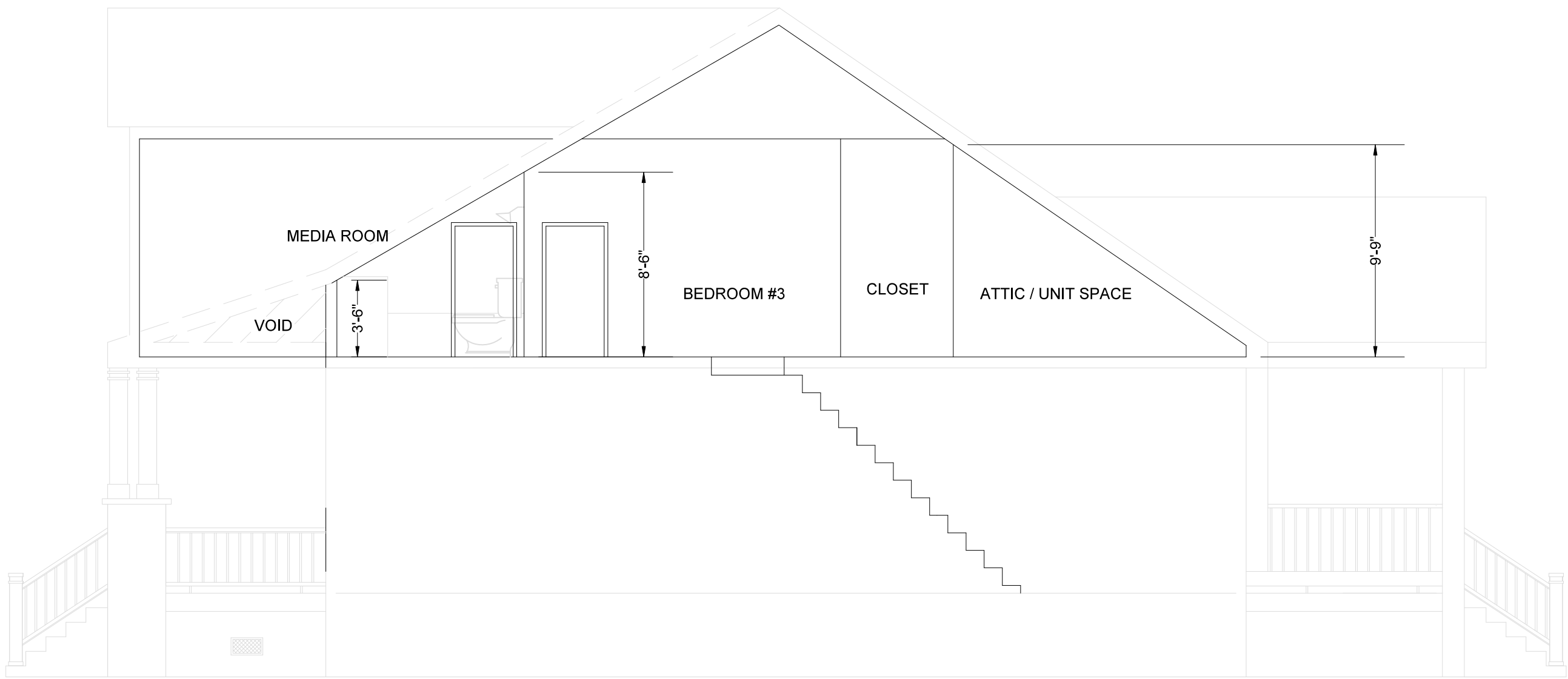
NO.	REVISION	DATE	DESIGNED BY	CHECKED	APPROVED	JOB NUMBER	DATE
1			THE ARTS				10/22/2025
			DRAWN				LCY

SHEET

A2



2ND FLOOR LEFT SIDE
SCALE : 1/4"=1'-0"



2ND FLOOR RIGHT SIDE
SCALE : 1/4"=1'-0"

Detail: 2x6 Top Rail, 2x4 Top Frame, 2x2 Ballister w/ Dowel Pin, 4x4 Post, 2x4 Bottom Frame

DESIGNED
BY
THE ARTS
16581 FAIRVIEW ROAD STE 240 • SIMPSONVILLE, SC 29680
PHONE : (804) 685-0004

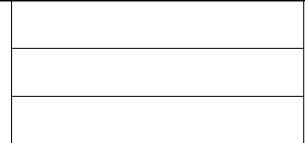
JEFFERSON HOME LAYOUT
232 HYDRICK STREET
SPARTANBURG, SC

SECTION VIEWS

NO.	REVISED	DATE	DESIGNED BY	CHECKED	JOB NUMBER	DATE
			THEARTS			10/22/2025
			DRAWN	APPROVED		
			LCY			

SHEET

A3



ROOF PLAN

SCALE : 1/4"=1'-0"

JEFFERSON HOME LAYOUT
232 HYDRICK STREET
SPARTANBURG, SC

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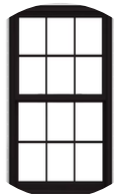
SHEET

A4

MATERIALS + FINISHES OVERVIEW

FULL HOME

232



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. Plastered Underskirting

E: Brown Brick

F: Black Painted Wooden Framed Windows

3:

4:

MATERIALS + FINISHES OVERVIEW

BATHROOM



A



D



F



H:



B



G



I:



C



E

NOTES:

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	
LIVING + DINING		Wallpaper &	White Trim	White		

PROJECT:

[ENTER]

ROOM/AREA:

LIGHTING + ELECTRICAL

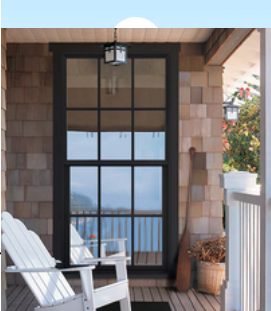


ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK	LEAD TIME	INTL
DOWNLIGHTS		Chrome Pendant Light with Clear Beads Crystal Hanging Ceiling Fixture	Chrome and Crystal	1	LINK		
DINING ROOM LIGHT		Siljoy Modern Crystal Chandelier 8-Lights Rectangular Flush Mount Pendant Ceiling Light	Chrome & Crystal	1	LINK		
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 +MORE DETAILS



ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK	LEAD TIME	INTL
EXTERIOR WINDOWS		Custom 35-1/2-in x 65-1/2-in Black Exterior Wooden New Construction Single Hung Window with Simulated Dived Lites	Black Wood Framed Window	15	LINK to similar		
MASTER BATHROOM AND LAUNDRY WINDOW		Custom 47.5 in. x 11.5 in. Prairie Decorative Glass Picture Vinyl Window - Black	Black Wood Framed Window	Master Bathroom Window			
STUCCO AT CRAWL SPACE		1/2" LIME-BASED GRAY STUCCO PARGE OVER SEMCO WATERPROOFED CMU; GALV. CORNER BEADS; MAINTAIN 1/2" BELOW SIDING & 2" ABOVE GRADE	GRAY				
FRONT PORCH RAILINGS			Painted wood railings	NA			

PROJECT: [ENTER]

ROOM/AREA: WINDOWS, DOORS +MORE DETAILS



ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK	LEAD TIME	INTL
HORIZONTAL, HARDI PLANK SIDING		5/16" HORIZONTAL HARDI PLANK SIDING	WHITE	NA			

PROJECT: [ENTER]

ROOM/AREA: DOORS, DECKING & TRIM



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		Painted Wood Plank, 1 in. x 6 in. x 12 ft., Sea Salt Grey Finish	Painted Wood Plank, 1 in. x 6 in. x 12 ft., Sea Salt Grey Finish	485 SF			
6" WINDOW TRIM		6", CEDAR WOOD FINISHED WINDOW TRIMMING TO BE PAINTED WHITE	WHITE	na			
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 28 of 30	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	
	 STOWAWAY SINK WITH REMOVABLE FAUCET			1	LINK		
	 NATURAL GAS CONVERSION KIT			1	LINK		
	 3 SOFT CLOSE			1	LINK		