



The City of Spartanburg Board of Architectural Design & Historic Review

AGENDA

**February 12, 2026, at 5:30 P.M.
Dr. TK Gregg Community Center
650 Howard 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 December 11, 2025, Meeting.**
- VII. Old Business:** None.
- VIII. New Business:**
 - 1. COA: 26-004-00001:** Certificate of Appropriateness for Major Works — 133 Phifer Drive (TMS # 7-08-16-012.00) in the Beaumont Mills Historic District. The applicant is seeking approval to install new windows and HardiePlank siding. The property is located in the R-6 (General Residential) zoning district. **Owner: Cheri Lindsey / Contractor: Taylor Coastal Construction**
- IX. Staff Announcements:** We are exploring the possibility of offering virtual board orientations and continuing education sessions. More details will be shared soon.
- 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, December 11, 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, December 11, 2025, at 5:30 PM with the following members in attendance: **Sylvelie Franke, Brett Avery, Dave Williams, Kenneth Brown, Julie Gilmore, Rod McCants, and Bill Michels.** Representing the Planning Department - **Fredalyn Frasier, Planning Director, Dominick Calace, Planner I.**

Roll Call:

Mr. Michels: Bill Michels
Ms. Gilmore: Julie Gilmore
Dr. Avery: Brett Avery
Mr. Brown: Kenneth Brown
Mr. McCants: Rod McCants (Late Arrival)
Mr. Williams: Dave Williams
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 Dr. Avery to approve the agenda. The motion was approved with a vote of 7-0.

Approval of Meeting Minutes from November 13, 2025.

A motion was made by Dr. Avery, seconded by Mr. Brown to approve the meeting minutes as amended. The motion was approved with a vote of 7-0.

Old Business:

None.

New Business:

COA: 25-004-00072: Certificate of Appropriateness for Major Works — 118 Phifer Drive (TMS # 7-08-15-259.00) in the Beaumont Mills Historic District. The applicant is seeking approval to install new vinyl windows. The property is located in the R-6 (General Residential) zoning district. Owner: Tyler & Katie Helms / Contractor: Golden Key Construction

Project Description and History

The project site is located on an approximately 9,700 square foot lot in the Beaumont Mills Historic District on the south side of Phifer Drive. The residential structure was constructed in 1941. The architectural style designated by the Beaumont Mill Design Guidelines is House Type 13 – Gable on Hip Cottage.

The Applicant is seeking approval to replace all of the windows on the structure. The Applicant has stated that the existing windows have broken panes, do not close all the way, and are inefficient, leading to high energy bills. The existing windows on the structure are six-over-six single-pane wood windows. The windows will be replaced with six-over-six simulated divided lite vinyl windows. Photos of both the interior and exterior of the windows are included, as well as the specifications for the proposed replacement units.

The Applicant has noted that replacing the existing windows with new wood units would require custom fabrication and would be significantly more expensive than vinyl replacements. According to the Applicant,

vinyl windows are priced between \$500–\$900 per unit, while new custom wood windows begin at approximately \$1,200 per unit. The Applicant states that this cost difference affects the feasibility of replacing their windows.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Beaumont Mills 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.

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.

Beaumont Mills Design Guidelines

Findings

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Section 8.1.4 Windows of the Beaumont Mill Design Guidelines states, “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, 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, and 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.”

- The proposed replacement windows maintain the six-over-six configuration and size of the original windows. The proposed material (vinyl) differs from the original wood windows and must be evaluated by the HARB.

b. The scale of the buildings

- The replacement of windows will not affect the scale of the buildings.

c. The texture and materials

- The proposed replacement windows are vinyl, which is different in material and texture from the existing wood windows. The window openings and configuration will remain the same.

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 to have a combination of wood and vinyl windows. The properties to the left and right both have vinyl windows. Of the three properties across the street, two have vinyl windows, and one has wood windows.

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 Design Guidelines require replacement windows to be compatible with the originals in material, size, and design. While the proposed windows retain the size and six-over-six configuration, the vinyl material must be evaluated for harmony with the historic district.

Staff Comments

Staff acknowledge the Applicant's stated cost difference between custom wood windows and the proposed vinyl replacements. If the Board determines that the proposed vinyl windows match the size of the existing openings, retain the six-over-six configuration, and provide an acceptable sash/muntin profile, and meeting-rail alignment consistent with the Design Guidelines, approval of the replacement may be appropriate.

Staff Recommendation

The property is classified as a **contributing structure**, and staff recommends that vinyl windows not be used for replacement of windows visible from the street.

- Replacement windows should maintain the original openings, proportions, muntin patterns, and trim profiles to preserve the historic integrity of the façade and the district's character.
- Historically appropriate alternatives such as wood, fiberglass, or composite/wood-clad windows.
- The City may have funding or grant programs available to assist property owners experiencing financial hardship in meeting these requirements.

Applicant:

Victor Borisik (Golden Key Construction)

Public Speakers:

Melissa Scoeffel

Joseph Parks

Discussion:

The board discussed the window material request with an emphasis on visual compatibility and long-term durability. While several members expressed concern about diverging from original materials, they agreed that in this case, composite for the front-facing windows and vinyl for the side and rear could achieve a balanced outcome. The applicant was responsive, and staff confirmed they would review the final selections to ensure consistency with the district.

A motion was made by Mr. Brown and seconded by Dr. Avery to approve vinyl windows on the side and rear elevations of the home. The three front-facing windows shall be wood-clad, fiberglass, or composite material, subject to staff review for compliance prior to installation. The motion passed by a vote of 5 in favor, 1 opposed, and 1 abstained.

COA: 25-004-00071: Certificate of Appropriateness for Major Works — 189 S Hampton Drive (TMS # 7-16-02-276.00) in the Hampton Heights Historic District. The applicant is seeking approval to install new vinyl windows. The property is located in the R-8 SFD (Single Family Residential) zoning district. Owner: Jessica Fenn / Contractor: Scott Doughman, Window Nation

Project Description and History

The project site is located on an approximately 22,000 square foot lot in the Hampton Heights Historic District on the southeast corner of S Hampton Drive and Peronneau Street. The residential structure was constructed in 1987 and does not reflect a historic architectural style. The home is considered a non-contributing structure within the historic district.

The applicant is seeking approval to replace all of the windows on the structure. According to the applicant, the existing windows are inefficient, allowing cold air into the home in winter and hot air in summer. The existing windows are one-over-one single-pane wood windows. The applicant proposes replacing them with one-over-one double-pane vinyl windows. Photos of both the interior and exterior windows, as well as product specifications, are included in the application materials.

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.

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 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 buildings. Highly decorative windows with distinctive shapes or glazing patterns are always character-defining features of buildings. Guideline: Existing windows, including window sash, glass, lintels, sills, frames, molding, shutters, 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 replacement windows maintain the existing one-over-one configuration and size of the original windows. The proposed material (vinyl) differs from the existing wood windows.

b. The scale of the buildings

- The replacement of windows will not affect the scale of the buildings.

c. The texture and materials

- The proposed replacement windows are vinyl, which differs in material and texture from the existing wood windows. The window openings and configuration will remain the same.

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 to have wood windows.

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 Design Guidelines require replacement windows to be compatible with the originals in material, size, and design. The vinyl material differs from the original wood windows, while the size and one-over-one design are retained.

Staff Recommendation

Staff recommends

Applicant:

Joseph Parks

Public Speakers:

Lukas Hauser

Discussion:

The board emphasized the importance of maintaining the overall character of the neighborhood. Members noted that while vinyl windows may be acceptable for the rear and side elevations due to limited visibility, the front-facing windows should meet a higher standard to preserve the streetscape. There was general agreement

to allow vinyl in non-visible areas, but require composite, wood, or clad materials for any windows facing the public right of way. The board aimed to strike a balance between practical upgrades and visual integrity, referencing prior case language to guide consistency.

A motion was made by Dr. Avery, seconded by Mr. Brown, to allow vinyl windows and sliders at the rear as proposed, and to require composite, wood, or clad windows on the front elevation, subject to staff approval prior to installation with a vote of 7 to 0.

Staff Announcements:

Staff shared updates on continuing education for 2026, with plans to offer ACOG sessions virtually or host them locally at the Dr. TK Gregg Community Center to support CEU completion. All 2026 HARB meetings will also be held at this location, 650 Howard Street, in the main community room.

No applications were received for the January meeting. Members will receive reminders before the February session.

Code Enforcement continues to follow up on housing compliance. At 232 Hydrick Street, final approvals were granted after board-requested changes were confirmed, including a full brick foundation and smooth siding.

The applicant is expected to apply for permits soon.

The meeting was adjourned at 6:35 PM.

Bill Michels, Chairman

February 5, 2026

TO: The Board of Architectural Design and Historic Review

RE: Certificate of Appropriateness for Major Works

Address: 133 Phifer Dr (TMS: 7-08-16-012.00)

Historic District: Beaumont Mills Historic District

Zoning: R-6 (General Residential District)

Owner/Applicant: Cheri Lindsey

Contractor: Taylor Coastal Construction

Request: The Applicant is seeking approval to install new aluminum clad windows on the front facing windows and vinyl on the rear and sides. The applicant also proposes replacing the removed vinyl siding with fiber cement (HardiePlank) lap siding.

Project Description and History

The project site is located on an approximately 6,800 square foot lot in the Beaumont Mills Historic District on the north side of Phifer Drive. The residential structure was constructed in 1942 and is classified as a contributing structure. The architectural style designated by the Beaumont Mill Design Guidelines is House Type 15 – End Gable with Gable Front Porch.

Windows

The applicant is seeking approval to replace all windows on the structure. The existing windows are primarily vinyl windows that were installed prior to the adoption of the Beaumont Mill Design Guidelines. One original wood window remains on the front elevation and is in poor condition. The home has recently undergone significant repairs related to termite damage.

The proposed window replacement includes installing simulated divided lite aluminum-clad windows on the front elevation, consisting of one eight-over-eight window and two four-over-four windows, matching the historic configuration (three windows total). Windows on the side and rear elevations will be replaced with six-over-six simulated divided lite vinyl windows. Specifications for the proposed replacement windows have been submitted with the application.

The applicant has worked collaboratively with the Planning Department to identify a cost-effective approach that improves compatibility with the historic character of the structure. The aluminum-clad windows on the front elevation better reflect historic window detailing, while the vinyl windows on the side and rear elevations maintain a consistent appearance and represent an improvement over the existing one-over-one vinyl windows previously installed on the structure.

Siding

All existing siding has been removed from the structure, as shown in the submitted site photos. Termite damage had been previously identified on the home, and the existing vinyl siding was removed in order to access and repair the damaged areas. The vinyl siding was also in poor condition and deteriorating at the time of removal. Historically, the structure was clad in asbestos-cement siding.

The Applicant proposes to re-side the structure with James Hardie Straight Fiber Cement Smooth Lap Siding, utilizing 8.25-inch-wide boards with an approximate 7-inch exposure. This exposure more closely reflects the historic asbestos-cement siding originally present on the structure.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The design guidelines are outlined in the Beaumont Mills 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.

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.

Beaumont Mills Design Guidelines

Findings - Windows

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Section 3.7.2 Windows of the Beaumont Mill Design Guidelines states, "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, 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, and 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."

- The proposed replacement windows restore the historic configuration and size of the original windows. The aluminum-clad wood windows proposed on the front elevation are an approved replacement material per the Design Guidelines. Vinyl windows proposed on the side and rear elevations require Board review.

b. The scale of the buildings

- The replacement of windows will not affect the scale of the buildings.

c. The texture and materials

- The aluminum-clad wood windows proposed on the front façade are consistent with the Design Guidelines. The vinyl windows proposed on the side and rear elevations differ from the original material and require Board evaluation.

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 to have a combination of wood and vinyl windows. The homes directly adjacent to the subject property have vinyl windows. Of the three properties immediately across the street, two have vinyl windows and one has wood windows.

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 Design Guidelines require replacement windows to be compatible with original windows in material, size, and design. While the proposed windows retain appropriate size and configuration, the vinyl material on the side and rear elevations must be evaluated by the Board for compatibility with the historic district.

Findings - Siding

Certificate of Appropriateness, Section 510.6 (C)

a. The character and appropriateness of the design

Section 3.7.6 Exterior Siding of the Beaumont Mill Design Guidelines states, “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 1950’s. 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. 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 the siding will be replaced, then the type of siding must match the historic style of siding. Appropriate new material should be: - Wood - Cement Fiberboard”

- The proposed replacement siding is James Hardie Straight Fiber Cement Smooth Lap Siding 8.25in. This board will have a final exposure of 7-inches. The design guidelines recommend cement fiberboard as an approved material.

b. The scale of the buildings

- The replacement of siding will not affect the scale of the buildings.

c. The texture and materials

- The proposed replacement siding is cement fiberboard. This material is recommended by the Design Guidelines as an approved material.

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 to have a combination of wood, vinyl, and asbestos siding. The properties directly adjacent to the subject property have wood shingle siding and vinyl siding. All three properties immediately across the street have vinyl 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 Design Guidelines require replacement siding to match the historic style of siding. In this case, fiber cement board would be the most appropriate replacement material for siding replacement to match the original asbestos siding.

Staff Comments

Staff acknowledge the Applicant's stated cost difference between custom wood or aluminum clad windows and the proposed vinyl replacements. If the Board determines that the vinyl windows proposed for the side and rear elevations maintain the original window openings, retain the six-over-six configuration, and provide acceptable sash and muntin profiles with appropriate meeting-rail alignment, approval of the vinyl windows may be appropriate.

Staff Recommendation - Approval

The subject property is classified as a contributing structure within the Beaumont Mills Historic District. Based on the findings above, staff recommends approval of the proposed window replacement and siding installation.

- Staff supports the installation of aluminum-clad simulated divided lite windows on the front (street-facing) elevation. This material is consistent with the Beaumont Mills Design Guidelines and maintains the historic character of the primary façade.
- For the side and rear elevations, staff acknowledges the Applicant's cost considerations and finds that vinyl simulated divided lite windows may be appropriate provided that the Board determines the windows meet the following criteria:
 - Maintain the original window openings, proportions, and configuration
 - Retain the six-over-six muntin pattern

- Provide an acceptable sash, muntin profile, and meeting-rail alignment consistent with the Design Guidelines
- Staff finds the proposed fiber cement (HardiePlank) lap siding with a 7-inch exposure to be appropriate and consistent with the historic asbestos-cement siding and recommends approval as proposed.

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:
133 Phifer Dr (TMS: 7-08-16-012.00) – Beaumont Mills Historic District**

Owner/Applicant: Cheri Lindsey

Contractor: Taylor Coastal 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 the 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 – 133 Phifer Dr



Zoning Map – 133 Phifer Dr



Site Photos – 133 Phifer Dr



Properties to the Left and Right



Properties Across the Street



Siding Specifications



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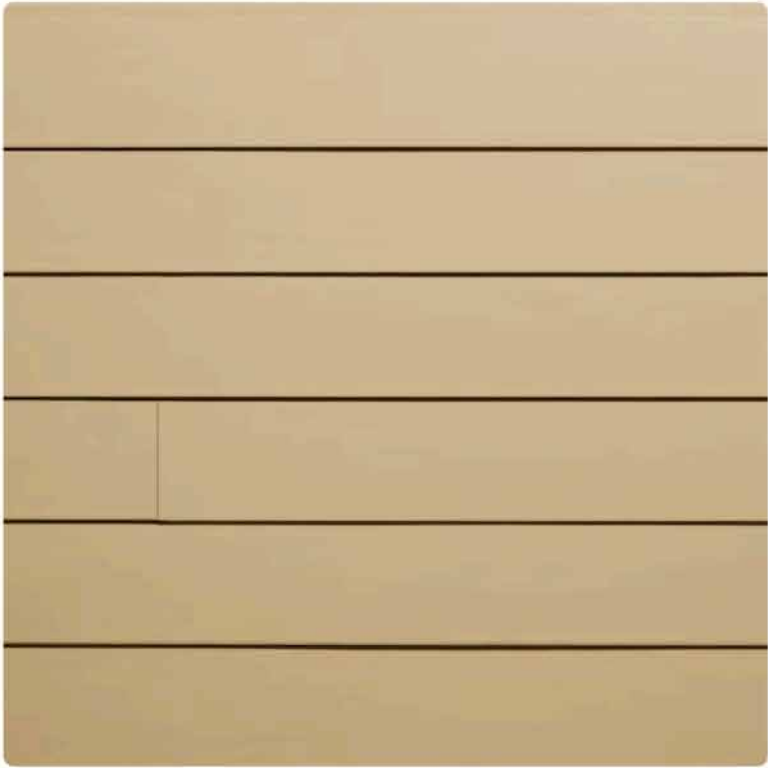


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100%

Year
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Year
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Overview

Hardie® Plank Smooth Fiber Cement Lap Siding has no woodgrain finish making it ideal for exteriors where a modern look is desired. ASTM E136 noncombustible cladding will attract pests including termites and woodpeckers. HZ10® engineering means it is made to withstand high heat, humidity, moisture, hail, tropical storms and hurricane winds. Board is factory primed using a primer with a slight yellow hue. To finish, apply an acrylic, water-based exterior house paint to the primed board within 180 days of installation.

- Use Hardie® Fiber Cement Siding to design or remodel a home's exterior
- Hardie® Plank fiber cement siding is Engineered for Climate® allowing boards to hold up to harsh weather conditions where it is installed
- Use a 2-1/2 in siding gun or siding nailer to attach to wood, steel or masonry substrates
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- Cut outdoors using a circular saw with a fiber cement saw blade and a vacuum dust collection system
- Fiber cement siding up to 7/16 in may also be cut outdoors using an electric fiber cement cutting shear
- Board resists damage from sun, heat, humidity and strong hurricane force winds to stay strong and intact
- 30-year limited non-prorated, transferable, warranty

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Specifications

Manuals & Documents

Reviews  4.4 (100)

Community Q & A

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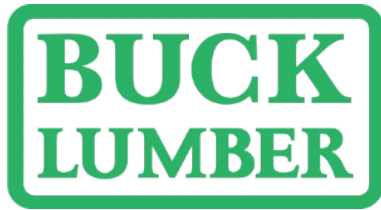

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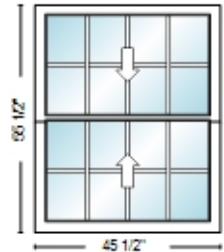
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QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2015646		JASON KELLER / CASH107 / JCAMP	JASON KELLER / CASH107 / JCAMP		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 379	1	EA	\$1,196.99	\$1,196.99

H3 Aluminum Clad Double Hung Windows 2.0, Rectangle, 45.5 x 55.5, Operating
[DIMENSIONS], Frame Width = 45.5, Frame Height = 55.5
[UNIT TYPE], Complete Unit, 46 X, 56, Sash Split = 50/50, Operating, CoreGuard Plus
[FRAME], White 001, AAMA 2604, Pine, Primed Interior, White, Visible Interior Vinyl Profile
Color = Beige, Frame Jamb Style = Flush
[SASH PANEL], White 001, AAMA 2604, Standard, Primed Interior, White, Ship Sash Separate
= No, W/S = Black
[GLASS], Dual Insulated, Low-E 366, Argon Gas, Black Warm Edge Spacer, Glass Width =
40.375, Glass Height = 24.8125
[GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile =
Traditional, Bar Width = 5/8", Exterior Grille Color = White 001, Wood Grille Species = Pine,
Interior Grille Finish = Primed Interior, Interior Grille Primed Color = White, Clad Grille Finish =
2604, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 4W,
2H
[HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 2-Locks, Jamb Liner
Type = Concealed,
[SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Scrn Wth = 43.5, Scrn Ht. =
53.656
[WRAPPING], 4 9/16"Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap
Applied
[PERFORMANCE], U-Factor = 0.29, SHGC = 0.19, CR = 55, VT = 0.43, AI = <0.30/<1.5, CPD
= SIE-N-135-04749-00004, Can ER = 15, W m 2k = 1.65, Performance Grade = PG50

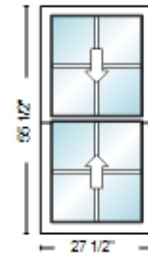


Rough Opening: 46" X 56"
Overall Unit Size: 45.5" X 55.5"
Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2015646		JASON KELLER / CASH107 / JCAMP	JASON KELLER / CASH107 / JCAMP		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 379	2	EA	\$836.01	\$1,672.03

H3 Aluminum Clad Double Hung Windows 2.0, Rectangle, 27.5 x 55.5, Operating
[DIMENSIONS], Frame Width = 27.5, Frame Height = 55.5
[UNIT TYPE], Complete Unit, 28 X, 56, Sash Split = 50/50, Operating, CoreGuard Plus
[FRAME], White 001, AAMA 2604, Pine, Primed Interior, White, Visible Interior Vinyl Profile
Color = Beige, Frame Jamb Style = Flush
[SASH PANEL], White 001, AAMA 2604, Standard, Primed Interior, White, Ship Sash Separate
= No, W/S = Black
[GLASS], Dual Insulated, Low-E 366, Argon Gas, Black Warm Edge Spacer, Glass Width =
22.375, Glass Height = 24.8125
[GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile =
Traditional, Bar Width = 5/8", Exterior Grille Color = White 001, Wood Grille Species = Pine,
Interior Grille Finish = Primed Interior, Interior Grille Primed Color = White, Clad Grille Finish =
2604, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 2W,
2H
[HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 2-Locks, Jamb Liner
Type = Concealed,
[SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Scrn Wth = 25.5, Scrn Ht. =
53.656
[WRAPPING], 4 9/16"Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap
Applied
[PERFORMANCE], U-Factor = 0.29, SHGC = 0.19, CR = 55, VT = 0.43, AI = <0.30/<1.5, CPD
= SIE-N-135-04749-00004, Can ER = 15, W m 2k = 1.65, Performance Grade = PG50



Rough Opening: 28" X 56"
Overall Unit Size: 27.5" X 55.5"
Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2015646		JASON KELLER / CASH107 / JCAMP	JASON KELLER / CASH107 / JCAMP		

PRINTED BY	BID BY	SALESPERSON	ACCEPTANCE
jegoodman			

Notes: Order Notes

SUB-TOTAL:	\$2,869.01
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$258.21
TOTAL:	\$3,127.22

Delivery Notes

Dealer Disclaimer:

PRICING

All pricing is good for 30 days, unless specifically noted to the contrary. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included, unless specifically noted. SPW assumes no responsibility for errors in take-offs or pricing.

ELEVATION DRAWINGS

All drawings depict windows and doors as they are viewed from the exterior side of the building.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and, therefore, have no performance grade (PG) rating. P.E. approved, job specific comparative analysis may be available for these non-rated units. Please contact your Sierra Pacific Windows ("SPW") Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM.

If units are being installed in an area requiring specific PG ratings, the unit must be installed in the exact manner tested, as shown in the SPW certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting SPW's Architectural Services Department at WNASG@spi-ind.com.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

CODES

Building codes in many jurisdictions require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order products accordingly.

Windows denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening of at least 5.7 square feet. The window sill height and clear opening requirements must be reviewed for code compliance in your local jurisdiction.

COLOR VARIATION

SPW offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics vary according to the species of the wood. The combination of these items may result in color variations of products with stained or clear finishes.

THERMAL PERFORMANCE

This quote may include an "i89" glazing option. An "i89" glazing option may increase the chance of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2015646		JASON KELLER / CASH107 / JCAMP	JASON KELLER / CASH107 / JCAMP		

WARRANTY

Unless otherwise noted on a line item, the product sold per this Agreement is covered under a SPW limited warranty. Please see your distributor, the SPW Website at WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions. You are expected to provide a copy of the applicable limited warranty to the owner of the real property who benefits from the SPW limited warranty coverage.

Products manufactured by others and purchased from SPW will be covered by the product manufacturer's warranty.

MODIFIED LIMITED WARRANTY

SPW provides a Modified Limited Warranty for certain windows and doors, including, but not limited to:

1. Products exceeding their certified test/design size as defined by the Window and Door Manufacturer's Association (WDMA) Hallmark Program.
2. Products subjected to conditions exceeding their WDMA Hallmark certified design pressure limitations.

Products described in Items 1 and 2 are not certified for air infiltration, water penetration, structural loading, forced entry or hardware load testing. These products carry a warranty on the exterior aluminum clad finish and insulated glass only.

Customer is advised to carefully review the Limited Warranty for the specific provisions applicable to the products purchased.

LOW PROFILE SILLS

Due to the design of ADA compliant and low profile sills, products with these sills do not carry a design pressure (DP) rating for air or water infiltration and will not provide the same air or water performance as products with a standard sill height and design configuration. They are, therefore, susceptible to air and water leakage.

1. Sierra Pacific doors with ADA compliant and low profile sills carry a warranty on the metal clad coating and insulated glass only.
2. There are a variety of design options that can be incorporated into your building to help overcome potential air and water leakage inherent to products with low profile sills. These include recessing the doors and/or windows back from the outside plane of the building envelope, using large overhangs, and/or placing awnings above the products.

We Appreciate Your Business!

Viwinco Dealer Quote

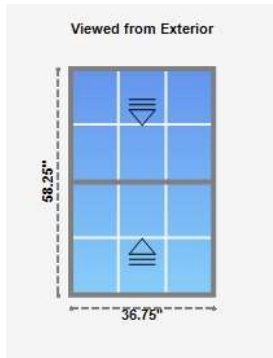
BUCK LUMBER
1911 MAYBANK HIGHWAY
CHARLESTON, SC 29412

Quote Number:
00687949
Job Name:
JASON KELLER / CASH107 / JCAMP
Quote Date: Jan 20, 2026

Sold To: CASH

Ship To:

Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0001	6	S-Series Double Hung	623.29	3,739.74



APPLICATION: NEW CONSTRUCTION (NON-IMPACT)

MEASURE CODE: ROUGH OPENING

WIDTH: 37.2500

HEIGHT: 58.7500

LAYOUT: EQUAL LITE

COLOR: WHITE EXTERIOR / WHITE INTERIOR

GLASS PACKAGE: STANDARD GLASS PACKAGE

GLASS COLOR OPTIONS: CLEAR / LOW-E

GRID TYPE: SDL

GRID PATTERN TOP: 1 HORT 2 VERT

GRID PATTERN BOTTOM: 1 HORT 2 VERT

SCREEN: EXTRUDED FULL SCREEN

SCREEN MESH: BVUE_V

SCREEN SHIP: IN WINDOW

LOCK AND KEEPER FINISH: WHITE

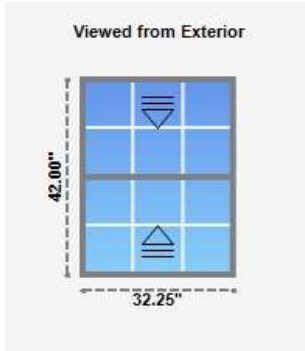
HARDWARE: DOUBLE LOCKS / THIS WINDOW DOES NOT MEET EGRESS

Performance: SHGC: 0.17, U-Factor: 0.28, VT: 0.40, CPD: VWN-K-10-00704-00002

DP Value: 50

Florida Approval: 17528.1

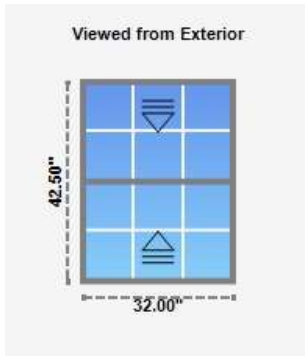
Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0002	1	S-Series Double Hung	488.58	488.58



APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 32.7500
HEIGHT: 42.5000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: SDL
GRID PATTERN TOP: 1 HORT 2 VERT
GRID PATTERN BOTTOM: 1 HORT 2 VERT
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

Performance: SHGC: 0.17, U-Factor: 0.28, VT: 0.40, CPD: VWN-K-10-00704-00002
DP Value: 50
Florida Approval: 17528.1

0003	1	S-Series Double Hung	490.20	490.20
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APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 32.5000
HEIGHT: 43.0000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: SDL
GRID PATTERN TOP: 1 HORT 2 VERT
GRID PATTERN BOTTOM: 1 HORT 2 VERT
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

Performance: SHGC: 0.17, U-Factor: 0.28, VT: 0.40, CPD: VWN-K-10-00704-00002
DP Value: 50
Florida Approval: 17528.1

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Created By: jgoodman@bucklumber.com
Page 2 of 2

Sub Total:	4,718.52
Tax:	424.67
Total:	5,143.19

QUOTE DISCLAIMER

We ask that you thoroughly review the quote for accuracy, before ordering the product. By responding to this email, or signing the quote, you authorize us to order the product/special order product and you agree all quantities, sizes, and specifications are correct. No changes or cancellations can occur once special order items have been submitted to the manufacturer.

THIS ESTIMATE IS VALID FOR 30 DAYS. SPECIAL ORDER ITEMS CANNOT BE RETURNED.

Customer Signature: _____ **Date:** _____