

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – NEIGHBORHOOD DESIGN PANEL AGENDA

Regular Meeting
June 3, 2021
3:00 PM

Meeting Location

The City of Greenville Design Review Board – Neighborhood Design Panel will hold an in-person Public Hearing for the following items on **Thursday, June 3, 2021 at 3:00 PM** at the Greenville Convention Center at **1 Exposition Drive**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:
[HTTPS://WWW.GREENILLES.COV/1694/ONLINE-MEETINGS](https://www.greenillesc.gov/1694/online-meetings)

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
4. Approval of Minutes – May 4, 2021 Agenda Workshop, May 6, 2021 Regular Meeting
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business (public hearing)

A. CA 21-158

Application by **TIM KEARNS** for a **CERTIFICATE OF APPROPRIATENESS** to demolish an existing single-family home and replace it with a new single-family home at 211 W. Earle Street. (TM# 000800-04-00600).

Documents:

[CA 21-158 - AGENDA PACKET 211 W. EARLE ST. - MAY 2021_FINAL.PDF](#)

--

B. CA 21-159

Application by **TIM KEARNS** for a **CERTIFICATE OF APPROPRIATENESS** for exterior modifications and additions to an existing structure, after-the-fact demolition of a shed/garage, and construction of a new accessory garage at 215 W. Earle Street. (TM#

000800-04-00700).

Documents:

[CA 21-159 - AGENDA PACKET 215 W. EARLE ST. - ADDITION AND GARAGE DEMO_MAY 2021.PDF](#)

9. New Business (public hearing)

A. CA 21-354

Application by **STEPHEN SCHELL** for a **CERTIFICATE OF APPROPRIATENESS** to demolish an existing single-family home and replace it with a new single-family home at 107 W. Park Avenue (TM# 001200-01-00300).

Documents:

[CA 21-354 - AGENDA PACKET 107 W. PARK AVENUE - DEMO AND RECONSTRUCTION_FINAL.PDF](#)

B. CA 21-360

Application by **CINDY & DAVID LEE** for a **CERTIFICATE OF APPROPRIATENESS** to demolish an existing shed and replace it with a new garage at 11 James Street. (TM# 003000-02-00500).

Documents:

[CA 21-360 - AGENDA PACKET 11 JAMES STREET DEMO EXISTING SHED AND REPLACEMENT_FINAL.PDF](#)

C. CA 21-361

Application by **PREMAL & MEGHAN PATEL** for a **CERTIFICATE OF APPROPRIATENESS** for a second-floor addition to the rear of the single-family home at 205 E. Earle Street (TM# 003500-08-01400).

Documents:

[CA 21-361 - AGENDA PACKET 205 E. EARLE ST. - ADDITION_FINAL.PDF](#)

10. Other Business (Not a Public Hearing)

A. None

11. Advice and Comment (Not a Public Hearing)

A. None

12. Informal Review (Not a Public Hearing)

A. None

13. Adjournment

You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at <http://www.greenvillesc.gov/drj>. You may contact the Planning Office at (864) 467-4476 for more information. Application

materials are subject to change.

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after 2PM Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.'

Procedure for Public Comment during Meeting

1. The Design Review Board Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
 - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
 - Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
 - Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.



**Planning Staff Report to
Design Review Board - Neighborhood
May 28, 2021**
for the June 3, 2021 Public Hearing

Docket Number:	CA 21-158
Applicant:	Tim Kearns
Property Owner:	Bellisimo Holdings LLC
Property Location:	211 W. Earle St.
Tax Map Number:	000800-04-00600
Zoning:	R-6, Single-Family Residential District; Col. Elias Earle POD
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF EXISTING SINGLE-FAMILY HOME AND REPLACEMENT WITH NEW SINGLE-FAMILY HOME
Staff Recommendation:	Deny

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness
Sec. 19-6.9 Single-family residential infill standards

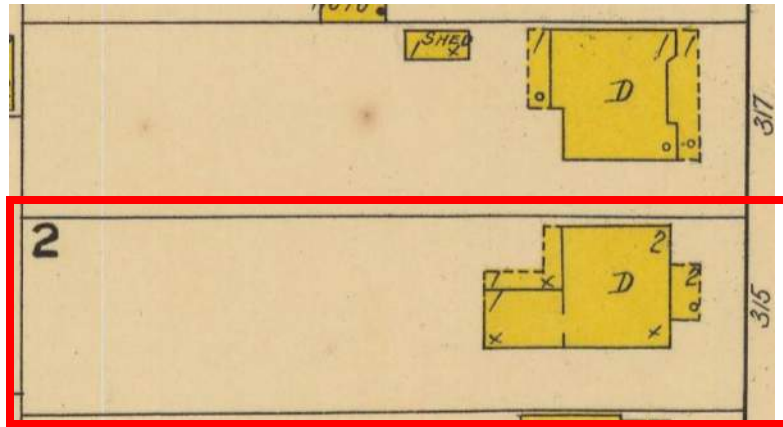
Application History:

At the April 1, 2021, the applicant's request to defer this request was accepted. The original request was to alter and add onto the existing home. Since this time, the applicant has revised plans and now proposes to remove and replace the existing home with all new construction.

The applicant has met with staff and a neighborhood meeting was conducted on Monday, June 24th, as requested by an adjoining property owner.

Application Request:

The applicant proposes to demolish the existing two-story single-family home, at 211 W. Earle Street, and construct a new two-story single-family home. The subject property is located within the Col. Elias Earle Preservation Overlay District and was constructed in c.1915 per City of Greenville's Historic Survey list. Per the Survey Card, the existing home is listed as a contributing structure to the National Historic Register. The 1920 Sanborn Map records the existing home as shown below:



Per the Land Management Ordinance, no building within a Preservation Overlay district may be demolished without first receiving a certificate of appropriateness for demolition by the Design Review Board. When considering a proposal for demolition, the Design Review Board shall consider the following:

1. The historic or architectural significance of the structure.
2. The importance of the structure to the integrity and character of the district.
3. The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.
4. Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.
5. Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.
6. Evidence presented by the applicant proving unreasonable hardship.
7. The merit of the proposed replacement project in enhancing the character, harmony, and economic health of the community.

Existing Structure

The City's historic resource survey notes the year of the home's construction as c. 1915. Adjacent homes, 209 and 215 W. Earle Street, are shown constructed c. 1910 and c.1905, respectively. The existing house is a two-story, hipped-roof home, with a two-story porch. Staff notes that all seven (7) homes, on the south side of the "200" block of W. Earle Street, are historic homes constructed within the first quarter of the 20th Century.

As required in Design Guideline HR.25, an inspection was conducted by Rettew Engineering on April 15, 2021. The following was noted:

- The current home does not meet current codes.
- Floors are uneven and "soft".
- Appears to be numerous locations where water entered the home and damaged the wood over the years.
- Did not feel safe to tour the upper floor.
- Front porch was unusable.
- Foundation is in bad condition.

Repair & remodel cost estimates have not been provided by the applicant. The letter simply notes it “would be very time consuming to repair”, without any reference to expense.

Staff finds the request does not meet the requirements of HR.25 for the Board to allow a demolition as follows:

- A. The applicant *has not provided* a detailed financial report to note the “costs of rehabilitation nor any evidence that the existing building is not capable to produce a reasonable economic return on the investment.”
- B. “Cost estimates for the correction” of “specific problems” with the home have not been provided by the applicant.
- C. A project timetable or a budget has not been provided for either the demolition or new construction.

Proposed Structure

Per the Land Management Ordinance and HR.25 of the *Design Guidelines for Preservation Overlay Districts*, an application for demolition shall be accompanied by a complete plan for new development on the site.

The proposed structure is a two-story, modern interpretation of French Second Empire design. It features:

- A limestone entryway with a faux second floor porch and Juliet balconies on either side.
- Brick veneer construction for most of the home.
- Architectural shingled roof with cooper roofing for the rounded dormers.
- Limestone chimneys, one on either side.
- An attached rear mounted garage.

Design guideline AR.6 recommends new buildings appear similar in scale to traditional single-family homes. Further, HR.25 states where demolition is permitted, new construction should relate better to the historic district than the existing building. Staff finds the existing homes within the Earle Preservation Overlay District are mainly comprised of American foursquare and early 20th century revival architecture. Though there are some examples of historic French Second Empire architecture within the City, staff does not find any homes with this design within this district.

Furthermore, the existing structure is listed as contributing to the National Historic Register and is among six (6) other historic homes along this south side segment of W. Earle Street. Therefore, staff finds the proposed architecture to not be consistent with the character of the neighboring dwellings and finds the existing home design is more consistent within the historic streetscape.

The new design proposal includes an in-house garage. Per Design Guideline AR.10(A), a garage should be detached from the main structure. The incorporation of a garage into the proposed home’s design appears to be inconsistent with this guideline and increases the side façade’s massing, which is inconsistent with the other homes in the neighborhood.

Therefore, staff concludes the existing historic home is more compatible with neighboring historic homes and the district’s architectural fabric than the proposed replacement home.

Neighborhood Meeting

Per the request of an adjoining property owner, the applicant conducted a neighborhood meeting the evening of Monday, May 24th.

Comments received about the demolition of the existing home at 211 W. Earle Street were:

- 'Always thought it would be a demo'
- The demolition would solve the eyesore that exists now.
- Demolition is appropriate since the interior has been destroyed.

Comments received about the proposed replacement home were:

- The home looks French provincial, belongs in Montebello, is pretentious, and is more ornate than other homes on the road.
- The new home's side façade is like a solid wall, and the asymmetry does not work well.
- Home will appear as a castle and will stick out.
- Home is too tall, and footprint is too large.
- Garage should be detached.
- Front façade does not look like other homes on street and limestone does not fit in.
- While design is traditional, it does not fit with the tradition of the street.
- Would like to see home photoshopped into streetscape to see how it fits with other homes.
- Combination of scale and design makes it appear out of character for Earle Street.
- Other homes on Earle Street with similar square footage do not look as imposing.

Summary

In review of an application for demolition within a preservation overlay district, the Design Review Board shall consider whether the proposed structure relates better to the historic district than the existing building. Staff finds that the proposed design, most similar to French Second Empire, is not compatible with the architecture of the historic district and that the existing historic structure is, not surprisingly, compatible with the history and architecture of the district and the neighboring historic homes. Additionally, staff does not find evidence of an economic hardship nor evidence that the structure, after rehabilitation, would not produce a reasonable economic return on investment. The applicant did not provide financial records, as required per the Design Guidelines, to counter this staff finding. In conclusion, staff finds that if this application were approved, and a historical survey were to be conducted, demolition of a contributing structure to the National Historic Register may result in the loss of this federally-recognized status in the future. Therefore, staff recommends **denial** of the application.

Relevant Design Guidelines for Preservation Overlay Districts:

HR.23 A property owner should not allow their building to deteriorate by failing to provide ordinary maintenance.

- A. Use the gentlest means possible to clean the surface of materials and features.
- B. Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
- C. Plan repainting carefully.
- D. Maintain masonry walls in good condition.
- E. Maintenance of windows.
- F. Maintenance of storefronts.
- G. Maintenance of roofs.
- H. Maintenance of awnings and canopies.
- I. Maintenance of signs.

HR.25 An historic building should not be demolished.

- A. A prerequisite for any demolition of an historic building should be a documentation of economic hardship.
- B. If a request for a demolition is based on structural instability or deterioration, a technical report prepared by an architect or professional engineer should be submitted.
- C. An application for demolition should be accompanied by a complete plan for the new development proposed on the site.

AR.6 A new building should appear similar in scale to traditional single-family houses

- A. New construction should appear similar in mass and scale to nearby historic structures.
 - Structures in the Preservation Overlay Districts range from one to two stories, but most are typically one and one-half stories.
 - The primary plane of the building front should not appear taller than those of typical historic structures in the block.
- B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.
 - Historic residences within a 300 foot radius of the new structure should be used in calculating the height of the surrounding context.

AR.7 The form of a new building should be similar to those seen traditionally in the historic district

- A. Use building forms similar to those found traditionally in a district.
 - Vertically-oriented, rectangular shapes are typical and are encouraged.
 - One simple form should be the dominant element in a building design.
 - Building forms that step down in scale to the rear of the lot are encouraged.
 - Smaller, secondary buildings should be simple rectangular shapes, as well.
- B. Use traditional roof forms.
 - Sloping roofs such as gable and hip roofs are appropriate for primary roof forms.
 - Exotic building and roof forms that would detract from the visual continuity of the street are discouraged. Geodesic domes and A-frames are not considered traditional building forms and should not be used.
 - Eave depths should be similar to those seen traditionally in the neighborhood.
- C. The number and size of dormers should be limited on a roof, such that the primary roof form remains prominent.
 - Because they break up the perceived scale of a roof, dormers are also encouraged.
 - The top of a dormer's roof should be located below the ridge line of the primary roof and set back from the eave.
- D. Roofs should be similar in scale to those used historically on comparable buildings.
 - The length of a roof ridge should not exceed those seen historically on comparable buildings.

AR.9 A new building should be visually compatible with historic structures in the area

- A. A new building should not be designed to look old.
 - Use ornamental details with restraint.
- B. Using contemporary interpretations of historic styles is encouraged for new buildings.
 - A new design that draws upon the fundamental similarities among historic buildings in the community (without copying them) is preferred. This will allow a new structure to be seen as a product of its own time and yet be compatible with its historic neighbors.

- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples.
 - New soffit details and dormer designs also could be used to create interest while ex-pressing a new, compatible style.
 - The imitation of older historic styles may also be considered.
- C. New architectural details should relate to comparable historic elements in general size, shape, scale and finish.
- D. Where a deck is used, it should be unobtrusive, as seen from the street.
- Locating a deck to the rear of the primary structure is preferred.
- E. Use contemporary interpretations of architectural features that are common to traditional buildings in the neighborhood.
- These include porch columns and balustrades, chimneys, trim elements and shutters.
- F. If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.
- Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.
 - Use ornamental details with constraint.
 - Historic details that were not found in the districts are inappropriate.

AR.10 The visual impacts of parking should be minimized

- A. A parking pad, carport or garage should be located to the side or rear of a lot, and detached from the main structure.

AR.15 Use colors to create a coordinated color scheme for a building

- A. The facade should “read” as a single composition.
- B. Employ color schemes that are simple in character.
- Using one base color for the building is preferred.
 - Using only one or two accent colors is also encouraged, although precedent does exist for using more than two colors in some situations.
- C. Base or background colors should be muted.
- Use the natural colors of the building materials, such as the buff color of limestone, as the base for developing the overall color scheme.
 - Use matte finishes instead of glossy ones.
- D. Reserve the use of bright colors for accents only.
- Bright colors may highlight entries.

Relevant Code Provisions:

Section 19-2.3.8 – Certificate of Appropriateness

(E) Standards.

- (1) Demolition. The demolition of structures in a preservation overlay (PO) district or certain buildings in the C-4 district may constitute an irreplaceable loss to the quality and character of the city. Absent an imminent threat to public safety as determined by the property maintenance administrator, no building in a PO district or on the list of "Protected Structures in the C-4 District" may demolished without

first receiving a certificate of appropriateness for demolition by the appropriate DRP. The list of "Protected Structures in the C-4 District" shall be approved by council and maintained by the administrator. To qualify for the list, the structure must meet at least one of the following criteria:

- (a) Be a noteworthy representation of the design attributes promoted by the applicable guidelines;
- (b) Be designed by a nationally or regionally recognized architect;
- (c) Be a historically significant structure;
- (d) Have remarkably distinctive design features; or
- (e) Be part of a group of buildings that, together, contribute to the established streetscape. The DRP, in considering an application for demolition of a building in a PO district or on the list of "Protected Structures in the C-4 District," shall be guided by balancing the contribution of the particular structure to the character of the district against the design merits of the proposed replacement project. In particular, the DRP shall consider the following:
 - 1. The historic or architectural significance of the structure.
 - 2. The importance of the structure to the integrity and character of the district.
 - 3. The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.
 - 4. Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.
 - 5. Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.
 - 6. Evidence presented by the applicant proving unreasonable hardship.
 - 7. The merit of the proposed replacement project in enhancing the character, harmony, and economic health of the community.



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	TIM KEARNS	BELLISSIMO HOLDINGS
*Title:	MEMBER	N/A
*Address:	108 W EARLE ST	108 W EARLE ST
*State:	SOUTH CAROLINA	SOUTH CAROLINA
*Zip:	29609	29609
*Phone:	864-417-9296	864-417-9296
*Email:	TIMKEARNS410@GMAIL.COM	TIMKEARNS410@GMAIL.COM

PROPERTY INFORMATION

*STREET ADDRESS _____ 211 W EARLE ST GREENVILLE SC 29609

*TAX MAP #(S) _____ 0008000400600

*PRESERVATION DISTRICT/SPECIAL DISTRICT _____ EARLE ST HISTORIC DISTRICT

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☒ CA Neighborhood New ☐ CA Neighborhood Modification (☐ Major/ ☐ Minor)

☐ CA Urban New ☐ CA Urban Modification (☐ Major/ ☐ Minor)

☐ CAS Staff New (☐ Major/ ☐ Minor) *please see item D. for description

☐ CAS Staff Modification

☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) _____ N/A

To include: scope of project and response to specific guidelines and special conditions.

REMODEL HOME THAT IS CURRENTLY A TRI - PLEX UNIT TO A SINGLE FAMILYT UNIT. SEE ATTACHED PLANS AND SUMMARY
OUTLINE.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major</u> : All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor</u> : Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

*APPLICANT SIGNATURE _____

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file.**
Data is updated monthly.

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

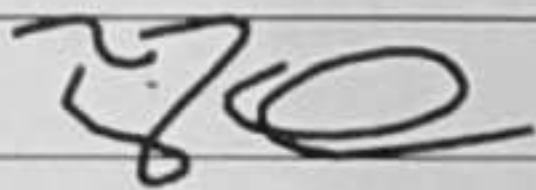
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

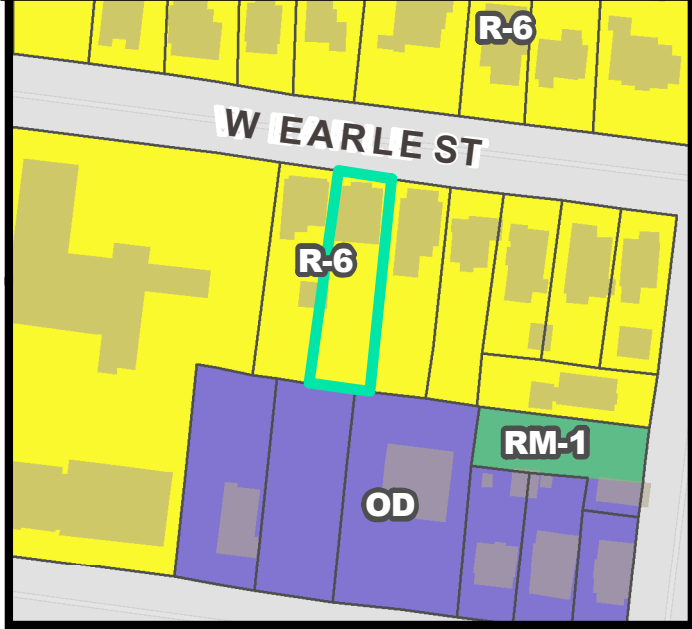
*Signatures	
Applicant	
Date	2/24/21
Property Owner/Authorized Agent	
Date	2/24/21
Public Hearing information	
Public Hearing signs	

CA 21-158 • 211 W. EARLE STREET

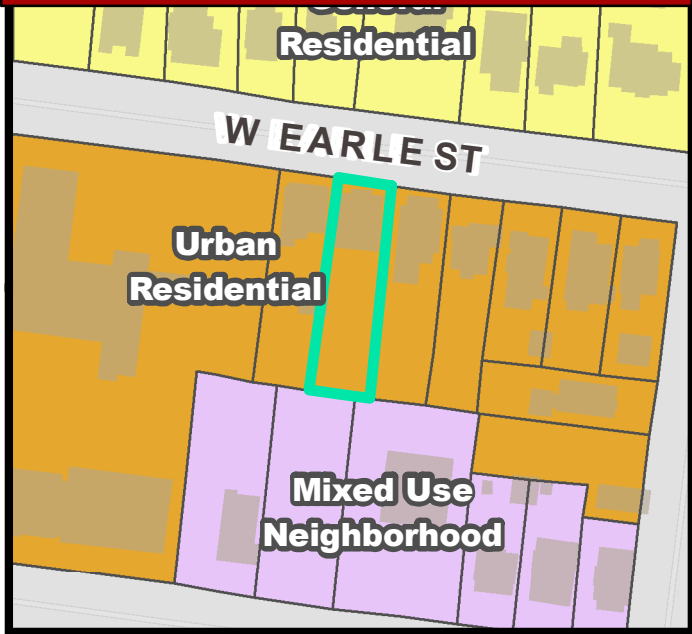
AERIAL VIEW



CURRENT ZONING

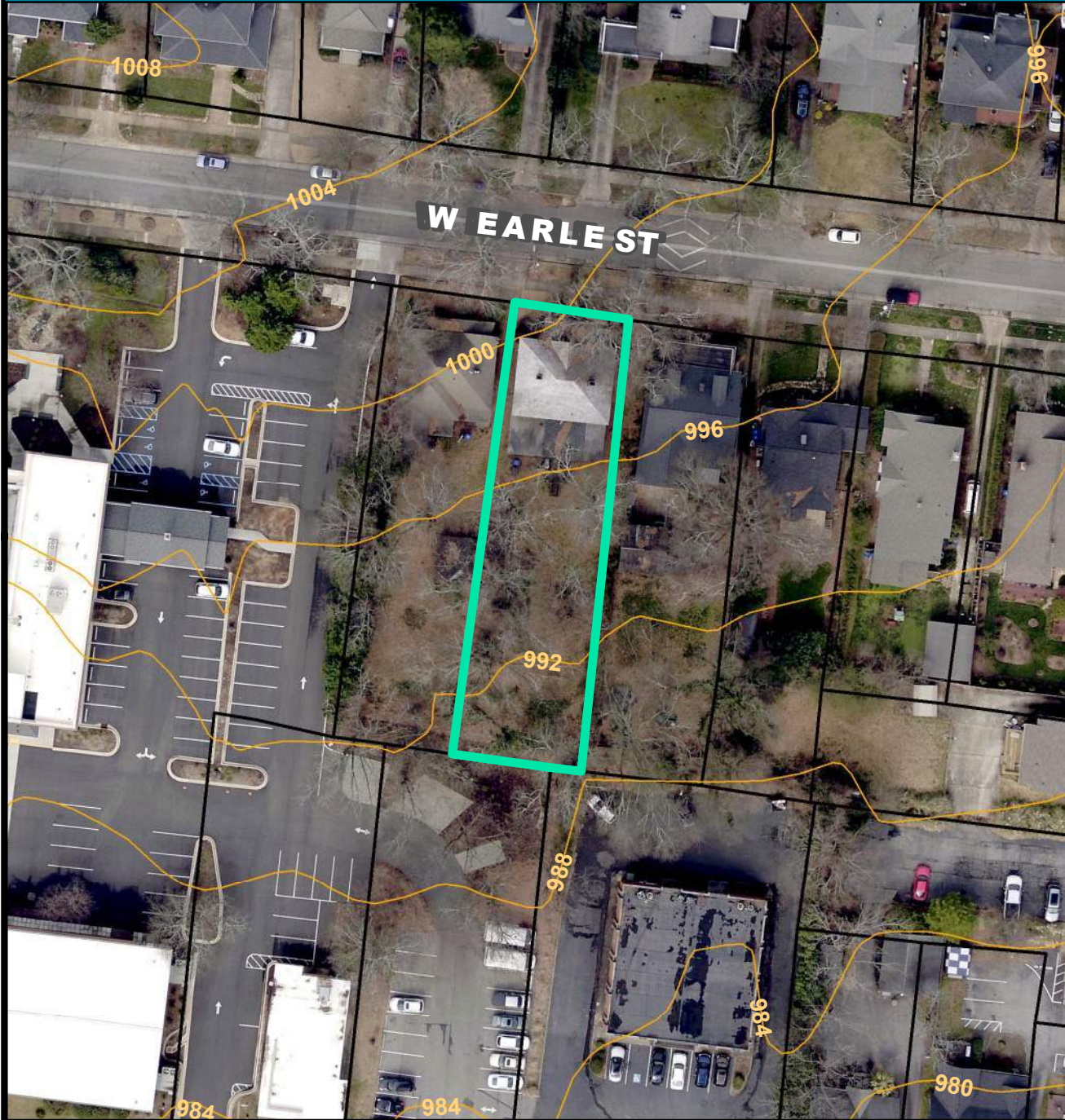


FUTURE LAND USE

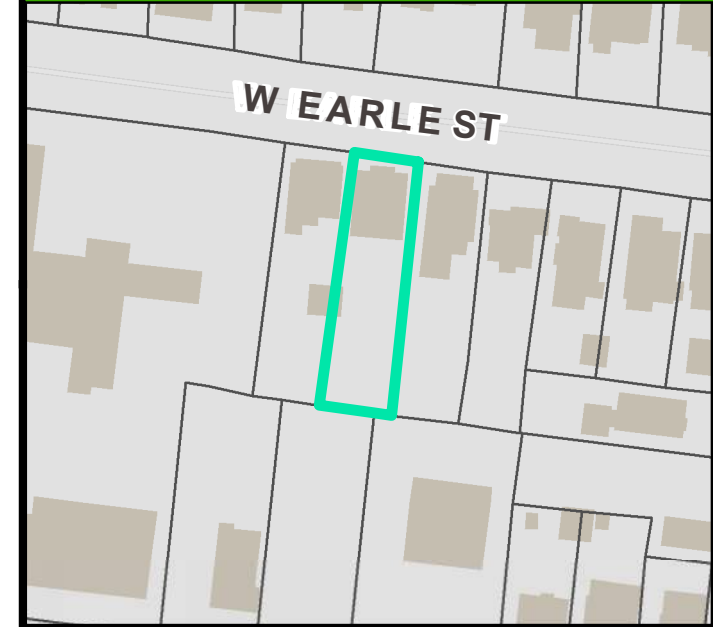


CA 21-158 • 211 W. EARLE STREET

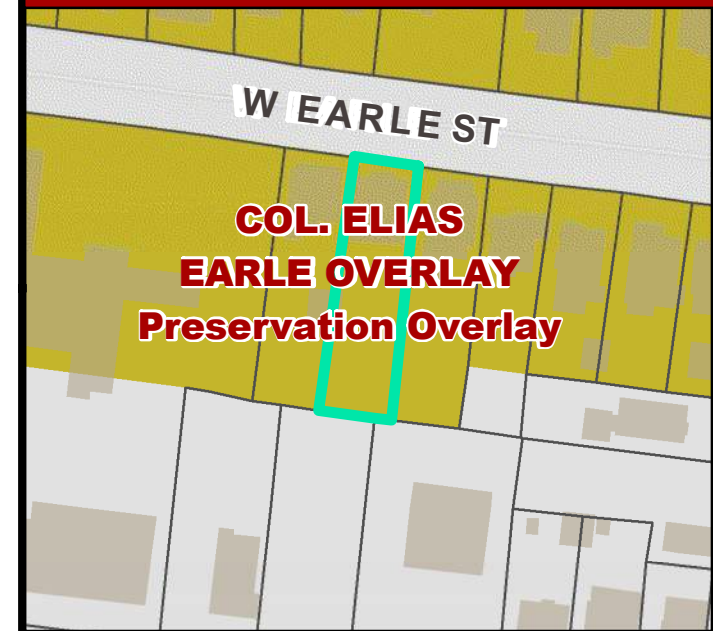
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





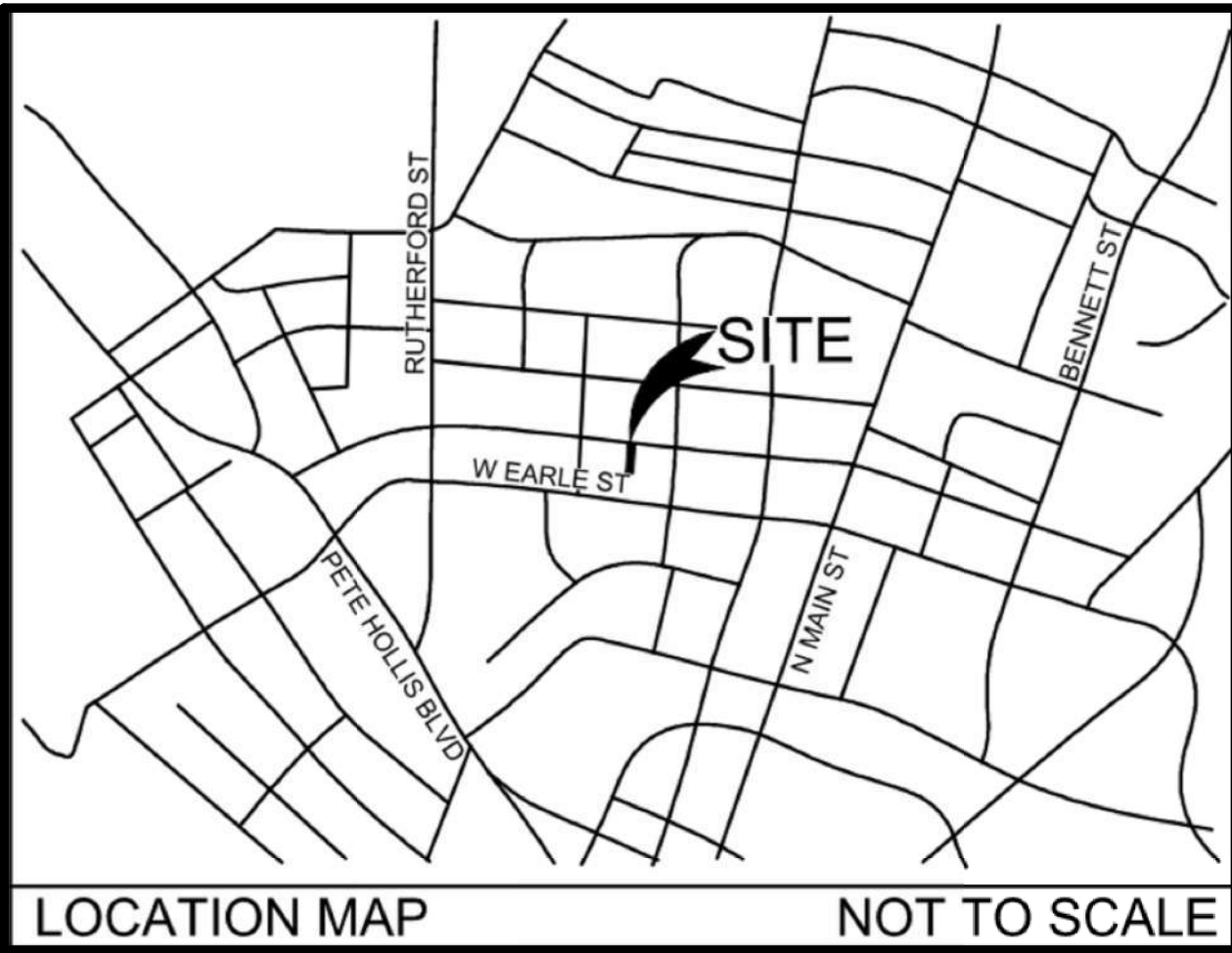
NEW RESIDENCE AT

211 West Earle Street

GREENVILLE, SOUTH CAROLINA 29609

DESIGN REVIEW BOARD SET

MAY 3rd, 2021



DRAWING SHEET INDEX	
A0.1	COVER SHEET
A0.2	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLANS
A5	ROOF PLANS
A6.1	ELEVATIONS

LINE TYPES

BEYOND
CENTERLINE
DEMOLISHED
HIDDEN
OVERHEAD

ANNOTATIONS

FACE DIMENSION
CENTERLINE DIMENSION
COLUMN GRID TAG - NEW
COLUMN GRID TAG - EXISTING
ALIGN
SPOT ELEVATION
LEVEL / ELEVATION HEIGHT
REVISION TAG AND CLOUD

3 STANDARD GRAPHICS

12" = 1'-0"

ANNOTATIONS

NORTH

NORTH (PROJECT OR TRUE)
PROJECT NORTH
TRUE NORTH

WINDOW / CURTAIN WALL TAG

LOUVER TAG

WALL TAG

DEMOLITION KEYNOTE

KEYNOTE

ACCESSORY TAG

FURNITURE TAG

EQUIPMENT TAG

SIGNAGE TAG

CEILING TAG
CEILING TYPE (IF / WHEN INDICATED)
CEILING HEIGHT

VIEW REFERENCE

PHOTO REFERENCE TAG

PLAN VIEW TITLE REFERENCE
PLAN NUMBER
VIEW SCALE
CURRENT SHEET

DETAIL VIEW TITLE REFERENCE
DETAIL NUMBER
VIEW SCALE
CURRENT SHEET

PLAN / DETAIL CALLOUT
REFERENCED SHEET

BUILDING SECTION CALLOUT

REFERENCED SHEET

WALL SECTION CALLOUT

REFERENCED SHEET

DETAIL SECTION CALLOUT

REFERENCED SHEET

EXTERIOR ELEVATION CALLOUT

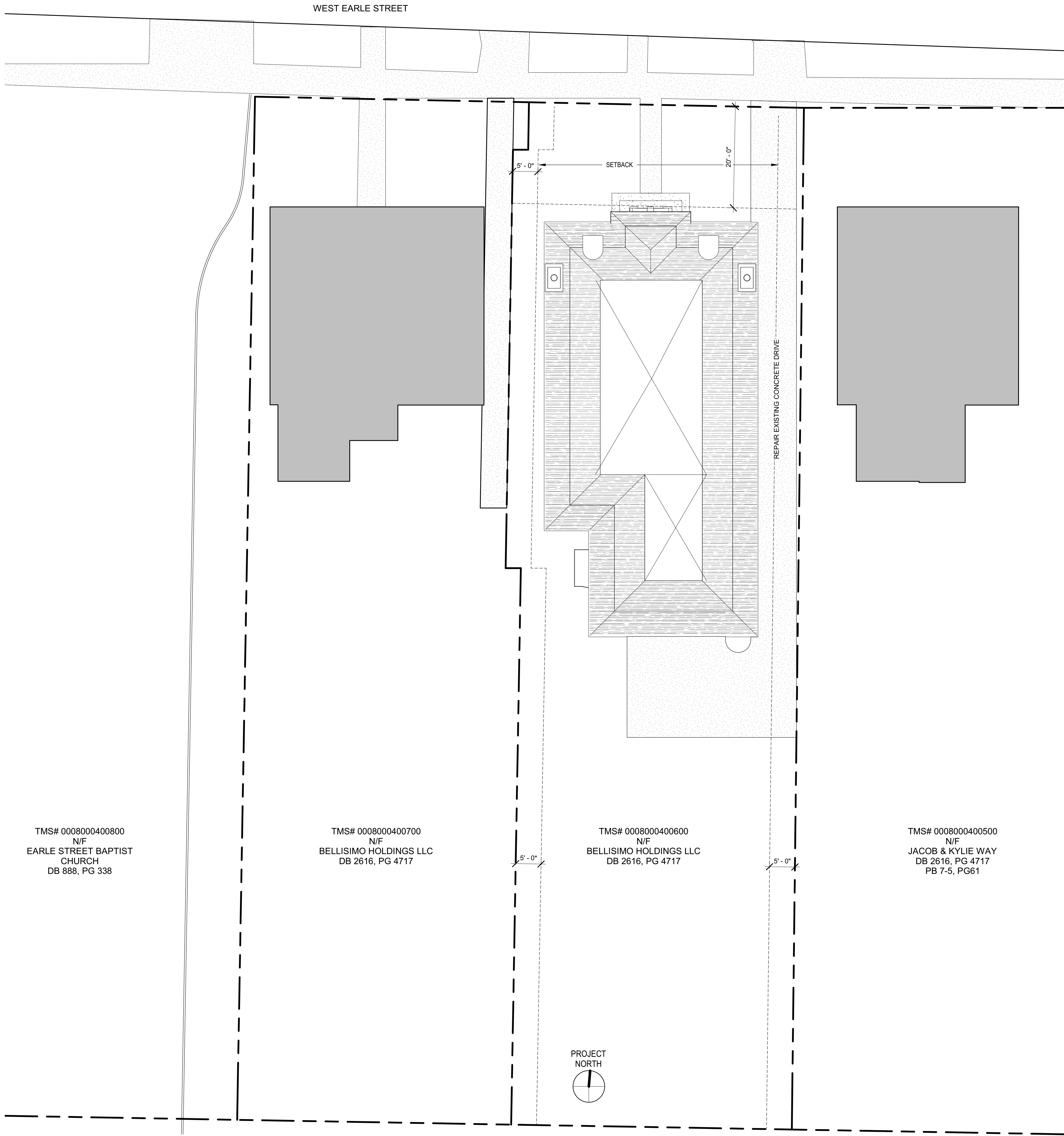
INTERIOR ELEVATION CALLOUT

ROOM TAG(S)

ROOM TAG WITH AREA (NO ROOM #)
DEPARTMENT OR PHASE (IF SHOWN)
ROOM NAME
ROOM # = 2 OR 3 DIGITS
FLOOR # = 1 OR 2 DIGITS
AREA (IF SHOWN)
AREA ONLY
DOOR TAG:
FLOOR # = 1 OR 2 DIGITS
ROOM # = 2 OR 3 DIGITS
DOOR SEQUENCE (ALPHABETIC)
DOOR RATING (IF SHOWN)

No.	Description	Date
A	DRB REVIEW SET	05.03.2021

COVER SHEET	
Project number	21.03
Date	2021.05.03
A0.1	
Scale 12" = 1'-0"	



TMS# 0008000400800
N/F
EARLE STREET BAPTIST
CHURCH
DB 888, PG 338

TMS# 0008000400700
N/F
BELLISIMO HOLDINGS LLC
DB 2616, PG 4717

TMS# 0008000400600
N/F
BELLISIMO HOLDINGS LLC
DB 2616, PG 4717

TMS# 0008000400500
N/F
JACOB & KYLIE WAY
DB 2616, PG 4717
PB 7-5, PG61



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

ARCHITECTURAL SITE PLAN NOTES

1. CONTRACTOR SHALL VERIFY LOCATION OF HOUSE, SEPTIC SYSTEM, AND DRAINFIELD WITH HEALTH DEPARTMENT OFFICIAL PRIOR TO ANY CONSTRUCTION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS AND LOCAL ORDINANCES.
3. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL DESIGN SILT FENCE AND EROSION CONTROL IN ACCORDANCE WITH DHEC.
5. SURVEY INFORMATION PROVIDED BY: H&M SURVEYING, LLC
6. ALL TREES TO BE REMOVED SHALL BE MARKED PRIOR TO WORK. MARKED TREES SHALL BE REVIEWED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE REMOVING.
7. THE CONTRACTOR SHALL GRADE 6" BELOW FINISH GRADES WHERE REQUIRED AND AS INDICATED IN SITE PLAN. REPLACE WITH 6" TOP SOIL.
8. COORDINATE ROUTING OF ELECTRICAL SERVICE WITH POWER COMPANY.
9. COORDINATE ROUTING OF ELECTRICAL SERVICE WITH WATER COMPANY.
10. COORDINATE ROUTING OF TELEPHONE SERVICE WITH TELEPHONE COMPANY.
11. ALL SERVICE AND UTILITY LOCATIONS SHALL BE COMMUNICATED TO THE ARCHITECT PRIOR TO WORK. GENERAL CONTRACTOR SHALL RECORD ALL LOCATIONS ON AS BUILT DRAWINGS.
12. PROVIDE TOOLED EXPANSION JOINT EVERY 30'-0" MAXIMUM ALONG PATH OF CONCRETE DRIVEWAY.

Bellissimo Holdings, LLC
211 W. Earle Street

THESE DRAWINGS WERE PREPARED UNDER A LIMITED SERVICE AGREEMENT AND ARE ATTENDED TO REPRESENT DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING CODES.

ARCHITECTURAL
SERVICES PROVIDED BY:
LUKE A. SIMS, AIA
GREENVILLE, SC
864.395.2848

No.	Description	Date
A	DRB REVIEW SET	05.03.2021

ARCHITECTURAL SITE PLAN
Project number 21.03
Date 2021.05.03
A0.2
Scale 1" = 10'-0"

5/10/2021 10:44:24 AM

A6.1 3

4 A6.1

A6.1 3

4 A6.1

1 FIRST FLOOR
1/4" = 1'-0"

2
A6.1

2 SECOND FLOOR
1/4" = 1'-0"

2
A6.1

CONDITIONED SPACE
FIRST FLOOR = 1,667 SF
SECOND FLOOR = 2,335 SF
TOTAL CONDITIONED = 4,002 SF

OUTDOOR SPACE
GARAGE = 532 SF
OUTDOOR AREA = 202 SF

Bellissimo Holdings, LLC
211 W. Earle Street

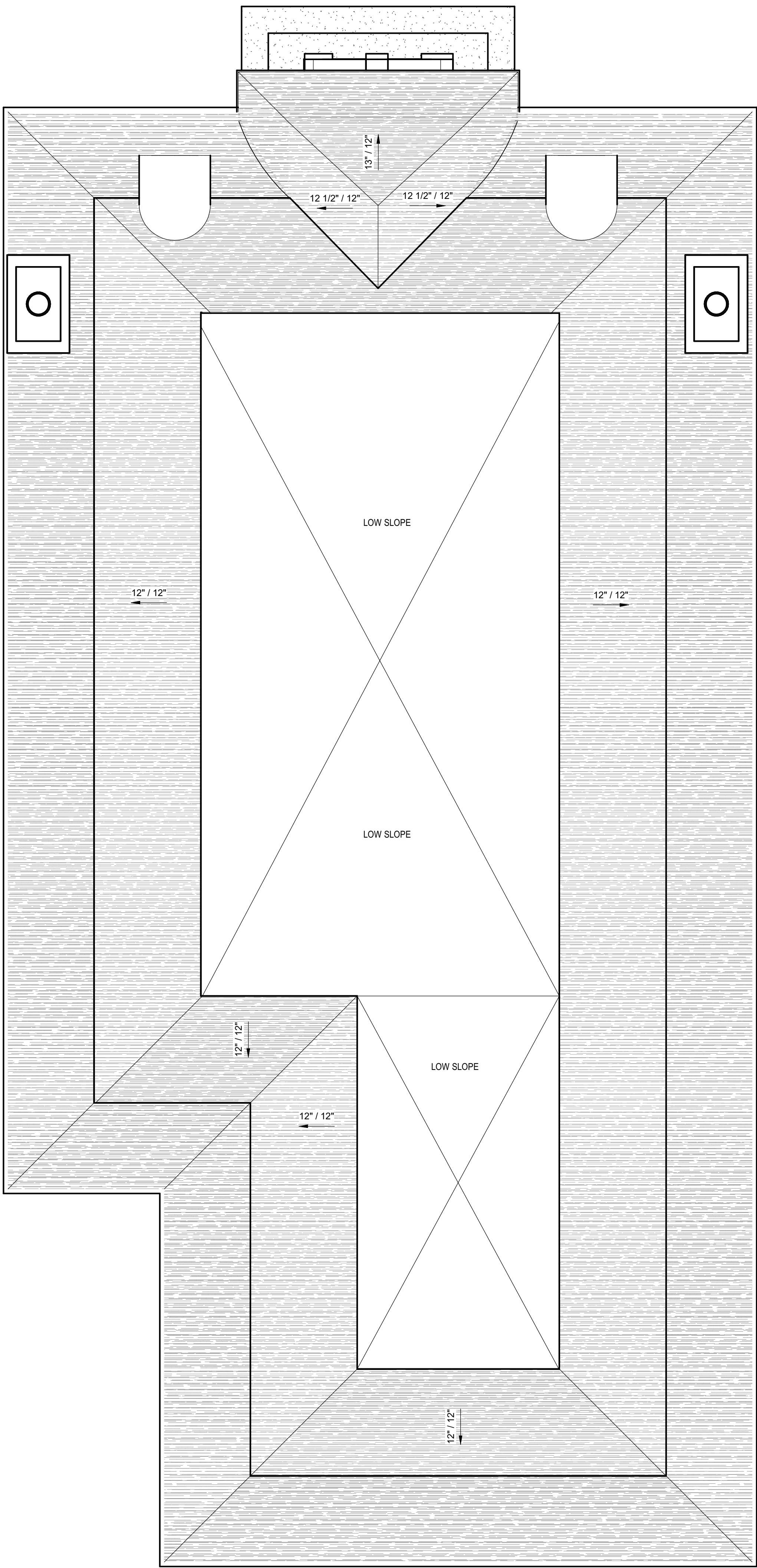
THESE DRAWINGS WERE PREPARED UNDER A LIMITED SERVICE AGREEMENT AND ARE ATTENDED TO REPRESENT DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING CODES.

ARCHITECTURAL SERVICES PROVIDED BY:
LUKE A. SIMS, AIA
GREENVILLE, SC
864.395.2848

No.	Description	Date
A	DRB REVIEW SET	05.03.2021

FLOOR PLANS	
Project number	21.03
Date	2021.05.03
A1.1	
Scale 1/4" = 1'-0"	

5/10/2021 10:44:25 AM



A6.1 3

4 A6.1

2
A6.1

1 ROOF PLAN
1/4" = 1'-0"

Bellissimo Holdings, LLC
211 W. Earle Street

THESE DRAWINGS WERE PREPARED UNDER A LIMITED SERVICE AGREEMENT AND ARE ATTENDED TO REPRESENT DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING CODES.

ARCHITECTURAL
SERVICES PROVIDED BY:
LUKE A. SIMS, AIA
GREENVILLE, SC
864.395.2848

No.	Description	Date
A	DRB REVIEW SET	05.03.2021

ROOF PLANS
Project number 21.03
Date 2021.05.03

A5

Scale 1/4" = 1'-0"

5/10/2021 10:44:26 AM



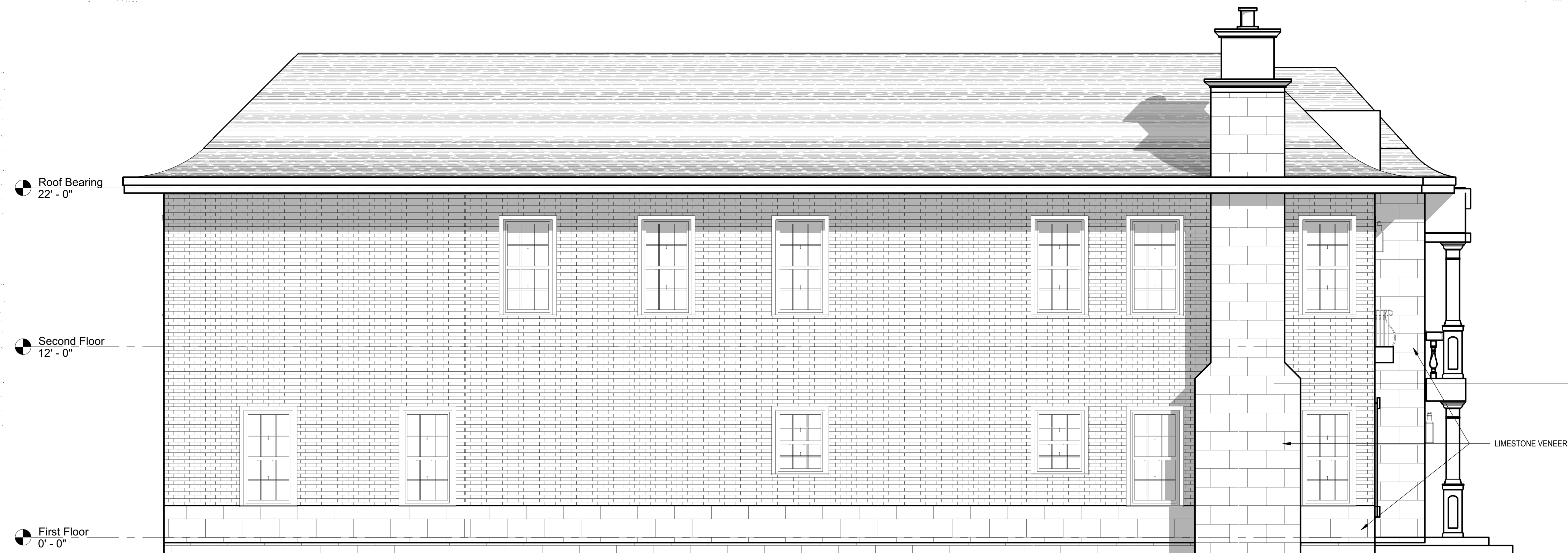
1 NORTH ELEVATION
1/4" = 1'-0"



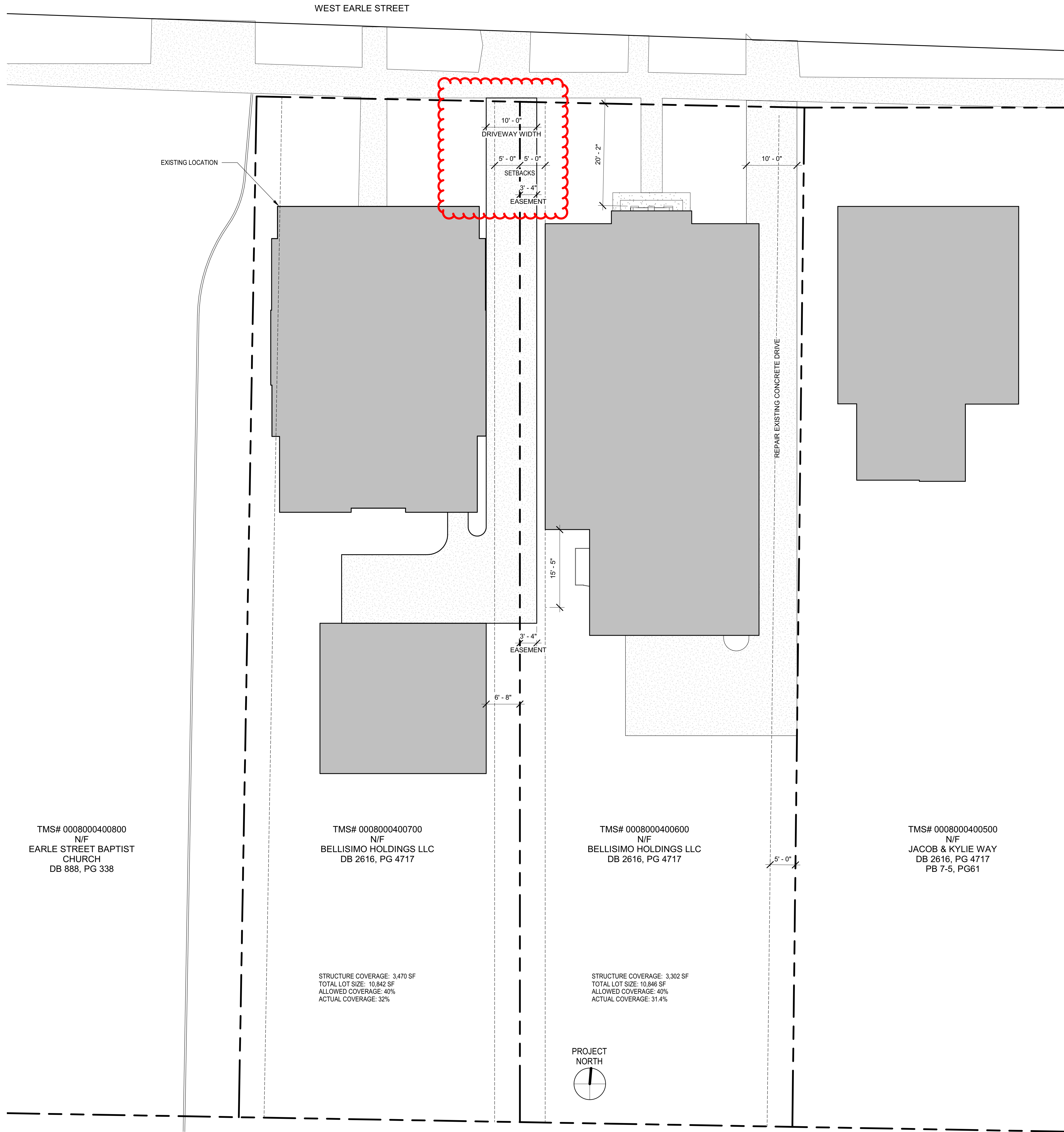
3 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



- ARCHITECTURAL SITE PLAN NOTES**
1. CONTRACTOR SHALL VERIFY LOCATION OF HOUSE, SEPTIC SYSTEM, AND DRAINFIELD WITH HEALTH DEPARTMENT OFFICIAL PRIOR TO ANY CONSTRUCTION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS AND LOCAL ORDINANCES.
 3. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 4. CONTRACTOR SHALL DESIGN SILT FENCE AND EROSION CONTROL IN ACCORDANCE WITH DHEC.
 5. SURVEY INFORMATION PROVIDED BY: H&M SURVEYING, LLC
 6. ALL TREES TO BE REMOVED SHALL BE MARKED PRIOR TO WORK. MARKED TREES SHALL BE REVIEWED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE REMOVING.
 7. THE CONTRACTOR SHALL GRADE 6" BELOW FINISH GRADES WHERE REQUIRED AND AS INDICATED IN SITE PLAN. REPLACE WITH 6" TOP SOIL.
 8. COORDINATE ROUTING OF ELECTRICAL SERVICE WITH POWER COMPANY.
 9. COORDINATE ROUTING OF ELECTRICAL SERVICE WITH WATER COMPANY.
 10. COORDINATE ROUTING OF TELEPHONE SERVICE WITH TELEPHONE COMPANY.
 11. ALL SERVICE AND UTILITY LOCATIONS SHALL BE COMMUNICATED TO THE ARCHITECT PRIOR TO WORK. GENERAL CONTRACTOR SHALL RECORD ALL LOCATIONS ON AS BUILT DRAWINGS.
 12. PROVIDE TOOLED EXPANSION JOINT EVERY 30'-0" MAXIMUM ALONG PATH OF CONCRETE DRIVEWAY.

1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

Bellissimo Holdings, LLC
211 W. Earle Street

THESE DRAWINGS WERE PREPARED UNDER A LIMITED SERVICE AGREEMENT AND ARE ATTENDED TO REPRESENT DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING CODES.

ARCHITECTURAL SERVICES PROVIDED BY:
LUKE A. SIMS, AIA
GREENVILLE, SC
864.395.2848

No.	Description	Date
A	DRB REVIEW SET	05.03.2021

ARCHITECTURAL SITE PLAN

Project number	21.03	A0.2
Date	2021.05.03	
Scale 1" = 10'-0"		

5/10/2021 11:15:19 PM



April 6, 2021

Mr. Tim Kearns
Bellissimo Holdings, LLC
108 W. Earle St.
Greenville, SC 29609

Re: 211 W.Earle St., Greenville, SC

Dear Mr. Kearns:

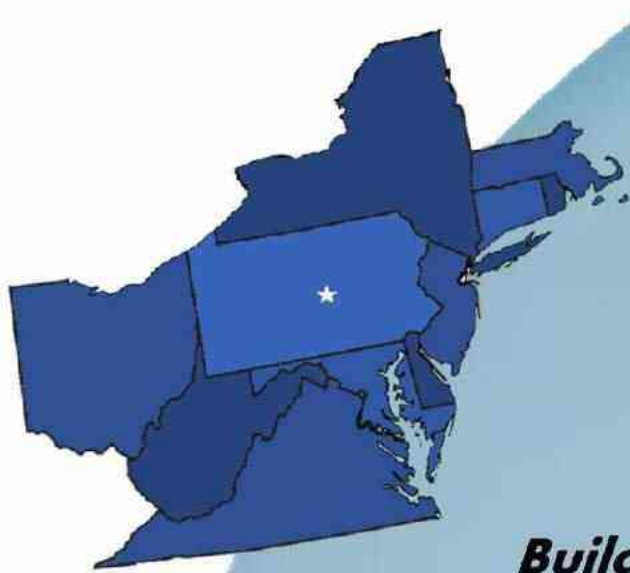
On April 5, 2021, Mr. William Earle Rettew, II, PE, of our office made a site visit to the above referenced existing single family structure being exposed for viewing. This is an older home which is two story with a rear additon (right side) which is much newer than the original structure. We estimate that the original structure is likely in excess of 75 years in age. Much of the original construction does not meet current codes and would be very time consuming to repair. We also noted the floors were very uneven and "soft" in our walk thru. There are numerous locations where water has been entering and damaging the wood for many years. We did not feel safe in touring the upper floor based on our view of the ceilings. The front porch is totally unusable. The rear wall on the left side (facing the structure from Earle St.) has original wood siding which exposes the framing at that area. We then toured the left side of the foundation and noted that it is in a bad state of disrepair and was originally constructed in a manner that is not exceptable for any examiner: Home Inspector, Building Official, Contractor or engineer. The interior piers are in bad condition as well.

Although this home may be eligible for historial review, we would never be able to certify this structure to be structurally sound and/or capable of resisting loading required by the 2018 SCRC. Unfortunately, the best use of this property would be to replace it with a new structure which could have a "period" style for this neighborhood. If you have any questions please call or email.



Respectfully:

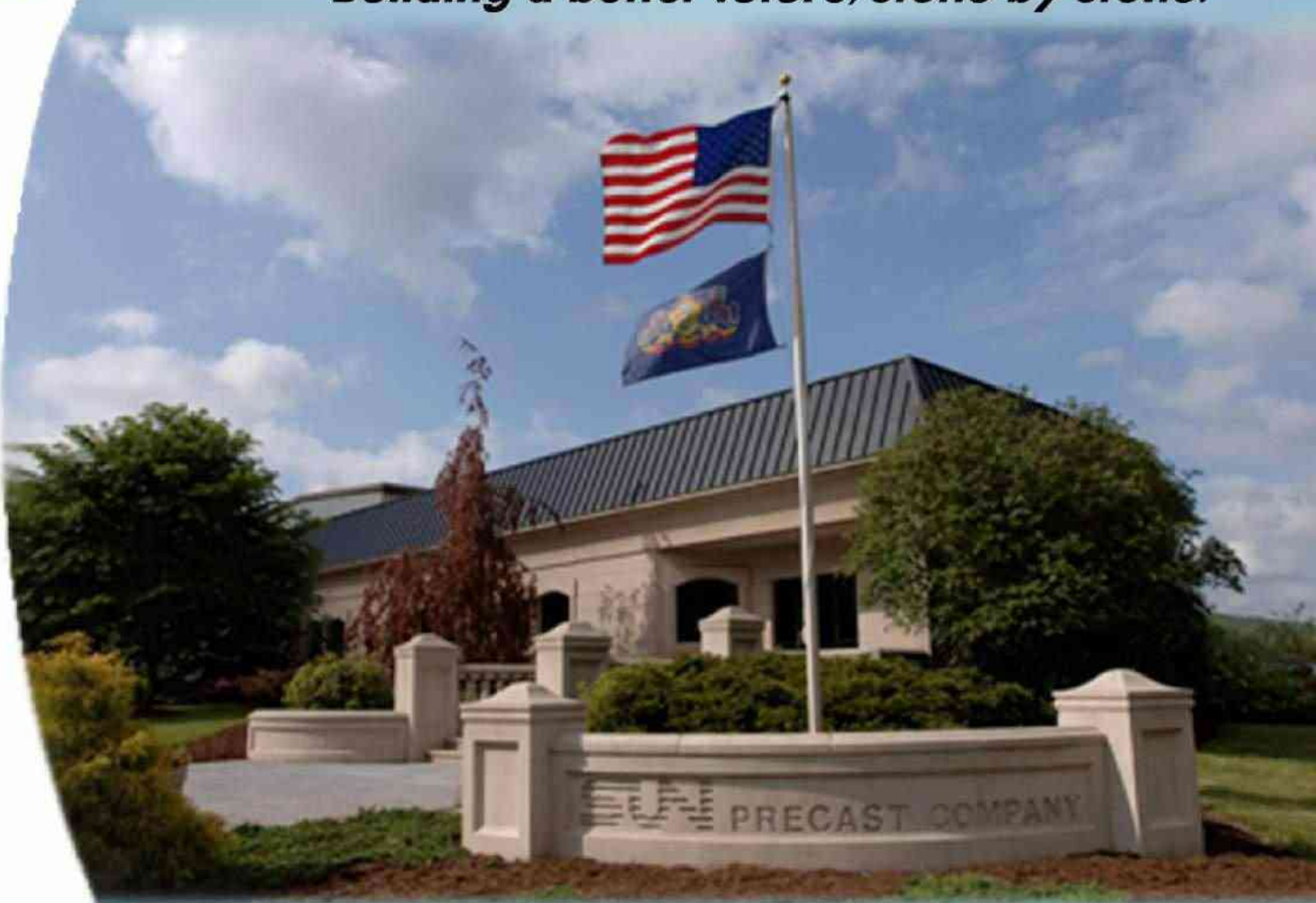
William Earle Rettew, II, PE
Structural Engineer



SUN

PRECAST CO., INC.

Building a better future, stone by stone.



100% Employee Owned

4051 Ridge Road
Beaver Springs, PA 17812
(570) 658-8000

www.sunprecast.com

INTRODUCTION

Sun Precast Co., Inc. is a respected and established supplier of quality custom Architectural Precast and Cast Stone Products throughout the eastern United States. Our capability to handle projects of any size and complexity, along with manufacturing custom products that fit each and every time, has given us the reputation as the premier fabricator of Architectural Precast and Cast Stone.



APA Plant Certification requires architectural precast manufacturers to adhere to a strict set of industry quality control guidelines and processes, which must be verified by independent auditors every six months.



The Sealant, Waterproofing and Restoration Institute is an international trade association. Its members are the most experienced and qualified restoration contractors and manufacturers in the industry. Members promote industry wide standards of application and products.



Our company has been a member of the Cast Stone Institute since 1990. Each member must submit to a rigorous examination of product quality, safety, material testing and meticulous record keeping, conducted by an independent engineering firm. Four past presidents of the Cast Stone Institute have been from Sun Precast.

Our firm's experience with Sun Precast was outstanding. From the beginning, they provided excellent communication and comprehensive shop drawings. The production of materials was on-time and the requested finishes were a perfect match. We look forward to another job with the team at "Sun."

- Principal Architect

PRODUCTS

Our comprehensive mold manufacturing resources enable us to produce anything from simple coping to complex shapes requiring unique artistic talents.



Balustrade



Column, Capital



Coping



Corbel



Cornice



Crest, Datestone,
Medallion, Shield, Signage



Fascia



Hardscaping



Surround



Lintel



Panel



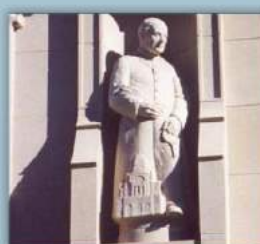
Pier



Quoin



Sill, Water Table



Statuary



Tread, Riser

COLORS

Along with a standard set of colors and mixes, we offer custom color matching. Send us a sample and we will provide you with a match in color, finish and texture.



102
White



332
Limestone
Dark Gray



132
Dark Buff



302
Limestone
Light Gray



101
Light
Buff



501
Brownstone
(Pigmented)



301
Natural
Gray



703
Charcoal
Antiqued
(Pigmented)



312
Tan

COMPREHENSIVE SERVICES

We are committed to providing customers with the best experience possible from start to finish. When dealing with Sun Precast you can expect timely communication, strict attention to detail, unsurpassed product quality and on-time product shipments.

The majority of our employees have been with Sun Precast for over 15 years, forming an unparalleled base of knowledge and expertise, which adds significant value to our customers.



The in-house Drafting department is able to download plans for estimating takeoffs and utilizes computer-aided technology to produce detailed pre-production shop drawings. Engineering services are also available.

Sun Precast employs a Certified Concrete Testing Technician to test the mixes for compressive strength and permeability. Daily tests are performed on all raw materials to ensure that each production batch meets quality standards.



Carpenters fabricate custom molds for each project. The forms are built to maintain specified tolerances and prior to the first pour, every form is compared for accuracy against the approved shop drawings.

"Sun Precast Company has the highest quality product in the industry. Our craftsmen prefer to use Sun Precast due to the coordination and ease of installation."

- Vice President Construction



If required by the project specifications, steel reinforcement is cut and bent to fit in our facility. Steel may be black, epoxy coated, hot dipped galvanized or stainless.

Prior to production we provide samples for approval of color, finish and texture. This ensures the application of the correct mix design to produce units that exactly match the customer's specifications.



Concrete is poured, consolidated and then properly cured to maximize strength and durability. After curing, the mold is stripped and the pieces are then moved to the finishing facility.



Finished can be customized to fit virtually any design criteria from standard acid wash, exposed aggregate, form finish, form textured, heavy acid wash or even polished. Every unit produced is compared to the approved control sample to ensure proper color and finish.



When complete, the product is palletized and prepared for shipment. Larger pieces can be shipped on an A-Frame or assembled in single-set arrangement on a flatbed trailer.

Sun Precast will coordinate shipments to meet the customer's project schedule.

RESIDENTIAL

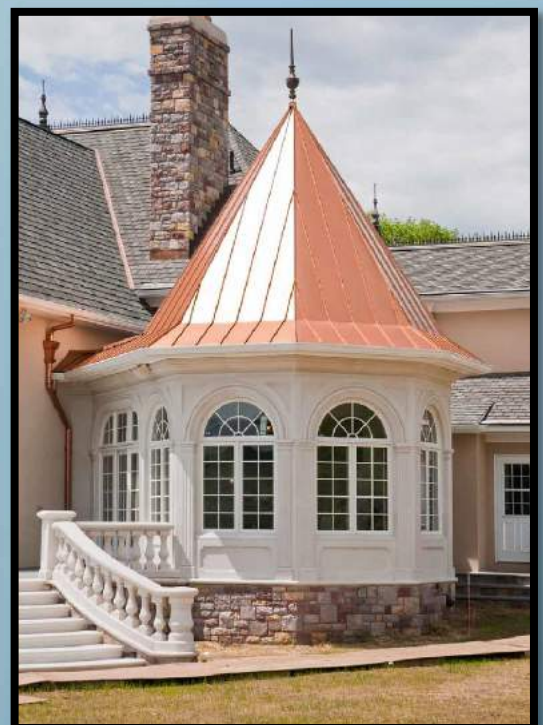


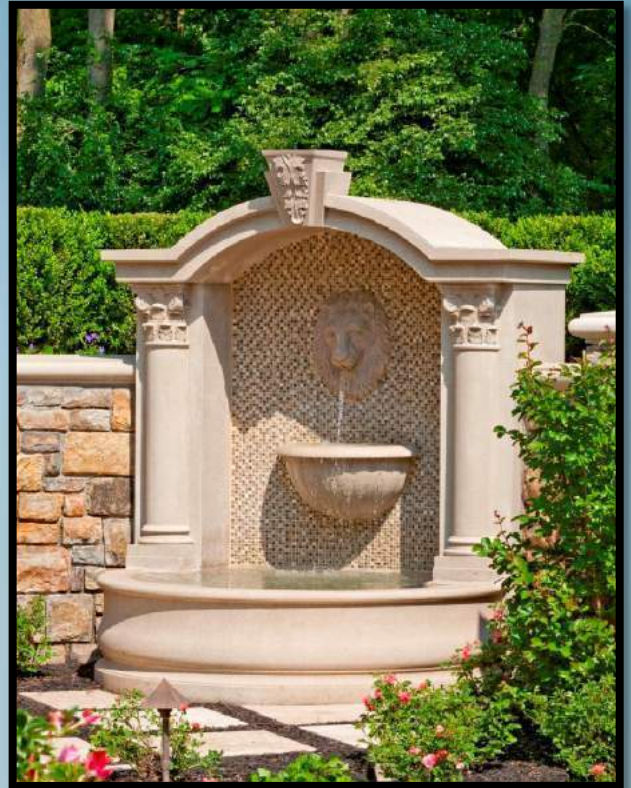
Sun Precast is the premier manufacturer of custom Cast Stone serving the luxury residential market.

We are accustomed to working closely with the architect and owner in bringing to life the owner's vision to create a unique and distinctive property.



Every mold is sculpted and handcrafted by our experienced in-house artisans, offering you unparalleled freedom of design.





"Our firm chooses to work with Sun Precast because of their ability to expertly replicate our customized architectural masonry designs ; on-time, every time!"

- Andrea D'Alessio
D'Alessio Inspired Architectural Designs



RESTORATION SPECIALISTS



Sun Precast has been meeting the needs of restoration firms since 1978. We recognize the challenges that restoration projects present, and understand the importance of project timelines, uncompromised quality and open communication throughout the project. Our skilled craftsmen are capable of fabricating any custom mold, restoring historical detail to masonry elements and matching any color or texture that a project requires. A very important element of any restoration project is the ability to react to unforeseen circumstances. We are accustomed to working closely with the design professionals and masonry contractors to assure timely solutions to the unique challenges of each restoration project. Our industry expertise allows you to focus on what matters most to you, which is the management and successful execution of the project.

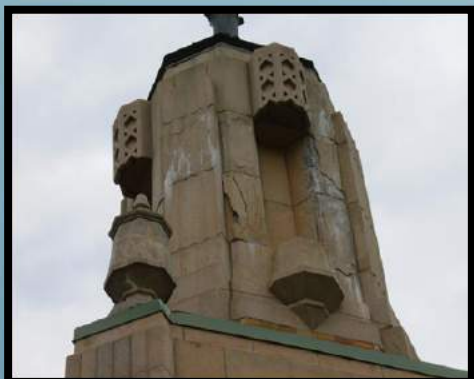
***Middle School - Camden, NY
(before)***



***Middle School - Camden, NY
(after)***

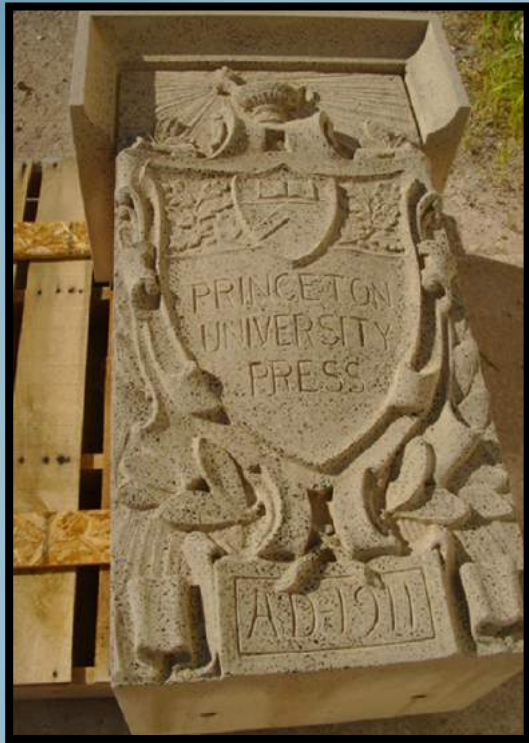


***Naples CSD - Naples, NY
(before)***



***Naples CSD - Naples, NY
(after)***





Princeton University Press, Princeton NJ - Cast Stone restoration of the original 99-year-old entry structure. Original details were enhanced with sculptured clay before molding to restore the original architectural details.



Advanced molding techniques and fine craftsmanship enable replication of intricate architectural details while maintaining historical integrity.



"Sun's experienced staff reviewed our project requirements and found a way to simplify a complex restoration. Their attention to detail saved the project valuable production and installation time. The project was delivered on time and the end results exceeded the expectations of the owner, architect and community."

- Project Manager

COMMERCIAL

Oscar McClinton Park - Atlantic City, NJ



Port Liberte - Jersey City, NJ



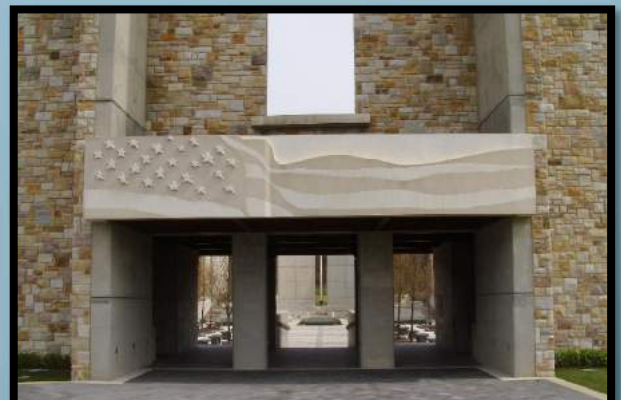
Holy Trinity Church - Gainesville, VA



Hershey Museum - Hershey, PA



Veterans Memorial - Harrisburg, PA



Precision design and fabrication eliminates the need for field cutting. Sun Precast's products fit every time, saving you time and money while keeping your project on schedule.

Notre Dame University - South Bend, IN



Our company has been working with Sun Precast for over 15 years. They've always provided superior quality products for historic restoration projects as well as for new construction projects. The Sun Precast team of employees is consistently knowledgeable, reliable, and professional."

- Contractor

Taft School - Watertown, CT



Riverfront - Wilkes-Barre, PA



New Justice Center - West Chester, PA



Providence College - Providence, RI



HARDSCAPES

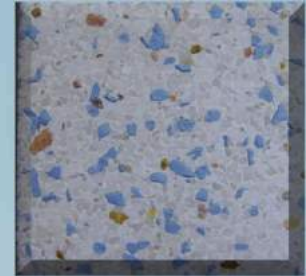
**Columns, Pavers, Treads, Planters,
Mill Stones, Fountains, Seat Walls,
Benches, Balustrade, Signage
and Custom Elements**



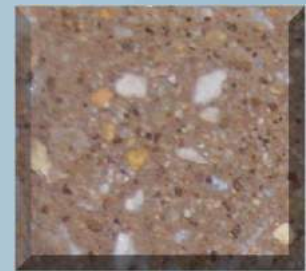
CUSTOM FINISHES

**Sun Precast will customize the finish to match your project needs: Exposed Aggregates, Tudor, Granite, Travertine, and Polished, just to name a few!
Call us today to create a custom match and finish for your next project.**

**EXPOSED
AGGREGATE**



TUDOR



GRANITE



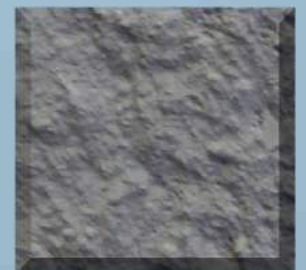
**BOARD
FORMED**



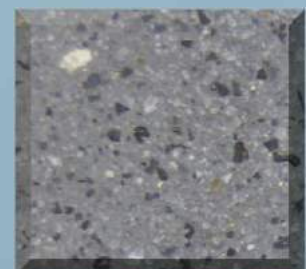
TRAVERTINE



ROCK FACE



POLISHED



AWARD WINNING CRAFTSMANSHIP

CAST STONE INSTITUTE EXCELLENCE AWARDS

RESTORATION

Historic Warner Theatre, Erie, PA
Camden Middle School, Camden, NY
Princeton University Press Building, Princeton, NJ
Bucknell University Carnegie Building, Lewisburg, PA
University of CT, Starr, Hosmer & Chase Halls, Storrs, CT

COMMERCIAL

The Taft School, Watertown, CT

MANUFACTURING EXCELLENCE

Holy Trinity Catholic Church, Gainesville, VA
Princeton University Press Building, Princeton, NJ

PRIVATE RESIDENCE

Private Residence, PA
Private Residence #2, PA

DESIGN EXCELLENCE

RESTORATION

Naples Central School District, Naples, NY

RESIDENTIAL

Private Residence, Lewisburg, PA

HARDSCAPE

Longwood Children's Garden, Kennett Square, PA

PLATINUM SAFETY AWARDS - Zero recordable incidents

4 consecutive years

OTHER

New Jersey Golden Trowel Award - Hovnanian Headquarters, Red Bank, NJ
AGC of Connecticut Award - Large Renovation Project - Taft School, Watertown, CT
Preservation Alliance of Greater Philadelphia - Arch Street United Methodist Church Restoration

CONTACT US

For more detailed information on the products we can provide please visit our website at www.sunprecast.com or call (570) 658-8000.

Be sure to view our YouTube video.

SUN
PRECAST CO., INC.

Tel: (570) 658-8000 | Fax: (570) 658-8008 | Email: sales@sunprecast.com

[Home](#) [About](#) [Products](#) [Projects](#) [Technical Info](#) [News](#) [Contact Us](#)

Welcome to Sun Precast Company, Inc.

1927
Cast Stone Institute
Certified Plant

APA
CERTIFIED
PLANT

Precast Concrete Custom Architectural and Rest...

- Manufacturer of Cast Stone and Architectural Precast concrete
- Plant certified by the Cast Stone Institute and the Architectural Precast Association (APA)
- Custom Cast Stone and Architectural Precast Molds, Finishes, Textures, and Colors
- Commercial, Institutional, Residential and Restoration markets
- Supplying Cast Stone and Architectural Precast to the Eastern U.S.
- Wet Cast and Vibrant Dry Tamp (VDT) processes

TO DISCUSS YOUR PROJECT NEEDS - sales@sunprecast.com

TO REQUEST AN ESTIMATE - estimating@sunprecast.com

TO REQUEST A SAMPLE KIT - admin@sunprecast.com



Building a better future, stone by stone.

4051 Ridge Road
Beaver Springs, PA 17812
PH: (570) 658-8000
FAX: (570) 658-8008

sales@sunprecast.com
estimating@sunprecast.com
admin@sunprecast.com
www.sunprecast.com





GOVERNOR®

ORIGINAL BRACKET

The Bevolo Governor® Lantern is inspired by a historic colonial fixture design. The fixture's tall, masculine nature complements a number of architectural styles. It is best when used to address vertical architectural elements such as columns and French doors. The Governor® Original Bracket is available in natural gas, liquid propane, and electric.

Standard Lantern Sizes			
Height		Width	
24.0"		7.0"	7.0"
30.0"		8.8"	8.8"
36.0"		10.5"	10.5"

Renaissance®

Masonry Units



Arriscraft
Building Stone · Brick · Limestone

Nutmeg

Rocked and Sandblasted

Made in Cambridge, Ontario



CAMBRIDGE

Rome, Georgia

www.GeneralShale.com

This photo sample is intended to represent general color range and texture. Precise color fidelity is difficult to obtain in print. Brick selection should be made from product samples.

BR-PSS 0022-0219


General Shale



IWP® AURORA®
EXTERIOR DOORS



IWP® WOOD CUSTOM
INTERIOR DOORS



CUSTOM™ WOOD
PATIO DOORS



CUSTOM™ WOOD
WINDOWS

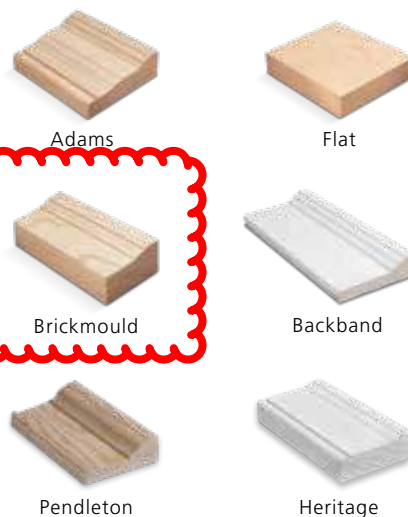
EXTERIOR OPTIONS



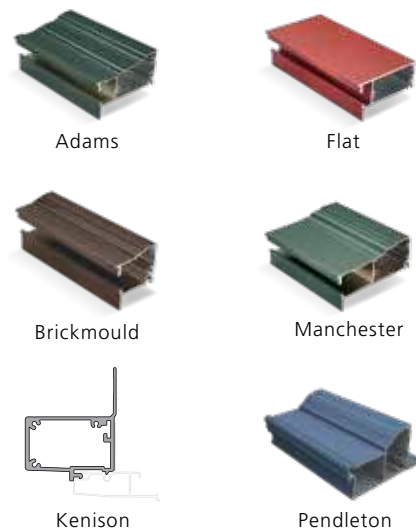
EXTERIOR WOOD OPTIONS

Full list on page 13

WOOD EXTERIOR TRIM



ALUMINUM EXTERIOR TRIM



3 COPPER CLADDING OPTIONS



Bright Copper Speckled Patina Copper Hand-Rubbed Patina Copper

In addition to our standard wood and aluminum clad trim selection, we can create custom trim options for commercial, historical, and retrofit projects.

See pages 20-21 for details



Beautiful, rich, and durable.
The look and feel
of natural wood.

WOOD SPECIES AVAILABILITY

I Interior Wood Species

E Exterior Wood Species

Primed AuraLast® Pine

I E



Our primed windows and doors are light gray in color and are ready to paint.

Mahogany

I E



Mahogany is a highly dense, long-lasting hardwood with deep, rich-looking grain and a natural elegance. It accepts stain well.

AuraLast® Pine

I E



Pine is harvested from plantation forests. Pine is a softwood with distinct grain patterns and color variations. The wood will darken and yellow with age, adding character and charm.

Oak

I



Oak is a hardwood known for its pronounced grain pattern, which varies from a tight, vertical grain to a beautifully arched pattern. Oak accepts stain very well.

Knotty Alder

I



This hardwood is smooth with a straight, even grain and knots that create beautiful swirl patterns. Color ranges from tan to a pale pinkish brown. This species stains well, enhancing its natural grain.

Walnut

I



Walnut's durability makes it ideal for our windows. The color varies from a rich, dark brown to black with purple undertones. Walnut generally has a straight grain with occasional waves or curls.

Vertical-Grain Douglas Fir

I E



The texture of this wood is smooth with a straight, even grain. It is slightly softer and lighter than hardwoods.

Cherry

I



This is a strong wood species with a smooth texture and a fine, straight and close grain. Cherry stains easily and smoothly, and it will darken slightly with age.

Reclaimed Douglas Fir

I



Reclaimed wood is recovered from old barns, houses, fences, and factories. The naturally weathered appearance and texture of reclaimed lumber gives every room a classic look of its own. Reclaimed wood is not FSC Certified.

Custom Species

I



We also offer many other types of wood species. Check with your sales associate to see what exotic species we can offer to fulfill your project design needs.



FSC® certified wood available.

See your JELD-WEN dealer for details.

IMPACT RESISTANT GLASS



Optional ImpactGard™ glass, which features a protective inner layer laminated between two sheets of glass, helps minimize structural damage by preventing windborne debris from breaching the building envelope (through broken doors and windows). In the event of breakage, most of the broken glass adheres to the protective inner layer or falls to the outside of the home. ImpactGard glass also helps resist forced-entry attempts involving breaking the window glass and decreases sound transmission from outside the home.

SAFE IMPACT-RESISTANCE

During a severe storm, a broken window can affect a home's structural integrity. Windows and patio doors with ImpactGard® protection are designed to help resist impacts so even if the glass cracks, the fragments will adhere to the interlayer, so the shards remain within the frame.

ImpactGard protection also meets the nation's toughest building codes. These codes specify that windows must withstand a nine-pound 2x4 traveling at 50 feet per second (34 miles per hour).



Standard Glass ImpactGard™ Glass



SECURE FORCED-ENTRY RESISTANCE

Windows and patio doors with ImpactGard® protection help resist forced entry. Because the interlayer separating the panes helps resist a potential intruder's glass cutter, break-ins are less likely.

DECREASED SOUND TRANSMISSION

Unwanted outdoor noise is noticeably dampened with ImpactGard™ glass.

To compare, a single pane of glass generally has an STC rating around 27, a typical insulating glass unit has an improved STC rating of 31, and a laminated insulated glass unit can achieve an STC rating up to 35. The higher the STC rating, the better the sound dampening effects.



DOUBLE-HUNG WINDOWS

No other windows convey the sense of traditional American design like our double-hung windows. They feature an upper and lower sash that slide vertically past each other in a single frame. The sash also tilt in for convenient cleaning. In addition, we offer double-hung sash replacement windows, which allow for easy installation. We also offer large-scale Epic® series double-hung windows (shown below; see page 55 for more information).





**Planning Staff Report to
Design Review Board - Neighborhood
May 28, 2021**
for the June 3, 2021 Public Hearing

Docket Number:	CA 21-159
Applicant:	Tim Kearns
Property Owner:	Bellisimo Holdings LLC
Property Location:	215 W. Earle St.
Tax Map Number:	000800-04-00700
Zoning:	R-6, Single-Family Residential District; Col. Elias Earle POD
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR MODIFICATIONS AND ADDITIONS, RETROACTIVE DEMOLITION WORK OF AN ACCESSORY GARAGE/SHED, AND CONSTRUCTION OF A NEW ACCESSORY GARAGE
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness
Sec. 19-6.9 Single-family residential infill standards

Background:

The applicant proposes to modify and add to an existing duplex residence. The applicant also seeks *retroactive* approval for the unauthorized demolition of a garage/shed, previously located in the rear yard, and construction of a new garage. The property is zoned R-6, Single-Family Residential District, located within the Col. Elias Earle Preservation Overlay District, and within the National Historic Register District. According to the City's historical survey card for the property, this home was originally constructed in c.1905. The structure is listed as Contributing to the National Register.

The residence has seen a series of modifications over its lifetime that includes one rear addition and the truncation of two chimneys above the roof line. The structure was converted from a single-family structure to a duplex at some point as well. It is the intention of the applicant to re-establish the structure as a single-family home because the re-establishment of the duplex use is no longer allowed per the Land Management Ordinance.

This application was previously on the April 1, 2021 DRB agenda. However, the applicant requested deferral of the project after staff noted inconsistencies with the request to the Design Guidelines within the staff report. Subsequently, staff has visited the property with the applicant to see the structure's condition and to discuss options that would be consistent with the Design Guidelines

Application Request:

As proposed, the modifications and additions to the property include:

- An addition to the rear of the home, with a half-story above a portion of the historic structure with side dormers.
- Original wood siding to be uncovered, repaired, and reused where needed.
- Repair of some original wood windows, replacement of others, and the addition of new windows. Attic vents are to be replaced with octagonal divided light windows.
- Replacement of the two duplex front doors with windows and the installation of the original centralized front doorway.
- Painting the home Sherwin Williams Rockwood Shutter Green, the trim Sandbar, and the new front door Aurora Brown.
- Retroactive approval for unauthorized demolition work of the previous accessory garage/shed and construction of a new accessory garage/FROG. The new garage features double hung wood windows, wood siding, and a brick base to match the home.

Staff Analysis:

Front Façade

When the residence was converted for use as a duplex, the original front door was boarded up and two new doors, one on either side, were installed. The applicant proposes to restore the original front doorway. The applicant conducted an interior demolition, suggested by staff, to find the original door and window placements. The application proposes the existing front windows be replaced with real-wood windows. The applicant notes that all proposed window replacements shall be with in-kind real wood windows

In addition, the applicant proposes to replace the octagonal attic vents with octagonal windows to provide daylight to the attic space.

The applicant has noted to staff that the original wood siding will be repaired or replaced in-kind where needed.

Staff notes the trim detailing of the proposed front gables does not match the existing arrangement. Each existing gable has a trim piece with the inner portion of the eave that is not shown in the proposed plan. Staff recommends the existing trim be retained on the front gables.

Side Facades

The applicant proposes to move the double side window on the east elevation to align with the dormer location. Guidelines HR.15 states "Greater flexibility in installing new windows or doors may be considered on side and rear elevations." While staff notes that the window movement could be allowed otherwise, having it align with the new dormer window may incorrectly showcase the new dormer as a historic portion of the home and not a recent addition. Staff finds retention of the original window placement would more accurately insinuate the dormer as an addition and would be consistent with Design Guideline AR.12.

The side facades feature dormers for the new half-story addition. Though dormers are an acceptable design treatment for an upper-story addition for a historic home, staff recommends

the dormers be inset from the primary wall to allow for the roof and eave line to be preserved between the first and half stories. This will help articulate the dormers as additions and will be consistent with AR.13(C) that states “a dormer should be subordinate to the overall roof mass and should be in scale with older ones on similar structures.”

Rear Addition

Although the existing rear addition is not shown on either the 1920 or 1923 Sanborn Maps, staff deduces that the addition likely predates 1940 based on the existing brick foundation, wood siding, and wood windows on the addition. As an updated response to the prior submittal, the revised plans now show this addition to be retained in compliance of Guideline HR.21(A), “Preserve an older addition that has achieved significance in its own right.”

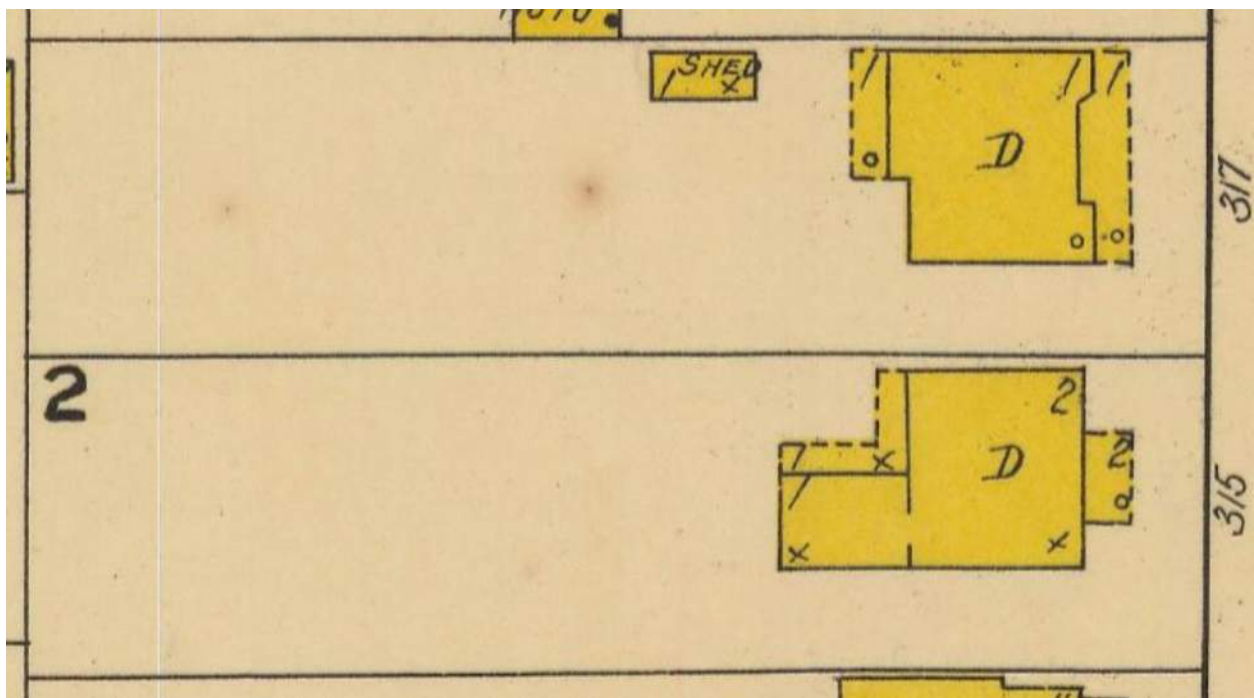


Figure 1: 1920 Sanborn Map

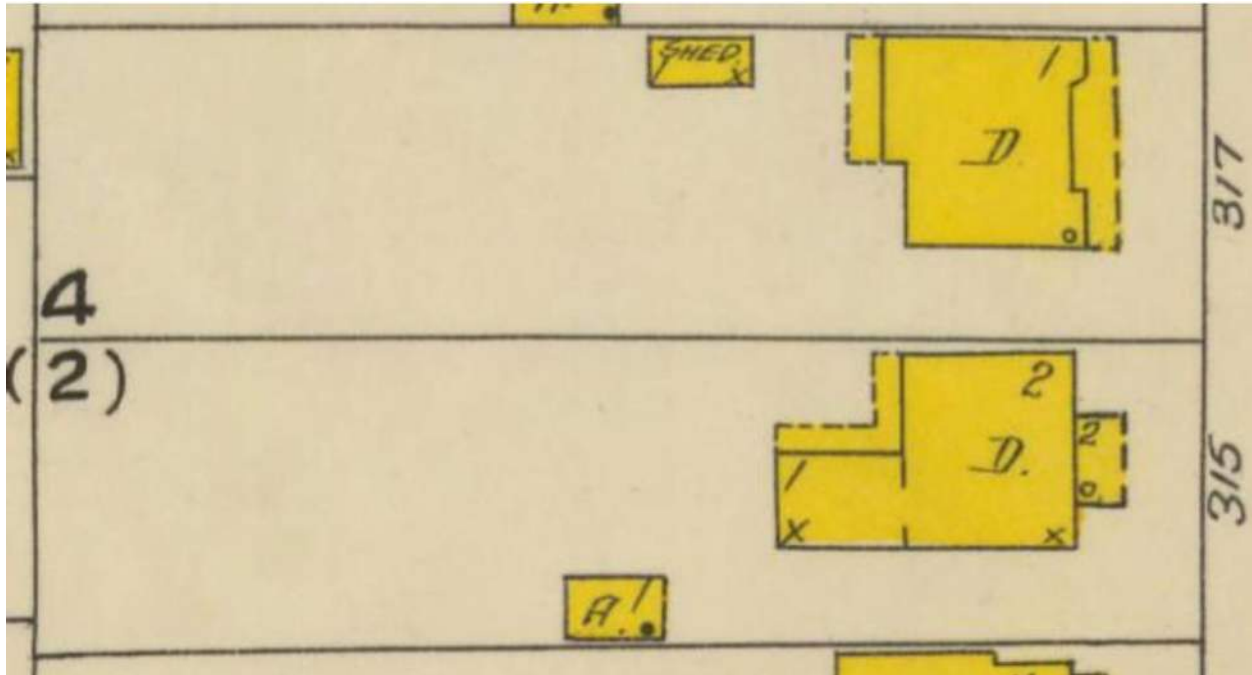


Figure 2: 1923 Sanborn Map

Whereas the applicant had originally proposed an attached two-car garage in the previous submittal, the garage is now proposed as a new, detached structure with a FROG.

In response to staff comments for the first submittal, the applicant now proposes to lower the roof height of the second story addition to appear as a half-story design. This response is now more appropriate in scale and character to the property. Guideline AR.12(D) states, “An addition should be compatible in scale, materials and character with the main building.”

Site Design

Guideline AR.10(A) states “Consider sharing a single drive and curb cut where multiple driveways are needed” and to “Consider providing only ribbon paving.” Staff recommends that the applicant consider utilization of a shared driveway between both 211 and 215 W. Earle Street and construct it with traditional ribbon paving. This would also remove unneeded impervious surfaces required on the two lots.

Staff finds this recommendation plausible because the applicant plans to recombine the parcels of 211 and 215 W. Earle Street to allow more area for the new home planned for 211. This will require an easement upon 211 to allow the driveway for 215.

Garage/Shed Demolition

The applicant demolished an existing garage/shed, from this site during the weekend of February 27-28th, without an approved Certificate of Appropriateness nor a demolition permit, as required by the SC Building Code. Therefore, the applicant requests *retroactive* approval for the

unauthorized demolition of the removed structure. The applicant admits that the structure was demolished at the same time trees in the rear yard were removed.

Staff finds that the applicant cannot comply with Guideline HR.25(B). Compliance requires the applicant to provide a technical report, from an architect or engineer, in advance to the DRB for review and consideration as part of a demolition request. As noted, the applicant already performed the demolition without proper authorization or permits.

Per HR.25(C), "*An application for demolition should be accompanied by a complete plan for a new development proposed on the site.*" Staff finds that this garage/shed was removed without proper approvals, and HR.25(C) allows the DRB to require a complete plan for a new development. Staff previously recommended that the DRB not approve a request for *retroactive* demolition work until a new application is submitted by the applicant. The new application must propose reconstruction of the garage/shed, in a similar location, and meet the design guidelines as detached from the main home.

The applicant complied with the staff recommendation to submit new plans and now proposes an accessory detached garage with FROG. While staff finds the placement of the garage to the rear of the home to be consistent with the guidelines, staff finds the size and mass of the garage to be inconsistent with the main home and Design Guidelines AR.14. Staff recommends the garage should be redesigned to have a similar one-and-a-half story design to that of the home.

Miscellaneous

Staff submits there are some items not provided within the plan set:

1. The front door material is not provided.
2. The material for the door to the garage is not provided.

Neighborhood Meeting

As required per a request of an adjoining property owner, the applicant held a neighborhood meeting at 6:00 PM on Monday, May 25, 2021. Approximately 10-15 people were present for the meeting.

Comments received by the applicant pertaining to 215 W. Earle Street included the following:

- Garage looks huge and suburban
- Dormers appear to change style of the home
- Front elevation looks appropriate
- Home will be a good fit in the neighborhood.

Staff recommends approval with the following conditions:

1. **The front door and door to the garage shall be, at minimum, exterior wood-clad in material.**
2. **If the trim, within the front gables, requires replacement, the trim shall be replaced in kind to retain the historic articulation. If the trim does not require replacement, it shall be retained as original detail.**
3. **The east elevation's double window shall remain in the current location.**
4. **The dormers shall be inset farther into the home to allow for the roof and eave line to continue around the dormer.**

5. The garage shall not be approved, and the applicant be directed to redesign with a more appropriate one-and-a-half story design and resubmit to the DRB as a separate Certificate of Appropriateness for review and approval.
6. All recommended condition changes, except the detached garage, shall be subject to review and approval by a two-member committee of the DRB.
7. If the parcels for 211 and 215 W. Earle Street are recombined, as shown in the attached site plan, a cross access easement shall be shown upon the recorded plat.
8. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Applicable design guidelines follow below.

HR.1 Original architectural details should be preserved in place whenever feasible.

- A. Avoid Removing or altering any significant architectural detail.
- B. Avoid adding elements or details that were not part of the original building.
- C. Protect and maintain significant stylistic elements.
- D. All wood surfaces should be painted.

HR.2 Deteriorated architectural details should be repaired rather than replaced, whenever possible.

- A. Repair only those features that are deteriorated.
- B. When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.
- C. Use approved technical procedures for cleaning, refinishing and repairing architectural details.

HR.3 Original architectural details that have deteriorated beyond repair should be replaced in kind.

- A. Remove only that which is deteriorated and must be replaced.
- B. Replace missing original details in kind.
- C. Repair or replacement of missing or deteriorated details should be based on original features.
- D. When reconstruction of an element is impossible, developing a compatible new design that is a simplified interpretation of the original is appropriate.
- E. Avoid adding ornamentation or other decorative elements, unless thorough research indicates that the building once had them.

HR.4 Original building materials should be preserved in place, whenever feasible.

- A. Maintain existing wall materials and textures.

HR.5 Deteriorated building materials should be repaired rather than replaced, whenever possible.

- A. Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the materials.
- B. Use the gentlest means possible to clean a structure.
- C. Use technical procedures that preserve, clean, refinish or repair historic materials and finishes.

HR.6 Original building materials that have deteriorated beyond repair should be replaced in kind.

- A. Match the original material in composition, scale and finish when replacing it on a primary surface.
- B. Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials on an historic structure.

HR.7 The use of synthetic siding materials to cover original building materials or features is not appropriate.

- A. Historic building materials or features should not be covered with synthetic materials.
- B. Consider removing later synthetic or composite materials that cover original siding.

HR.8 Original wood siding should be maintained with a protective coating or paint.

- A. Protect wood features from deterioration.
- B. Plan repainting carefully.
- C. Using the historic color scheme is encouraged.

HR.9 Masonry construction should be preserved in its original condition.

- A. Preserve the original mortar joint and unit size, the tooling and bonding patterns, coatings and color of masonry surfaces.
- B. Repoint mortar joints where there is evidence of deterioration.
- C. Brick that was not painted historically should not be painted.
- D. Protect brick from water deterioration.

HR.14 Maintain a porch and its character-defining features.

- A. Porch supports should be of a substantial enough size that the porch roof does not appear to float above the entry.
- B. Maintain an historic porch and its detailing.
- C. If a new porch is necessary, reconstruct it to match the original in form and detail.
- D. Avoid enclosing an historic front porch with opaque materials.

- E. When considering a new porch or covered entry on an existing residence, design it to be similar to those seen historically.

HR.15 Historic windows and doors significantly affect the character of a structure and should be preserved.

- A. Preserve the position, number, size and arrangement of historic windows and doors in a building wall.
- B. Preserve the functional and decorative features of an historic window or door.
- C. Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.
- D. Maintain the historic ratio of window openings to solid wall.
- E. Glazing in doors should be retained.
- F. Where existing operable shutters survive, they should be retained and repaired.
- G. Installing window air-conditioners in windows on building fronts is discouraged.
- H. If energy conservation and heat loss are a concern, consider using storm windows and doors instead of replacing an historic window or door.

HR.16 A new or replacement window or door should match the appearance of the original.

- A. When window or door replacement is necessary, match the replacement to the original design as closely as possible.
- B. Maintain the historic ratio of solid-to-void on a primary façade.
- C. A new opening should be similar in location, size and type to those seen traditionally.
- D. On a new or replacement window, wooden snap-in muntins and mullions may be considered.
- E. Windows and door should be finished with trim elements similar to those used traditionally.

HR.17 Preserve the original form and scale of a roof.

- A. Preserve the original roof form of an historic structure.
- B. Regular maintenance and cleaning is the best way to keep your roof in good shape.
- C. Preserve the original eave depth.
- D. Minimize the visual impacts of skylights and other rooftop devices.
- E. Water from downspouts should drain away properly.

HR.18 Roof materials should be used in a manner similar to that seen historically and chosen based on their compatible appearance with a structure.

- A. Preserve original roof materials.
- B. Replacement roof materials for an historic structure should convey a scale and texture similar to those used historically.
- C. Metal roofs should be applied and detailed in a manner that is compatible with the historic character and does not distract from the historic appearance of the building.

HR.25 A building should not be demolished.

- A. A prerequisite for any demolition of an historic building should be a documentation of economic hardship.
- B. If a request for demolition is based on structural instability or deterioration, a technical report prepared by an architect or professional engineer should be submitted.
- C. An application for demolition should be accompanied by a complete plan for a new development proposed on the site.

- D. When, in the interest of public safety, the removal of part of a building or complex is required, the DPC may allow limited removal of structurally unsound construction.
- E. Demolition may be allowed when a building has lost its integrity of design, and its removal would result in a more positive effect on the district.

HR.21 Some additions may have developed significance in their own right, and should be preserved.

- A. Preserve an older addition that has achieved significance in its own right.
- B. A more recent addition that is not historically significant may be removed.

AR.10 The visual impacts of parking should be minimized.

- A. A parking pad, carport or garage should be located to the side or rear of a lot, and detached from the main structure.
 - Consider providing only ribbon paving. This will reduce visual impacts – as well as allow more drainage through soils.
 - Consider sharing a single drive and curb cut where multiple driveways are needed.
 - A driveway should lead straight from the street to the parking area.
 - A parking pad located in the front of a residence is inappropriate.
- B. Although it is not encouraged, where a garage or carport must be “attached” to the primary structure, consider the following options:
- C. Minimize the visual impact of parking areas.

AR.12 Design an addition to be compatible with the primary building.

- A. Design a new addition such that the original character can be clearly seen.
- B. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
- C. Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- D. An addition should be compatible in scale, materials and character with the main building.
- E. An addition should be set back from any primary, character-defining façade.
- F. The roof form of a new addition should be in character with that of the primary building.

AR.13 A roof-top addition should not visually overpower the primary structure.

- A. When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.
- B. Set a rooftop addition back from the front of the building when this will help preserve the building’s proportions as seen from the street.
- C. When adding a dormer to an existing roof, it should be in character with the primary structure’s design.

AR.14 A new outbuilding should be subordinate to the primary structure on a site.

- A. Locate an outbuilding to the rear of a lot.
- B. Construct an outbuilding that is subordinate in size and character with the primary structure.
- C. An outbuilding should be similar in character to those seen traditionally.
- D. Maintain the simple detailing found on outbuildings.

AR.15 Use colors to create a coordinated color scheme for a building.

- A. The façade should “read” as a single composition.
- B. Employ color schemes that are simple in character.

- C. Base or background colors should be muted.
- D. Reserve the use of bright colors for accents only.

EE.6 Building materials for new construction should be similar to materials seen historically.

- A. Traditionally, a limited palette of building materials was used in Greenville. Wood lap siding and brick were the dominant materials. Also, new materials should have a simple finish, similar to that seen historically.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	TIM KEARNS	BELLISSIMO HOLDINGS
*Title:	MEMBER	N/A
*Address:	108 W EARLE ST	108 W EARLE ST
*State:	SOUTH CAROLINA	SOUTH CAROLINA
*Zip:	29609	29609
*Phone:	864-417-9296	864-417-9296
*Email:	TIMKEARNS410@GMAIL.COM	TIMKEARNS410@GMAIL.COM

PROPERTY INFORMATION

*STREET ADDRESS _____ 215 W EARLE ST GREENVILLE SC 29609

*TAX MAP #(S) _____ 0008000400700

*PRESERVATION DISTRICT/SPECIAL DISTRICT _____ EARLE ST HISTORIC DISTRICT

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☒ CA Neighborhood New ☐ CA Neighborhood Modification (☐ Major/☐ Minor)
☐ CA Urban New ☐ CA Urban Modification (☐ Major/☐ Minor)
☐ CAS Staff New (☐ Major/☐ Minor) **please see item D. for description*
☐ CAS Staff Modification
☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) _____ N/A

To include: scope of project and response to specific guidelines and special conditions.

REMODEL HOME THAT IS CURRENTLY A DUPLEX UNIT TO A SINGLE FAMILY UNIT SEE ATTACHED PLANS AND SUMMARY
OUTLINE.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major:</u> All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor:</u> Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.
3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

*APPLICANT SIGNATURE _____

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file.**
Data is updated monthly.

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

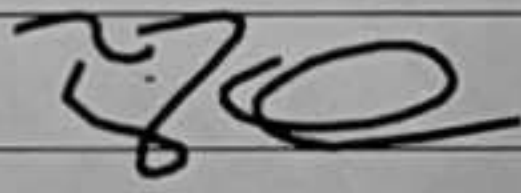
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

- Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

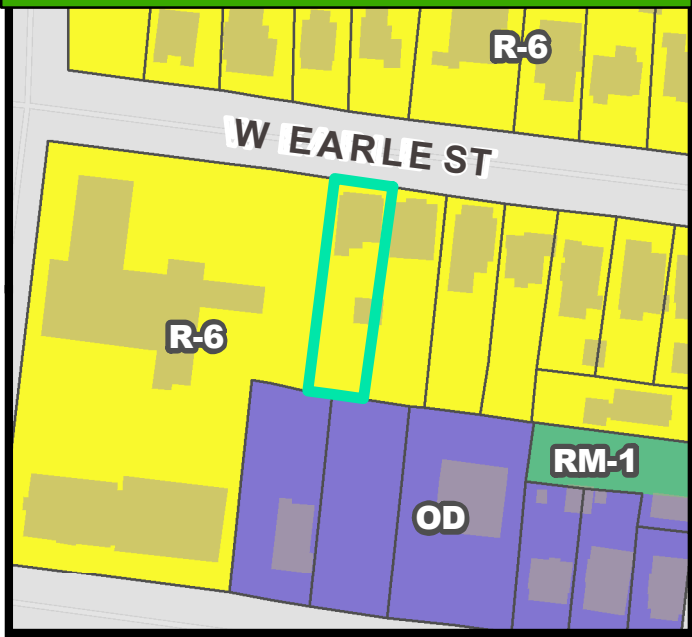
*Signatures	
Applicant	
Date	2/24/21
Property Owner/Authorized Agent	
Date	2/24/21
Public Hearing information	
Public Hearing signs	

CA 21-159 • 215 W. EARLE STREET

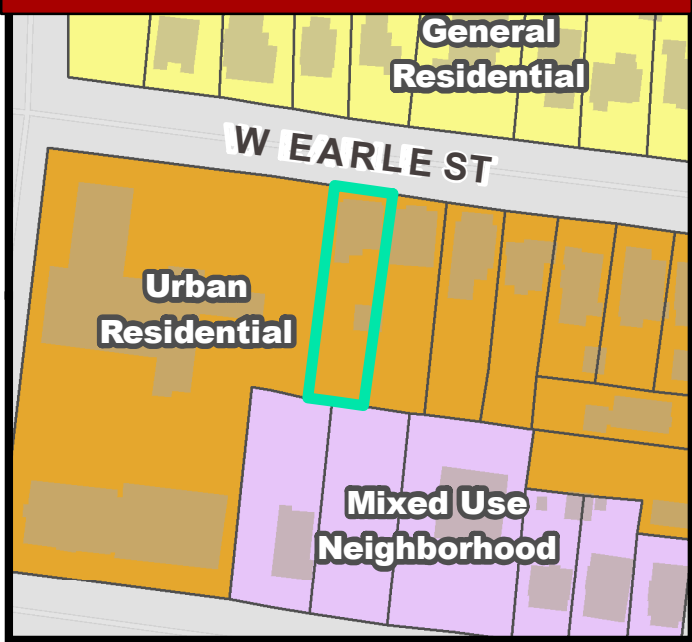
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

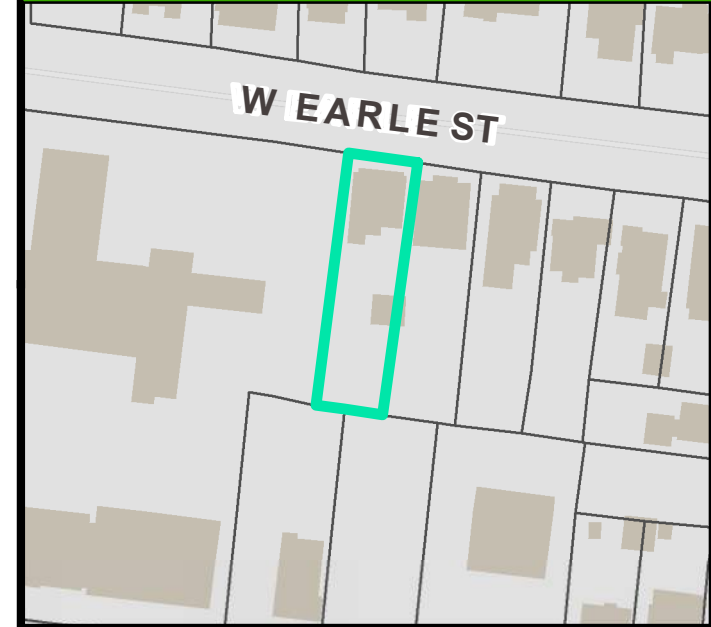


CA 21-159 • 215 W. EARLE STREET

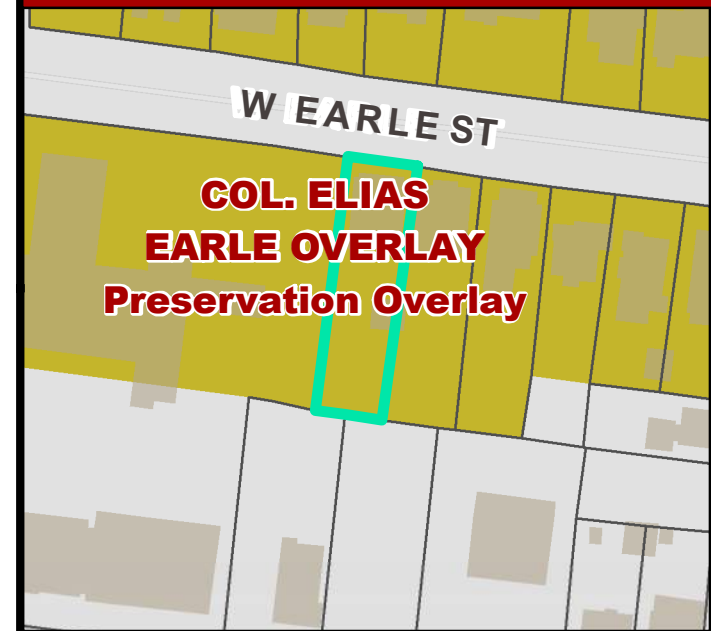
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



RESIDENCE AT

215 West Earle Street

GREENVILLE, SOUTH CAROLINA 29609

DESIGN REVIEW BOARD SET

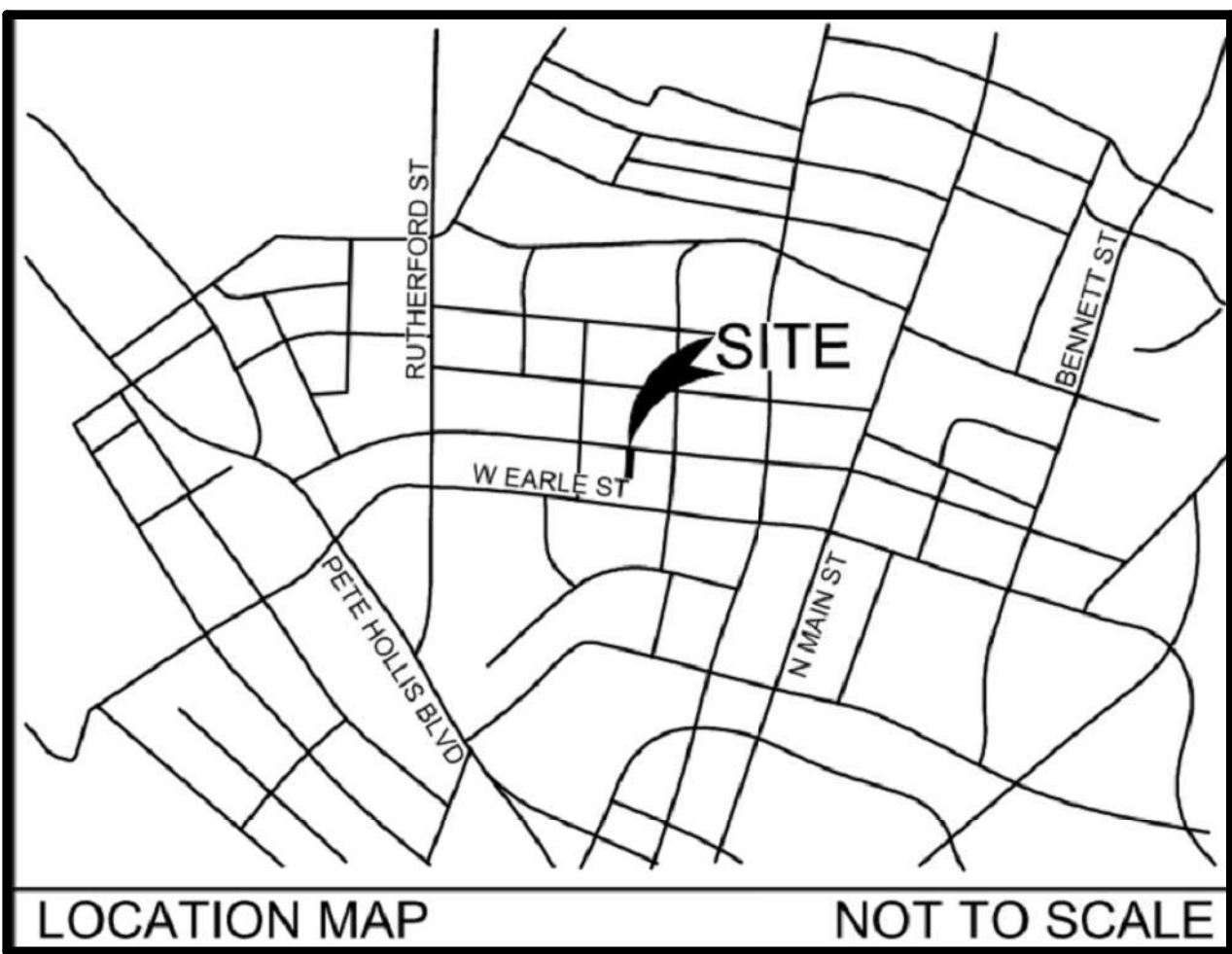
MAY 3rd, 2021



2 STREET VIEW



EXISTING CONDITIONS



DRAWING SHEET INDEX

A0.1	COVER SHEET
A0.2	ARCHITECTURAL SITE PLAN
A0.3	EXISTING PHOTOS
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR & GARAGE PLANS
A5	ROOF PLANS
A6.1	ELEVATIONS
A6.2	ELEVATIONS
A6.3	GARAGE ELEVATIONS
A9	3D AXON VIEWS

LINE TYPES

BEYOND _____

CENTERLINE - - - - -

DEMOLISHED - - - - -

HIDDEN - - - - -

OVERHEAD - - - - -

ANNOTATIONS

FACE DIMENSION

CENTERLINE DIMENSION

COLUMN GRID TAG - NEW

COLUMN GRID TAG - EXISTING

ALIGN

SPOT ELEVATION

LEVEL / ELEVATION HEIGHT

REVISION TAG AND CLOUD

ANNOTATIONS

NORTH

NORTH (PROJECT OR TRUE)

PROJECT NORTH

TRUE NORTH

WINDOW / CURTAIN WALL TAG

LOUVER TAG

WALL TAG

DEMOLITION KEYNOTE

KEYNOTE

ACCESSORY TAG

FURNITURE TAG

EQUIPMENT TAG

SIGNAGE TAG

CEILING TAG

CEILING TYPE (IF / WHEN INDICATED)

CEILING HEIGHT

VIEW REFERENCE

PHOTO REFERENCE TAG

PLAN VIEW TITLE REFERENCE

PLAN NUMBER

VIEW SCALE

CURRENT SHEET

DETAIL VIEW TITLE REFERENCE

DETAIL NUMBER

VIEW SCALE

CURRENT SHEET

PLAN / DETAIL CALLOUT

REFERENCED SHEET

BUILDING SECTION CALLOUT

REFERENCED SHEET

WALL SECTION CALLOUT

REFERENCED SHEET

DETAIL SECTION CALLOUT

REFERENCED SHEET

EXTERIOR ELEVATION CALLOUT

INTERIOR ELEVATION CALLOUT

ROOM TAG(S):

ROOM TAG WITH AREA (NO ROOM #)

DEPARTMENT OR PHASE (IF SHOWN)

ROOM NAME

ROOM # = 2 OR 3 DIGITS

FLOOR # = 1 OR 2 DIGITS

AREA (IF SHOWN)

AREA ONLY

DOOR TAG:

FLOOR # = 1 OR 2 DIGITS

ROOM # = 2 OR 3 DIGITS

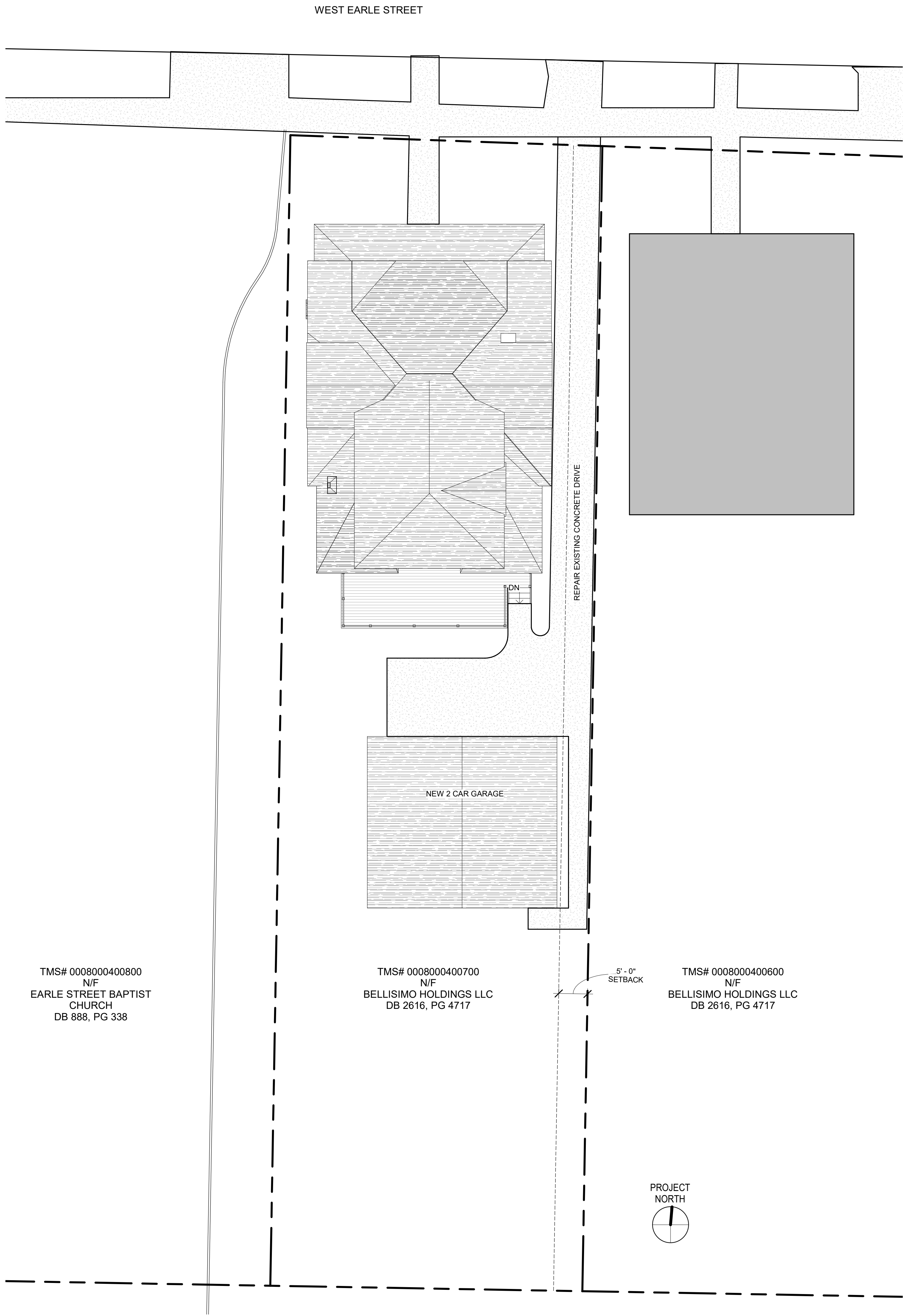
DOOR SEQUENCE (ALPHABETIC)

DOOR RATING (IF SHOWN)

STANDARD GRAPHICS

12" = 1'-0"

No.	Description	Date
A	DRB REVIEW SET	05.03.2021



- ARCHITECTURAL SITE PLAN NOTES**
1. CONTRACTOR SHALL VERIFY LOCATION OF HOUSE, SEPTIC SYSTEM, AND DRAINFIELD WITH HEALTH DEPARTMENT OFFICIAL PRIOR TO ANY CONSTRUCTION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS AND LOCAL ORDINANCES.
 3. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 4. CONTRACTOR SHALL DESIGN SILT FENCE AND EROSION CONTROL IN ACCORDANCE WITH DHEC.
 5. SURVEY INFORMATION PROVIDED BY: H&M SURVEYING, LLC
 6. ALL TREES TO BE REMOVED SHALL BE MARKED PRIOR TO WORK. MARKED TREES SHALL BE REVIEWED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE REMOVING.
 7. THE CONTRACTOR SHALL GRADE 6" BELOW FINISH GRADES WHERE REQUIRED AND AS INDICATED IN SITE PLAN. REPLACE WITH 6" TOP SOIL.
 8. COORDINATE ROUTING OF ELECTRICAL SERVICE WITH POWER COMPANY.
 9. COORDINATE ROUTING OF ELECTRICAL SERVICE WITH WATER COMPANY.
 10. COORDINATE ROUTING OF TELEPHONE SERVICE WITH TELEPHONE COMPANY.
 11. ALL SERVICE AND UTILITY LOCATIONS SHALL BE COMMUNICATED TO THE ARCHITECT PRIOR TO WORK. GENERAL CONTRACTOR SHALL RECORD ALL LOCATIONS ON AS BUILT DRAWINGS.
 12. PROVIDE TOOLED EXPANSION JOINT EVERY 30'-0" MAXIMUM ALONG PATH OF CONCRETE DRIVEWAY.

1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

Bellissimo Holdings, LLC
215 W. Earle Street

THESE DRAWINGS WERE PREPARED UNDER A LIMITED SERVICE AGREEMENT AND ARE ATTENDED TO REPRESENT DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING CODES.

ARCHITECTURAL SERVICES PROVIDED BY:
LUKE A. SIMS, AIA
GREENVILLE, SC
864.395.2848

No.	Description	Date
A	DRB REVIEW SET	05.03.2021

ARCHITECTURAL SITE PLAN		
Project number	21.02	A0.2
Date	2021.05.03	
		Scale 1" = 10'-0"

5/7/2021 4:48:19 PM



EXISTING NORTH (EARLE STREET) VIEW



EXISTING WEST VIEW



EVIDENCE OF ORIGINAL DOOR LOCATION

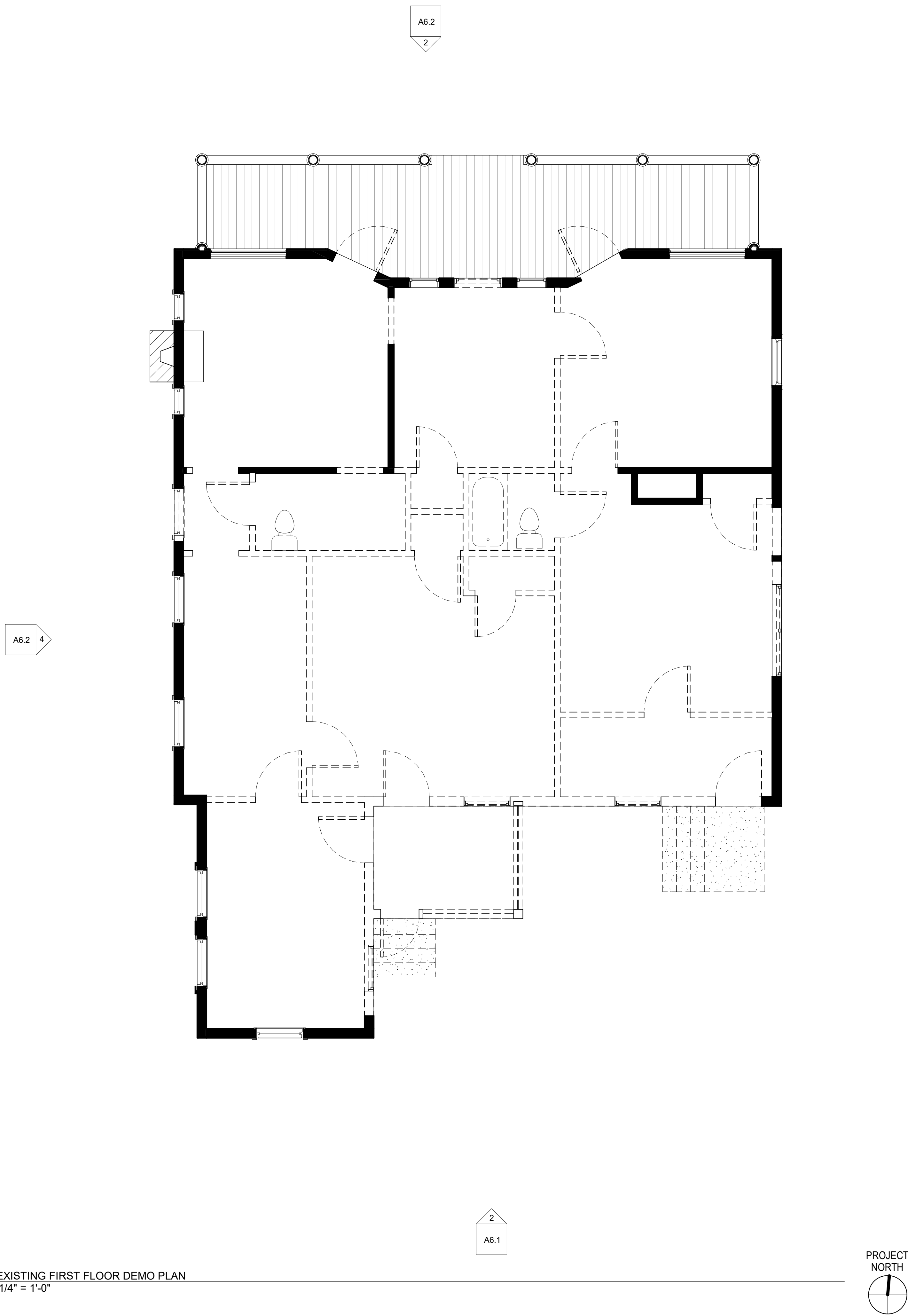


EXISTING SOUTH VIEW

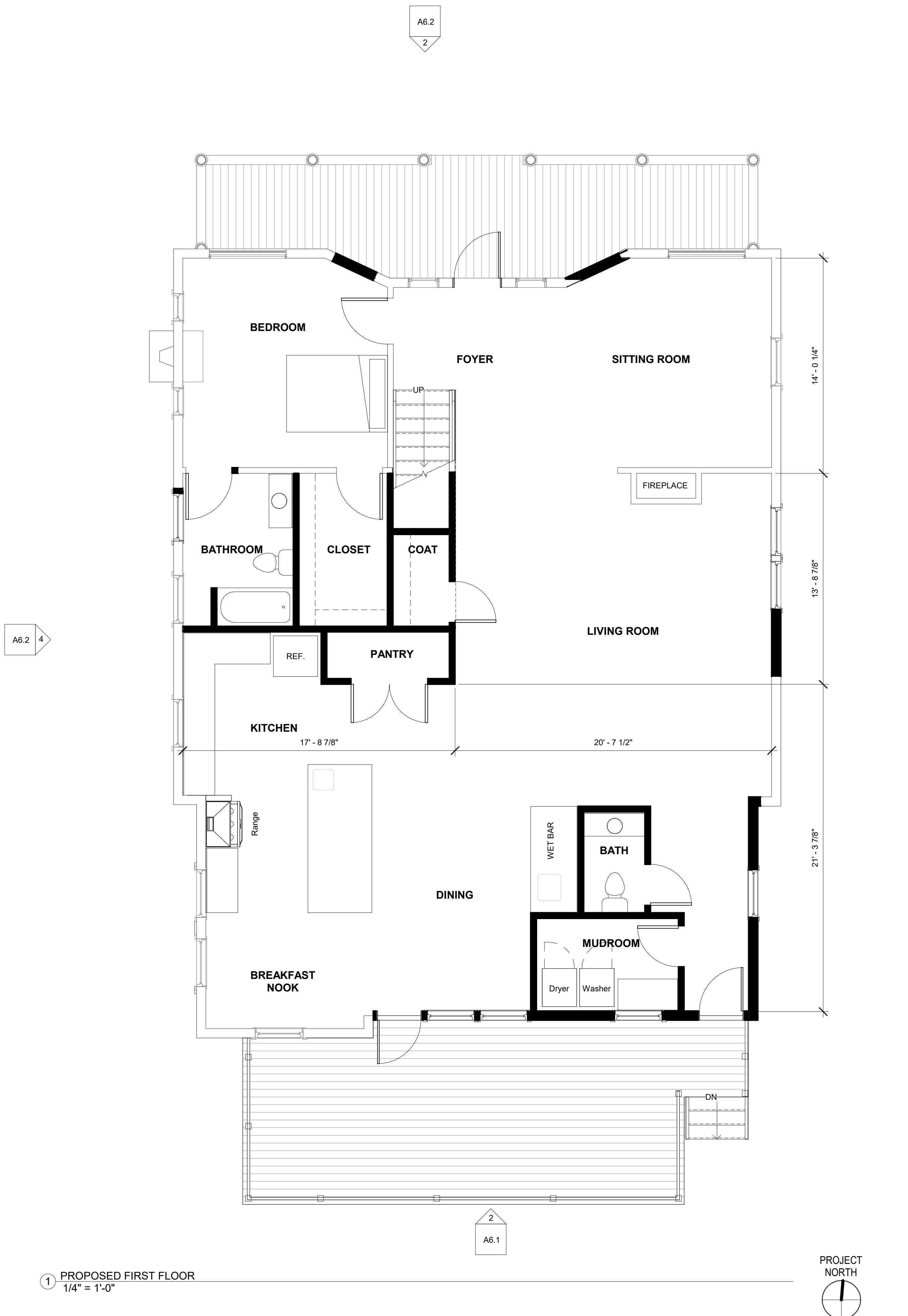


EXISTING SOUTH EAST VIEW

No.	Description	Date
A	DRB REVIEW SET	05.03.2021



2 EXISTING FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR
1/4" = 1'-0"

CONDITIONED SPACE
FIRST FLOOR = 1,821 SF
SECOND FLOOR = 1,035 SF
TOTAL CONDITIONED = 2,854 SF
OUTDOOR SPACE
GARAGE = 517 SF
BACK DECK = 459 SF
FRONT PORCH = 264 SF

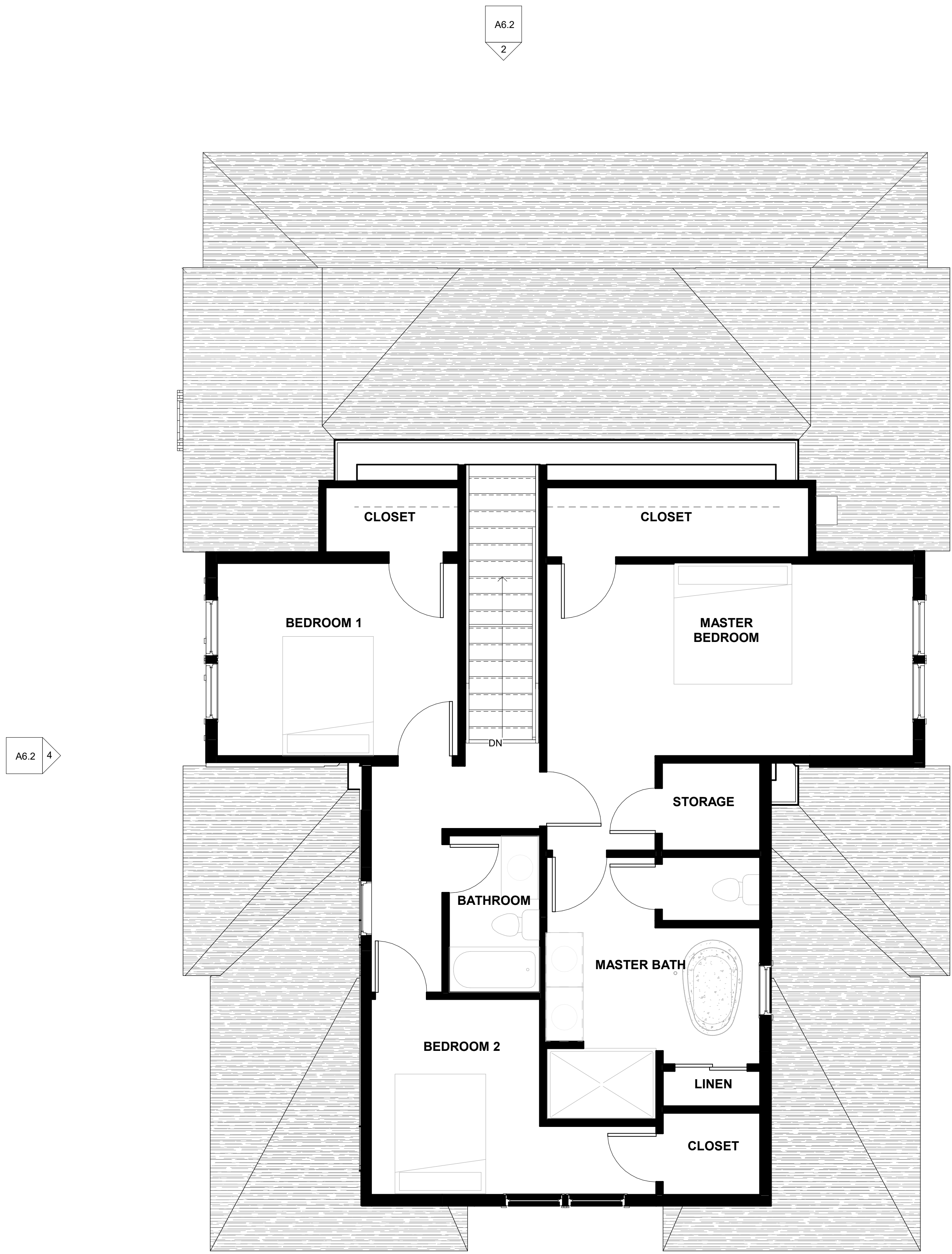
No.	Description	Date
A	DRB REVIEW SET	05.03.2021

FIRST FLOOR PLAN

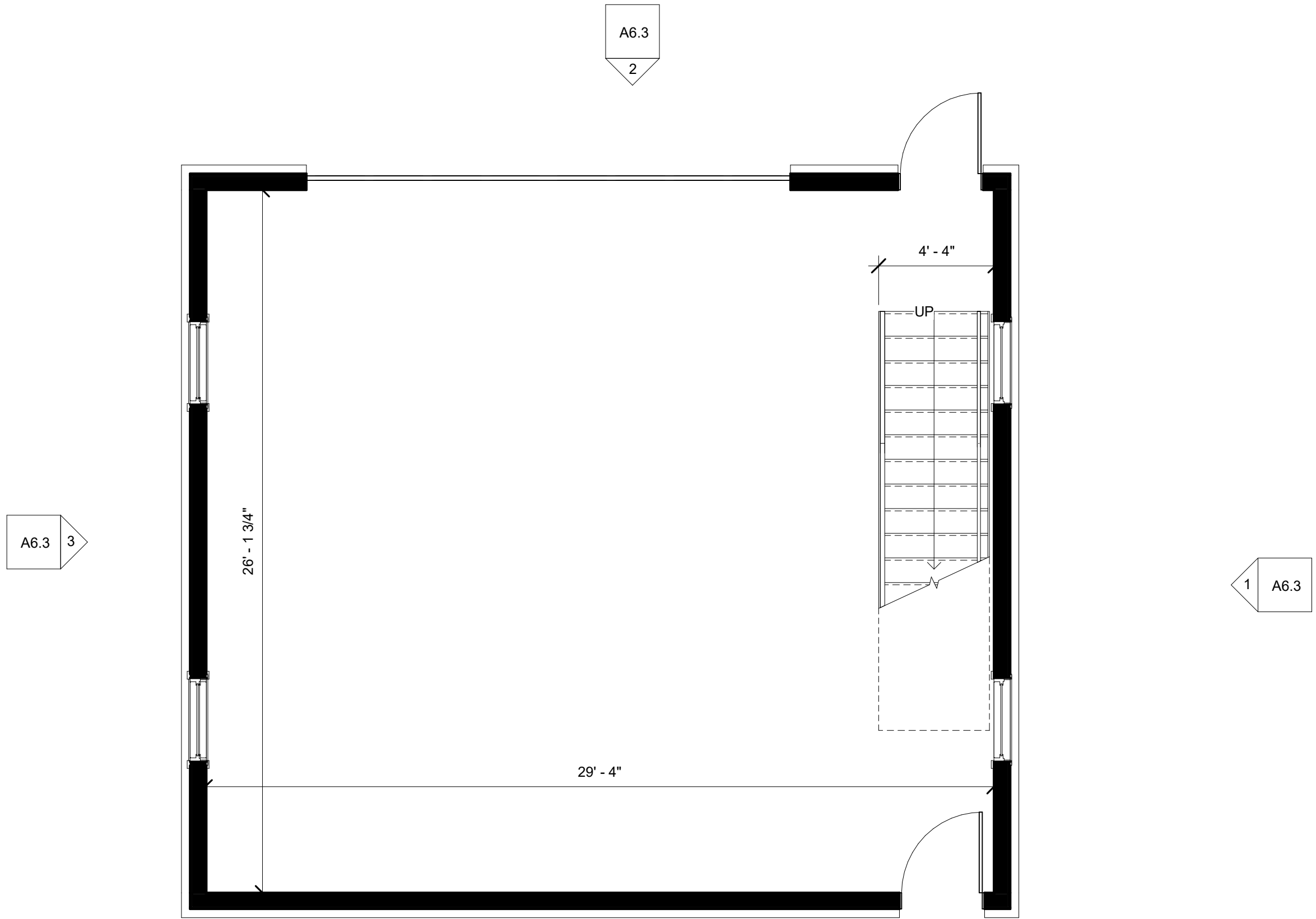
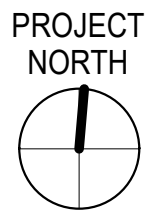
Project number 21.02
Date 2021.05.03

A1.1

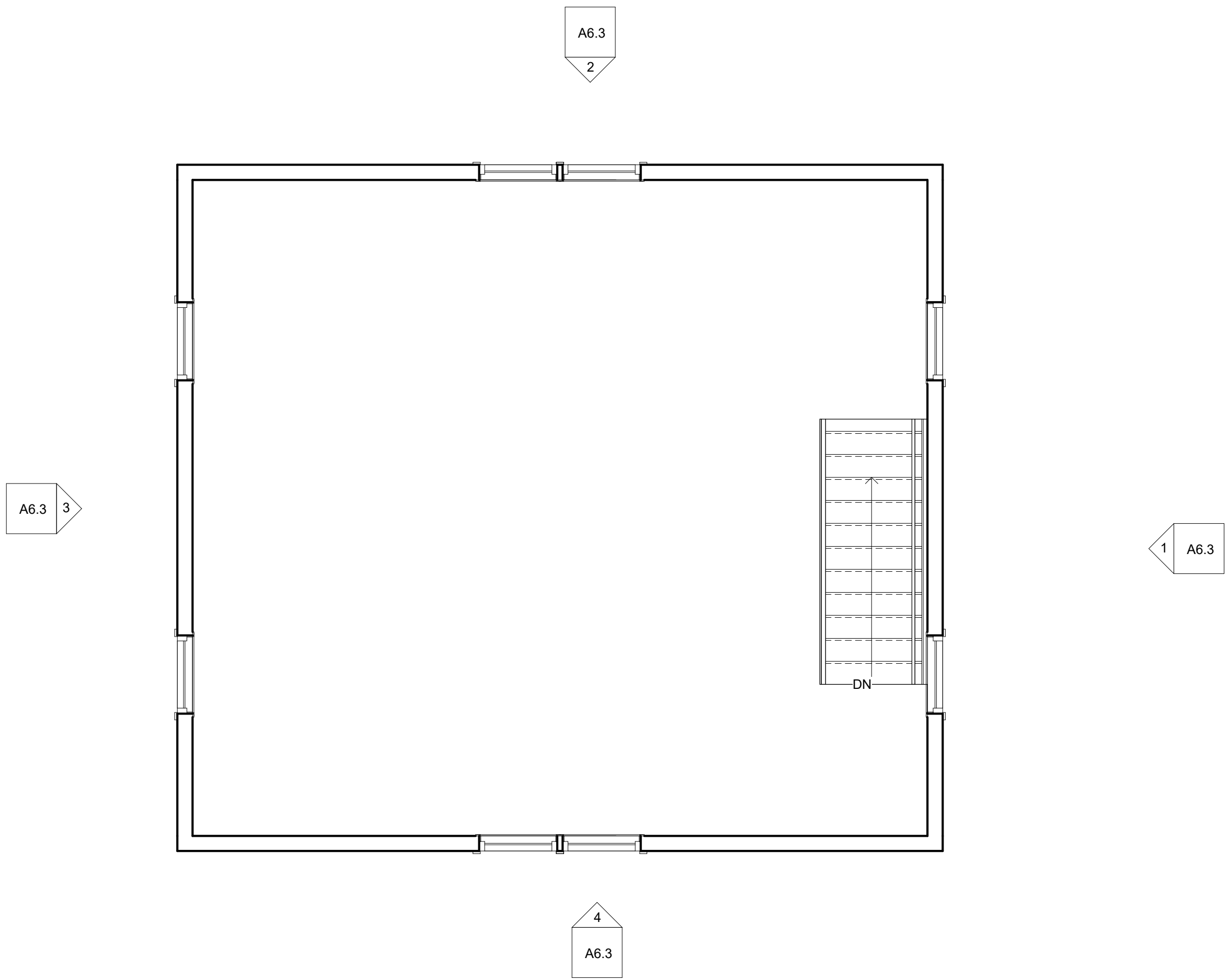
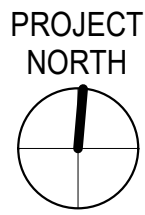
Scale 1/4" = 1'-0"



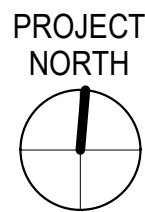
1 PROPOSED SECOND FLOOR
1/4" = 1'-0"



3 PROPOSED GARAGE FIRST FLOOR
1/4" = 1'-0"

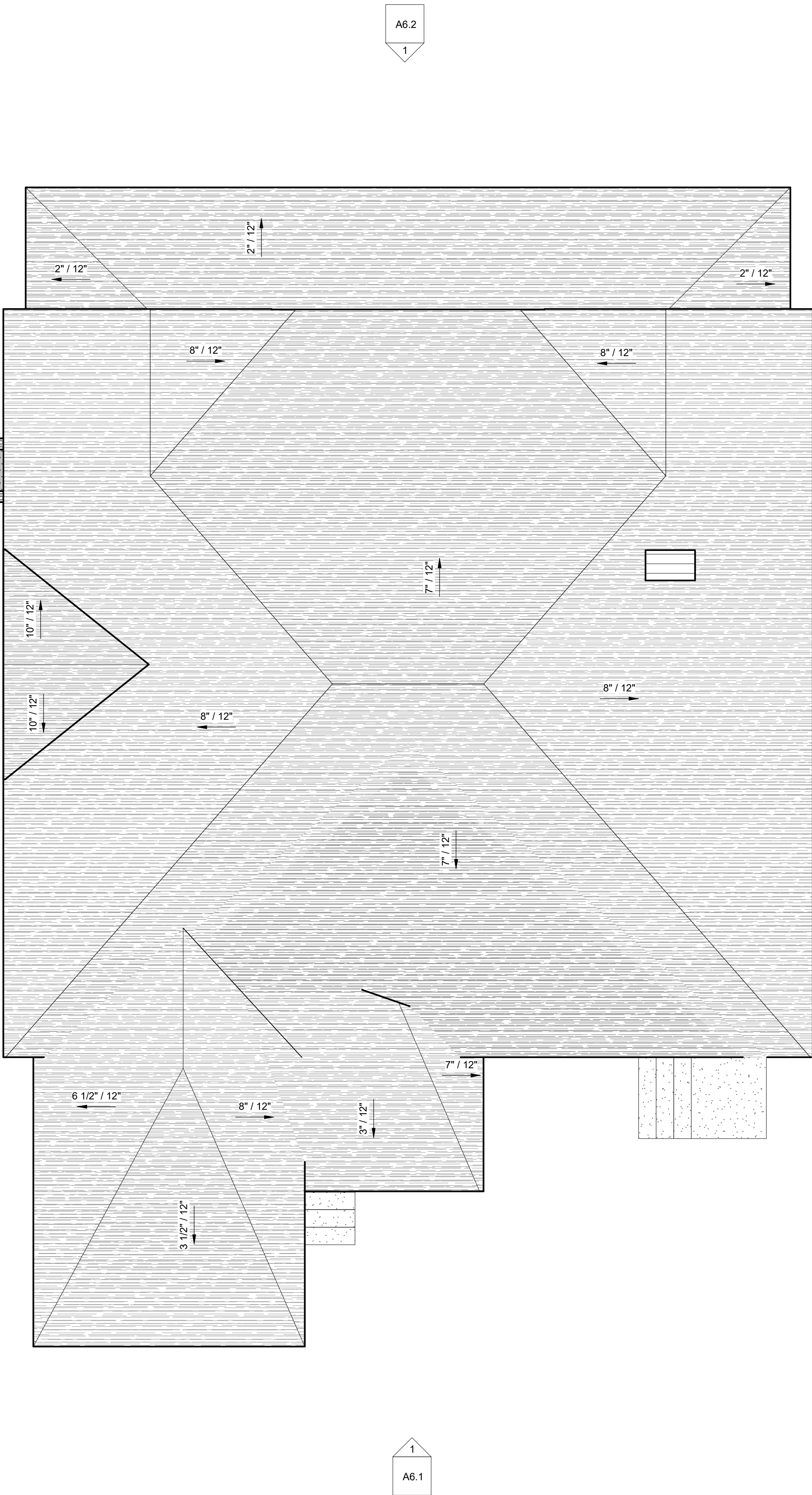


2 PROPOSED GARAGE SECOND FLOOR
1/4" = 1'-0"

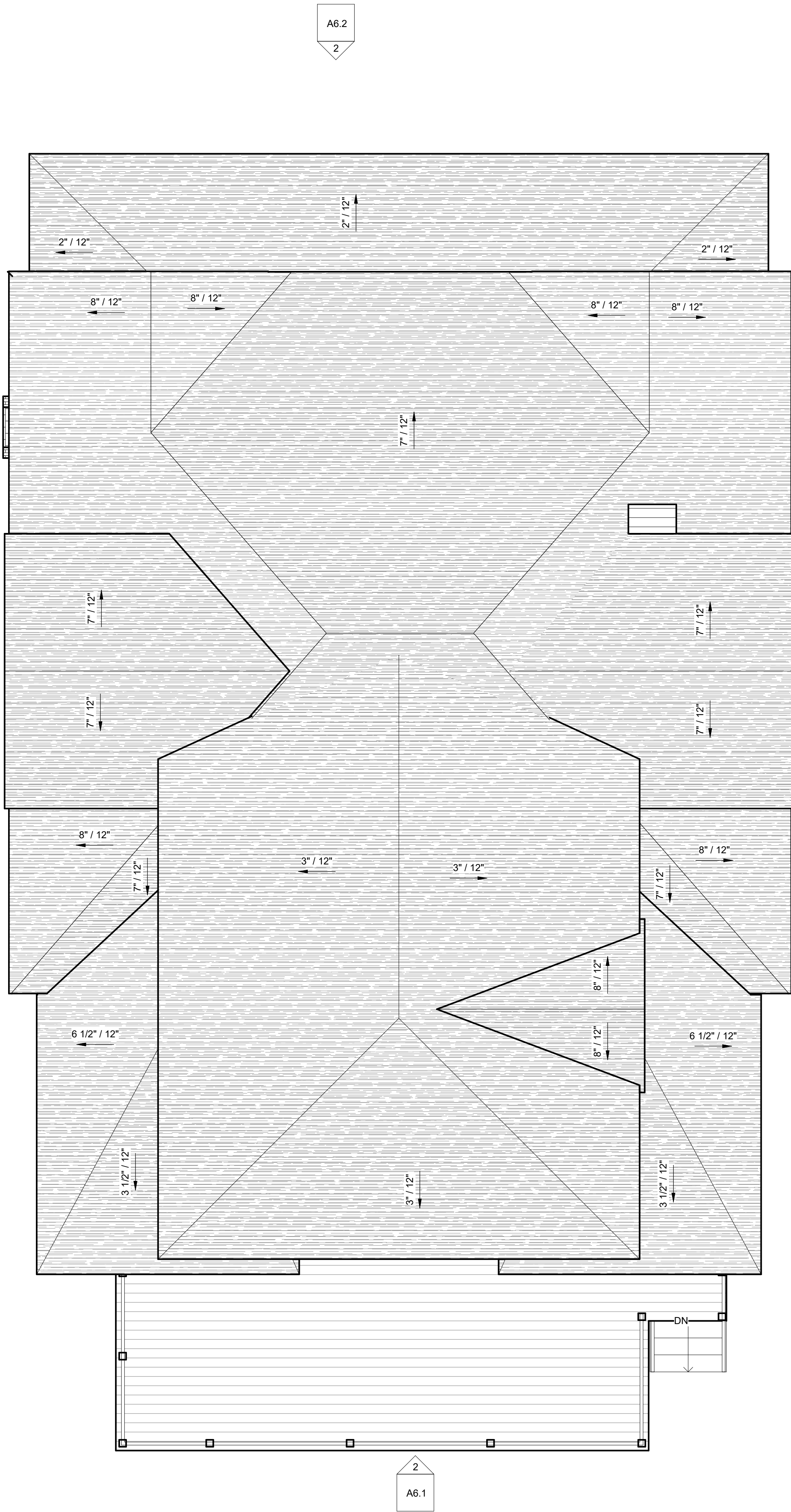


No.	Description	Date
A	DRB REVIEW SET	05.03.2021

SECOND FLOOR & GARAGE PLANS		
Date	21.02 2021.05.03	A1.2
Scale 1/4" = 1'-0"		



2 EXISTING ROOF PLAN
1/4" = 1'-0"

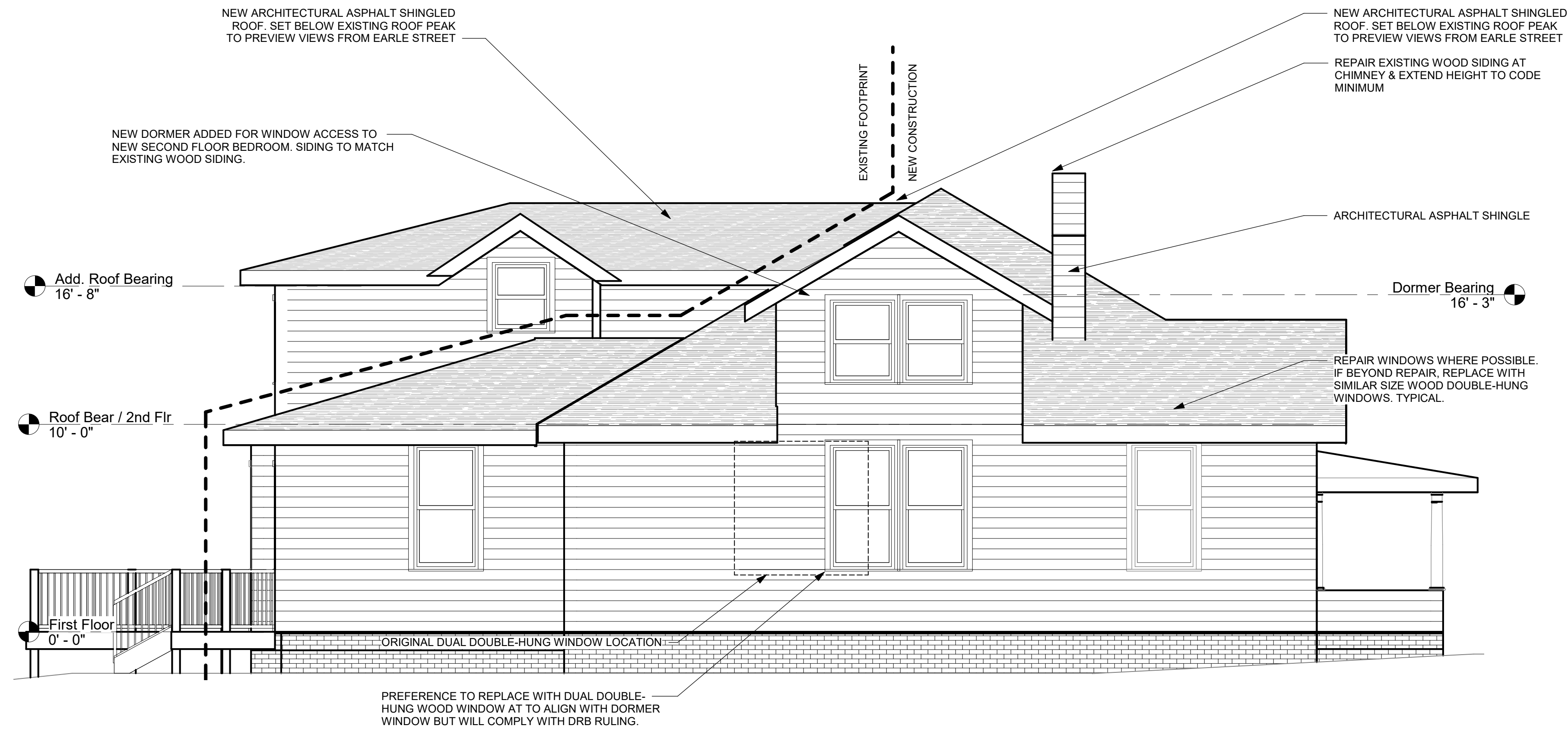


1 PROPOSED ROOF PLAN
1/4" = 1'-0"

No.	Description	Date
A	DRB REVIEW SET	05.03.2021



③ EXISTING EAST ELEVATION
1/4" = 1'-0"



④ PROPOSED EAST ELEVATION
1/4" = 1'-0"



① EXISTING SOUTH ELEVATION
1/4" = 1'-0"



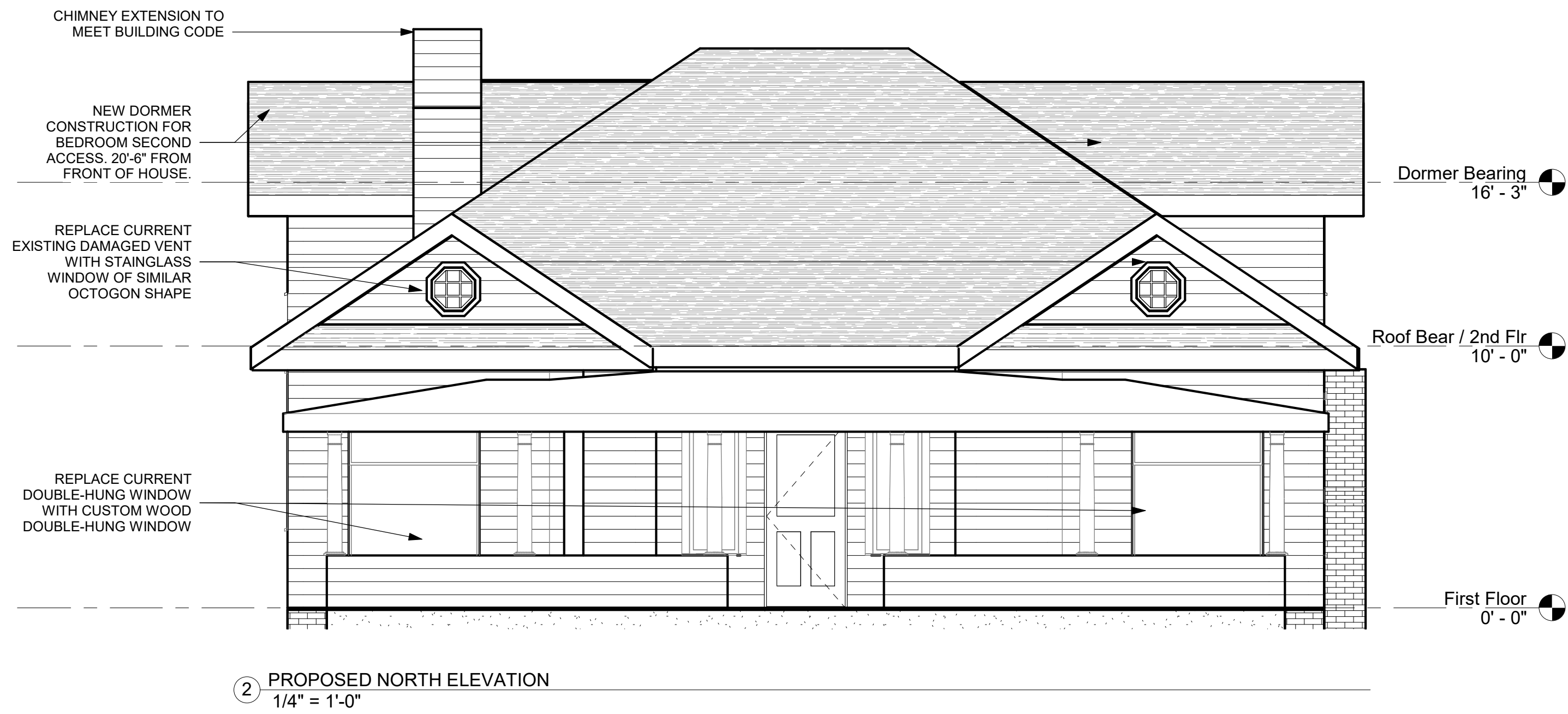
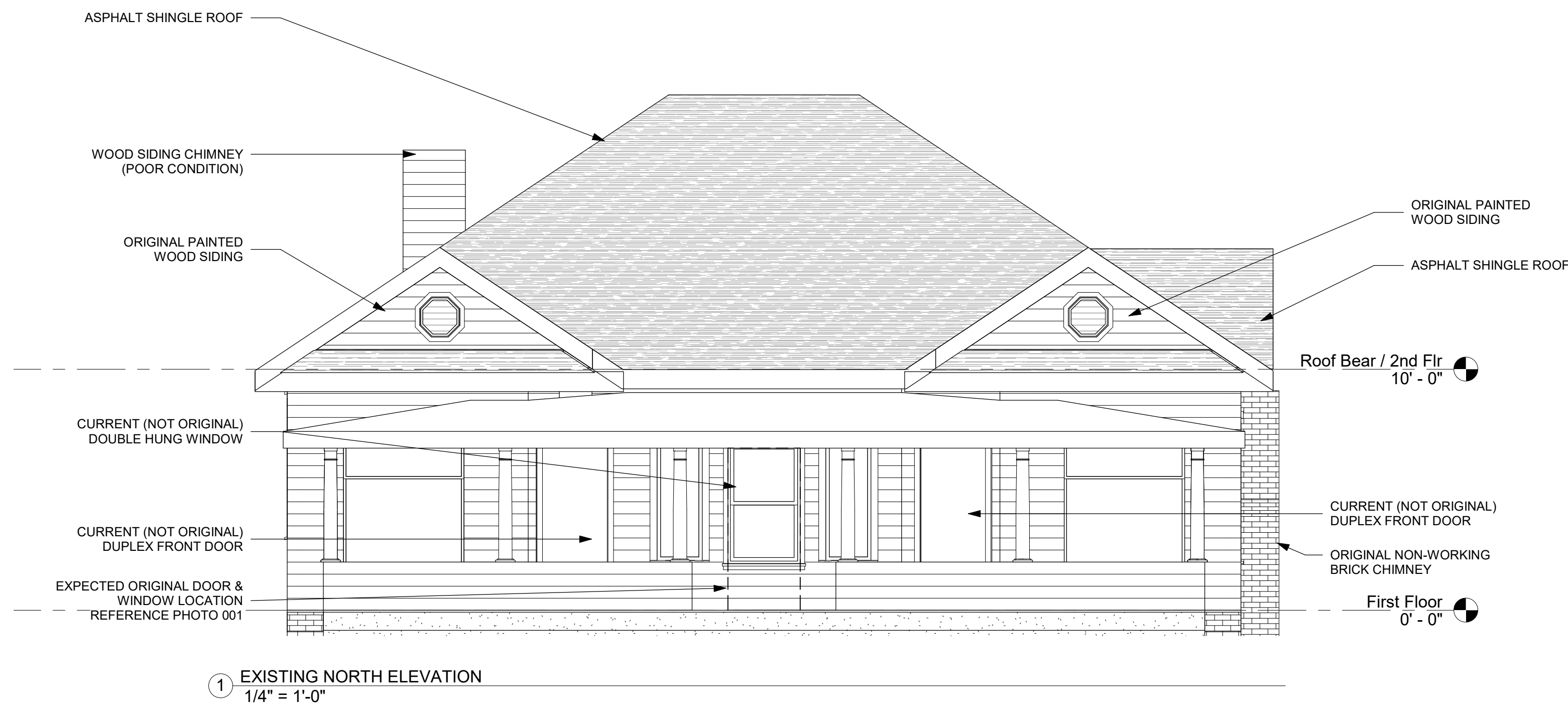
② PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR PAINT COLORS
SIDING: SW2809 ROOKWOOD SHUTTER GREEN
TRIM: SW7547 SANDBAR
DOORS: SW2837 AURORA BROWN

SW 2809
Rookwood Shutter Green
Interior / Exterior

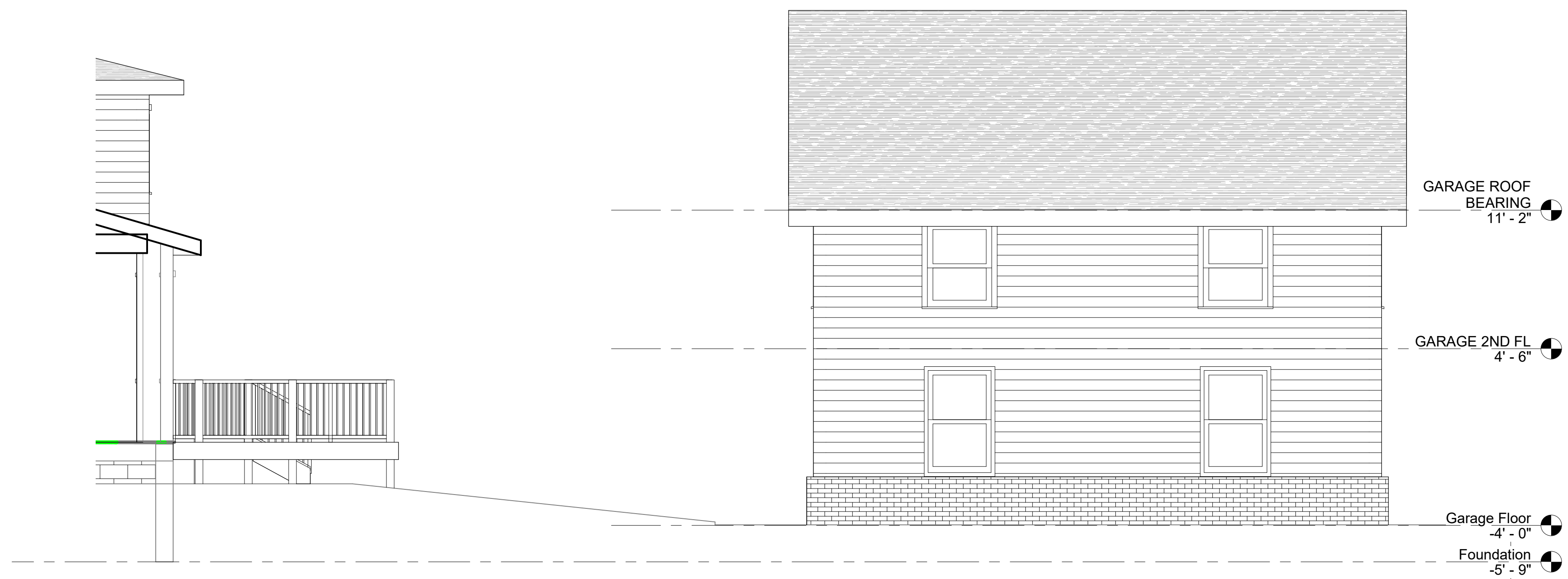
SW 7547
Sandbar

SW 2837
Aurora Brown

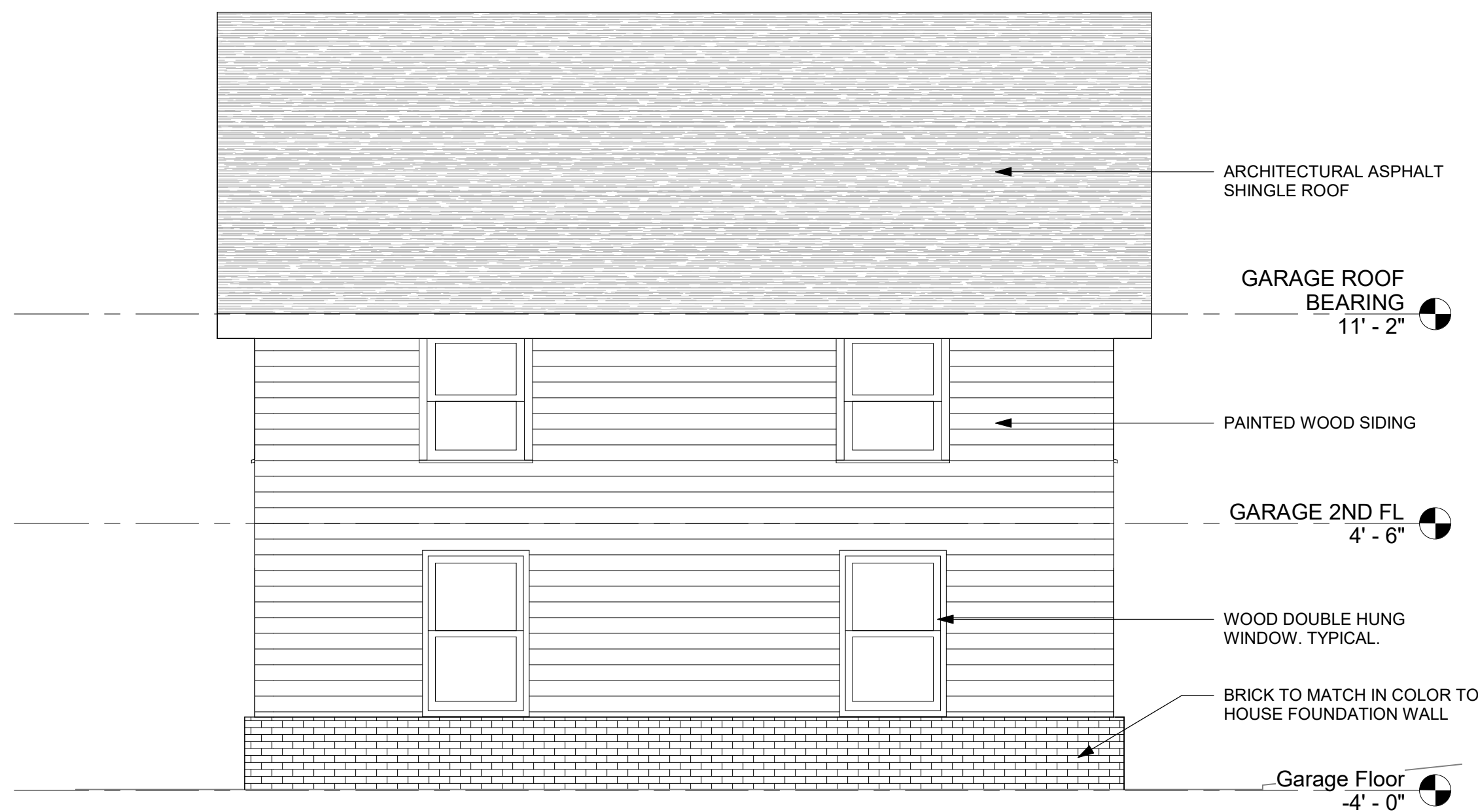




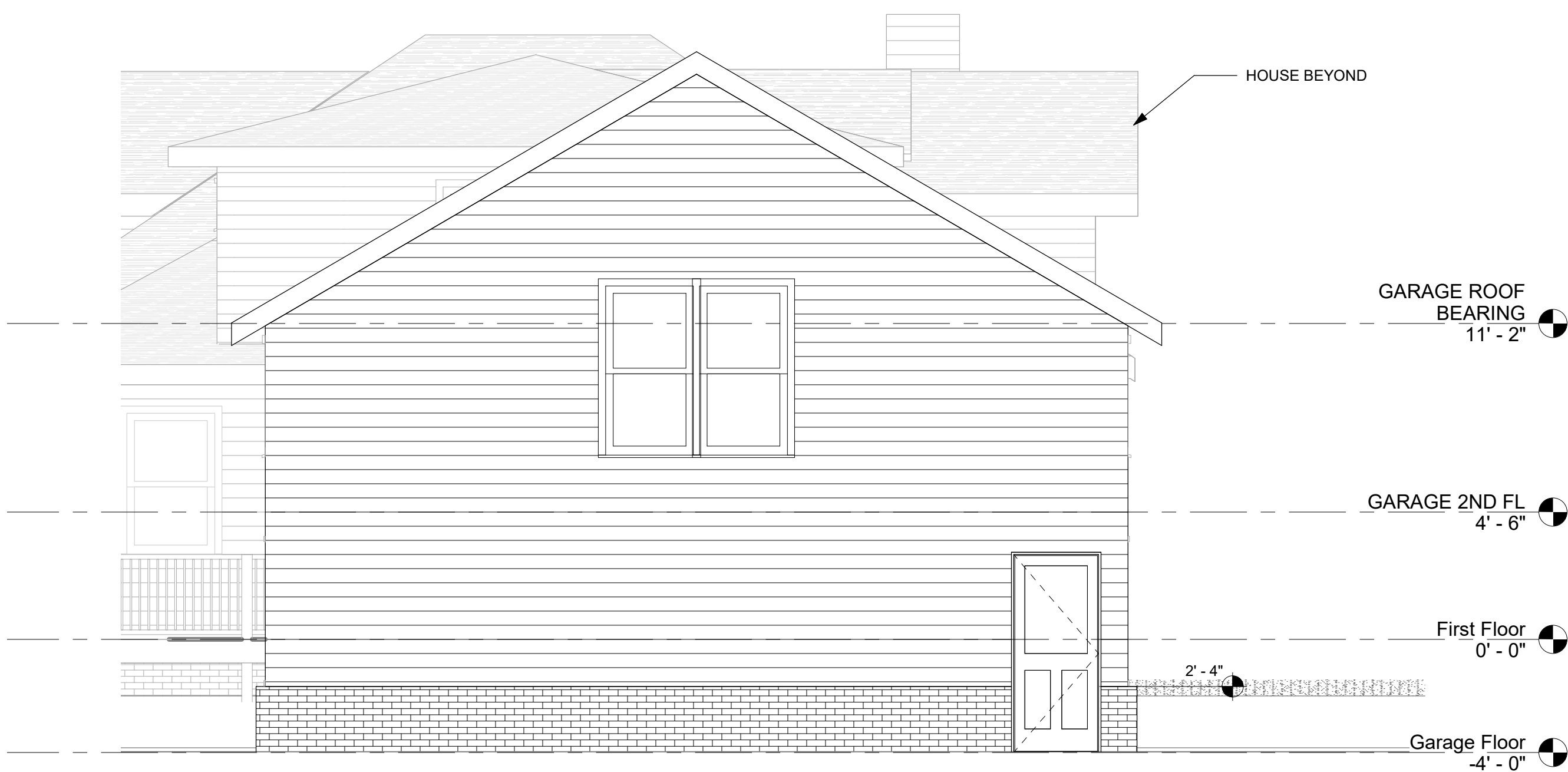
2 GARAGE NORTH ELEVATION
1/4" = 1'-0"



3 GARAGE WEST ELEVATION
1/4" = 1'-0"

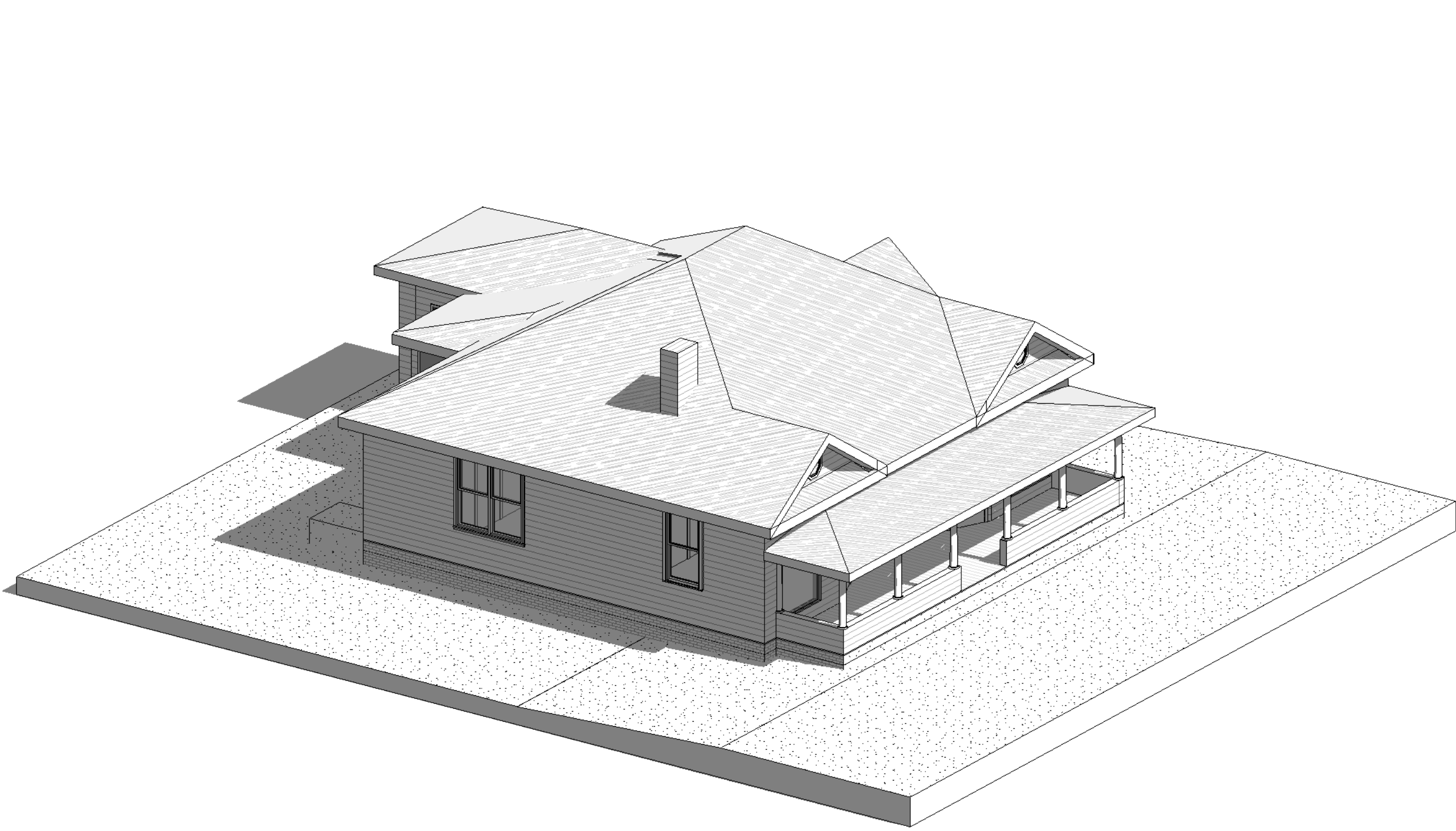


1 GARAGE EAST ELEVATION
1/4" = 1'-0"

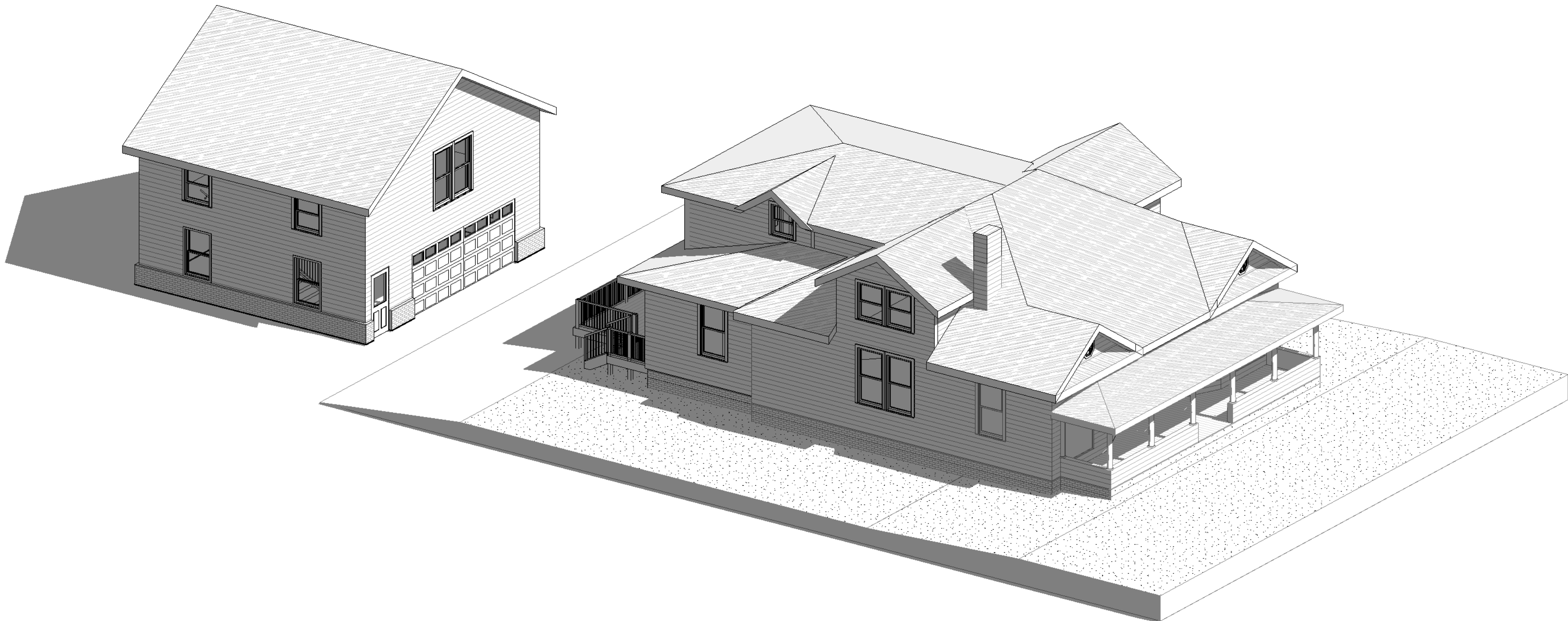


4 GARAGE SOUTH ELEVATION
1/4" = 1'-0"

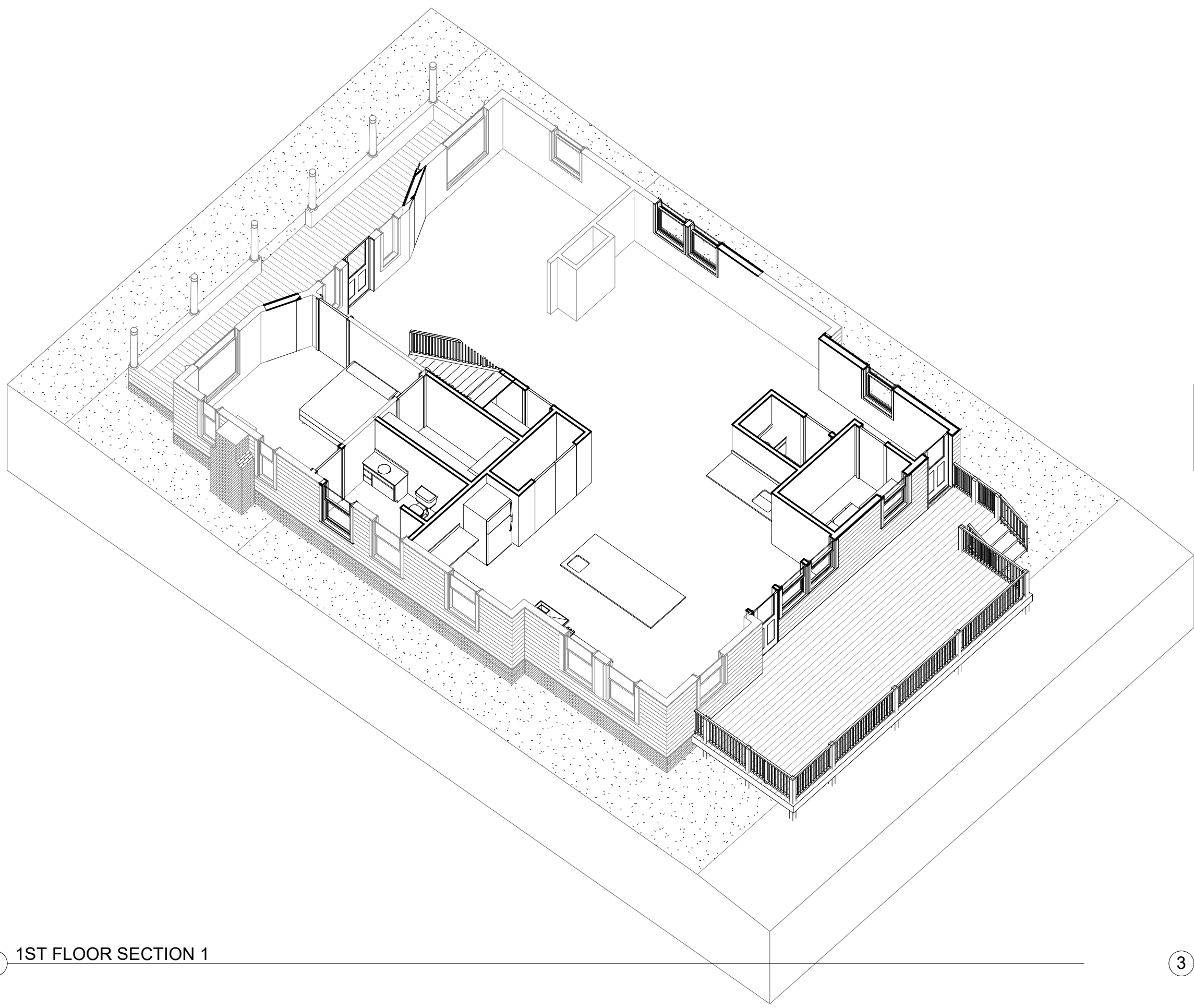
No.	Description	Date
A	DRB REVIEW SET	05.03.2021



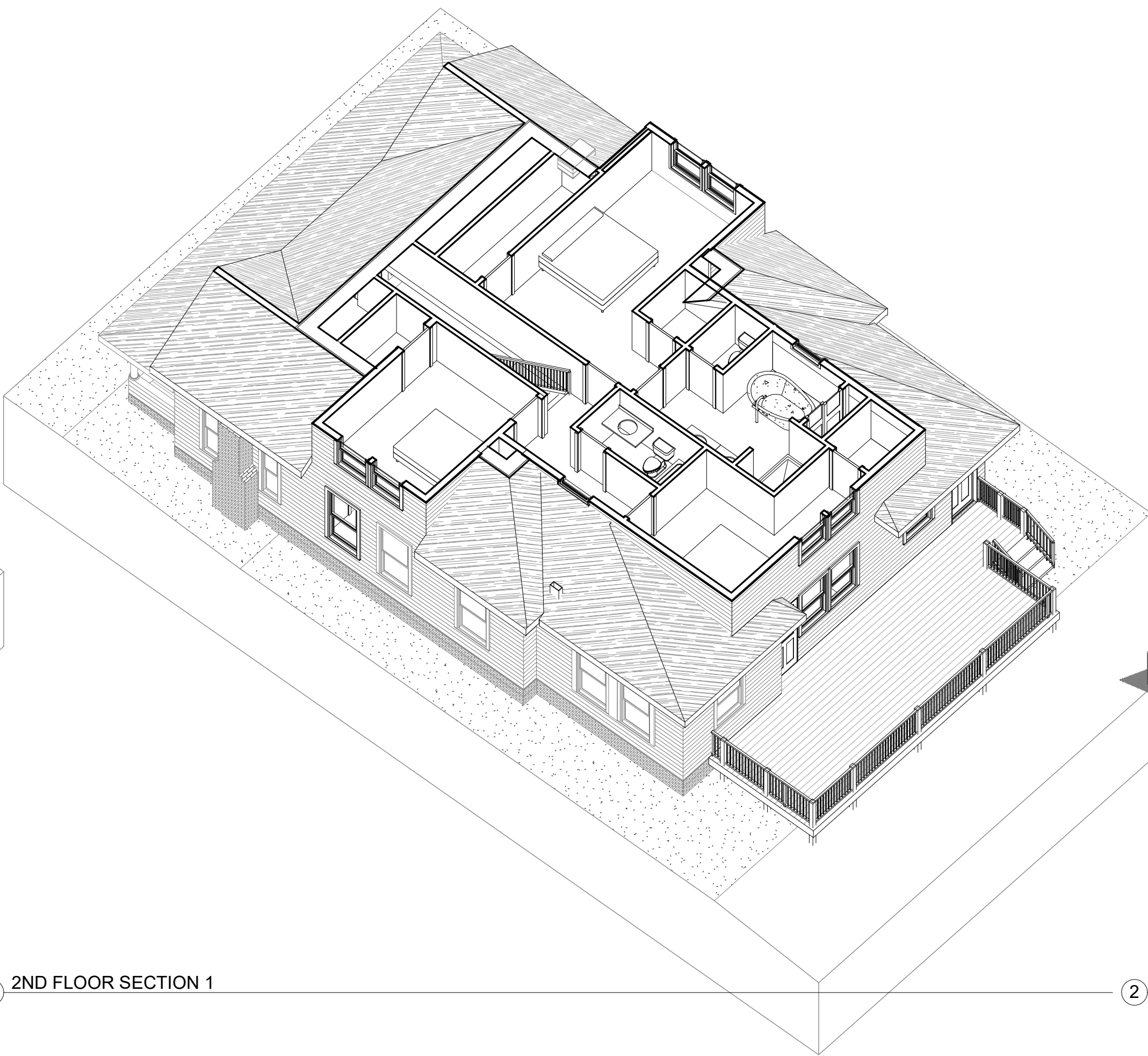
6 EXISTING 3D AXON



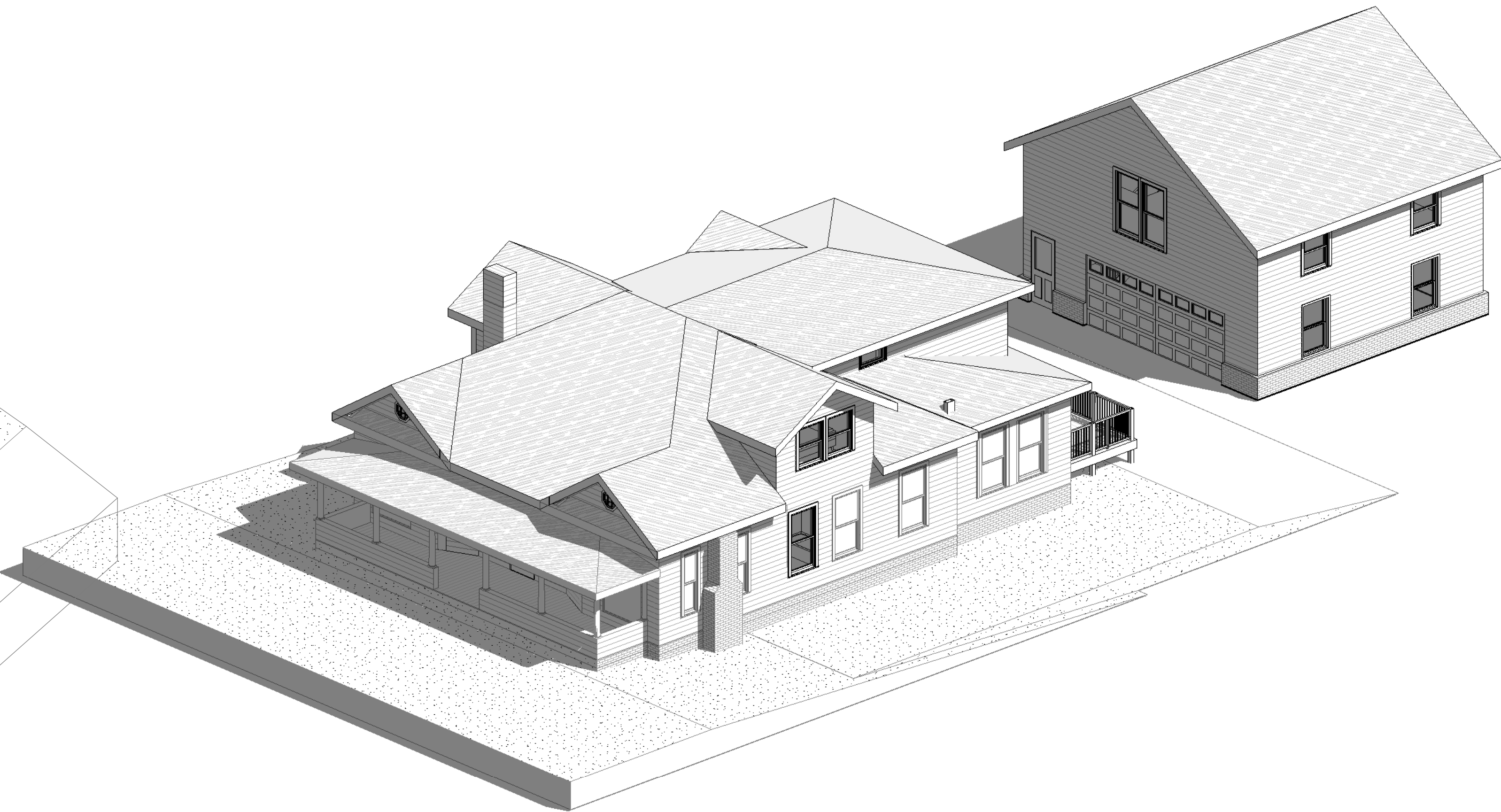
1 NEW CONSTRUCTION NORTHEAST 3D AXON



4 1ST FLOOR SECTION 1

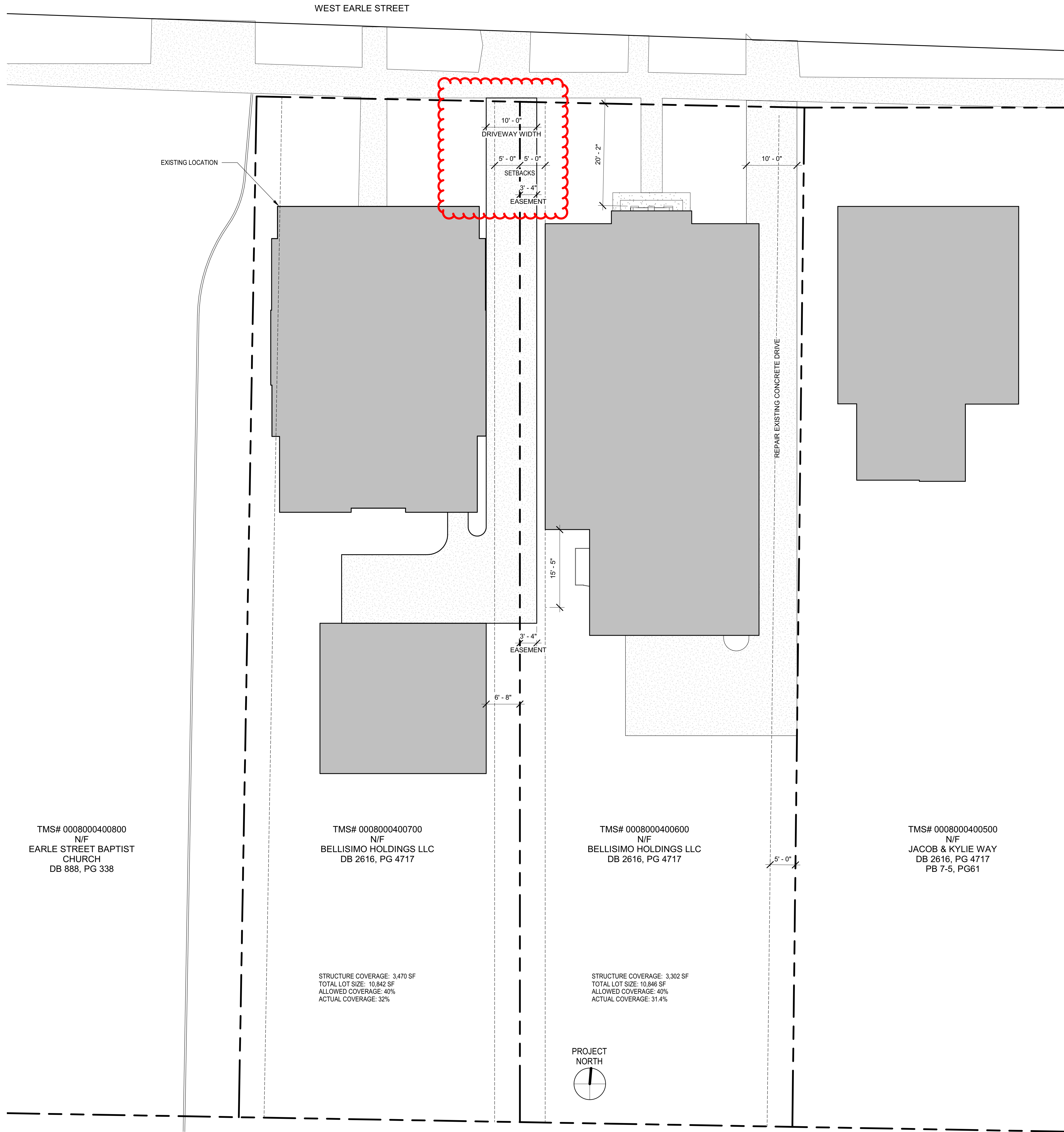


3 2ND FLOOR SECTION 1



2 NEW CONSTRUCTION NORTHWEST 3D AXON

No.	Description	Date
A	DRB REVIEW SET	05.03.2021



- ARCHITECTURAL SITE PLAN NOTES**
1. CONTRACTOR SHALL VERIFY LOCATION OF HOUSE, SEPTIC SYSTEM, AND DRAINFIELD WITH HEALTH DEPARTMENT OFFICIAL PRIOR TO ANY CONSTRUCTION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS AND LOCAL ORDINANCES.
 3. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 4. CONTRACTOR SHALL DESIGN SILT FENCE AND EROSION CONTROL IN ACCORDANCE WITH DHEC.
 5. SURVEY INFORMATION PROVIDED BY: H&M SURVEYING, LLC
 6. ALL TREES TO BE REMOVED SHALL BE MARKED PRIOR TO WORK. MARKED TREES SHALL BE REVIEWED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE REMOVING.
 7. THE CONTRACTOR SHALL GRADE 6" BELOW FINISH GRADES WHERE REQUIRED AND AS INDICATED IN SITE PLAN. REPLACE WITH 6" TOP SOIL.
 8. COORDINATE ROUTING OF ELECTRICAL SERVICE WITH POWER COMPANY.
 9. COORDINATE ROUTING OF ELECTRICAL SERVICE WITH WATER COMPANY.
 10. COORDINATE ROUTING OF TELEPHONE SERVICE WITH TELEPHONE COMPANY.
 11. ALL SERVICE AND UTILITY LOCATIONS SHALL BE COMMUNICATED TO THE ARCHITECT PRIOR TO WORK. GENERAL CONTRACTOR SHALL RECORD ALL LOCATIONS ON AS BUILT DRAWINGS.
 12. PROVIDE TOOLED EXPANSION JOINT EVERY 30'-0" MAXIMUM ALONG PATH OF CONCRETE DRIVEWAY.

1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

Bellissimo Holdings, LLC
211 W. Earle Street

THESE DRAWINGS WERE PREPARED UNDER A LIMITED SERVICE AGREEMENT AND ARE ATTENDED TO REPRESENT DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING CODES.

ARCHITECTURAL SERVICES PROVIDED BY:
LUKE A. SIMS, AIA
GREENVILLE, SC
864.395.2848

No.	Description	Date
A	DRB REVIEW SET	05.03.2021

ARCHITECTURAL SITE PLAN

Project number	21.03	A0.2
Date	2021.05.03	
Scale 1" = 10'-0"		

5/10/2021 11:15:19 PM

GALLERY[®] STEEL

garage doors

3-LAYER CONSTRUCTION



America's Favorite Garage Doors[®]



Model GD2SU; Shown in Black with SQ22 Windows



VINTAGE style with updated APPEAL

Model GD1LU; Shown in
Ultra-Grain® Oak Slate Finish
with Grille on ARCH1 Windows

COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Popular in select markets, Glacier White is a brighter white.*

† Additional charges apply.

Due to the printing process, colors may vary.

CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

ULTRA-GRAIN® FINISH OPTION



Ultra-Grain® Oak
Medium Finish



Ultra-Grain® Oak
Dark Finish



Ultra-Grain® Oak
Walnut Finish



Ultra-Grain® Oak
Slate Finish

- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- Oak woodgrain runs horizontal on stiles and vertical on panels for an authentic, natural look.
- Available in Medium, Dark, Walnut or Slate finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain® finish door has a stucco texture to create a more natural woodgrain appearance.
- Window frames, grilles and inserts are color matched to coordinate with the Ultra-Grain® finish patterns. All window options are available.

Additional charges apply.

SHORT PANEL WINDOW DESIGNS AND TOP SECTION OPTIONS

MODELS
GD1SP, GD1SU,
GD2SP AND GD2SU

HEIGHTS
7'0"–8'0"
WIDTHS
6'2"–7'6" 7'8"–10'0" 11'6"–14'6" 14'10"–19'0" 19'2"–20'0" 9'0"–10'0" 10'6"–12'0"

Illustrations simplified for clarity.

Long Top Section

Plain Short

Plain Long

REC12

REC14

SQ22

SQ24

Trenton® Short†

Trenton® Long†

Kristin® Short†

Kristin® Long†

Wrought Iron Short**

Wrought Iron Long**

ARCH1

Vertical Grille
on ARCH1

Grille on ARCH1

ARCH2

Vertical Grille
on ARCH2

Grille on ARCH2

ARCH3

Vertical Grille
on ARCH3

Grille on ARCH3

Clayton™ Short†

Clayton™ Long†

Wrought Iron Arch**

*Acrylic

†Complements Clopay Entry Door glass.

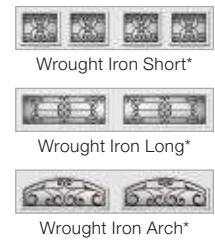
Note: Due to stile width restrictions, some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.

Windows

GLASS



ACRYLIC



Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit www.clopaydoor.com/acrylic for complete details.

*Complements Clopay Entry Door glass.

Long and short windows may be used in any Gallery® Steel 3-layer model. Double-strength glass is standard. Optional obscure, 3/4" insulated and 3/4" insulated obscure glass is available on all Gallery® Steel 3-layer models. Additional charges for optional glass apply.

Windows are available single pane or insulated in clear, frosted, seeded, obscure and rain designs. Clear acrylic also available.



Additional Features



Large authentic arch window designs. Ultra-Grain® finish window frames, grilles and inserts are color coordinated to Medium, Dark, Walnut and Slate finishes.



2" thick polystyrene doors and all Intellicore® polyurethane insulation doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.

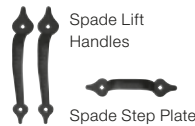


Energy-efficient thermal break. Polyurethane model shown.

- Hot-dipped galvanized steel interior and exterior skins with a baked-on primer and top coat help ensure a virtually maintenance-free door with long-lasting beauty.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 2" thick polystyrene doors and all Intellicore® polyurethane insulation doors comply with 2015 IECC air infiltration requirement of 0.40 cfm/ft² or less (IECC, Section C402.5.2).
- See your Clopay Dealer for WINDCODE® door availability.

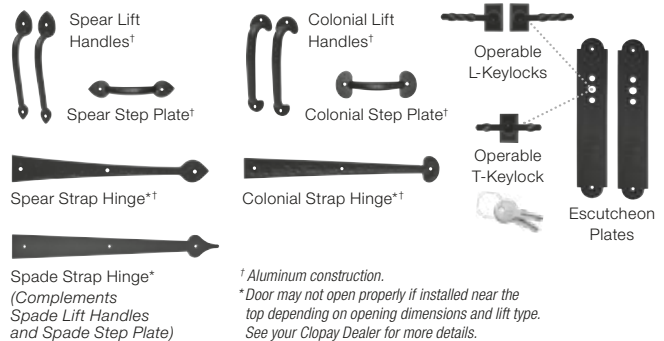
Decorative Hardware

STANDARD



Note: Decorative hardware options vary based on door widths. Standard hardware is not provided if a lock is chosen. See your Clopay Dealer for details.

OPTIONAL



† Aluminum construction.

*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

Warranties



Environmental Assurance

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations



Visit clopaydoor.com or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

Follow us on



©2021 Clopay Corporation. All rights reserved.

RSDR-GALLERY3LAYERSS-10_REV0421

imagine



DESIGN YOUR DOOR
OPEN CAMERA
AND POINT!

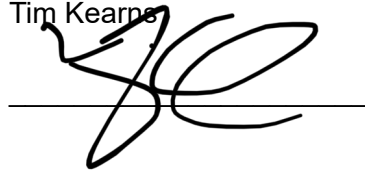
Austin Rutherford
City Of Greenville Zoning

This letter is in response to a request from Austin Rutherford for an explanation of why a storage shed located at 215 W Earle St was demolished.

The shed was in dire condition. A strong wind or even a push from someone could have taken the building down. It was also damaged pretty much completely to the ground when tree guys were removing trees beside it. This was the only reason it was taken down completely and removed at this point in time. It was always a plan to remove the shed at a later date for future construction on the site and for safety reasons.

If the shed was not damaged by the tree guys it still would have been removed completely but at a later date in time. I also did not realize the City required permission for a storage shed to be removed. That being said the damage from the tree company to the building expedited me to remove it for the reasons stated above.

Tim Kearns

A handwritten signature in black ink, appearing to be 'Tim Kearns', written over a horizontal line.

03/04/21



**Planning Staff Report to
Design Review Board - Neighborhood
May 28, 2021**
for the June 3, 2021 Public Hearing

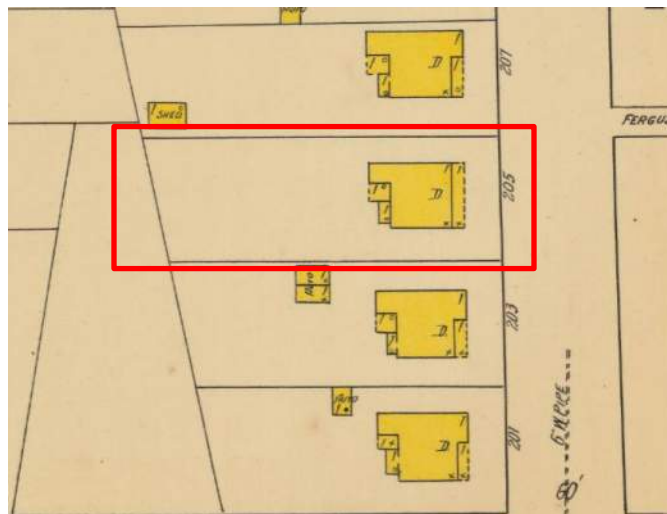
Docket Number: CA 21-354
Applicant: Stephen Schell
Property Owner: Jeannette & Stephan A Schell
Property Location: 107 W. Park Avenue
Tax Map Number: 001200-01-00300
Acreage: 0.297
Zoning: RM-2, Single- & Multi-Family Residential District; Heritage POD
Proposal: Demolish existing home and construct a new single-family home
Staff Recommendation: Deny

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness
Sec. 19-6.9 Single-family residential infill standards

Staff Analysis:

The applicant proposes to demolish the existing one-story single-family home at 107 W. Park Avenue and construct a new two-story single-family home. The subject property is located within the Heritage Preservation District and was constructed c. 1910 per City of Greenville's Historic Survey list. The 1920 Sanborn Map records the existing home as shown below:



Per the Land Management Ordinance, no building within a Preservation Overlay district may be demolished without first receiving a certificate of appropriateness for demolition by the Design Review Board. When considering a proposal for demolition, the Design Review Board shall consider the following:

1. The historic or architectural significance of the structure.
2. The importance of the structure to the integrity and character of the district.
3. The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.
4. Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.
5. Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.
6. Evidence presented by the applicant proving unreasonable hardship.
7. The merit of the proposed replacement project in enhancing the character, harmony, and economic health of the community.

Existing Structure

The City's historic resource surveys notes the year of construction for this home as c. 1910. Adjacent homes, 103 and 109 W. Park Avenue, are shown as constructed c.1900. The existing house is a one-story, hipped-roof, Craftsman-influenced home with a full front façade shed roof porch. Staff notes there are ten homes on the south side of W. Park Avenue between Townes Street and Maranatha Baptist Church & School. All ten homes exhibit a one or one-and-a-half story design.

As required in Design Guideline HR.25, an inspection was conducted by Architecture 224 LLC on a date not provided. The following aspects of the home were noted as "in grave disrepair":

- Structural degradation in the pier and foundation system resulting from brick piers (without CMU cores) resting directly on grade rather than concrete footings
- Bowing of main floor joists and beams as observed in the crawlspace
- All windows are single pane, creating a significant loss of thermal control within the space
- The house has no thermal insulation
- Observable mold and moisture damage in many interior rooms and within existing wall cavities
- Antiquated and likely unsafe electrical and HVAC systems that would require wholesale replacing

Repair & remodel cost estimates have not been provided by the applicant. Staff finds many of the issues, presented within the architectural report, to be normal upgrades and repairs for a historic home of this age. Contrary to the report, staff does find the home to have significant architectural appeal and that the financial investment to rehabilitate this 110-year old home under-weighs both the intrinsic value and the historical value of the home. This is seen by the nine other neighboring homes along the same side of the West Park Street that are of a similar architecture and similar age.

Staff finds the request does not meet the requirements of HR.25 for the Board to allow a demolition as follows:

- A. The applicant has not provided a detailed financial report to note the "costs of rehabilitation nor any evidence that the existing building is not capable to produce a reasonable economic return on the investment."
- B. "Cost estimates for the correction" of "specific problems" with the home have not been provided by the applicant.
- C. "A project timetable or a budget has not been provided for either the demolition or new construction".

Per the Land Management Ordinance and HR.25 of the *Design Guidelines for Preservation Overlay Districts*, an application for demolition shall be accompanied by a complete plan for new development on the site.

The proposed replacement structure is a two-story, modern design interpretation of a foursquare. It features:

- A low-pitched hipped roof and front stoop.
- Roofing will be architectural shingles for the main body of the home while the stoop and rear porch will be metal.
- Windows are shown to be wood-clad.
- The siding is shown as both painted fiber cement siding and horizontal cedar siding. The applicant did not clarify which material would be utilized.

Design guideline AR.6 recommends new buildings appear similar in scale to traditional single-family homes. Further, HR.25 states where demolition is permitted, new construction should relate better to the historic district than the existing building. Staff finds all the existing homes along this south side segment of W. Park Street are either one story or one-and-a-half story bungalows and share similar design traits and similar age to the existing subject home.

As proposed, staff finds that the primary plane of the front facade reads as a two-story structure and is taller than most of the structures on the block, which fails to satisfy these design guidelines. Further, the proposed design is not consistent with the pattern of bungalow-style homes on this portion of W. Park Street.

The other nine historic homes also feature a large front porch, with many that utilize a full front façade porch, like the existing home proposed for demolition. In addition, the existing home utilizes intrinsic pillar and trim detailing with a beadboard ceiling. Staff finds the stoop, provided with the proposed design, to be out of character, when compared with the neighboring homes and lacks the historic articulation present in the existing home proposed for demolition.

Finally, the new design proposal includes an in-house garage. Per Design Guideline AR.10(A) a garage should be detached from the main structure. Incorporation of an attached garage into the proposed home's design does not comply with this guideline.

Therefore, staff concludes the existing historic home is more compatible with neighboring historic homes and the district's architectural fabric than the proposed replacement home.

Summary

In review of an application for demolition within a preservation overlay district, the Design Review Board shall consider whether the proposed structure relates better to the historic district than the existing building. Staff finds that the proposed two-story structure, with a smaller porch/stoop, is inconsistent with the existing one/one-and-a-half story bungalow-style residences with larger porches along the south side of W. Park Avenue. In addition, staff does not find evidence of an economic hardship nor evidence that the structure, after rehabilitation, would not produce a reasonable economic return on investment. The applicant did not provide financial records, as required per the Design Guidelines. Therefore, staff recommends **denial** of the application.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

There is a City of Greenville flood study area located on this parcel and the house location will need to meet the requirements of section 19-7.7 of the Land Management Ordinance when the application for the building permit is submitted.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

The applicant should be aware of the tree preservation and protection ordinance LMO Section 19-6.3

Relevant Design Guidelines for Preservation Overlay Districts:

HR.23 A property owner should not allow their building to deteriorate by failing to provide ordinary maintenance.

- A. Use the gentlest means possible to clean the surface of materials and features.
- B. Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
- C. Plan repainting carefully.
- D. Maintain masonry walls in good condition.
- E. Maintenance of windows.
- F. Maintenance of storefronts.
- G. Maintenance of roofs.
- H. Maintenance of awnings and canopies.
- I. Maintenance of signs.

HR.25 An historic building should not be demolished.

- A. A prerequisite for any demolition of an historic building should be a documentation of economic hardship.
- B. If a request for a demolition is based on structural instability or deterioration, a technical report prepared by an architect or professional engineer should be submitted.
- C. An application for demolition should be accompanied by a complete plan for the new development proposed on the site.

AR.6 A new building should appear similar in scale to traditional single family houses

- A. New construction should appear similar in mass and scale to nearby historic structures.
 - Structures in the Preservation Overlay Districts range from one to two stories, but most are typically one and one-half stories.
 - The primary plane of the building front should not appear taller than those of typical historic structures in the block.
- B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.
 - Historic residences within a 300 foot radius of the new structure should be used in calculating the height of the surrounding context.

AR.7 The form of a new building should be similar to those seen traditionally in the historic district

- A. Use building forms similar to those found traditionally in a district.
 - Vertically-oriented, rectangular shapes are typical and are encouraged.
 - One simple form should be the dominant element in a building design.
 - Building forms that step down in scale to the rear of the lot are encouraged.
 - Smaller, secondary buildings should be simple rectangular shapes, as well.
- B. Use traditional roof forms.
 - Sloping roofs such as gable and hip roofs are appropriate for primary roof forms.

- Exotic building and roof forms that would detract from the visual continuity of the street are discouraged. Geodesic domes and A-frames are not considered traditional building forms and should not be used.
 - Eave depths should be similar to those seen traditionally in the neighborhood.
- C. The number and size of dormers should be limited on a roof, such that the primary roof form remains prominent.
- Because they break up the perceived scale of a roof, dormers are also encouraged.
 - The top of a dormer's roof should be located below the ridge line of the primary roof and set back from the eave.
- D. Roofs should be similar in scale to those used historically on comparable buildings.
- The length of a roof ridge should not exceed those seen historically on comparable buildings.

AR.9 A new building should be visually compatible with historic structures in the area

- A. A new building should not be designed to look old.
- Use ornamental details with restraint.
- B. Using contemporary interpretations of historic styles is encouraged for new buildings.
- A new design that draws upon the fundamental similarities among historic buildings in the community (without copying them) is preferred. This will allow a new structure to be seen as a product of its own time and yet be compatible with its historic neighbors.
 - New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples.
 - New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.
 - The imitation of older historic styles may also be considered.
- C. New architectural details should relate to comparable historic elements in general size, shape, scale and finish.
- D. Where a deck is used, it should be unobtrusive, as seen from the street.
- Locating a deck to the rear of the primary structure is preferred.
- E. Use contemporary interpretations of architectural features that are common to traditional buildings in the neighborhood.
- These include porch columns and balustrades, chimneys, trim elements and shutters.
- F. If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.
- Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.
 - Use ornamental details with constraint.
 - Historic details that were not found in the districts are inappropriate.

AR.15 Use colors to create a coordinated color scheme for a building

- A. The facade should "read" as a single composition.
- B. Employ color schemes that are simple in character.
- Using one base color for the building is preferred.
 - Using only one or two accent colors is also encouraged, although precedent does exist for using more than two colors in some situations.
- C. Base or background colors should be muted.

- Use the natural colors of the building materials, such as the buff color of limestone, as the base for developing the overall color scheme.
 - Use matte finishes instead of glossy ones.
- D. Reserve the use of bright colors for accents only.
- Bright colors may highlight entries.

Relevant Code Provisions:

Section 19-2.3.8 – Certificate of Appropriateness

(E) Standards.

- (1) Demolition. The demolition of structures in a preservation overlay (PO) district or certain buildings in the C-4 district may constitute an irreplaceable loss to the quality and character of the city. Absent an imminent threat to public safety as determined by the property maintenance administrator, no building in a PO district or on the list of "Protected Structures in the C-4 District" may be demolished without first receiving a certificate of appropriateness for demolition by the appropriate DRP. The list of "Protected Structures in the C-4 District" shall be approved by council and maintained by the administrator. To qualify for the list, the structure must meet at least one of the following criteria:
- (a) Be a noteworthy representation of the design attributes promoted by the applicable guidelines;
 - (b) Be designed by a nationally or regionally recognized architect;
 - (c) Be a historically significant structure;
 - (d) Have remarkably distinctive design features; or
 - (e) Be part of a group of buildings that, together, contribute to the established streetscape.
- The DRP, in considering an application for demolition of a building in a PO district or on the list of "Protected Structures in the C-4 District," shall be guided by balancing the contribution of the particular structure to the character of the district against the design merits of the proposed replacement project. In particular, the DRP shall consider the following:
1. The historic or architectural significance of the structure.
 2. The importance of the structure to the integrity and character of the district.
 3. The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.
 4. Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.
 5. Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.
 6. Evidence presented by the applicant proving unreasonable hardship.
 7. The merit of the proposed replacement project in enhancing the character, harmony, and economic health of the community.



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Stephen Schell	Stephen Schell
*Title:	CEO	CEO
*Address:	25 Highland Dr, Greenville	25 Highland Dr Greenville
*State:	SC	SC
*Zip:	29605	29605
*Phone:	864 386 2066	864 386 2066
*Email:	Steve@MajestyBuilders.net	Steve@MajestyBuilders.net

PROPERTY INFORMATION

*STREET ADDRESS 107 West Park Ave

*TAX MAP #(S) 0012000100300

*PRESERVATION DISTRICT/SPECIAL DISTRICT West Park

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☐ CA Neighborhood New ☒ CA Neighborhood Modification (☐ Major/ ☐ Minor)

☐ CA Urban New ☐ CA Urban Modification (☐ Major/ ☐ Minor)

☐ CAS Staff New (☐ Major/ ☐ Minor) *please see item D. for description

☐ CAS Staff Modification

☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) ~~N/A~~ 21-979

To include: scope of project and response to specific guidelines and special conditions.

We would like to remove the old house and
construct a new house. The existing house is
beyond repair

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major</u> : All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor</u> : Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE**

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file. Data is updated monthly.**

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

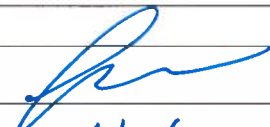
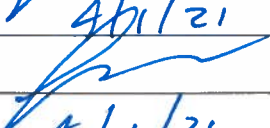
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

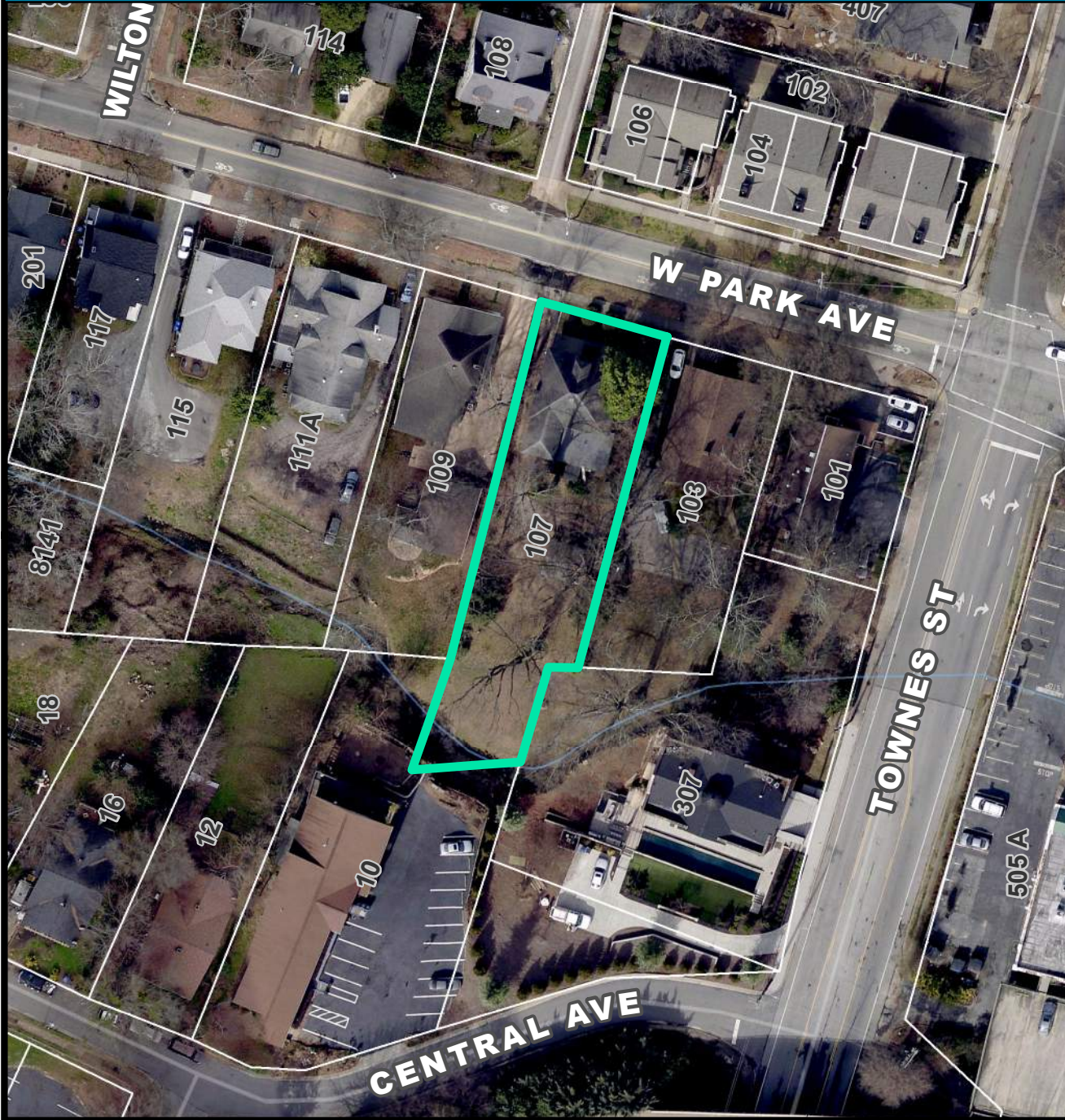
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

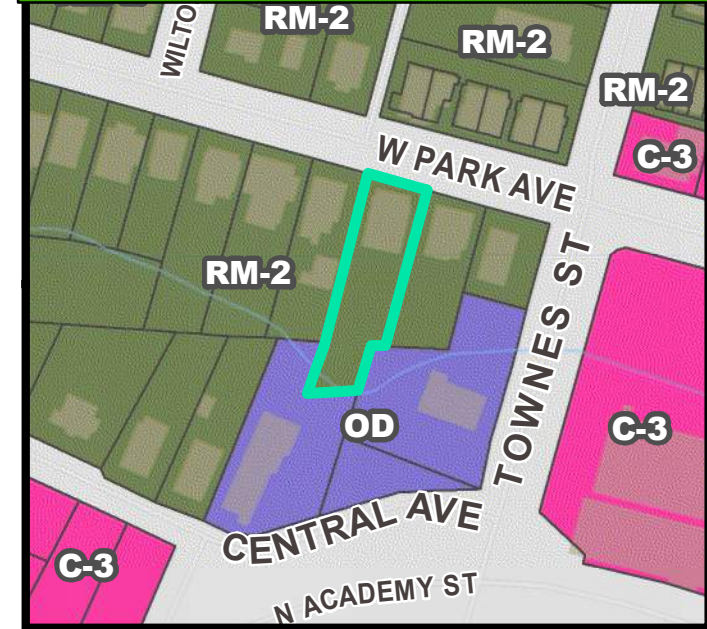
*Signatures	
Applicant	
Date	4/1/21
Property Owner/Authorized Agent	
Date	4/1/21
Public Hearing information	
Public Hearing signs	

CA-21-354 • 107 W. PARK AVENUE

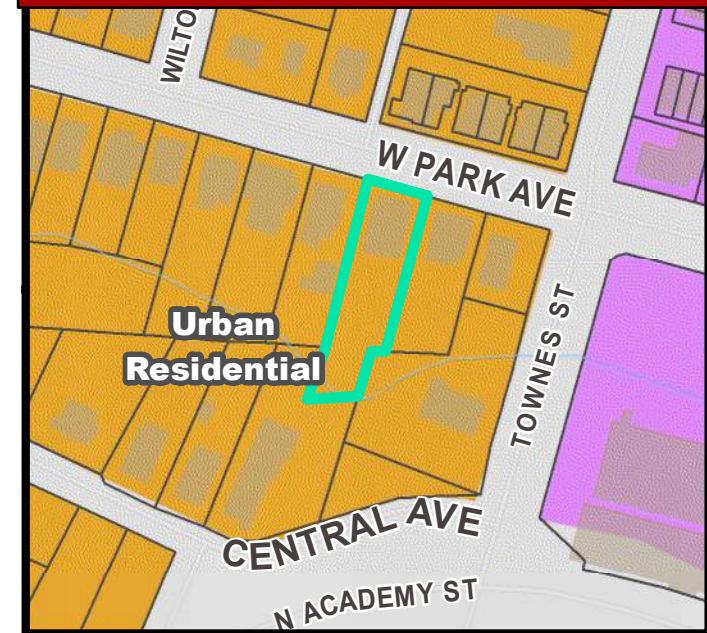
AERIAL VIEW



CURRENT ZONING

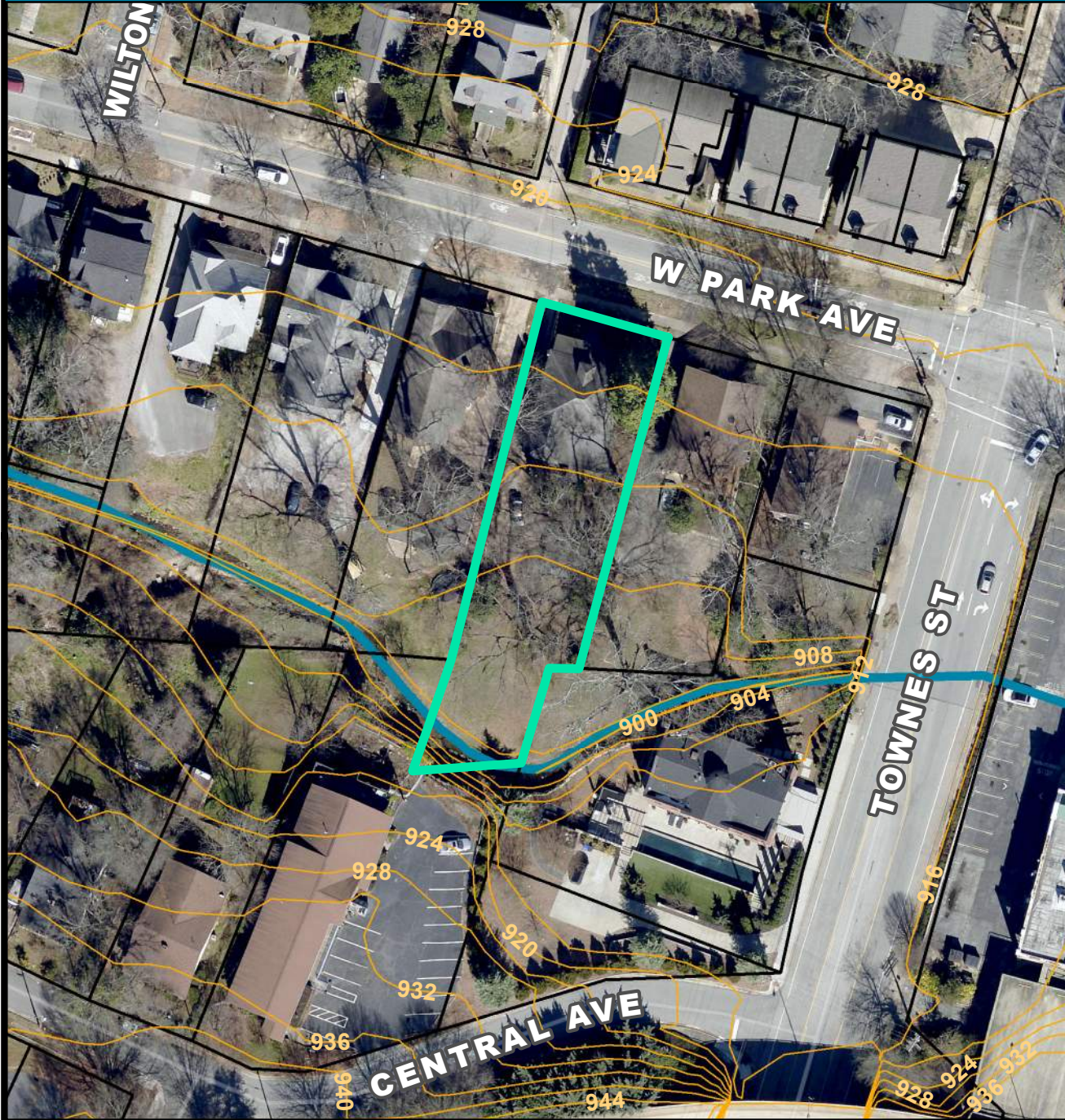


FUTURE LAND USE

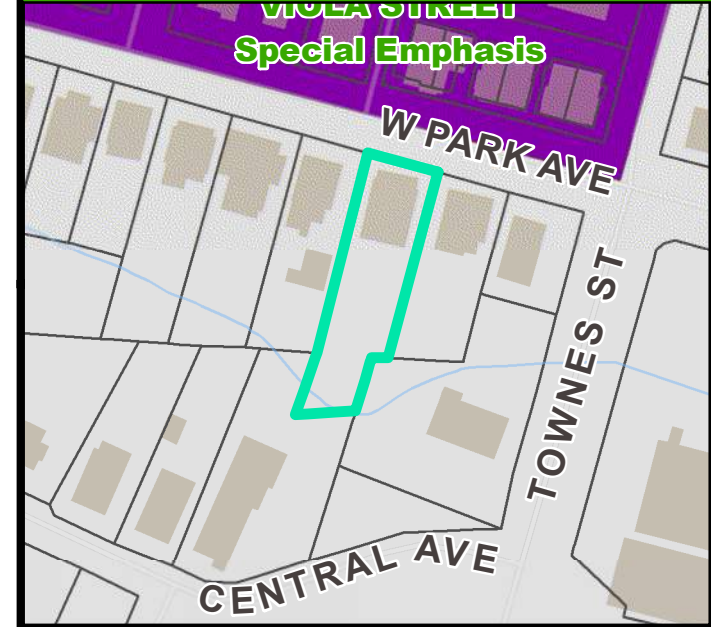


CA-21-354 • 107 W. PARK AVENUE

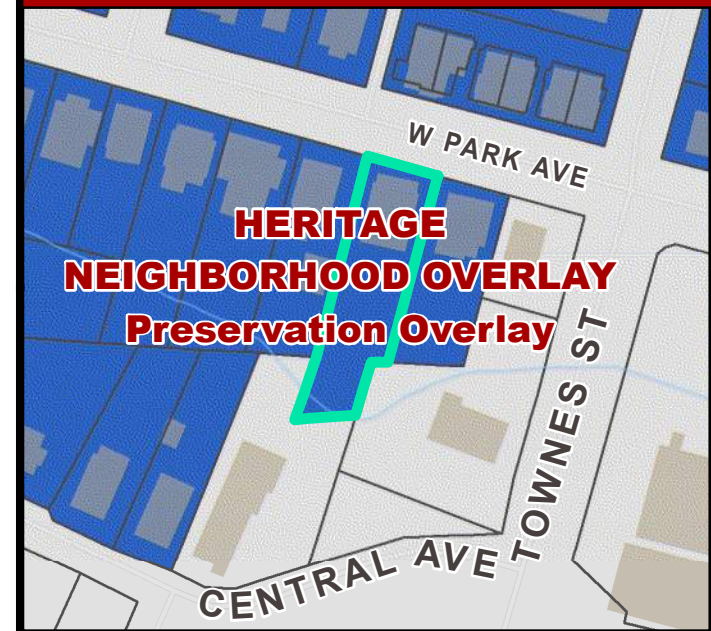
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Statewide Survey of Historic Resources
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 45 / / 0589
Status County No Quad No Site No

Tax Map No.: _____

Reconnaissance Survey Form

Identification

Historic Name: Lagerholm, Carl F. and Emma, house

Common Name:

Address/Location: 107 W Park Ave

City: Greenville

County: Greenville

Vicinity of:

Quadrangle Name: Greenville

Ownership: Private

Category: building

Historical Use Residential/Domestic

Date: ca. 1925

Current Use: Residential/Domestic

SHPO NR DOE: Not Eligible

Other Designation Heritage Neighborhood Local
Preservation District

Notes: 1-story, hip-roof, frame; Craftsman-influenced; center hip-roof dormer; attached, shed-roof porch
w/Ionic columns on brick piers; weatherboards; 10-light casement windows; brick foundation; single-
leaf entry w/transom

Photographs

Roll No.: Neg. No.: View of:
6 32 oblique



Program Management

Recorded by: CG, Edwards-Pitman Environmental, Inc.

Date Recorded: 11/13/2002



**BUILDING CODES DIVISION
CITY OF GREENVILLE, SOUTH CAROLINA
PLAN REVIEW COMMENTS**

DATE: April 21, 2021
PERMIT NUMBER: 21-00000979
APPLICATION DATE: March 17, 2021
APPLICATION TYPE: DEMOLITION, RESIDENTIAL SINGLE FAMILY
ADDRESS: 107 W PARK AV
OWNER: SCHELL JEANNETTE JTWROS
CONTRACTOR: MAJESTIC BUILDERS

Application Status:

*The permit for this project is **"DISAPPROVED"**. If the applicant intends to modify the plans in response to the comments, new plan sets must be submitted for review in the same quantity as the original submission. All plan revisions must be "clouded" and accompanied by a narrative attachment addressing each comment referenced to the appropriate plan sheet(s).*

Reviewing Agency		Revision Number
BUILDING CODES		000
Date	Action	Reviewed by
March 23, 2021	REVIEWED PLANS	KAYLYN TIMMS 467-4589

Plans are approved with the following general comments:

1. All debris and demolished material shall be removed from the premises and disposed of properly. All building sewers shall be capped at the property line and inspected. PLEASE CALL FOR INSPECTIONS. All utilities must be disconnected. Upon demolition of a structure, the sewer lateral shall be capped at the property line. A "Y" connection must be installed on the sewer line with a cleanout stack run to grade level with a clean out plug installed. Protect fire hydrants, lamp posts, manholes, fire alarm boxes, catch basins, sidewalks, curbs, and surrounding property. Protect pedestrians. Grass seeding must be done on all disturbed ground. Keep streets clear of mud and dirt at all times.

Reviewing Agency		Revision Number
ENVIRONMENTAL ENGINEERING		000
Date	Action	Reviewed by
April 5, 2021	REVIEWED PLANS	PAUL DOW 864-467-4400

Plans are approved with the following general comments:

WASTEWATER - The existing sanitary sewer laterals shall be properly capped and inspected by the City Plumbing Inspector. At a minimum the laterals shall meet the following requirements:

Reviewing Agency

ZONING

Revision Number

000

Date

April 21, 2021

Action

REVIEWED PLANS

Reviewed by

COURTNEY POWELL 467-4482

Plans are denied for the following reasons:

1. Property is within a historic district and requires Certificate of Appropriateness approval from Design Review Board and public notice posting of the property for 30-days prior to issuance or approval of a demolition permit. Please contact Austin Rutherford at arutherford@greenvillesc.gov for further details.



107 WEST PARK AVENUE



At the request of Majestic Builders, I have completed an on-site inspection of the existing residence at 107 West Park Avenue. The structure is a modest one of limited architectural appeal or significance. Furthermore, there are a number of physical aspects of the home that have fallen into grave disrepair. These items include, but are not limited to, the following:

- structural degradation in the pier and foundation system resulting from brick piers (without CMU cores) resting directly on grade rather than concrete footings
- bowing of main floor joists and beams as observed in the crawlspace
- all windows are single pane, creating a significant loss of thermal control within the space
- the house has no thermal insulation
- observable mold and moisture damage in many interior rooms and within existing wall cavities
- antiquated and likely unsafe electrical and HVAC systems that would require wholesale replacing

It is my professional opinion that rehabilitating the structure would entail a sizable financial investment out of scale with the historical value of the home.

Scott Crichton, AIA, LEED AP

Owner, ARCHITECTURE 224 LLC

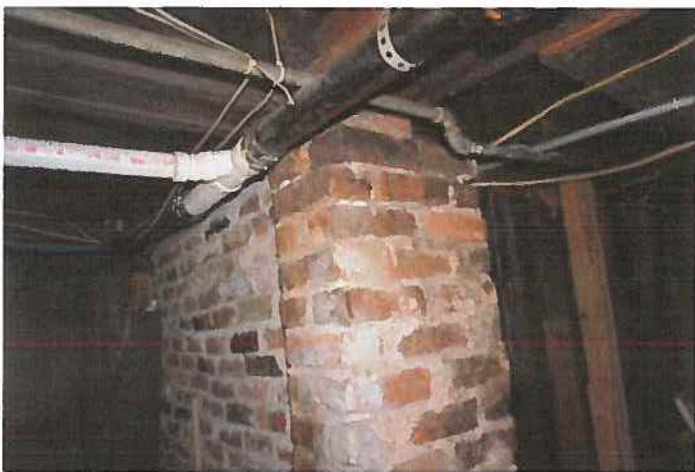
Exterior Views



Crawlspace Views



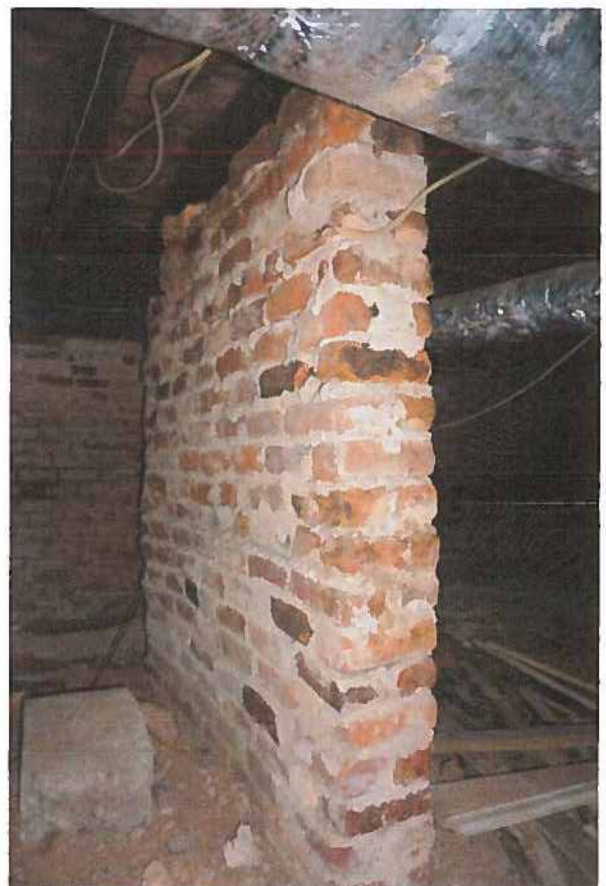
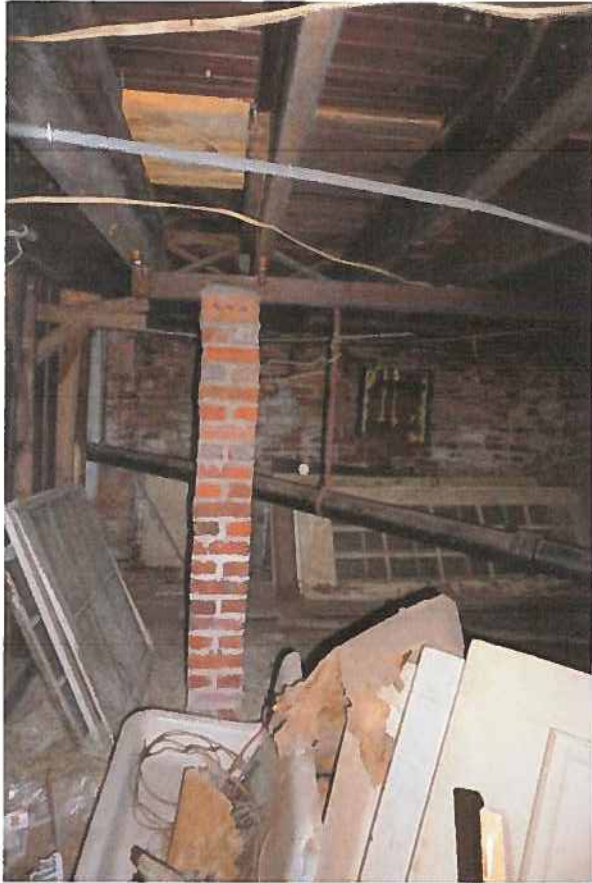
The front porch is about to collapse.



There is no subfloor on the entire house.



Crawlspace Views



Crawlspace Views



Piers are resting on clay.

Interior Views



Moisture and mold.



Interior Views



Moisture and mold.



Moisture and mold.

Interior Views



Moisture and mold.



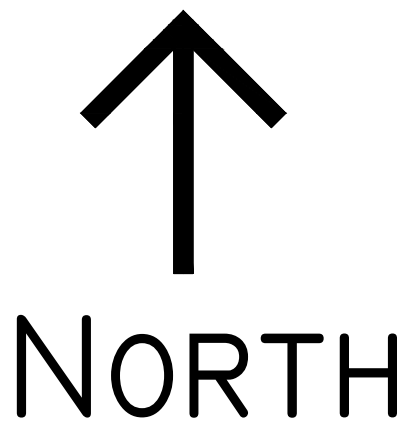
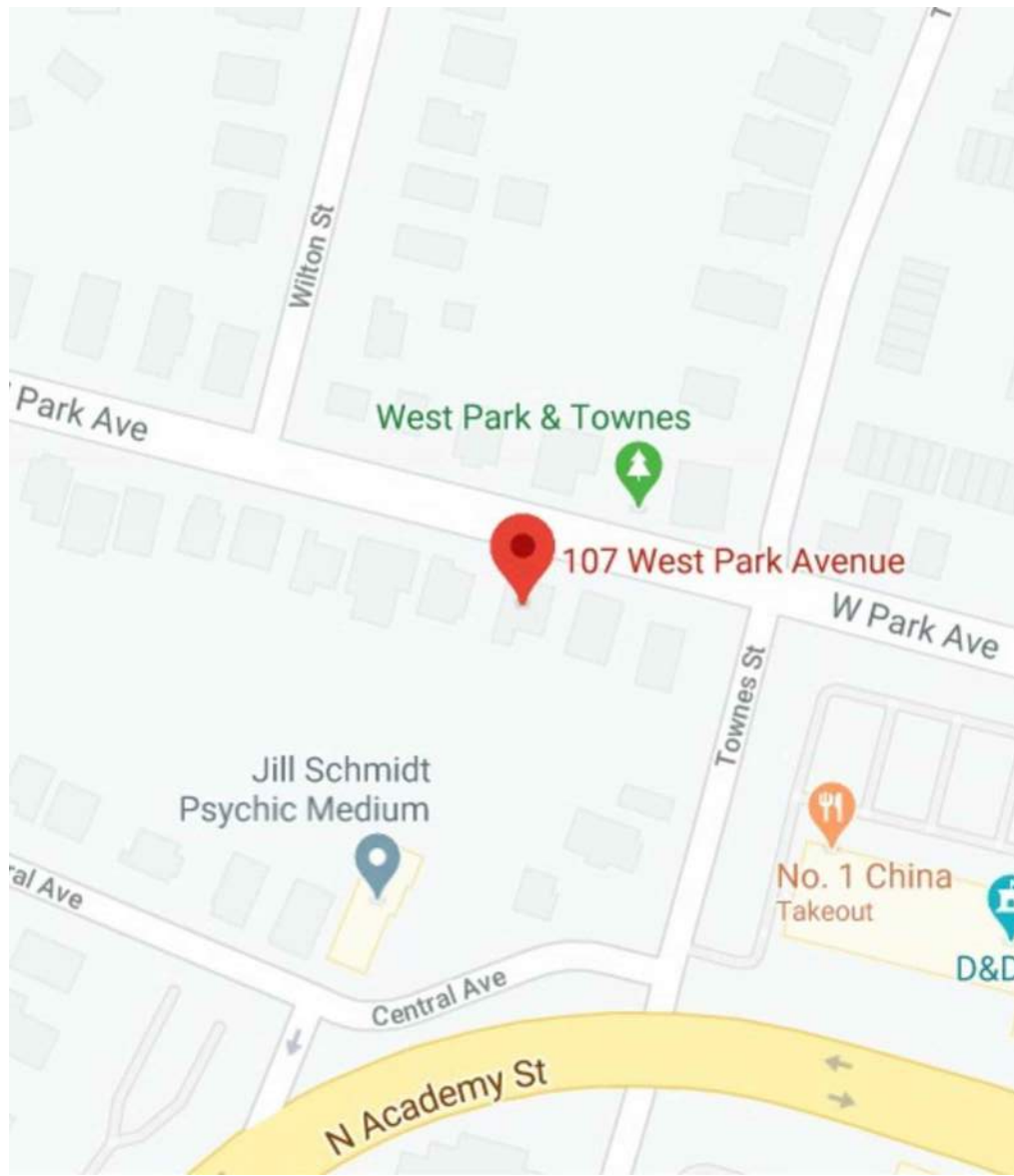
107 W. PARK AVE

107 W. PARK AVE, GREENVILLE SC, 29601

DRAWING CONTENTS

C 1 - COVER SHEET
S 1 - SITE PLAN
A 1 - PROPOSED LOWER LEVEL
A 2 - PROPOSED MAIN LEVEL
A 3 - PROPOSED UPPER LEVEL
A 4 - FOUNDATION AND ROOF
A 5 - EXTERIOR ELEVATIONS
A 6 - EXTERIOR ELEVATIONS

MAP



ZONING

TAX MAP # 0012000100300

ZONE : RM-2

TEAM

OWNER
MAJESTIC BUILDERS, INC.
864 241 0123
301 A E. STONE AVE
GREENVILLE, SC 29609

DESIGNER
MICHAEL D. PHILLIPS
770 823 8830
301 A E. STONE AVE
GREENVILLE SC, 29609
MICHAEL@MAJESTICBUILDERS.NET
MAJESTICBUILDERS.NET

107 W. PARK AVE
107 W. PARK AVE, GREENVILLE SC, 29601

GENERAL NOTES

THE CONTENTS OF THESE DRAWINGS ARE THE PROPERTY
OF MAJESTIC BUILDERS.

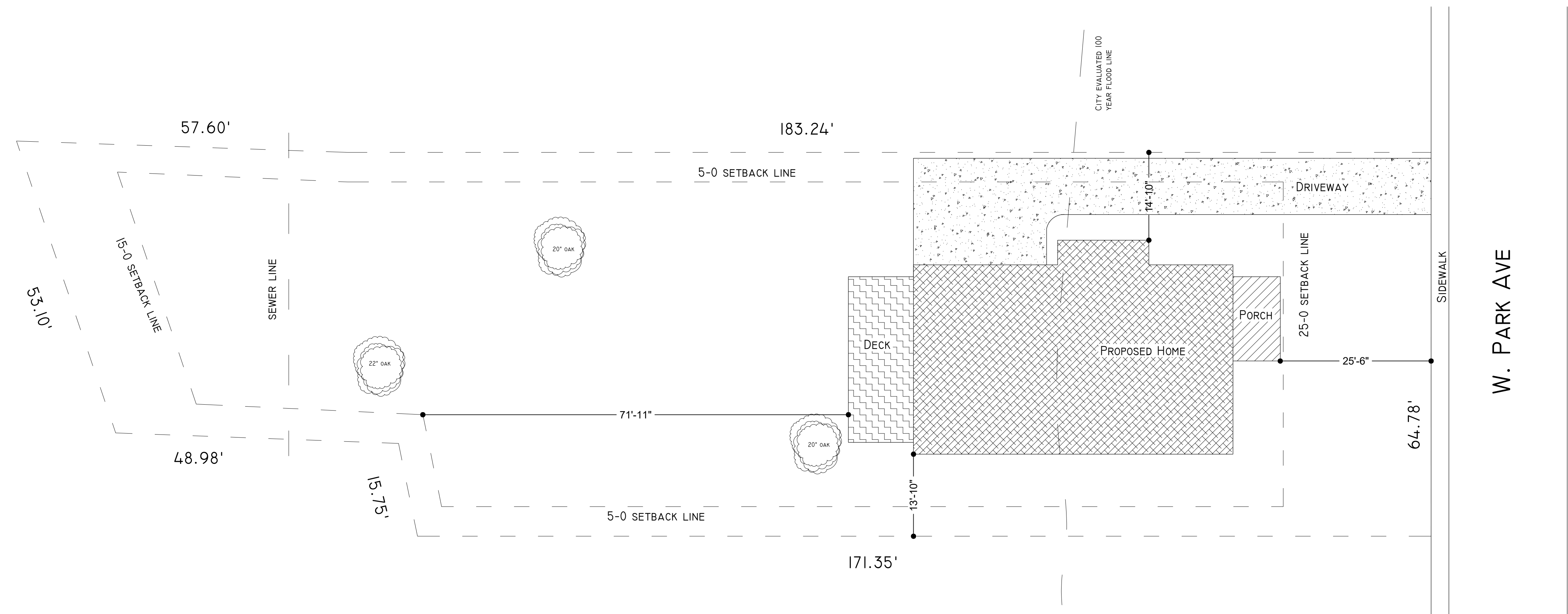
No.	REVISION/ISSUE	DATE

MAJESTIC BUILDERS
301 A E. STONE AVE
GREENVILLE, SC 29609
(864) 241-0123
MAJESTICBUILDERS.NET

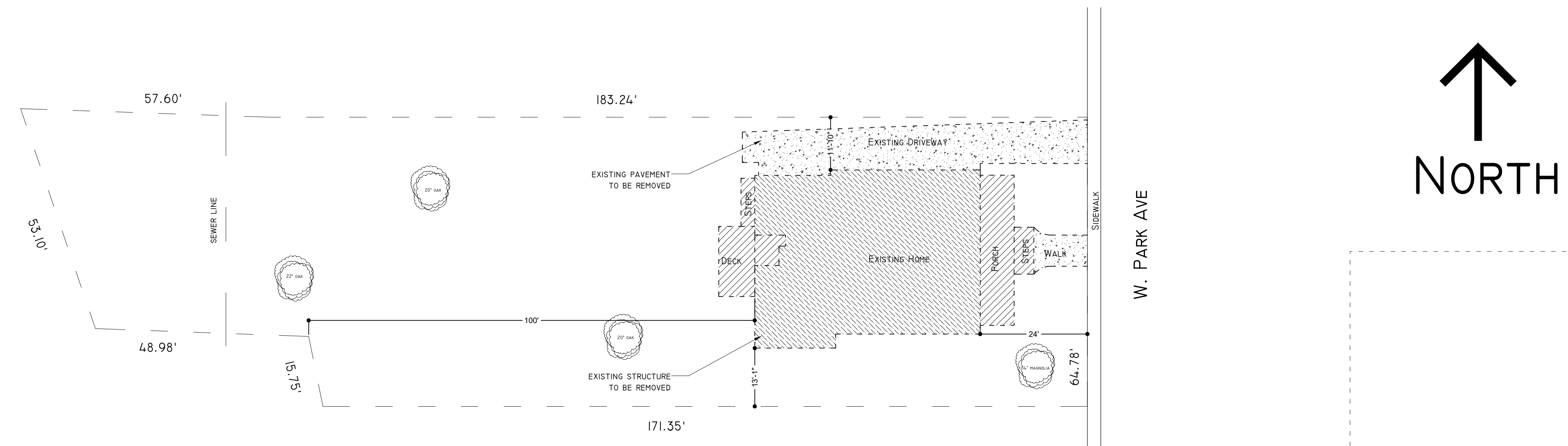
COVER SHEET

C 1

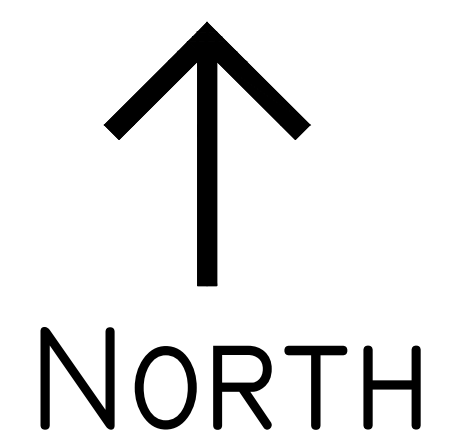
DATE 4/20/21	PRICING SET
DRAWN BY MDP	



1 Proposed Site Plan
3/32" = 1'-0"



2 Demo Site Plan
1/16" = 1'-0"



107 W. PARK AVE
107 W. PARK AVE, GREENVILLE SC, 29601

GENERAL NOTES

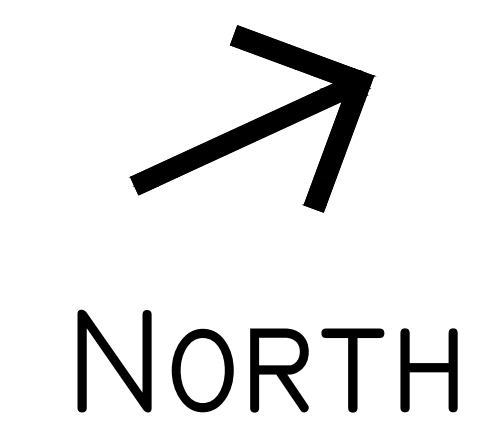
THE CONTENTS OF THESE DRAWINGS ARE THE PROPERTY OF MAJESTIC BUILDERS.

No.	REVISION/ISSUE	DATE

MAJESTIC BUILDERS
301 A E. STONE AVE
GREENVILLE, SC 29609
(864) 241-0123
MAJESTICBUILDERS.NET

SITE PLAN
S I

DATE 4/20/21	PRICING SET
DRAWN BY MDP	



BUILD CALLOUTS:

1. LVP FLOORING
2. AMERICAST TUB WITH TILE SURROUND
3. SEALED CONCRETE FLOOR
4. CABLE RAIL WITH STEEL GUARD RAIL
5. BRICK VENEER UP TO 10'-0" ABOVE GRADE
6. CEDAR SIDING
7. GRAVEL PARKING SPOT

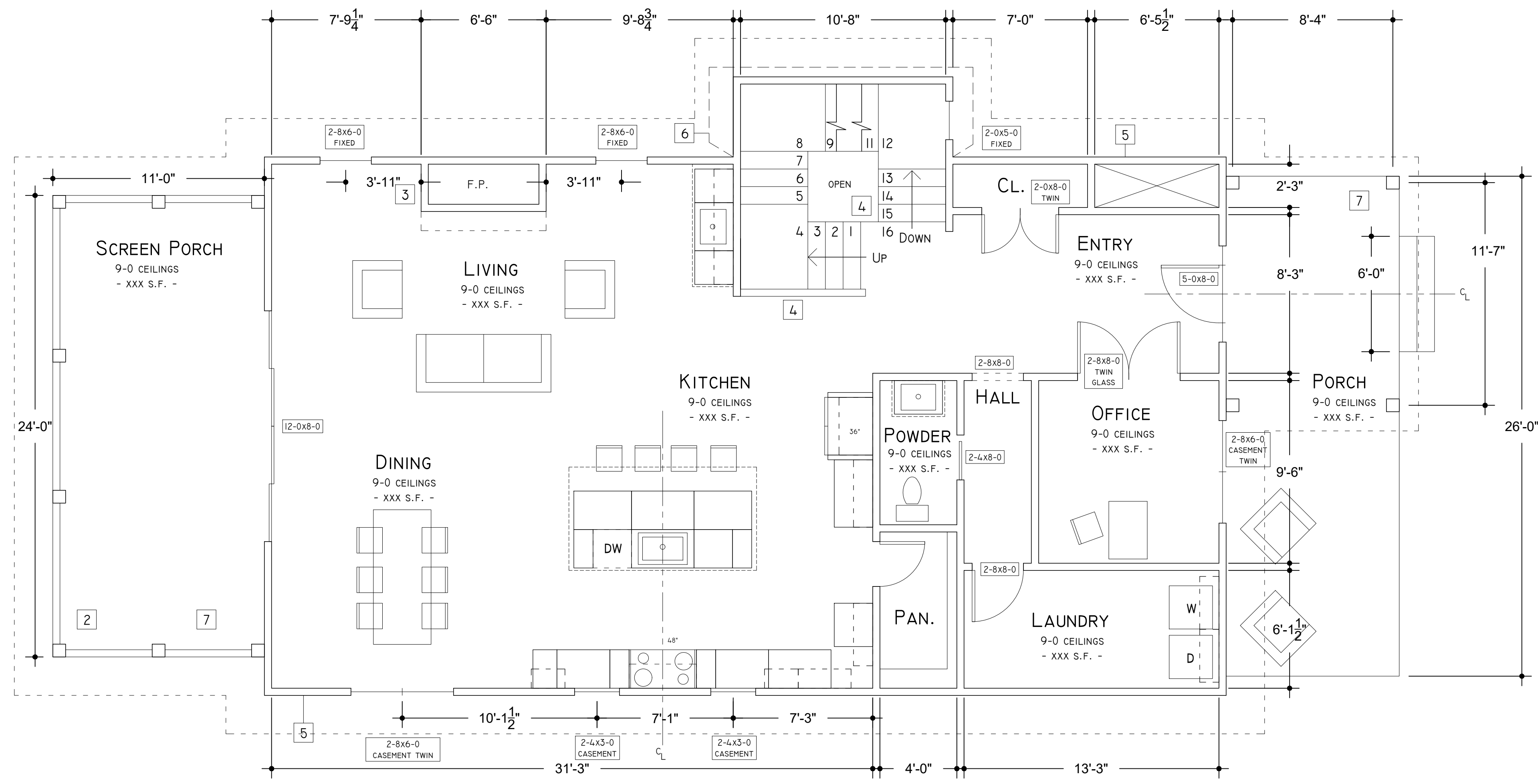
107 W. PARK AVE
107 W. PARK AVE, GREENVILLE SC, 29601

THE CONTENTS OF THESE DRAWINGS ARE THE PROPERTY
OF MAJESTIC BUILDERS.

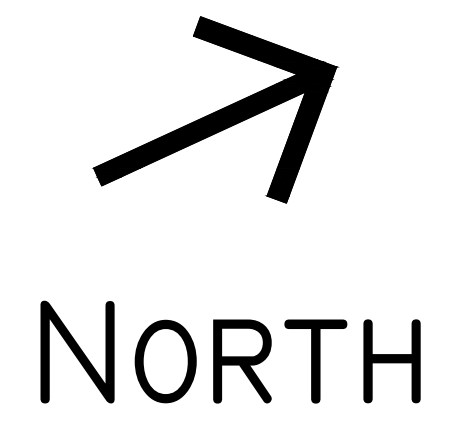
No.	REVISION/ISSUE	DATE

Al

PRICING SET



1 Proposed Main Level
1/4" = 1'-0"



BUILD CALLOUTS:

1. LVP FLOORING
2. TREATED DECK WITH CABLE RAIL
3. VENTLESS FIREPLACE
4. CABLE RAIL WITH STEEL GUARD RAIL
5. PAINTED FIBER CEMENT SIDING
6. CEDAR SIDING
7. T&G SYP CEILING

107 W. PARK AVE
107 W. PARK AVE, GREENVILLE SC, 29601

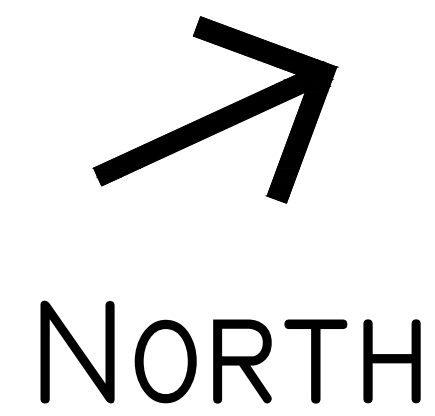
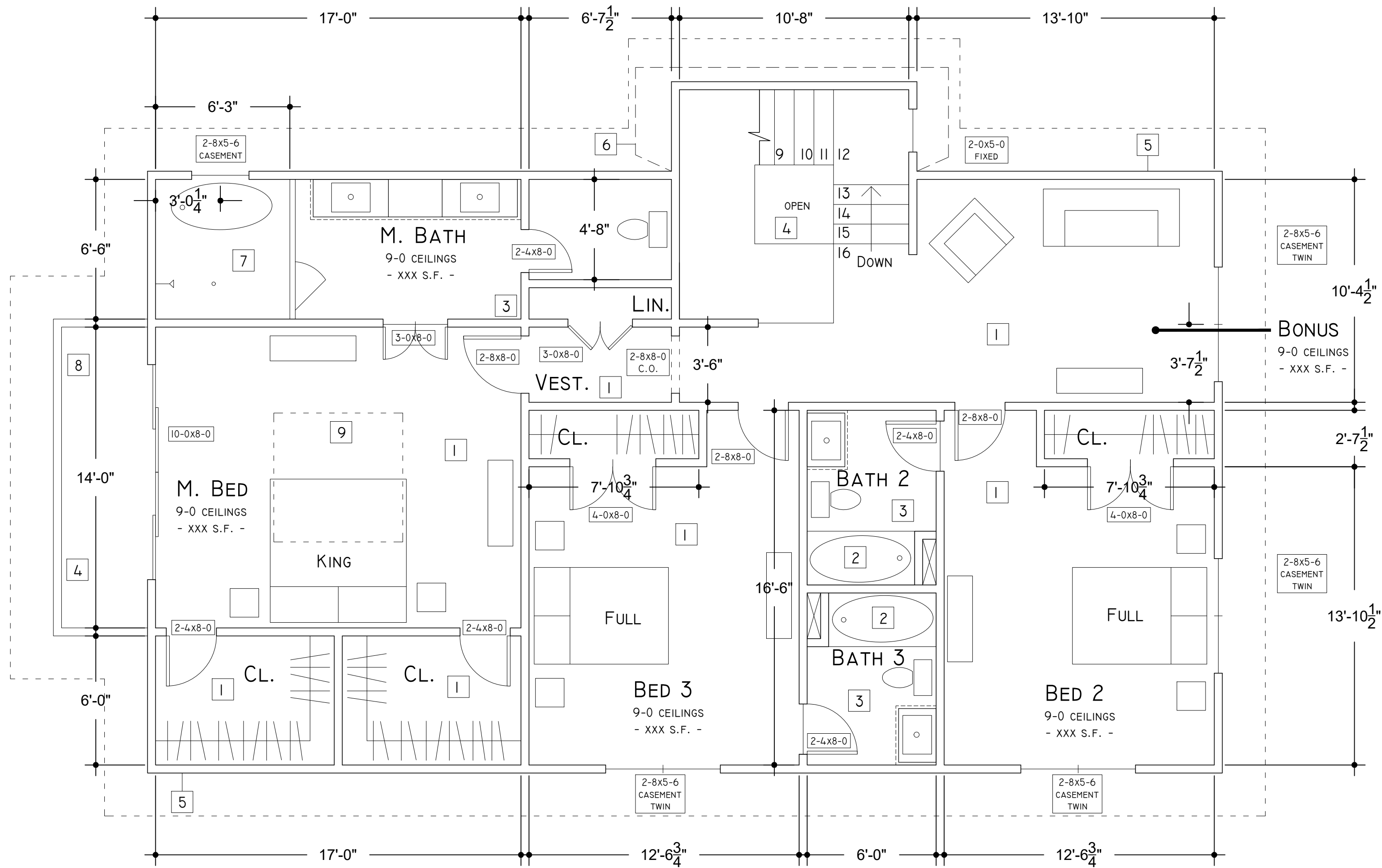
GENERAL NOTES		
THE CONTENTS OF THESE DRAWINGS ARE THE PROPERTY OF MAJESTIC BUILDERS.		
No.	REVISION/ISSUE	DATE

MAJESTIC BUILDERS
301 A E. STONE AVE
GREENVILLE, SC 29609
(864) 241-0123
MAJESTICBUILDERS.NET

PLANS

A 2

DATE 4/20/21	PRICING SET
DRAWN BY MDP	



1 Proposed Upper Level
1/4" = 1'-0"

BUILD CALLOUTS:

1. HARDWOOD FLOORING
2. AMERICAST TUB WITH TILE SURROUND
3. TILE FLOOR
4. CABLE RAIL WITH STEEL GUARD RAIL
5. PAINTED FIBER CEMENT SIDING
6. CEDAR SIDING
7. GLASS ENCLOSED TUB AND SHOWER WET AREA
8. PRESSURE TREATED DECK
9. RECESSED CEILING

MB

MAJESTIC BUILDERS
Dream Design Build

107 W. PARK AVE
107 W. PARK AVE, GREENVILLE SC, 29601

GENERAL NOTES

THE CONTENTS OF THESE DRAWINGS ARE THE PROPERTY
OF MAJESTIC BUILDERS.

No.	REVISION/ISSUE	DATE

MAJESTIC BUILDERS
301 A E. STONE AVE
GREENVILLE, SC 29609
(864) 241-0123
MAJESTICBUILDERS.NET

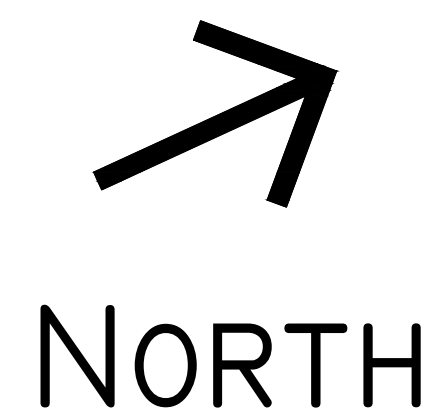
PLANS

A 3

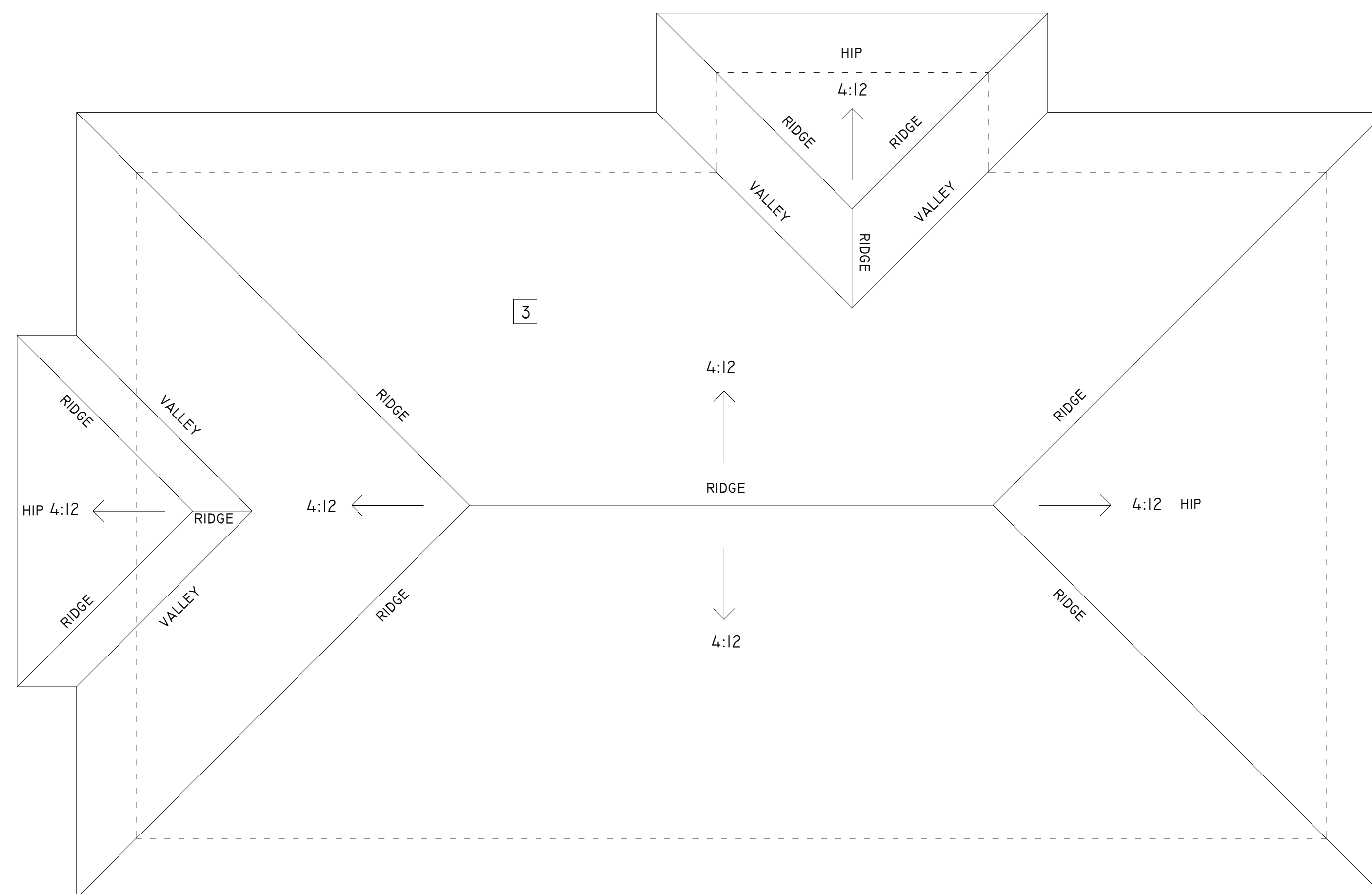
DATE
4/20/21

DRAWN BY
MDP

PRICING SET



2 Roof Plan 1/4" = 1'-0"



BUILD CALLOUTS:

1. POST FOOTINGS
2. SLAB ON GRADE
3. ARCHITECTURAL SHINGLE ROOF

107 W. PARK AVE
107 W. PARK AVE, GREENVILLE SC, 29601

GENERAL NOTES

THE CONTENTS OF THESE DRAWINGS ARE THE PROPERTY
OF MAJESTIC BUILDERS.

No.	REVISION/ISSUE	DATE

MAJESTIC BUILDERS
301 A E. STONE AVE
GREENVILLE, SC 29609
(864) 241-0123
MAJESTICBUILDERS.NET

FOUNDATION / ROOF

A₄

DATE 4/20/21	PRICING SET
DRAWN BY MDP	



1 Side Elevation
1/4" = 1'-0"



2 Front Elevation
1/4" = 1'-0"

107 W. PARK AVE
107 W. PARK AVE, GREENVILLE SC, 29601

GENERAL NOTES

THE CONTENTS OF THESE DRAWINGS ARE THE PROPERTY OF MAJESTIC BUILDERS.

No.	REVISION/ISSUE	DATE

MAJESTIC BUILDERS
301 A E. STONE AVE
GREENVILLE, SC 29609
(864) 241-0123
MAJESTICBUILDERS.NET

EXTERIOR ELEVATIONS

A 5

DATE
4/20/21

DRAWN BY
MDP

PRICING SET



1 Side Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

107 W. PARK AVE
107 W. PARK AVE, GREENVILLE SC, 29601

GENERAL NOTES

THE CONTENTS OF THESE DRAWINGS ARE THE PROPERTY OF MAJESTIC BUILDERS.

No.	REVISION/ISSUE	DATE

MAJESTIC BUILDERS
301 A E. STONE AVE
GREENVILLE, SC 29609
(864) 241-0123
MAJESTICBUILDERS.NET

EXTERIOR ELEVATIONS

A 6

DATE
4/20/21

DRAWN BY
MDP

PRICING SET



**Planning Staff Report to
Design Review Board - Neighborhood
May 28, 2021**
for the June 3, 2021 Public Hearing

Docket Number:	CA 21-360
Applicant:	Cindy & David Lee
Property Owner:	Cynthia & David Lee
Property Location:	11 James Street
Tax Map Number:	003000-02-00500
Acreage:	0.201
Zoning:	R-6, SF Residential District; Col. Elias Earle Pres. Overlay District
Proposal:	Demolition of existing shed and replacement of a detached, accessory garage
Staff Recommendation:	Approve with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness
Sec. 19-4.4 Accessory uses and structures
Sec. 19-6.9 Single-family residential infill standards

Application Request:

The applicant proposes to remove an existing one-story accessory shed and replace it with a new single-story, single-car garage built upon a new monolithic slab on grade. The stated reason for removal is due to deterioration and instability of supporting materials.

The proposed garage features:

- One story construction.
- One vehicle door, one regular door, one window.
- Asphalt shingled pitched roof
- Electrical connections
- Color to match existing home
- Siding unspecified "Siding Per Owner"

Staff Analysis:

Removal of Existing Shed

The applicant proposes to remove the existing shed due to structural deterioration. The shed is a prefabricated structure of no historic significance constructed on a foundation of CMU block.

Conformity to LMO

The existing shed is approximately 2' from property line. With an accessory structure's minimum side setback of 5 ft per the Land Management Ordinance (LMO), this would appear to be a non-conforming structure. The new garage must adhere to the LMO's 5' setback, with the greatest extent of the building not to be within 5' of the property line

Conformity of Proposed Garage to the Design Guidelines

Per the Design Guidelines for Preservation Overlay Districts, accessory buildings are referred to as outbuildings. New outbuildings should be subordinate in size and character to the primary structure on a site, located to the rear of a lot, similar in character to those seen traditionally, and maintain the simple detailing found on outbuildings. Staff believes the proposed outbuilding design does meet the intent of the guidelines for it does appear subordinate in character and size/mass to the existing home.

Due to the combination of a lower height and elevation than the home and the size and mass of the structure, it appears the proposed accessory is subordinate to the home (AR.14). The proposed garage approximates the color and proportions of the home. However, staff recommends that the roof pitch of the accessory match the main structure.

Staff recommends removal of the shed be approved. The construction of the new garage design appears to meet all design guidelines, with the following conditions:

- 1. New accessory structure roof pitch shall match that of existing residence.**
- 2. New accessory structure shall be 5' off the property line.**
- 3. Siding shall be either wood or Hardi with a similar reveal and width of the existing home's siding.**
- 4. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

Applicable Design Guidelines:

HR.22 Because outbuildings help interpret how an entire lot was used historically, their preservation is strongly encouraged.

- A. Maintain existing pattern of historic outbuildings.
- B. New uses that require minimal change and maintain the utilitarian character of an outbuilding are preferred.
- C. If an existing outbuilding is beyond repair, then replacing it in-kind is encouraged.

HR.25 A building should not be demolished.

- A. A prerequisite for any demolition of a historic building should be a documentation of economic hardship.
- B. If a request for demolition is based on structural instability or deterioration, a technical report prepared by an architect or professional engineer should be submitted.
- C. An application for demolition should be accompanied by a complete plan for the new development proposed on the site.
- D. When, in the interest of public safety, the removal of part of a building or complex is required, the DPC may allow limited removal of structurally unsound construction.
- E. Demolition may be allowed when a building has lost its integrity of design, and its removal would result in a more positive effect on the district.

AR.14 A new outbuilding should be subordinate to the primary structure on a site.

- A. Locate an outbuilding to the rear or a lot.
- B. Construct an outbuilding that is subordinate in size and character with the primary structure.
- C. An outbuilding should be similar in character to those seen traditionally.
- D. Maintain the simple detailing found on outbuildings.

AR.15 Use colors to create a coordinated color scheme for a building.

- A. The façade should “read” as a single composition.
- B. Employ color schemes that are simple in character.
- C. Base or background colors should be muted.
- D. Reserve the use of bright colors for accents only.
- E. Consider the following when choosing paint colors for a building based on the date of construction.
- F. Consider the following when choosing paint colors for a building based on the style of architecture.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

*Indicates Required Field

APPLICANT/OWNER INFORMATION

APPLICANT		PROPERTY OWNER
*Name:	Cindy + David Lee	Cindy + David Lee
*Title:	property owners	property owners
*Address:	11 James Street	11 James Street
*State:	South Carolina	South Carolina
*Zip:	29605	29605
*Phone:	864-414-4317	864-414-4317
*Email:	cindyssalon@midspring.com	cindyssalon@midspring.com

PROPERTY INFORMATION

*STREET ADDRESS 11 James Street
*TAX MAP #(S) 0030000200400
*PRESERVATION DISTRICT/SPECIAL DISTRICT Colonel Elias Earle Historic District
*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☒ CA Neighborhood New ☐ CA Neighborhood Modification (☐ Major/ ☐ Minor)
☐ CA Urban New ☐ CA Urban Modification (☐ Major/ ☐ Minor)
☐ CAS Staff New (☐ Major/ ☐ Minor) *please see item D. for description
☐ CAS Staff Modification
☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) _____

To include: scope of project and response to specific guidelines and special conditions.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL

\$300.00, *site plan review*

\$300.00, *architectural review*

\$150.00

B. SIGNS

\$150.00

C. NEIGHBORHOOD DESIGN PANEL

D. APPLICATION FOR STAFF REVIEW

\$100.00

Major: All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.

\$50.00

Minor: Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.

E. MODIFICATION TO AN APPROVED PROJECT

½ Original Fee

Major (requires review by DRB)

\$50.00

Minor (requires review by staff)

\$50.00

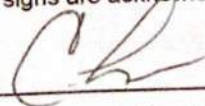
F. INFORMAL REVIEW

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

*APPLICANT SIGNATURE 

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: and is provided as a .skp file.**

Data is updated monthly.

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

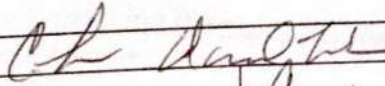
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

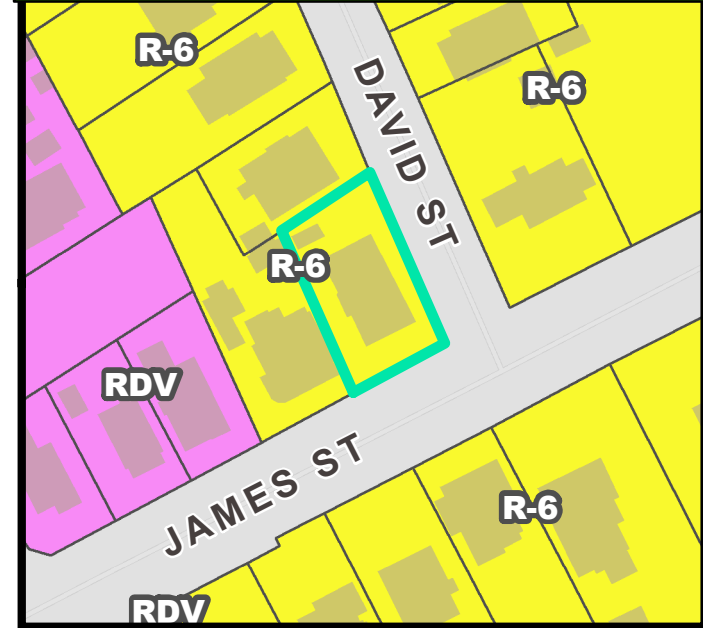
*Signatures	
Applicant	Cindy Lee + David Lee
Date	4-29-2021
Property Owner/Authorized Agent	Cindy Lee + David Lee
Date	4-29-2021
Public Hearing information	
Public Hearing signs	

CA-21-360 • 11 JAMES STREET

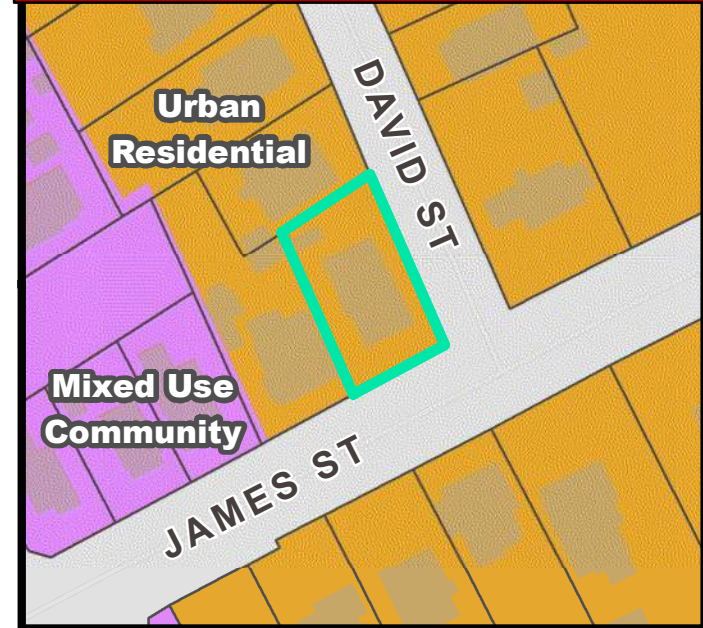
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

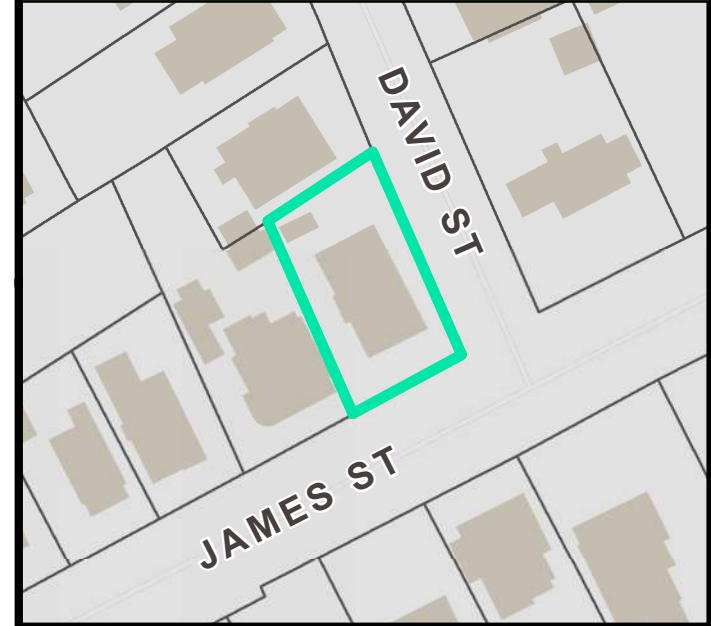


CA-21-360 • 11 JAMES STREET

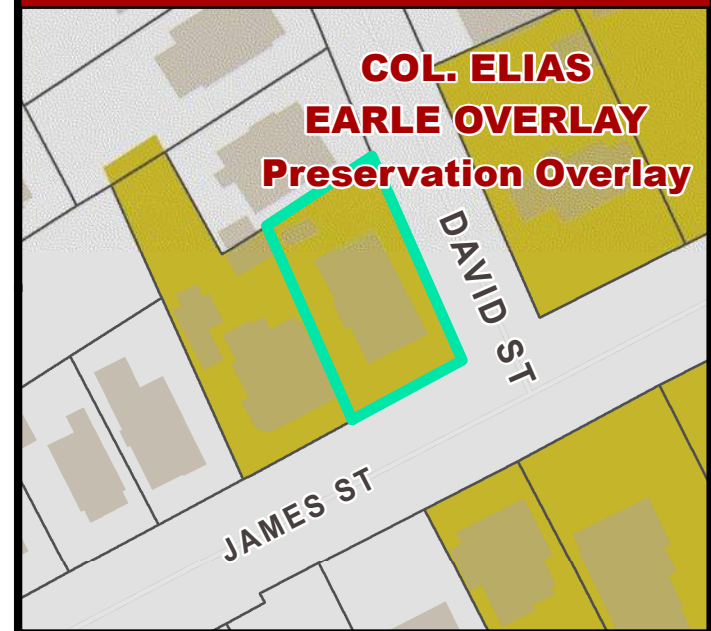
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



MATERIALS LIST

On site building conditions and construction methods as well as human error will cause the quantities and / or materials in this list to vary. Verify quantities, types and quality of materials to be ordered before ordering. Increases for waste not added.

FOOTING, FOUNDATION and FLOOR CONCRETE	
QTY.	DESCRIPTION
3.5 cu. yd.	Footings (10" x 20") 72 lf.
4.5 cu. yd.	Poured Foundation (2'-8" tall) 72 lf.
3.25 cu. yd.	Floor (When poured with foundation wall)
4.5 + 4 yd.	Monolithic footing and floor
216	8 x 8 x 16 C.M.U. Blocks (2'-8" tall)
2.25 cu. yd.	Concrete block fill
308 s.f.	min 6 mil polyethylene

FOUNDATION HARDWARE	
26	3/8" x 10" Anchor bolts
2	3/8" x 14" Anchor bolts
26	3" x 3" Cut washers
4	LSTHD10 Simpson Strap
20	20' - #4 Rebar (2 bars in footing, 2 bars in walls)
24	30" - #4 Rebar pre-bent "L" hooks

WALL FRAMING	
QTY.	DESCRIPTION
60	2 x 4 x 104 5/8" HF/DF Stud
5	2 x 4 x 16 Pressure treated bottom plate
12	2 x 4 x 16 HF/DF Top plate
4	2 x 4 x 16 HF/DF Blocking and Misc. framing
6	2 x 6 x 10 HF/DF Garage Door Casing
20	4 x 8 x 7/16" O.S.B. Sheathing
1	2x6x16 HF/DF Header
2	3" x 11.75" x 14' Glu lam beam OR 2 - 1 .75 x 11.75" x 14' LVL beams

ROOF FRAMING	
4	2 x 4 x 16 HF/DF Blocking and Misc. framing
3	2 x 4 x 16 HF/DF Lookouts
8	2 x 6 x 16' HF/DF Eaves and Gables
18	4 x 8 x 7/16" O.S.B. Sheathing
14	Simpson H2.5 hurricane ties or equal

SIDING (siding material take off for vinyl siding)	
550 s.f.	Vinyl, stucco, wood, cement siding
4	9' Corner Trim
8	10'-0"x 4" Door and Window Trim
2	12 x 18 louvered and screened gable vent

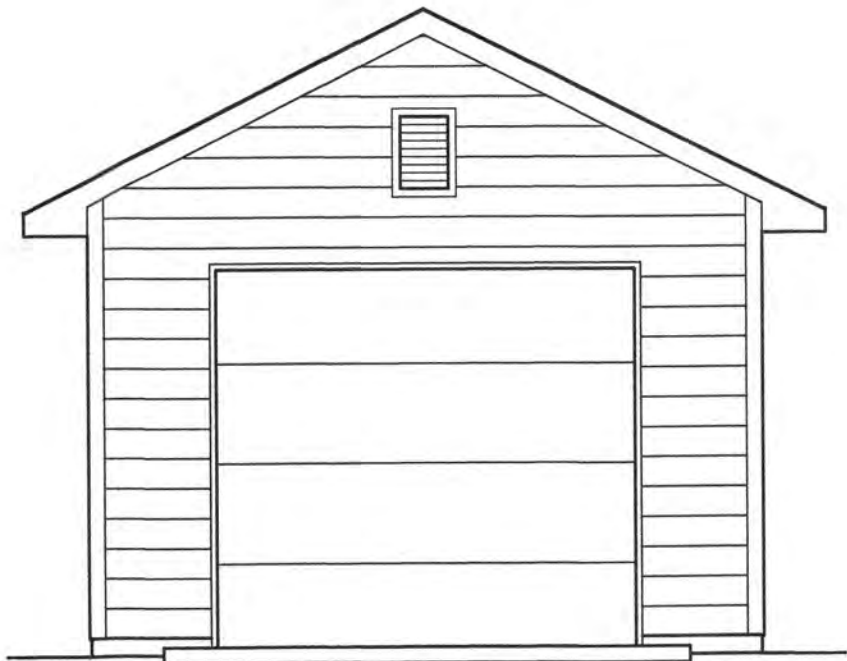
SOFFIT AND FASCIA	
100 Lineal Feet	
ROOFING	
5 + squares	(460 s.f.) Fiberglass asphalt shingles
480 s.f.	15lb felt
9	10' roof drip edge metal
20 lf	Ridgevent

WINDOW and DOOR	
1	4040 Vinyl sliding Window
1	3068 Pre hung door: verify jamb size, brick mold, door swing, threshold and boring for lockset
1	9 ft. x 8 ft. Sectional Overhead Garage Door: Verify panel design, insulation, opener

FASTENERS	
10 lbs. - 12d Sinker Nails - Framing	
15 lbs. - 8d 2 1/2" Vinyl coated nails - Roof and wall sheathing	
10 - lbs. 1 1/4" long, 12 gauge, 3/8" head - Roofing Shingles	
Site Verify Siding Fasteners	

SYMBOLS

	DETAIL REF, SECTION REF. DRAWING NUMBER
	ELEVATION, SECTION REF. DRAWING NUMBER
	KEY NOTE
	HEADER
	HOLD DOWN LOCATION
	SHEAR WALL
	DATUM POINT



14x22 GARAGE PLAN

CODE SUMMARY

APPLICABLE CODE:
INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 EDITION
PRESCRIPTIVE METHOD BUILDING REQUIREMENTS

DESIGN PARAMETERS: (VERIFY LOCALLY)
WIND SPEED 100 MPH
SEISMIC CATEGORY A, B AND C
WIND EXPOSURE "B"
SNOW LOAD 30# / SQ. FT.

ZONING CLASSIFICATION: "U"
CONSTRUCTION TYPE: "V"

BUILDING AREAS:
MAIN FLOOR USEABLE 308 SQ.FT.
UPPER FLOOR USEABLE NOT USED
TOTAL SQ. FT. 308

GRADE TO RIDGE HEIGHT 13'-6"

ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, COUNTRY, CITY AND UTILITY COMPANY CODES AND REGULATIONS.

PROJECT INFORMATION

OWNER: _____

GENERAL CONTRACTOR: _____ LIC # _____

SITE LEGAL DESCRIPTION: _____

ASSESSOR'S TAX PARCEL NUMBER: (A.P.N. _____)

PROJECT STREET ADDRESS: _____

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS.
THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS (OWNERS LIST OF PRODUCTS TO BE USED WHEN BUILDING)
- CONTRACT FORMS & CONDITIONS
- MODIFICATIONS & REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS
REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO THE OWNER AND/OR BUILDER. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER AND/OR BUILDER AND REVISIONS MADE. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT PRIOR WRITTEN CONSENT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS.

SHEET INDEX

A0.1	COVER SHEET
CIVIL DRAWINGS	
A1.1	SITE PLAN
ARCHITECTURAL DRAWINGS	
A2.1	MAIN FLOOR PLAN & WALL FRAMING PLAN & ELECTRICAL
A3.1	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTION & ROOF FRAMING
A4.2	DETAILS
A4.3	DETAILS
STRUCTURAL DRAWINGS	
S1.1	FTG.& FOUNDATION FLOOR PLAN
S1.2	PORTAL FRAMING PLAN

PLAN NO. 14x22-1C1D

GARAGE PLANS

TITLE SHEET
MATERIALS
INDEX
PROJECT
INFO.

A0.1

Big Idea Designs
www.icreatables.com
707-901-SHED (7433)

SHEAR WALL FASTENING SCHEDULE				IRC TABLE R602.3(1)(3)
MARK	SHEATHING	EDGE NAILING	FIELD NAILING	SILL BOLTING AT FOUNDATION
SW-1	7/16" PLYWOOD / O.S.B.	8d @ 6" O.C.	8d @ 12" O.C.	1/2" ANCHOR BOLT @ 32" O.C.
SW-2	ALTERNATE BRACED WALL PANEL PER IRC 602.10 SEE DETAIL			

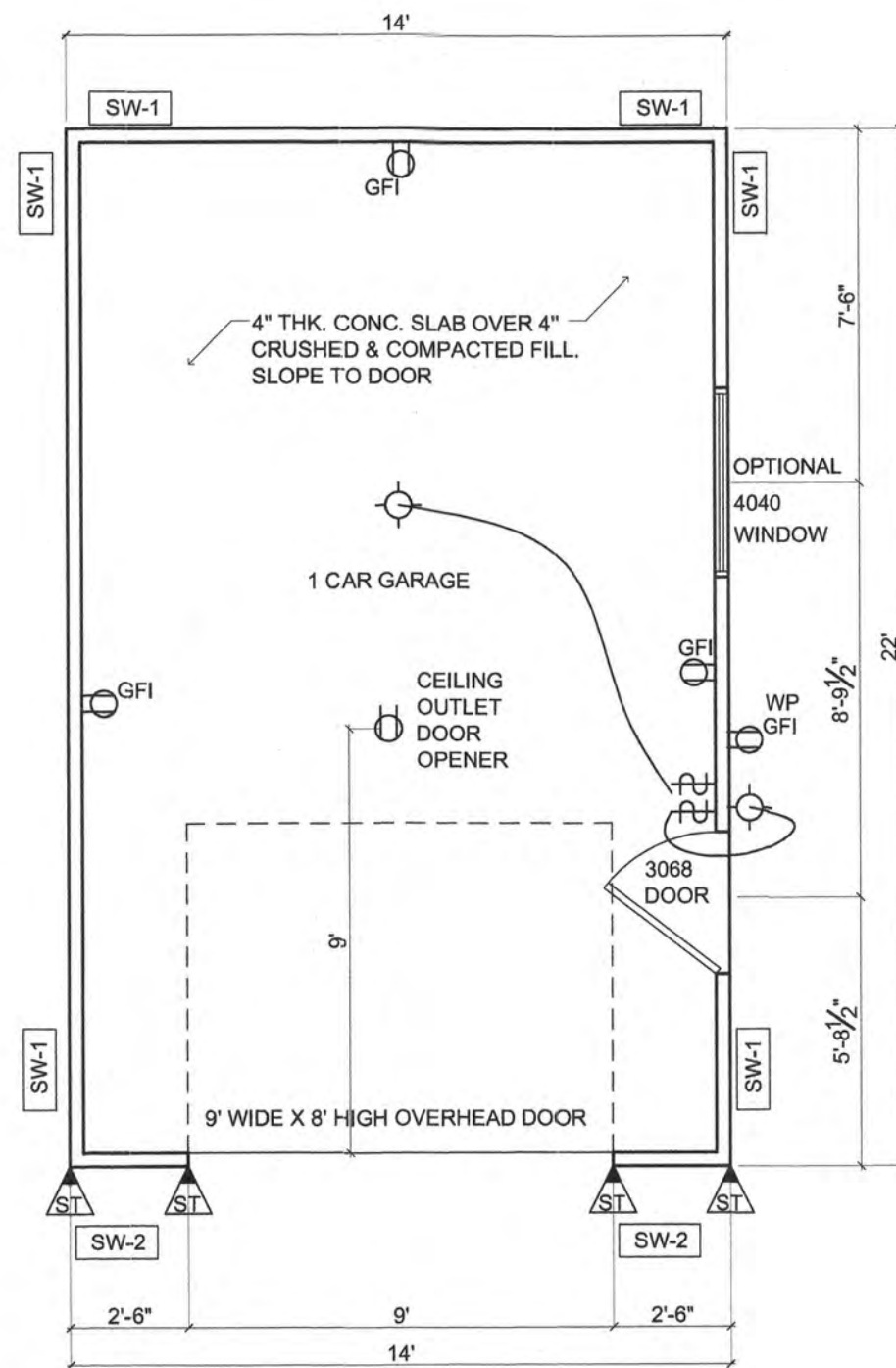
1

S1.2

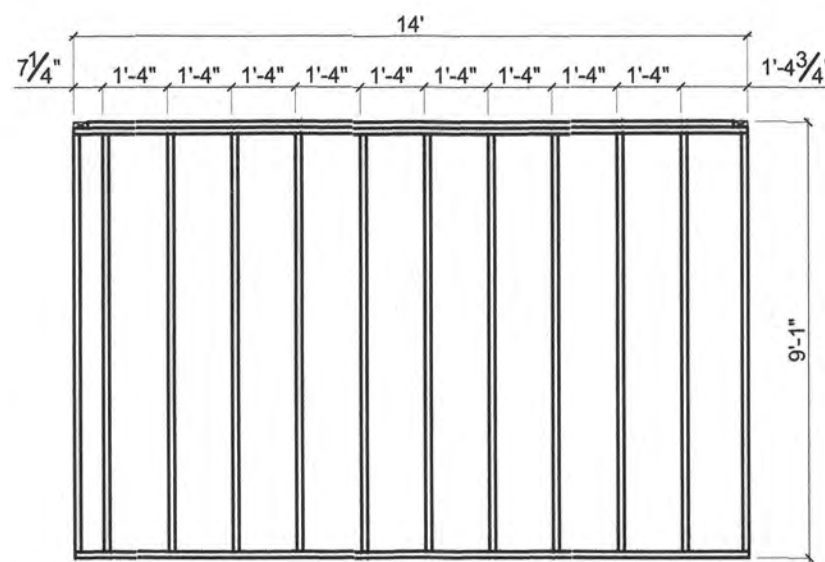
1-PROVIDE BLOCKING BETWEEN CEILING JOISTS TO TOP PLATE.
TOENAIL 3-8D (2 1/2" X 0.131)
2-NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS.
3-RAFTER OR TRUSS TO PLATE. 3-10D COMMON (3" X 0.148")
4-ANCHOR BOLTS SHALL BE EMBED INTO CONCRETE A MINIMUM OF 7"
(2015 IRC R403.1.6)
5-PLATE WASHERS INSTALLED PER (2015 IRC R602.11.1)

- SWITCH
- 3 3 WAY SWITCH
- WP OUTLET
- GFI 110 GFI OUTLET
- 110 OUTLET
- 220 OUTLET
- ELECTRIC PANEL
- LIGHT

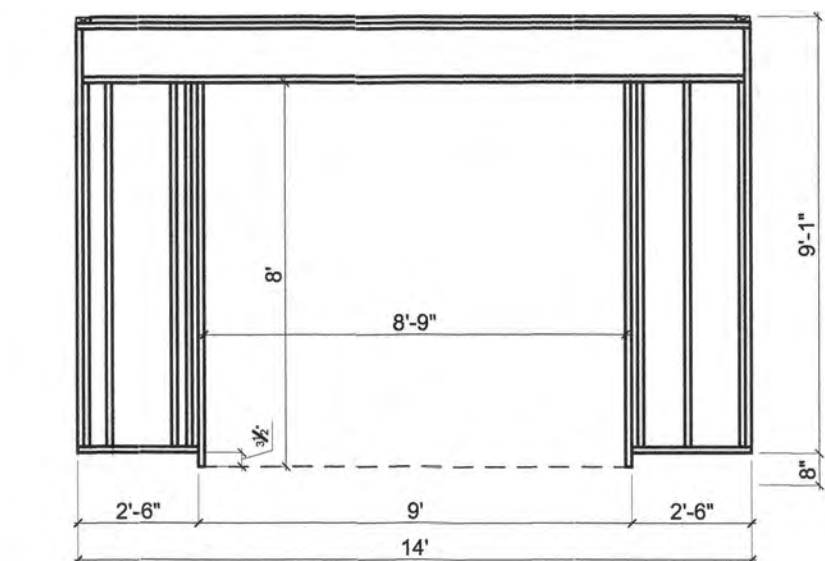
ELECTRICAL LEGEND



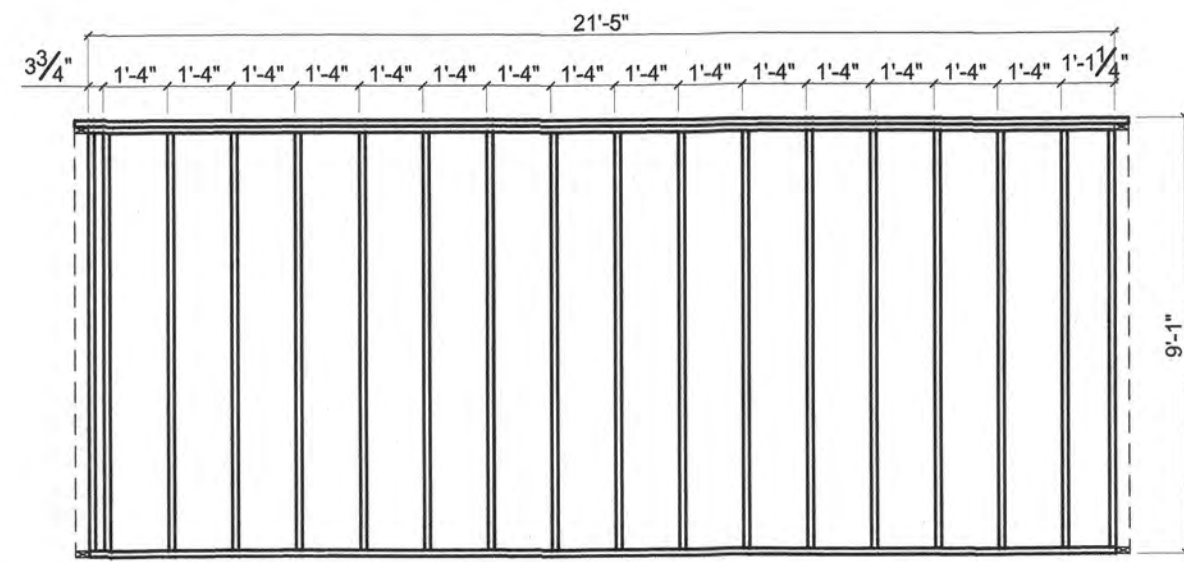
1 FLOOR PLAN
1/4" = 1'-0"
NOTE: SEE ROOF FRAMING PLAN
FOR BEAM INFORMATION



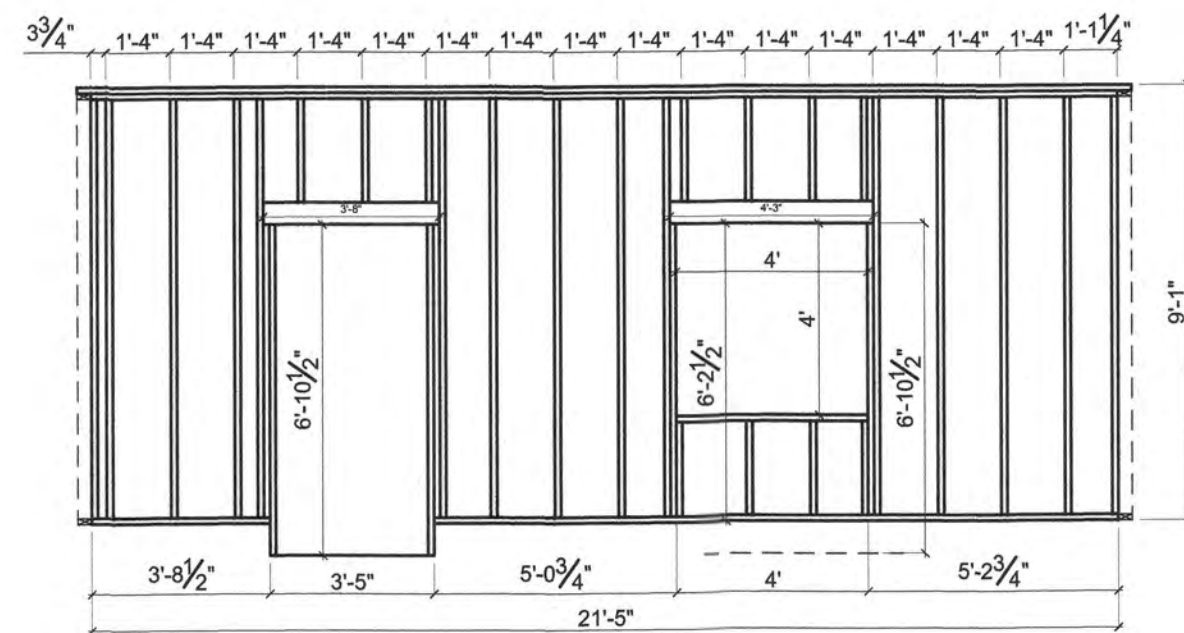
2 REAR WALL FRAMING PLAN



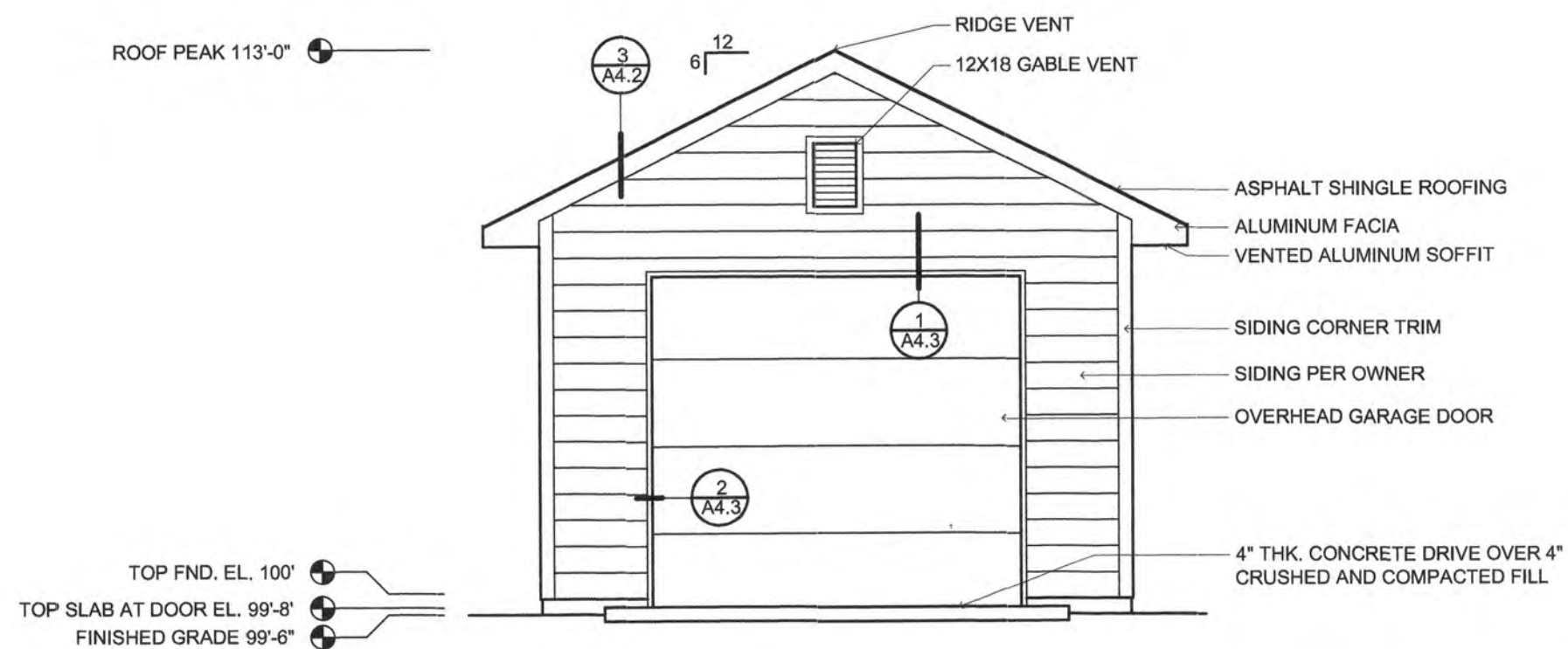
4 FRONT WALL FRAMING PLAN



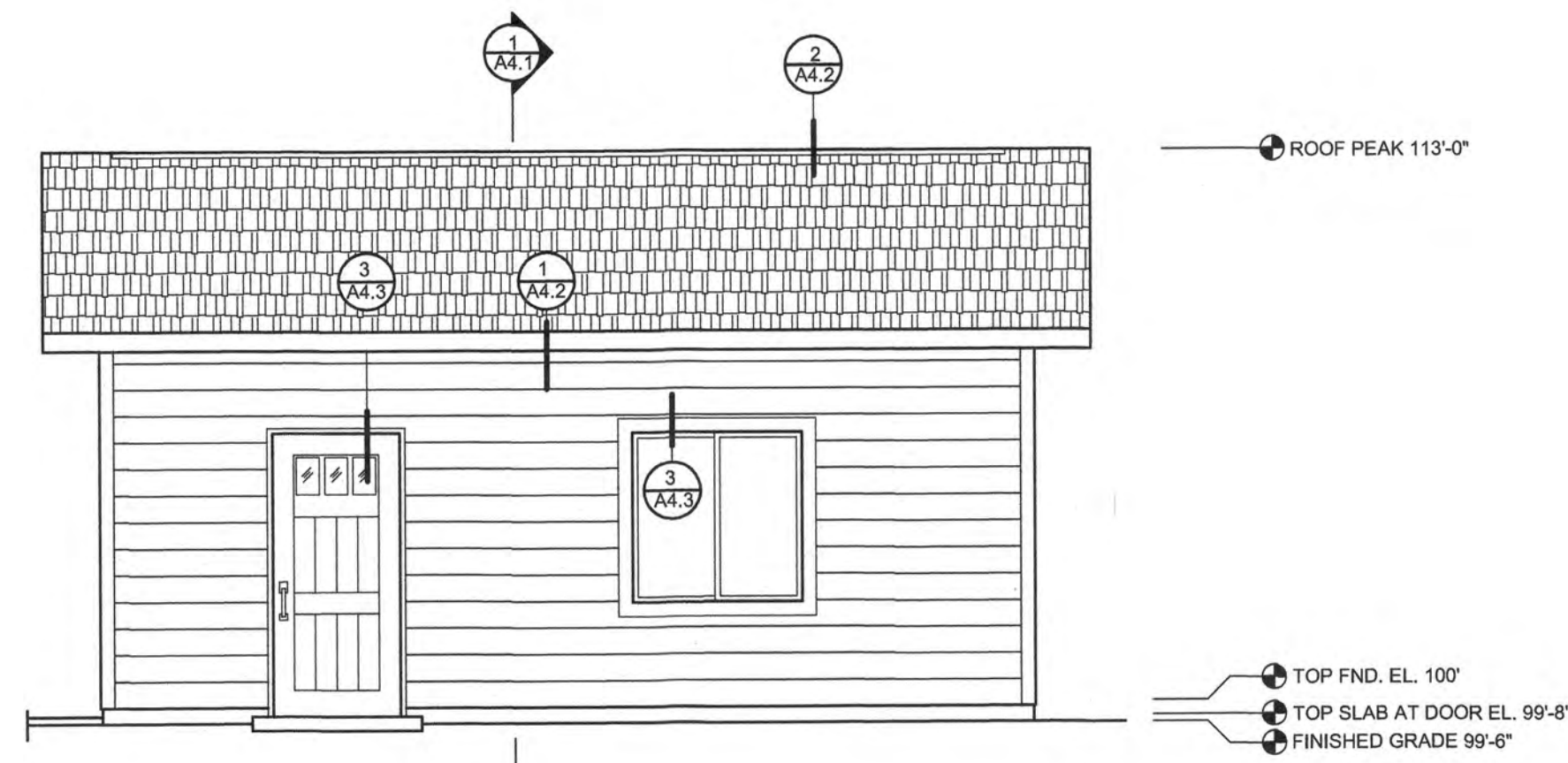
3 LEFT WALL FRAMING PLAN



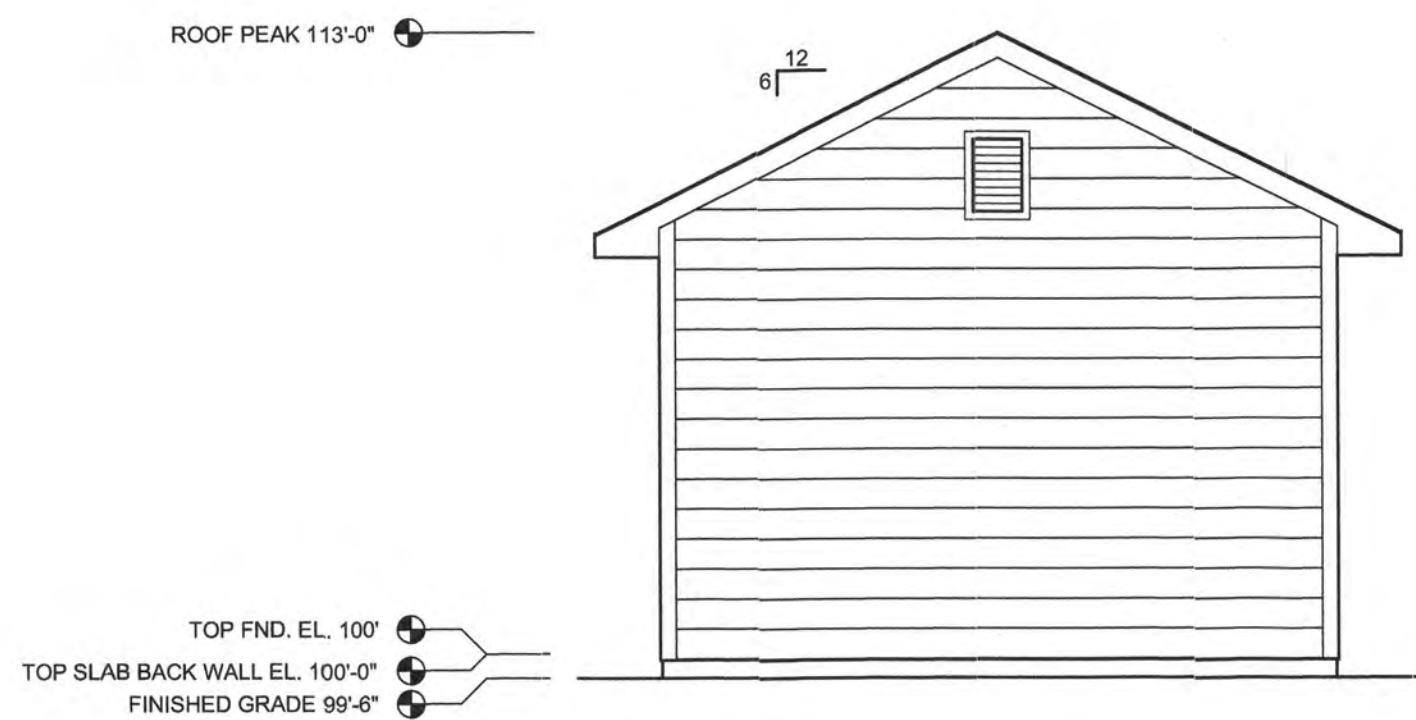
5 RIGHT WALL FRAMING PLAN



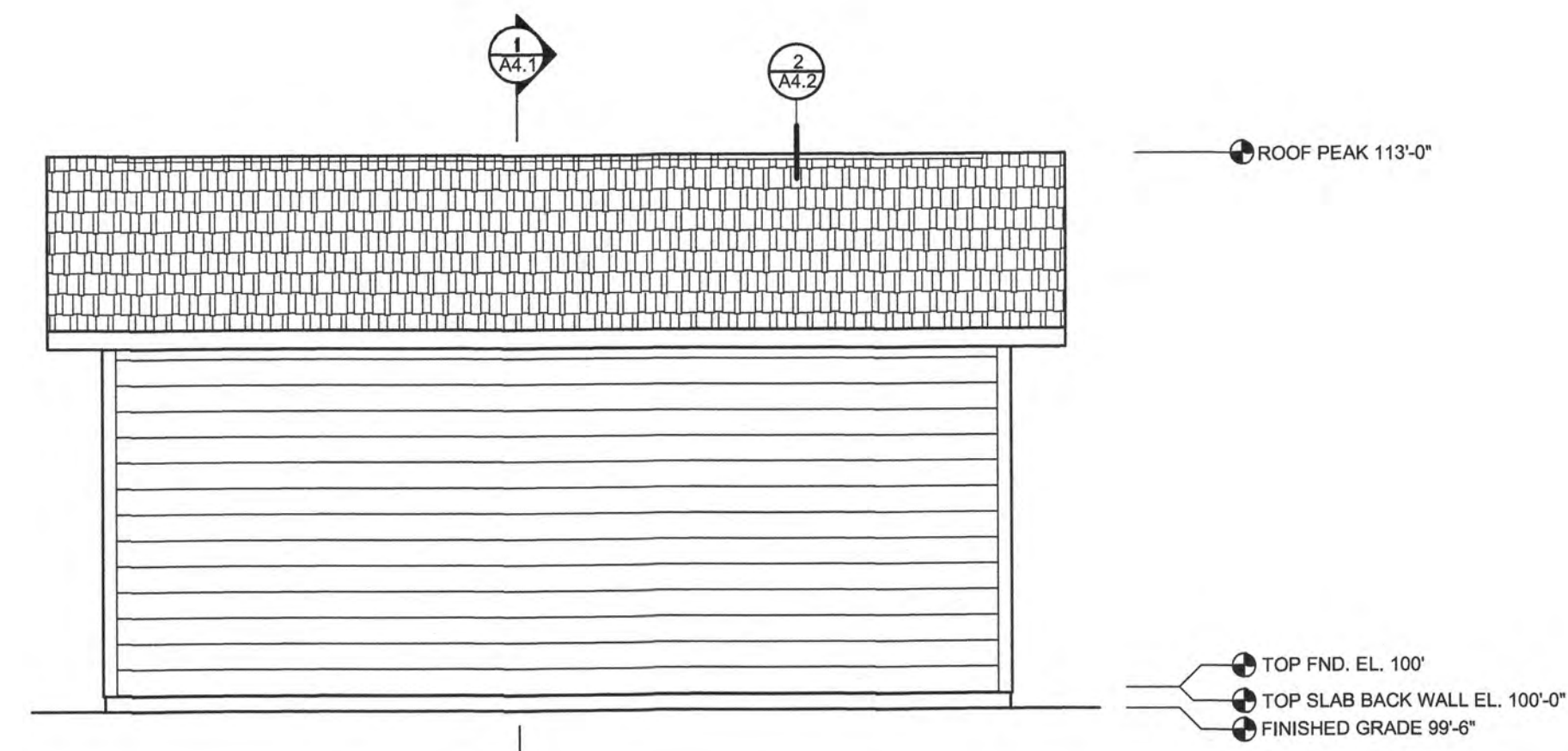
1 FRONT ELEVATION
1/4" = 1'-0"



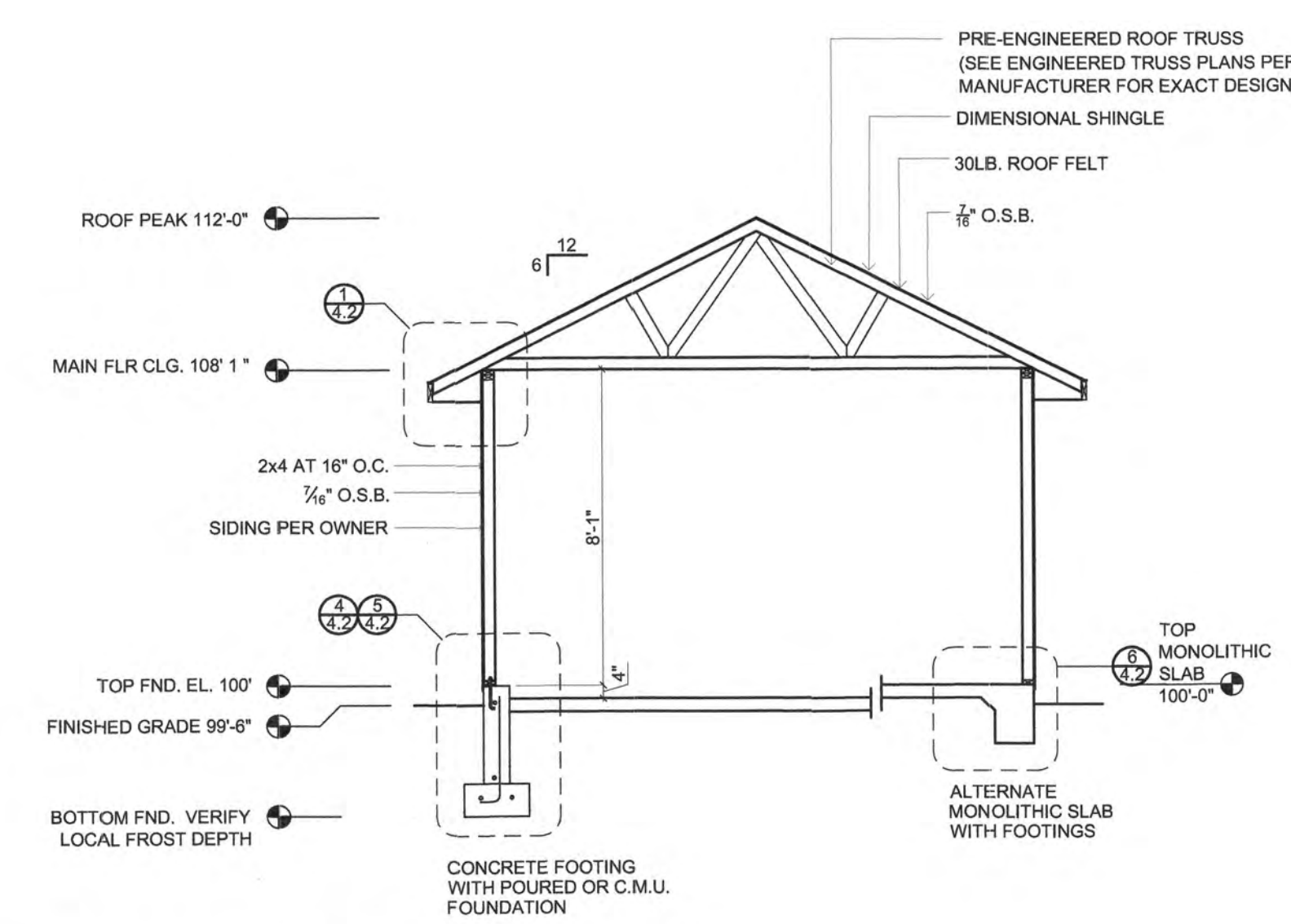
2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



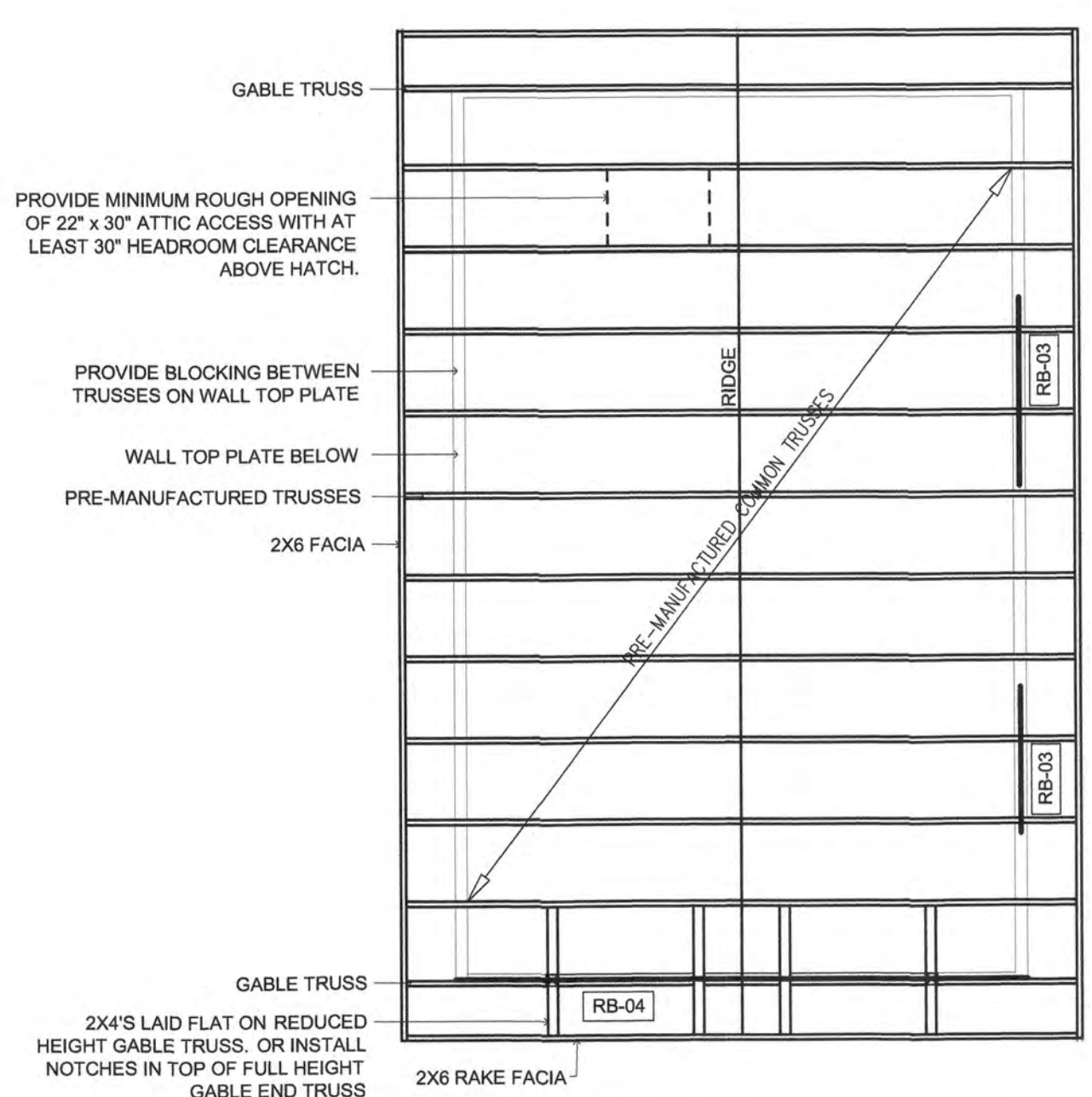
3 REAR ELEVATION
1/4" = 1'-0"



4 LEFT SIDE ELEVATION
1/4" = 1'-0"



1 BUILDING SECTION - 14'
1/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF SHEATHING SCHEDULE				IRC TABLE R803.1
RAFTER SPACING	SHEATHING MINIMUM NET THICKNESS	EDGE NAILING	FIELD NAILING	
24" O.C.	5/8" PLYWOOD / O.S.B.	8d @ 6" O.C.	8d @ 12" O.C.	
1-PROVIDE BOUNDARY NAILING AT 6" O.C. INTO SOLID BLOCKING AT TOP OF WALL BETWEEN TRUSSES. 2-PER R802.10.1 TRUSS DESIGN DRAWINGS SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO INSTALLATION. TRUSS DRAWINGS SHALL ALSO BE PROVIDED WITH THE SHIPMENT OF TRUSSES TO THE JOB SITE.				

HEADER SPANS SUPPORTING ROOF AND CEILING WITH 50LB GROUND SNOW LOAD					IRC TABLE R6.2.7(1)
MARK	SIZE	20'	BUILDING WIDTH		
			28'	36'	
RB-01	(2) 2X6	4'-8"	4'-1"	3'-8"	
RB-02	(2) 2X8	5'-11"	5'-2"	4'-7"	
RB-03	(2) 2X10	7'-3"	6'-3"	5'-7"	
RB-04	(2) 1.75x11.875 LVL				

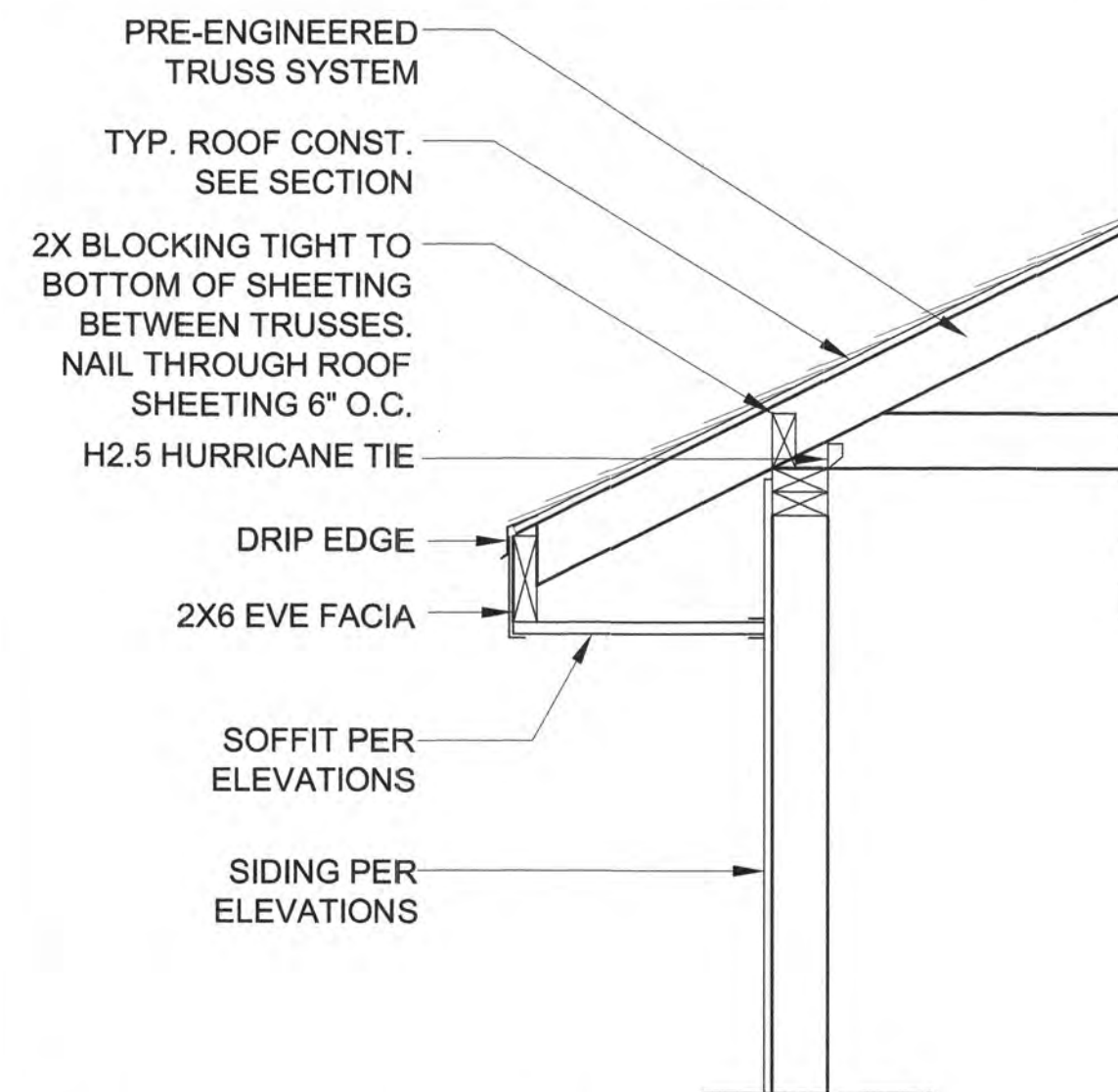
Big Idea Designs
www.icreatables.com
707-901-SHED (7433)

GARAGE PLANS

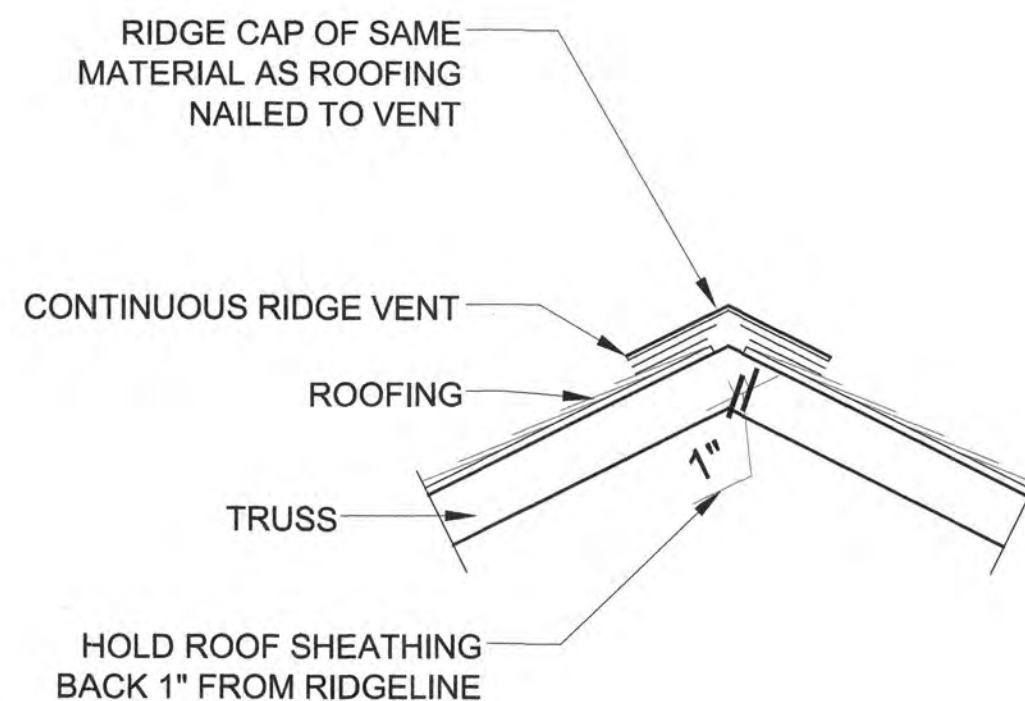
PLAN NO. 14x22-1C1D

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

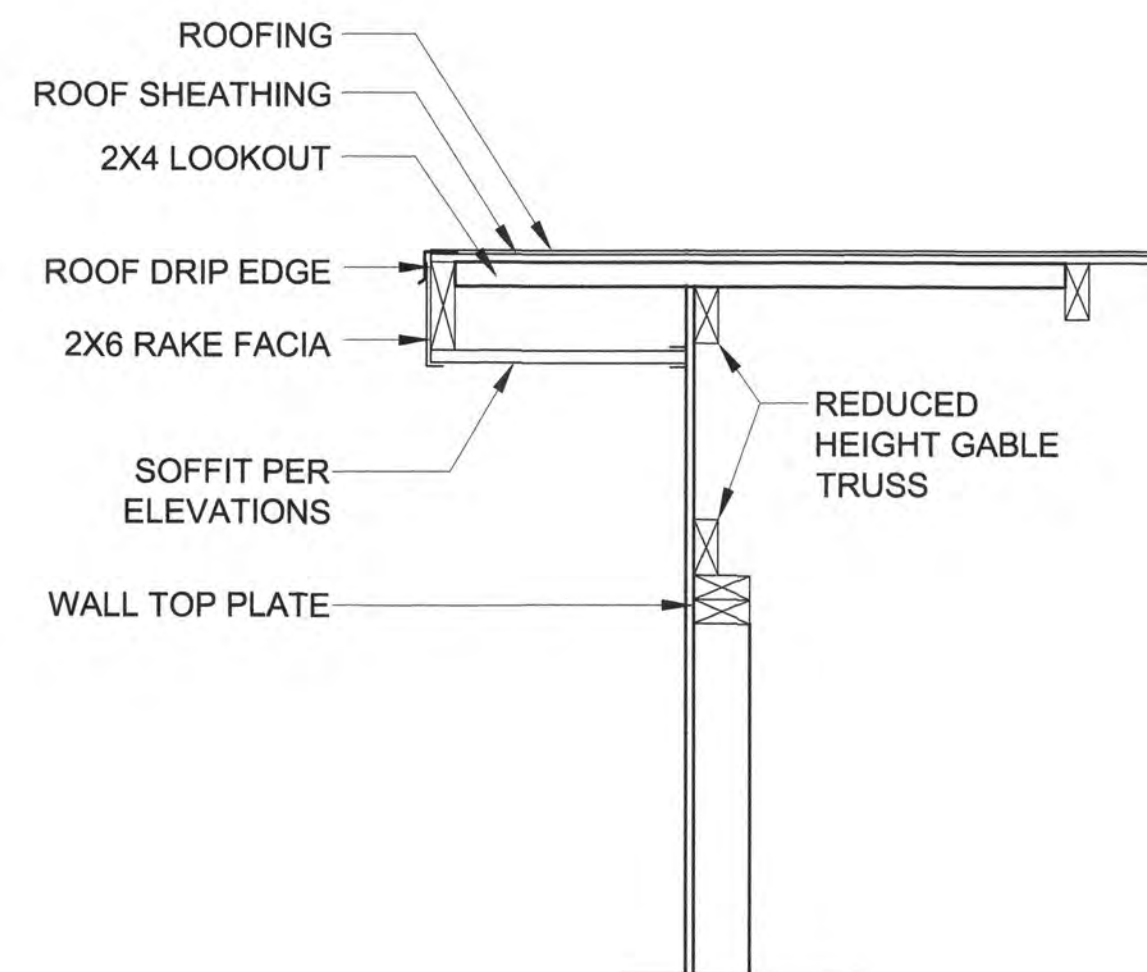
ROOF FRAMING
BUILDING SECTION



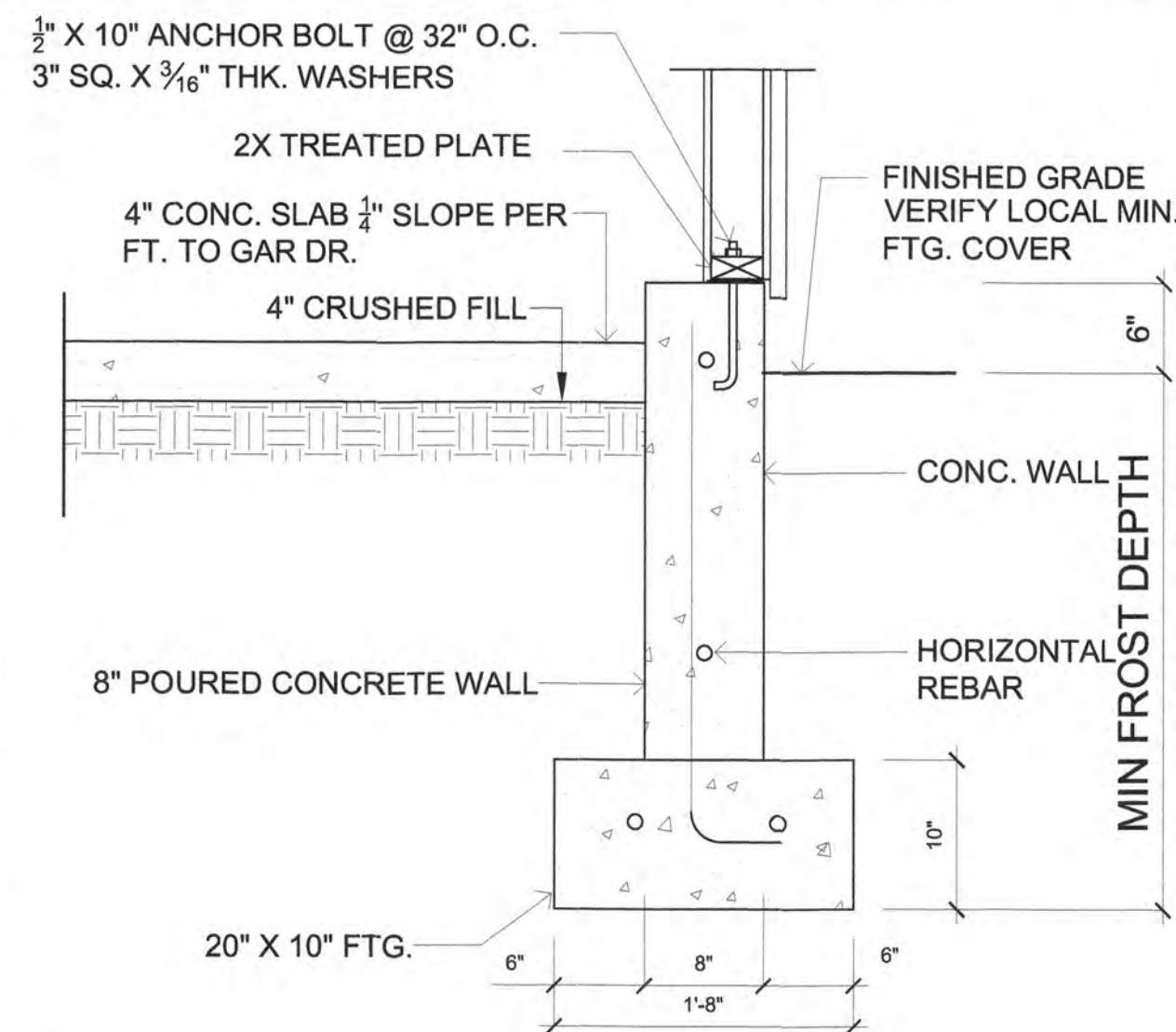
1 TRUSS CONNECTION TO WALL
1" = 1'-0"



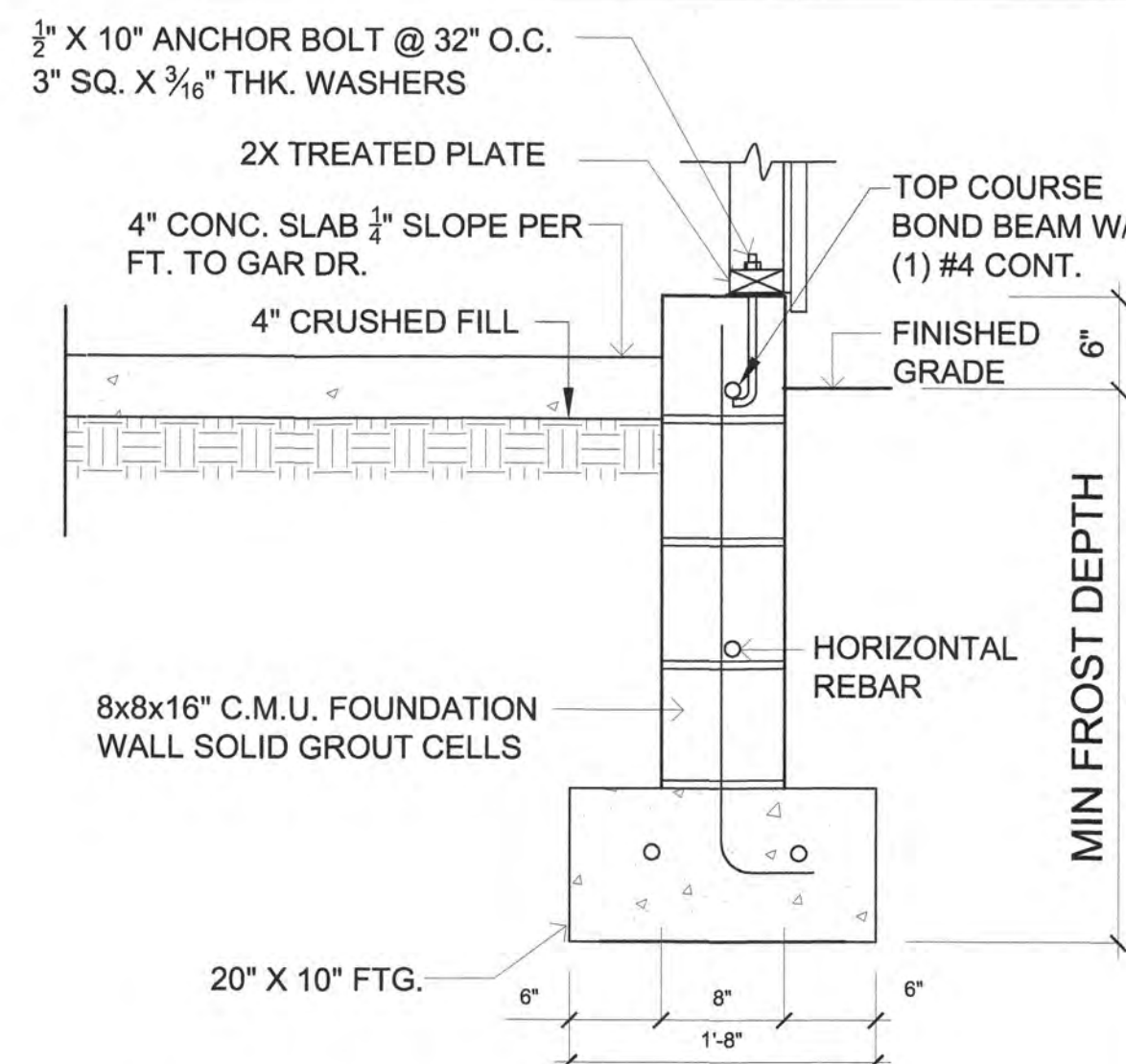
2 RIDGE VENT DETAIL
1" = 1'-0"



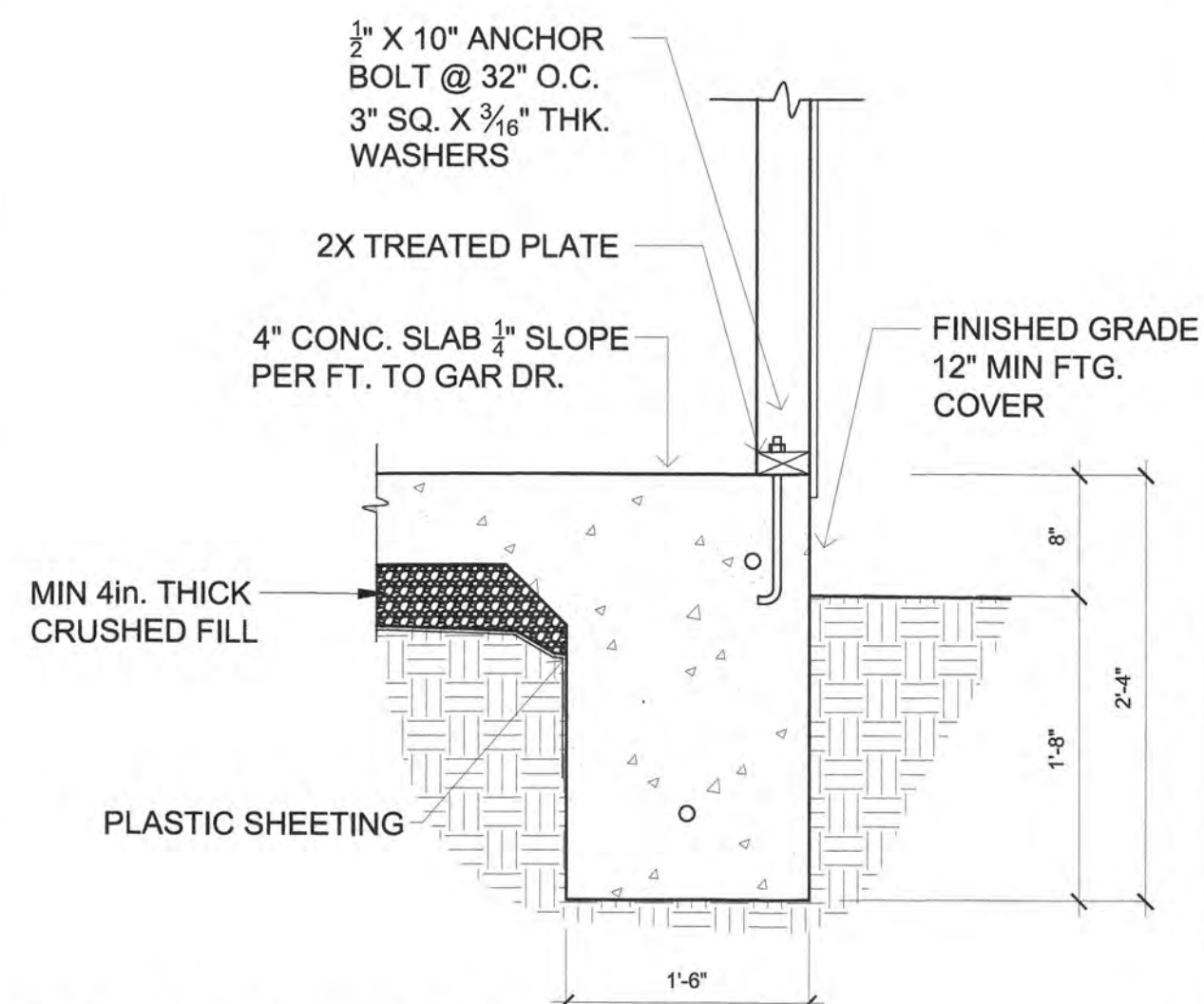
3 ROOF RAKE DETAIL
1" = 1'-0"



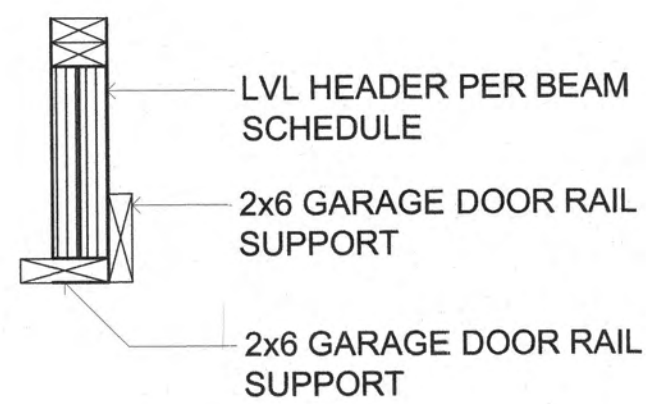
4 FOOTING AT GARAGE EXTERIOR
1" = 1'-0"



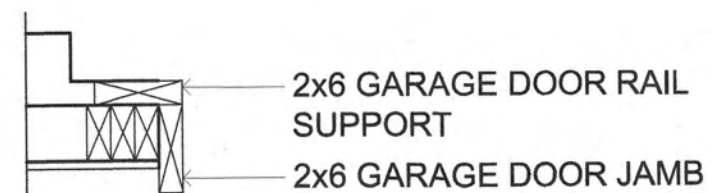
5 C.M.U. FOOTING AT GARAGE EXTERIOR
1" = 1'-0"



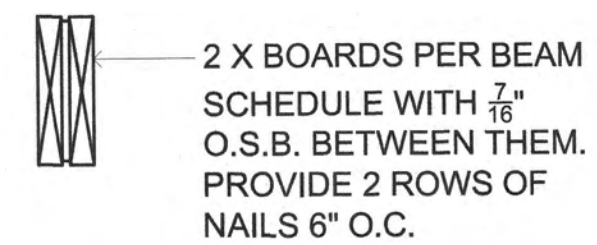
6 MONOLITHIC SLAB WITH FOOTINGS
1" = 1'-0"



1 GARAGE DOOR HEADER DETAIL
1" = 1'-0"



2 GARAGE DOOR JAMB DETAIL
1" = 1'-0"



3 DOOR / WINDOW HEADER DETAIL
1" = 1'-0"

PLAN NO. 14x22-1C1D

SCALE: $\frac{3}{4}$ " = 1'-0"

DATE:

DETAILS

A4.3

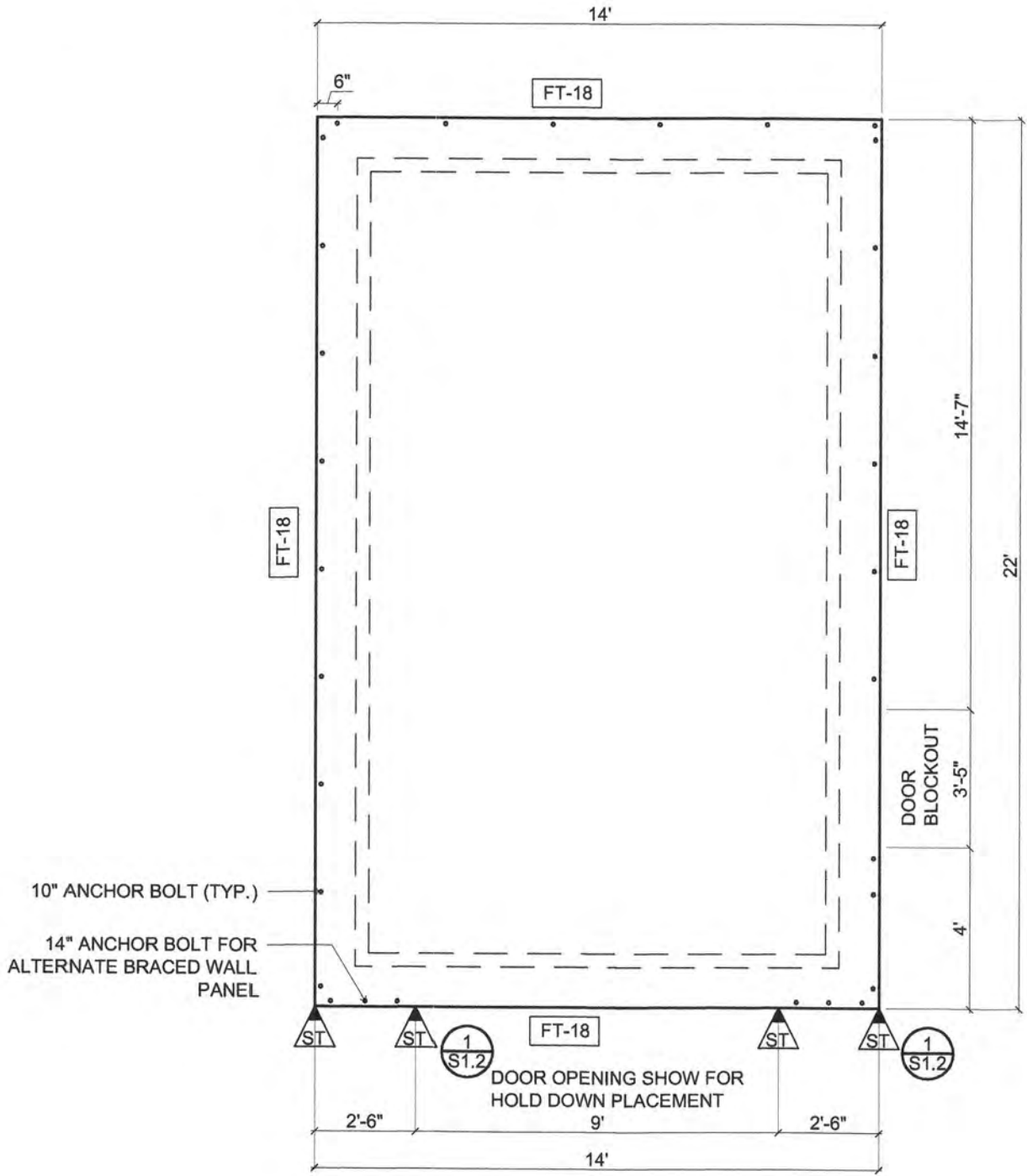
Big Idea Designs
www.icreatables.com
707-901-SHED (7433)

GARAGE PLANS

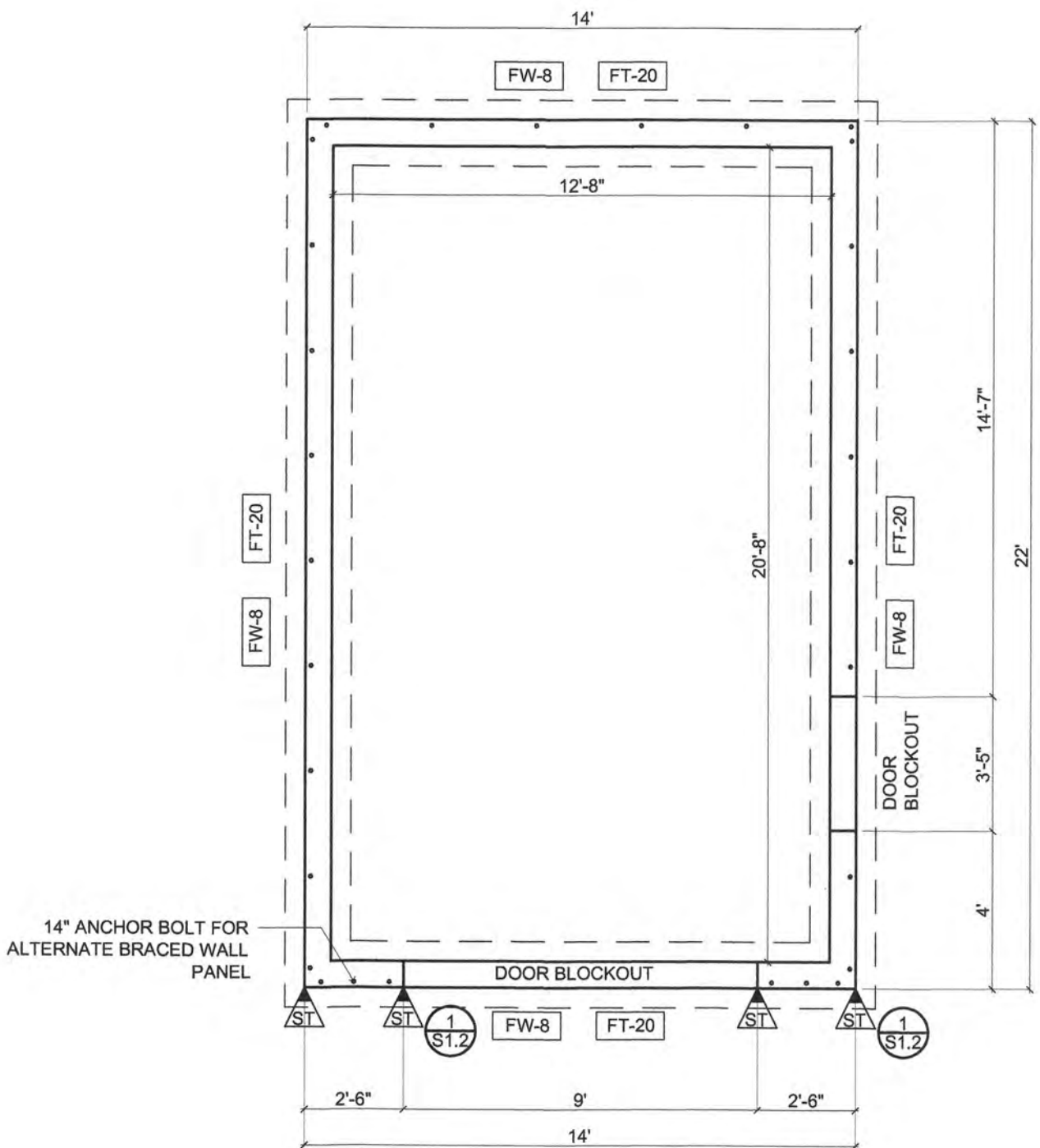
FOUNDATION WALL SCHEDULE								UTAH TABLE 1805.5.9	
MARK	WALL THICK	VERT. REINFORCEMENT			HORIZ. REINFORCEMENT				
		SIZE	SPACING	LOCATON	SIZE	SPACING	LOCATON		
FW-8	8"	#4	32" O.C.	CENTER	#4	4 - #4	CENTER		
1-BASED ON 3,000 PSI CONC. AND 60,000 PSI REINFORCING STEEL. 2-TO BE PLACED IN THE CENTER OF THE WALL, AND EXTEND FROM THE FOOTING TO WITHIN THREE INCHES OF THE TOP OF THE WALL; DOWELS OF #4 BARS TO MATCH VERTICAL STEEL PLACEMENT SHALL BE PROVIDED IN THE FOOTING, EXTENDING 24 INCHES INTO THE FOUNDATION WALL. 3-ONE BAR SHALL BE LOCATED IN THE TOP FOUR INCHES, ONE BAR IN THE BOTTOM FOUR INCHES AND THE OTHER BARS EQUALLY SPACED BETWEEN. SUCH BAR PLACEMENT SATISFIES THE REQUIREMENTS OF SECTION 1805.9 CORNER REINFORCING SHALL BE PROVIDED SO AS TO LAP 24 INCHES. 4-BARS SHALL BE PLACED WITHIN TWO INCHES OF THE OPENINGS AND EXTEND 24 INCHES BEYOND THE EDGE OF THE OPENING; VERTICAL BARS MAY TERMINATE THREE INCHES FROM THE TOP OF THE CONCRETE. 5- DOWELS OF #4 BAR AT 32 INCHES ON CENTER SHALL BE PROVIDED IN THE FOOTING, EXTENDING 18 INCHES INTO THE FOUNDATION WALL. 6-DIAPHRAGM SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2303. 7-FOOTING SHALL BE A MINIMUM OF NINE INCHES THICK BY 20 INCHES WIDE.									

FOOTING SCHEDULE					IRC TABLE R403.1(1)	
MARK	WIDTH	LENGTH	THICK	LONGITUDINAL REINFORCEMENT	CROSSWISE REINFORCEMENT	
FT-18	1'-6" (18")	CONT.	24"	(2) #4 BARS	-	
FT-20	1'-8" (20")	CONT.	10"	(2) #4 BARS	-	
1-REINFORCEMENT SHALL COMPLY WITH SECTION R403.1.3.5 OR LOCAL REQUIREMENTS. 2-VERIFY LOCAL SOIL STRENGTH AND MODIFY FOOTING SIZE PER LOCAL CONDITIONS AND REQUIREMENTS.						

ABW PANEL FOUNDATION STRAP SCHEDULE		
MARK	SIMPSON NUMBER	NAILING
ST	LSTHD10	(28) 16d SINKERS
1-SIMPSON LSTHD10 STRAP TIE PROVIDES 2,050 TENSION LOAD. MINIMUM HOLD DOWN FOR ABW BRACED WALL PANELS WITH ONE STORY AND 8 TO 10 FOOT WALLS IS 1,800 LBS. (2015 IRC R602.10.6.1)		



① MONOLITHIC SLAB WITH FOOTING PLAN
1/4" = 1'-0"



② POURED CONCRETE OR C.M.U. FOUNDATION PLAN
1/4" = 1'-0"

Big Idea Designs
www.icreatables.com
707-901-SHED (7433)

PLAN NO. 14x22-1C1D
GARAGE PLANS

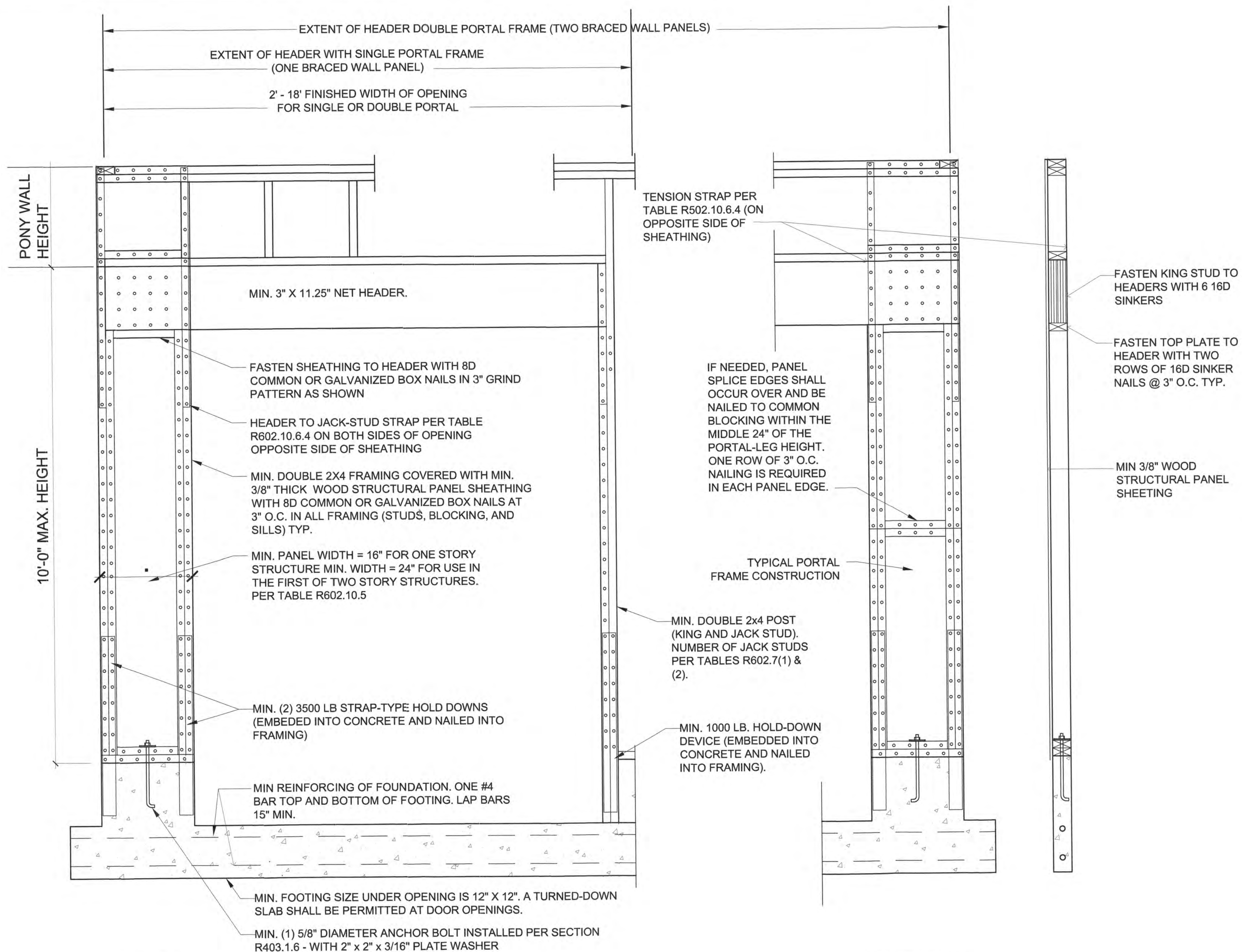
SCALE: 1/4" = 1'-0"

DATE:

MONOLITHIC
SLAB
FOUNDATION

FOOTING AND
FOUNDATION
PLANS

S1.1

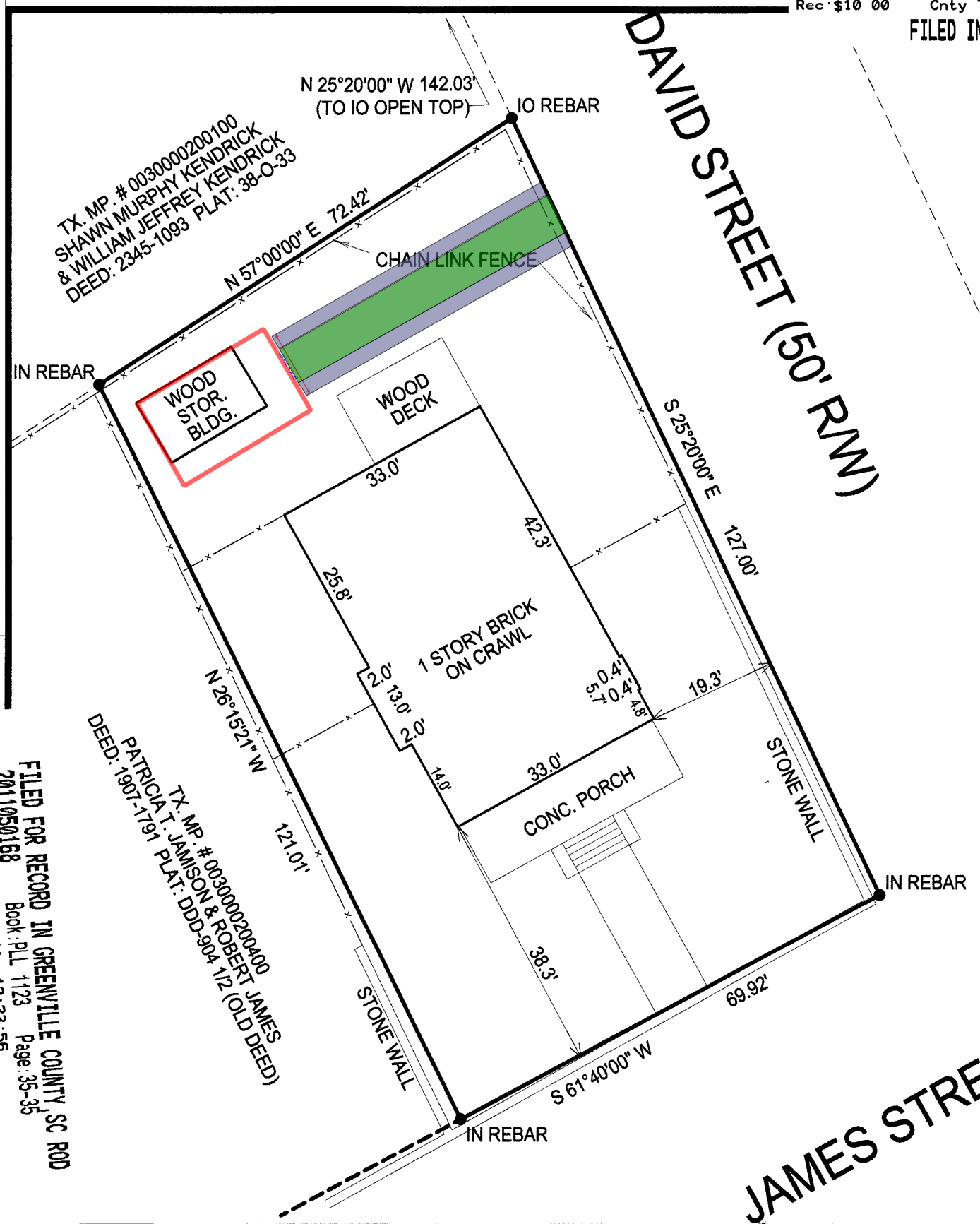


FRONT ELEVATION

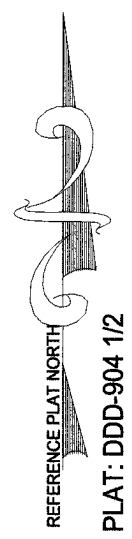
SECTION

1 FIGURE R602.10.6.2
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS

Proposed New Garage Footprint
Concrete Ribbon Drive Way
Grass in Between the Concrete Ribbon Dri...



A PORTION OF LOT 1,
PLAT OF PROPERTY
OF A. N. WOOD
11 JAMES STREET
GREENVILLE, SC 29609
GREENVILLE COUNTY



NOTES

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN"

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF WAY OF RECORD OR NOT OF RECORD

ACCORDING TO FEMA FLOODWAY DATA, THIS PROPERTY IS NOT LOCATED WITHIN AN ESTABLISHED FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR AND REFLECTS ONLY THE REFERENCES RECORDED HEREON UNLESS NOTED

IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS NOTED

IGNACIO A. ROMO, PLS DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OR HAZARDOUS MATERIALS ON THE SURVEY SITE

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR.

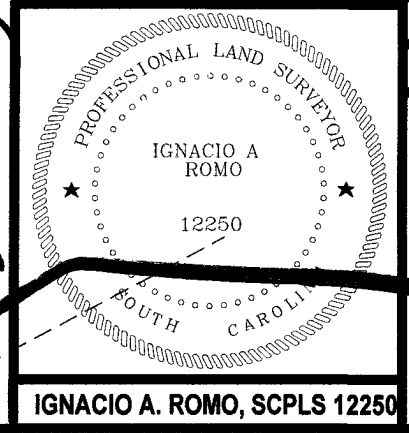
REFERENCES			
BB 0030000200500	DB 2281-432	PB DDD-904 1/2	ALAN M. KIRBY & MATTHEW R. MCPHEELY
BB	DB	PB	
BB	DB	PB	
BB	DB	PB	
BB	DB	PB	

PROPERTY SURVEY FOR
ANDREW O. FORD
AND
JANE A. R. FORD

SCALE			
20	0	20	40
RESEARCH	TR	CAD	TR
		CHECK	TR
		DATE	07-19-2011
1"=20'		FIELD WORK	TR
		JOB NO	11066

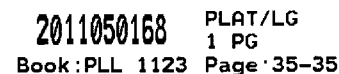
I.A. ROMO, PLS
PO BOX 8327
GREENVILLE, SC 29604-8327
OFFICE: (864) 263-3236

THIS SURVEY IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES



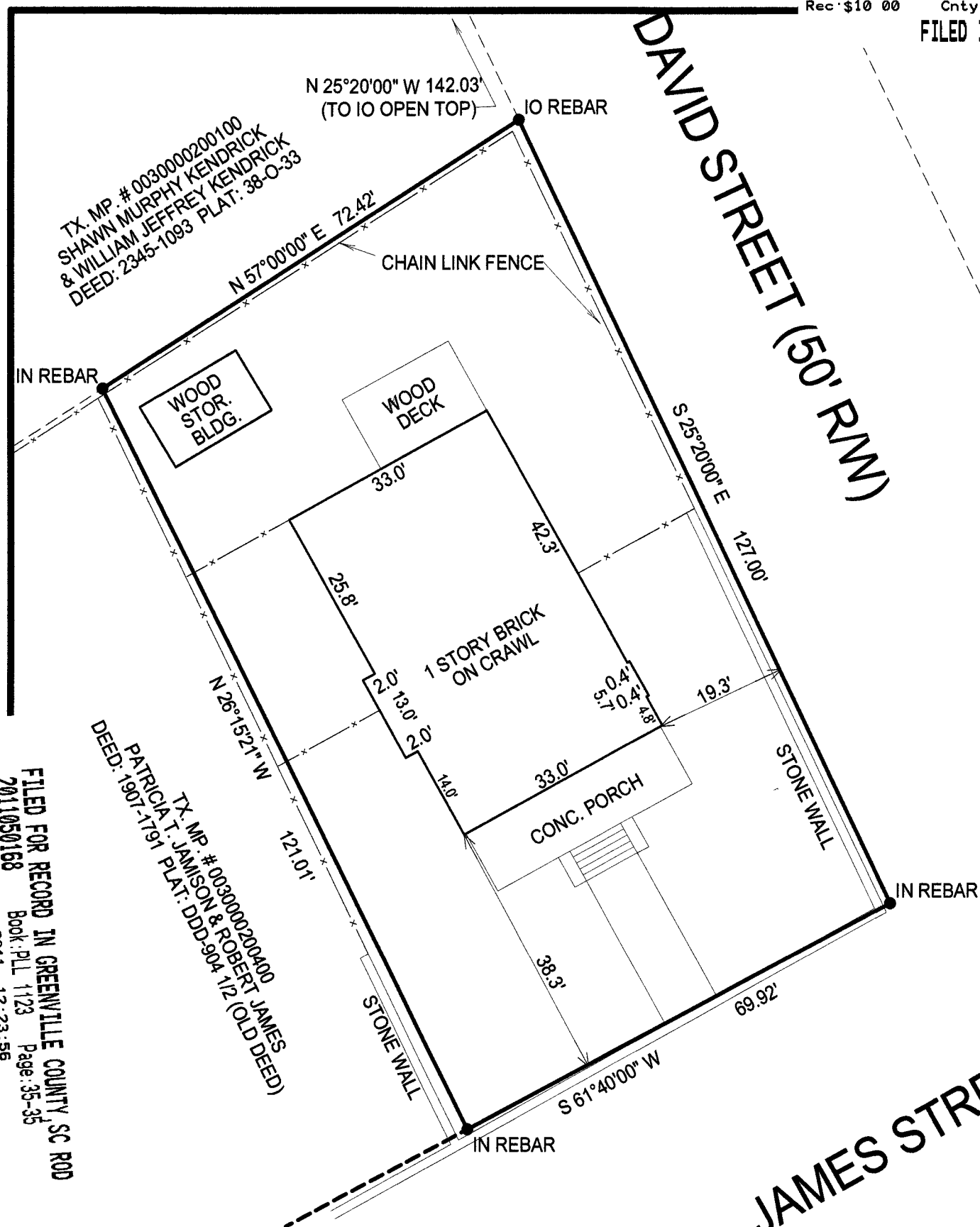
JAMES STREET (60' RW)

FILED FOR RECORD IN GREENVILLE COUNTY SC ROD
2011050168 Book: PLL 1123 Page: 35-35
July 28, 2011 12:23:56
Ignacio A. Romo



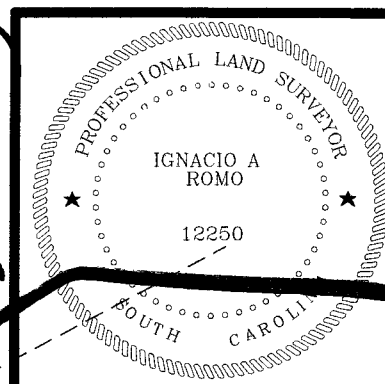
July 28, 2011 12:23:56
Rec:\$10.00 Cnty Tax:\$0.00 State Tax:\$0.00

FILED IN GREENVILLE COUNTY, SC



**A PORTION OF LOT 1,
PLAT OF PROPERTY
OF A. N. WOOD
11 JAMES STREET
GREENVILLE, SC 29609
GREENVILLE COUNTY**

THIS SURVEY IS A RESURVEY OF AN EXISTING LOT OF RECORD
WITH NO CHANGES TO EXISTING LOT LINES



IGNACIO A. ROMO, SCPLS 12250

NOTES

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF WAY OF RECORD OR NOT OF RECORD

ACCORDING TO FEMA FLOODWAY DATA, THIS PROPERTY IS NOT
LOCATED WITHIN AN ESTABLISHED FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND
SURVEYOR AND REFLECTS ONLY THE REFERENCES RECORDED HEREON
UNLESS NOTED

IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS NOTED

IGNACIO A. ROMO, PLS DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OR HAZARDOUS MATERIALS ON THE SURVEY SITE

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR.

REFERENCES

BB 0030000200500	DB 2281-432	PB DDD-904 1/2	ALAN M. KIRBY & MATTHEW R. McPHEELY
BB	DB	PB	
BB	DB	PB	
BB	DB	PB	
BB	DB	PB	

**PROPERTY SURVEY FOR
ANDREW O. FORD
AND
JANE A. R. FORD**

SCALE



RESEARCH	TR	CAD	TR	CHECK	TR	DATE	07-19-201
1"=20'		FIELD WORK		TR		JOB NO	1106

I.A. ROMO, PLS

**PO BOX 8327
GREENVILLE, SC 29604-8327
OFFICE: (864) 263-3236**

FILED FOR RECORD IN GREENVILLE COUNTY SC ROD
2011050168 Book: P.L. 1123 Page: 35-35
July 28, 2011 12:23:56



SW 7006
Extra White





**Planning Staff Report to
Design Review Board - Neighborhood
May 28, 2021**
for the June 3, 2021 Public Hearing

Docket Number: CA 21-361
Applicant: Meghan C & Premal D Patel
Property Owner: Premal & Meghan Patel
Property Location: 205 E. Earle St.
Tax Map Number: 003500-08-01400
Zoning: R-6, Single-Family Residential District; Col. Elias Earle POD
Proposal: **CERTIFICATE OF APPROPRIATENESS FOR ADDITION**
Staff Recommendation: **Approve w/ conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness
Sec. 19-6.9 Single-family residential infill standards

Staff Analysis:

The subject property, 205 East Earle Street, is zoned R-6 and is located within the Col. Elias Earle Preservation Overlay District. The property is improved with a two-story single-family detached structure. Per the 2003/2005 Historic Resources Survey, the home was constructed in circa 1923-1925 and contributes to the overlay district.

Earlier in the year, a storm caused a tree to fall onto the house causing substantial damage to the front façade and roof. Permits were issued to replace the front façade in kind and construction has started. While the rear of the house was mostly unaffected by the damage, the applicants have requested to construct second story addition off a previous one-story addition while construction is ongoing. No other changes are proposed.

The existing residence is an American foursquare style dwelling with wood siding, wood windows, and a hip roof with asphalt shingles. The front elevation will once again feature a projecting porch with a low pitch metal roof supported by four square columns.

The rear of the house is currently asymmetric in shape. A one-story addition of the house, containing the kitchen, continues into the rear yard, while a partially covered deck lies adjacent to it. This addition was completed in the 1970s and features wood siding and a 4:12 pitched hip roof with asphalt shingles.

The proposed second story addition will follow the existing first floor footprint and will add approximately 380 square feet of living space to the house. The addition will feature a 4:12 pitched gabled roof with matching asphalt shingles.

The existing deck area will be mostly unaffected by the addition. The existing plexiglass canopy will be replaced with a similar translucent canopy.

Two existing windows on second story will be removed to make way for the addition. A total of seven new double hung windows will be installed as part of the scope of work. Two on the side elevation and five on the rear elevation of the new addition. The windows will be wood in material and follow the same six over one grid style as those existing on the house. The exterior walls will feature wood siding and will be painted a matching color to tie into the existing house.

Staff believes that the overall placement and materials of the addition comply with the pertinent design guidelines. The addition is located at the rear of the existing structure to minimize visual impacts from the street. The addition is compatible with the scale and character of the original building and incorporates a similar fenestration, as well as, roof and siding materials as the original building. Further, the proposed gable roof style helps differentiate the addition from the original structure.

As such, staff recommends approval of the addition, as submitted.

- 1. Wood siding finish used on the addition shall be in-kind to the existing wood siding of the first story.**
- 2. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

Applicable design guidelines follow below.

AR.8 Building materials for new construction should be similar to materials seen historically.

- A. Maintain the existing range of exterior wall materials found in the historic district.
- B. Exterior wood finishes should appear similar to those used historically.
- C. Masonry should appear similar to that used historically.
- D. Materials should be applied in a manner to that used historically.
- E. Newer, synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.

AR.12 Design an addition to be compatible with the primary building.

- A. Design a new addition such that the original character can be clearly seen.
- B. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
- C. Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- D. An addition should be compatible in scale, materials and character with the main building.
- E. An addition should be set back from any primary, character-defining façade.
- F. The roof form of a new addition should be in character with that of the primary building.

AR.15 Use colors to create a coordinated color scheme for a building.

- A. The façade should “read” as a single composition.
- B. Employ color schemes that are simple in character.
- C. Base or background colors should be muted.
- D. Reserve the use of bright colors for accents only.

EE.6 Building materials for new construction should be similar to materials seen historically.

- A. Traditionally, a limited palette of building materials was used in Greenville. Wood lap siding and brick were the dominant materials. Also, new materials should have a simple finish, similar to that seen historically.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Premal and Meghan Patel	Meghan Patel
*Title:	Mr. and Mrs.	Mrs.
*Address:	205 E Earle St.	SAME
*State:	SC	
*Zip:	29609	
*Phone:	864-546-8429	
*Email:	meghanlyons@mac.com	

PROPERTY INFORMATION

*STREET ADDRESS 205 E Earle St.

*TAX MAP #(S) 0035000801400

*PRESERVATION DISTRICT/SPECIAL DISTRICT CEEHDA

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☐ CA Neighborhood New ☐ CA Neighborhood Modification (☐ Major/☐ Minor)
☐ CA Urban New ☐ CA Urban Modification (☐ Major/☐ Minor)
☒ CAS Staff New (☐ Major/☒ Minor) **please see item D. for description*
☐ CAS Staff Modification
☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) N/A

To include: scope of project and response to specific guidelines and special conditions.

Completing addition to the back of the house following storm damage to our house. Using the existing building footprint by building on top of our kitchen and living room den. Will use the same shiplap siding,

wood windows, roofing materials, and paint that we have today. Sharing the designs created by our architect Luke Sims along with finishes

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major</u> : All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor</u> : Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE** M. Patel PD

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or 1/4" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file. Data is updated monthly.**

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

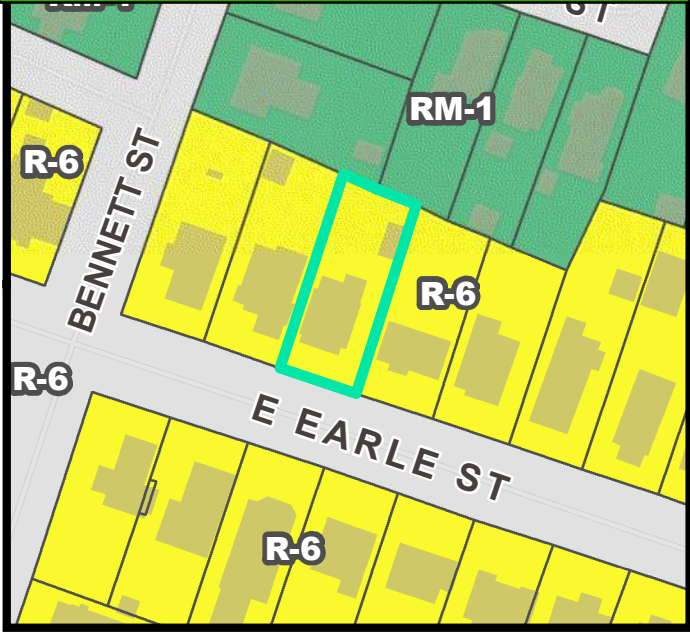
*Signatures <i>M. Patel</i> <i>PP</i>	
Applicant	Meghan and Prem Patel
Date	April 28, 2021
Property Owner/Authorized Agent	Meghan Patel
Date	April 28, 2021
Public Hearing information	
Public Hearing signs	

CA-21-361 • 205 EARLE STREET

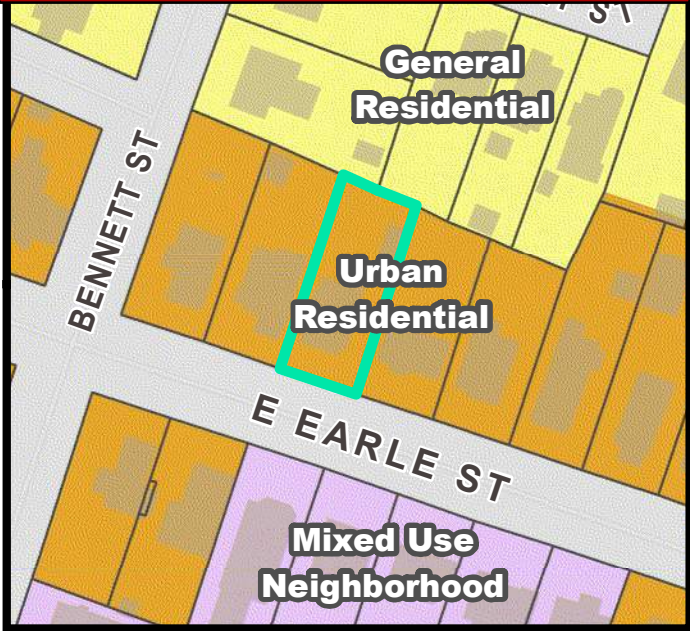
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

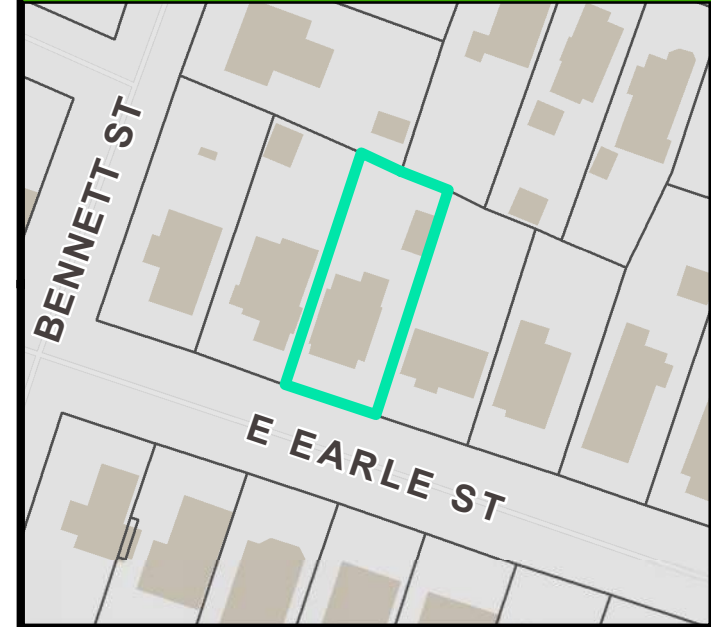


CA-21-361 • 205 EARLE STREET

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



PATEL RESIDENCE ADDITION

205 East Earle Street

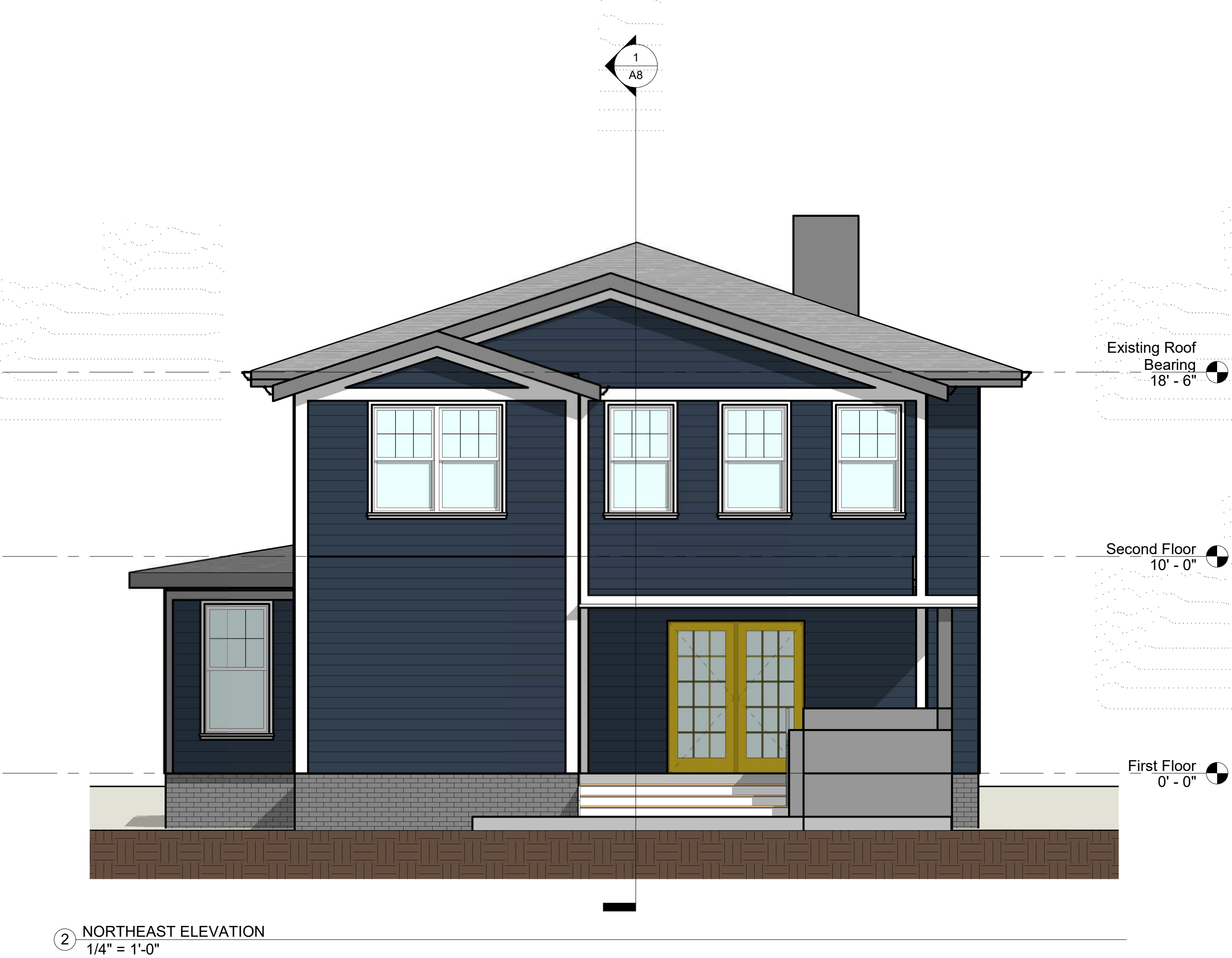
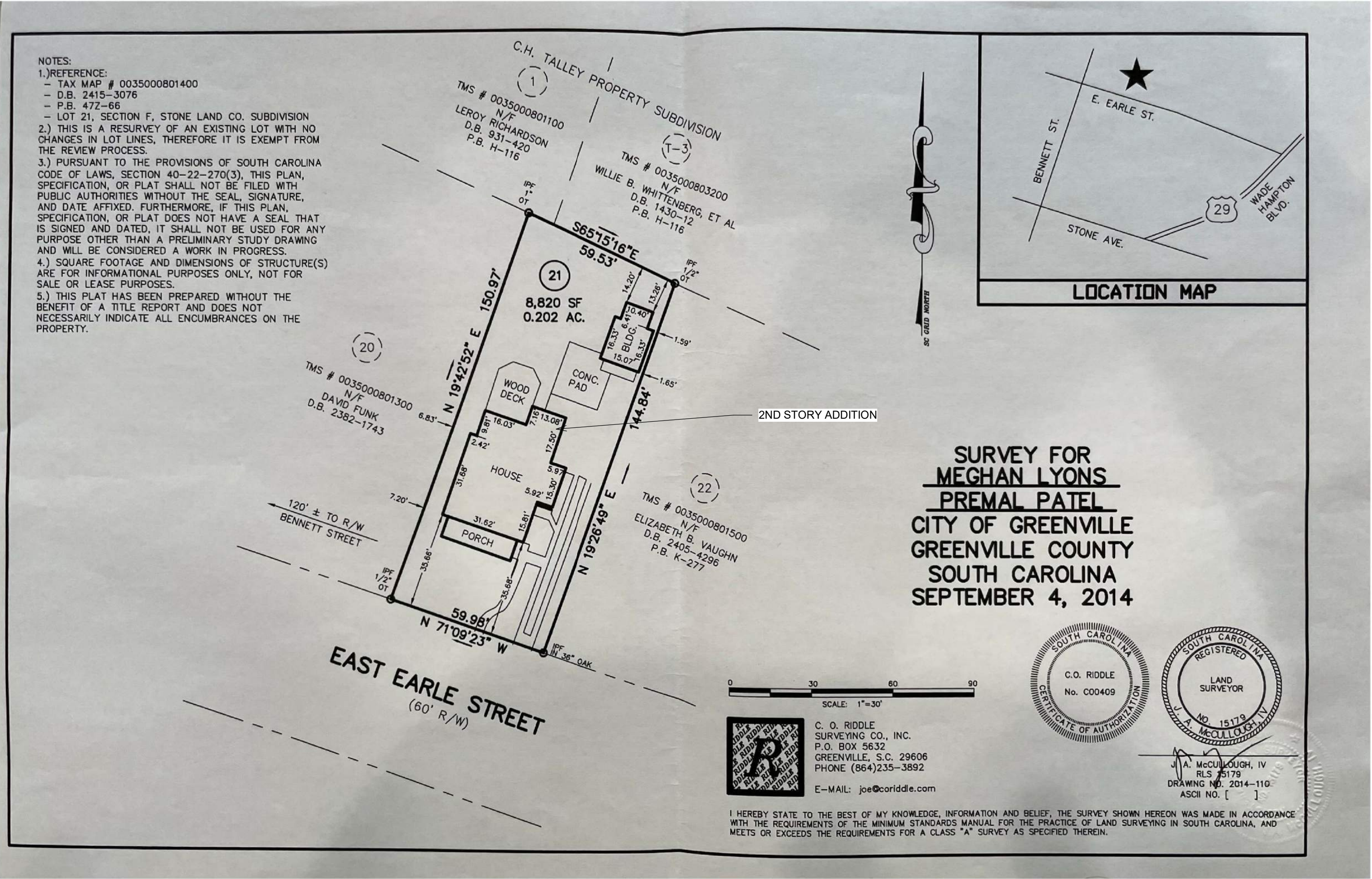
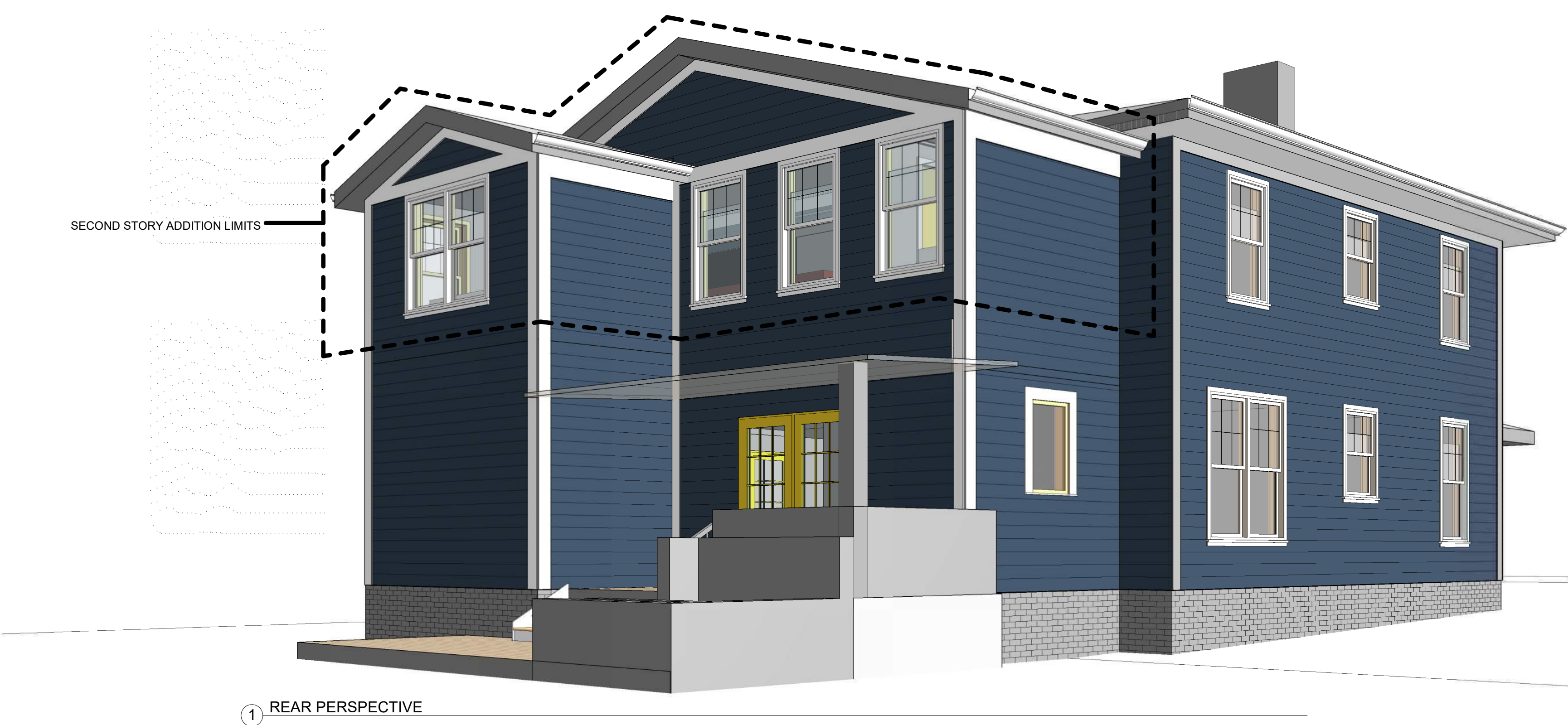
GREENVILLE, SOUTH CAROLINA 29609

DESIGN REVIEW BOARD SET

MAY 3, 2021

LIST OF DRAWING SHEETS

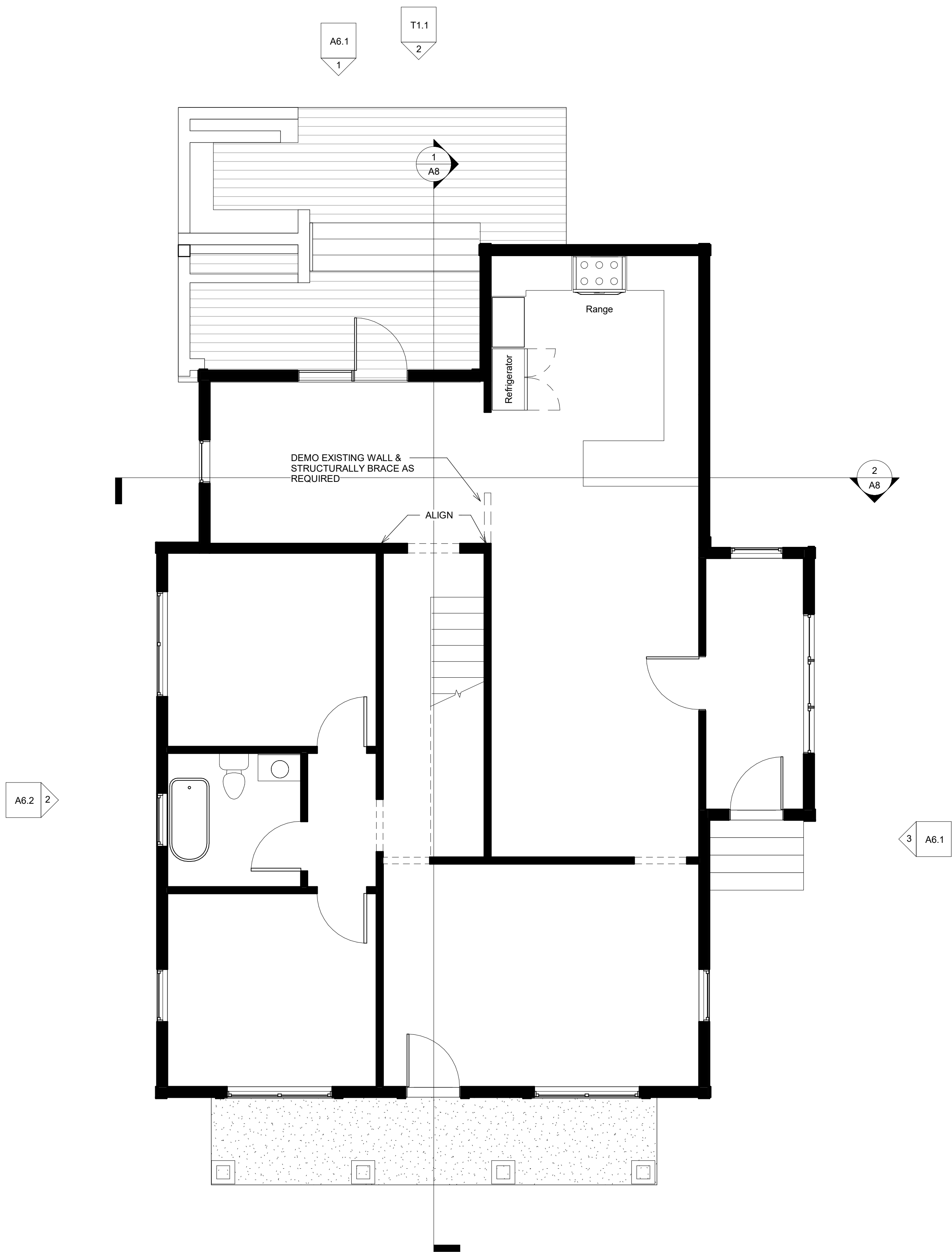
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A5	ROOF PLANS
A6.1	ELEVATIONS
A6.2	ELEVATIONS
A8	Building Sections



No.	Description	Date

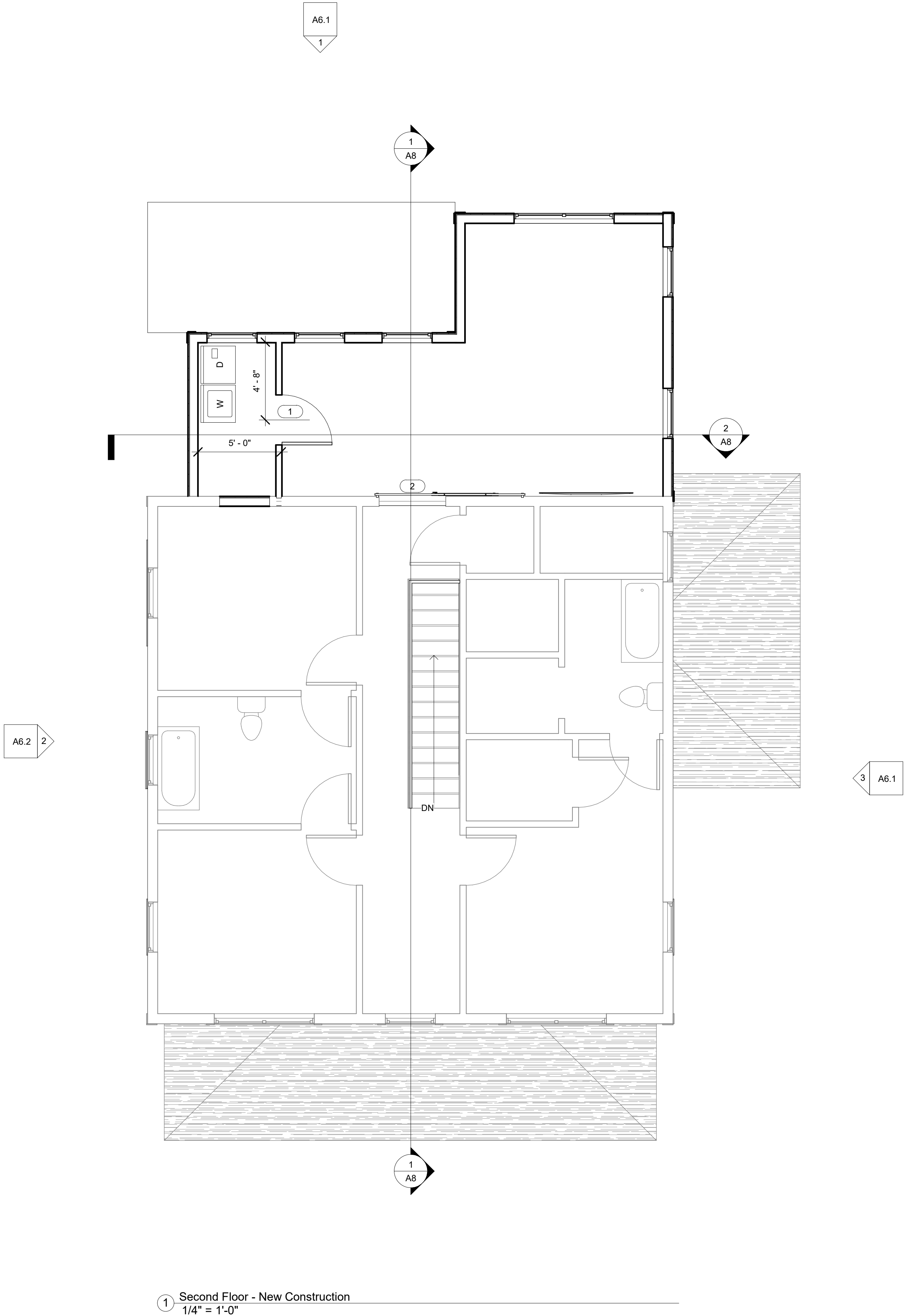
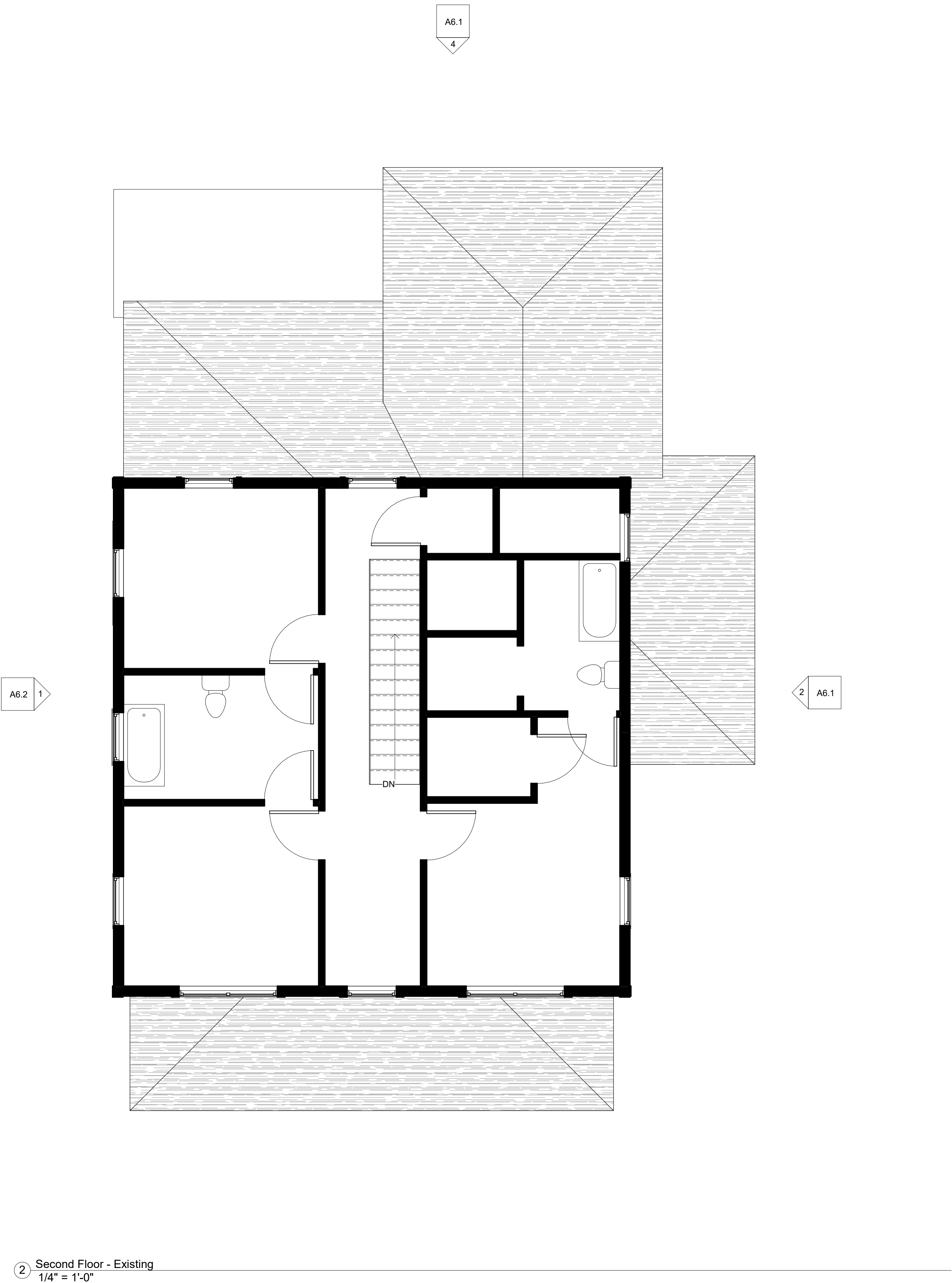
COVER SHEET

Project number	21.06	T1.1
Date	2021.05.02	
		Scale 1/4" = 1'-0"

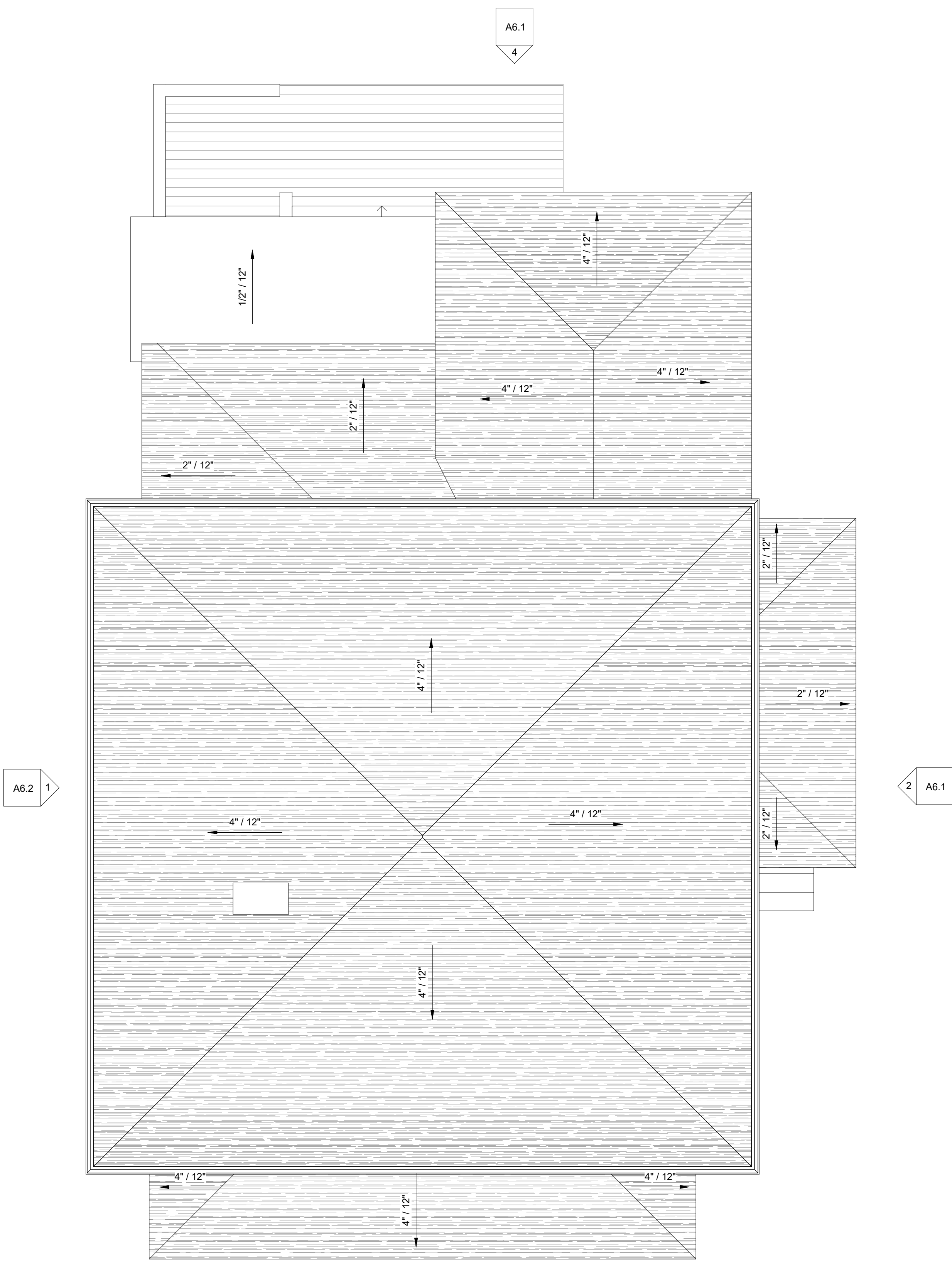


② First Floor - Existing
1/4" = 1'-0"

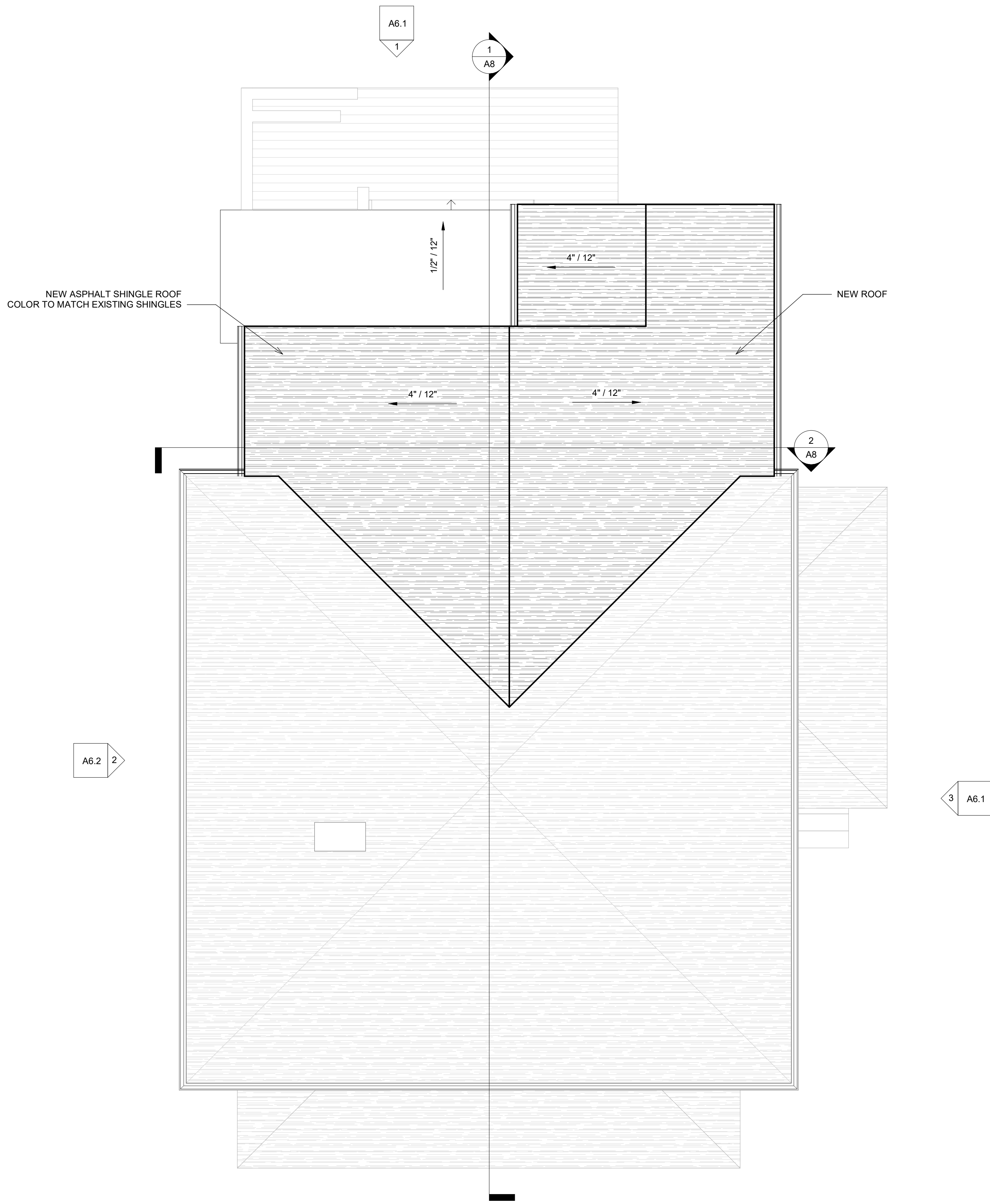
No.	Description	Date



No.	Description	Date

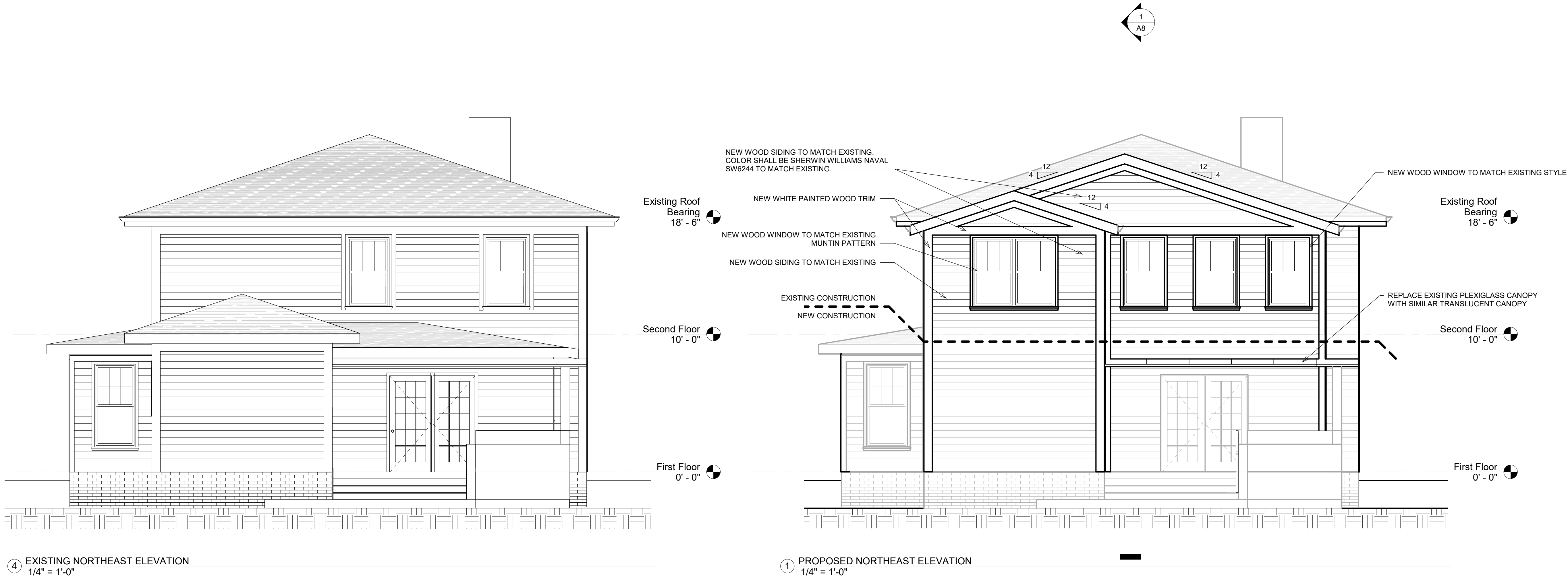


2 EXISTING ROOF PLAN
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

No.	Description	Date



NORTHEAST FACADE



SOUTHEAST FACADE



LIMITED VISIBILITY FROM EAST APPROACH

PATEL RESIDENCE ADDITION
205 E. Earle Street

THESE DRAWINGS WERE PREPARED UNDER A LIMITED SERVICE AGREEMENT AND ARE ATTENDED TO REPRESENT DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING CODES.

No.	Description	Date

ELEVATIONS

Project number 21.06
Date 2021.05.02

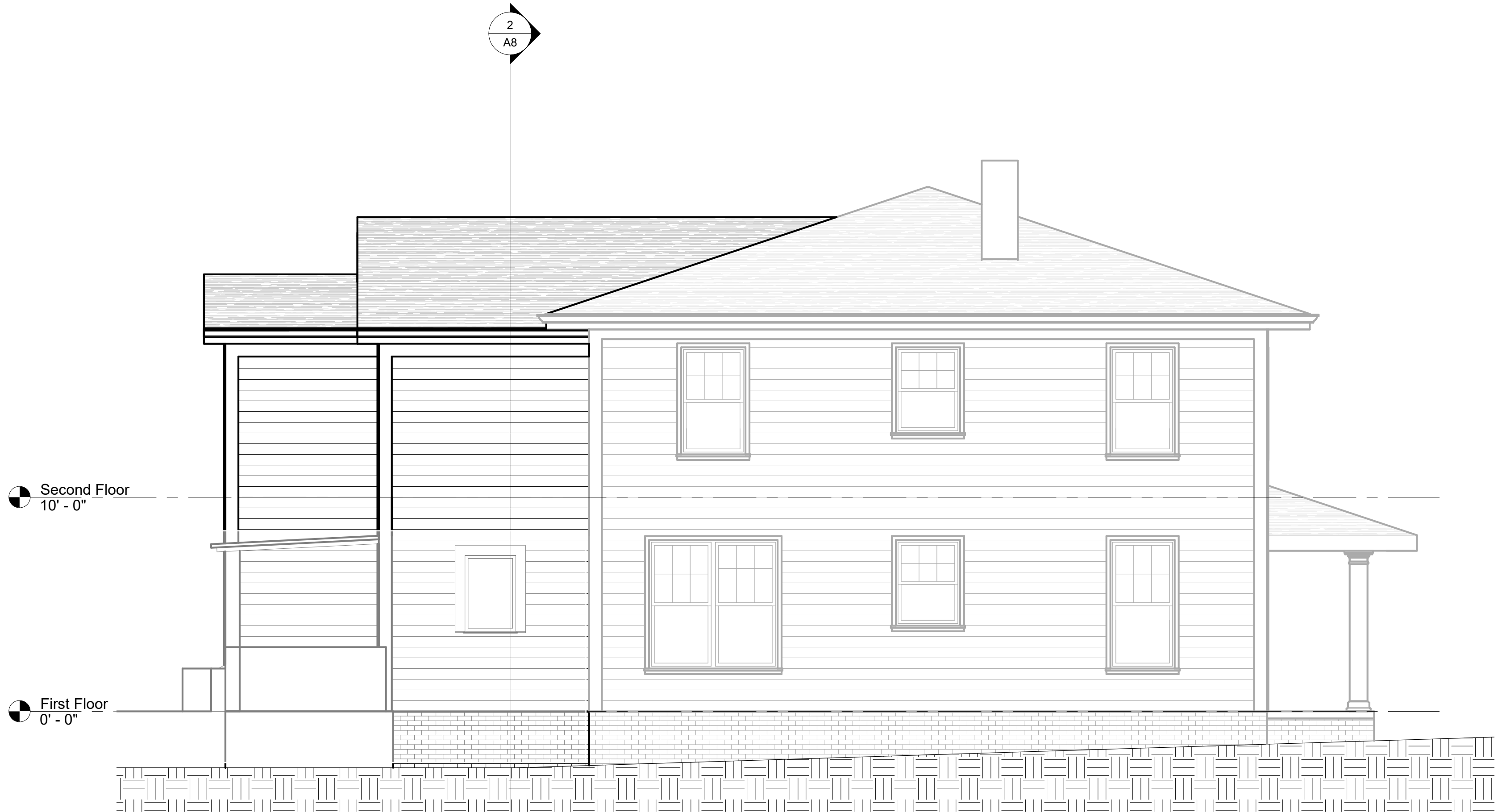
A6.1

Scale 1/4" = 1'-0"

5/3/2021 12:53:11 AM



1 EXISTING NORTHWEST ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTHWEST ELEVATION
1/4" = 1'-0"



PROPOSED ADDITION NOT VISIBLE FROM WEST STREET APPROACH

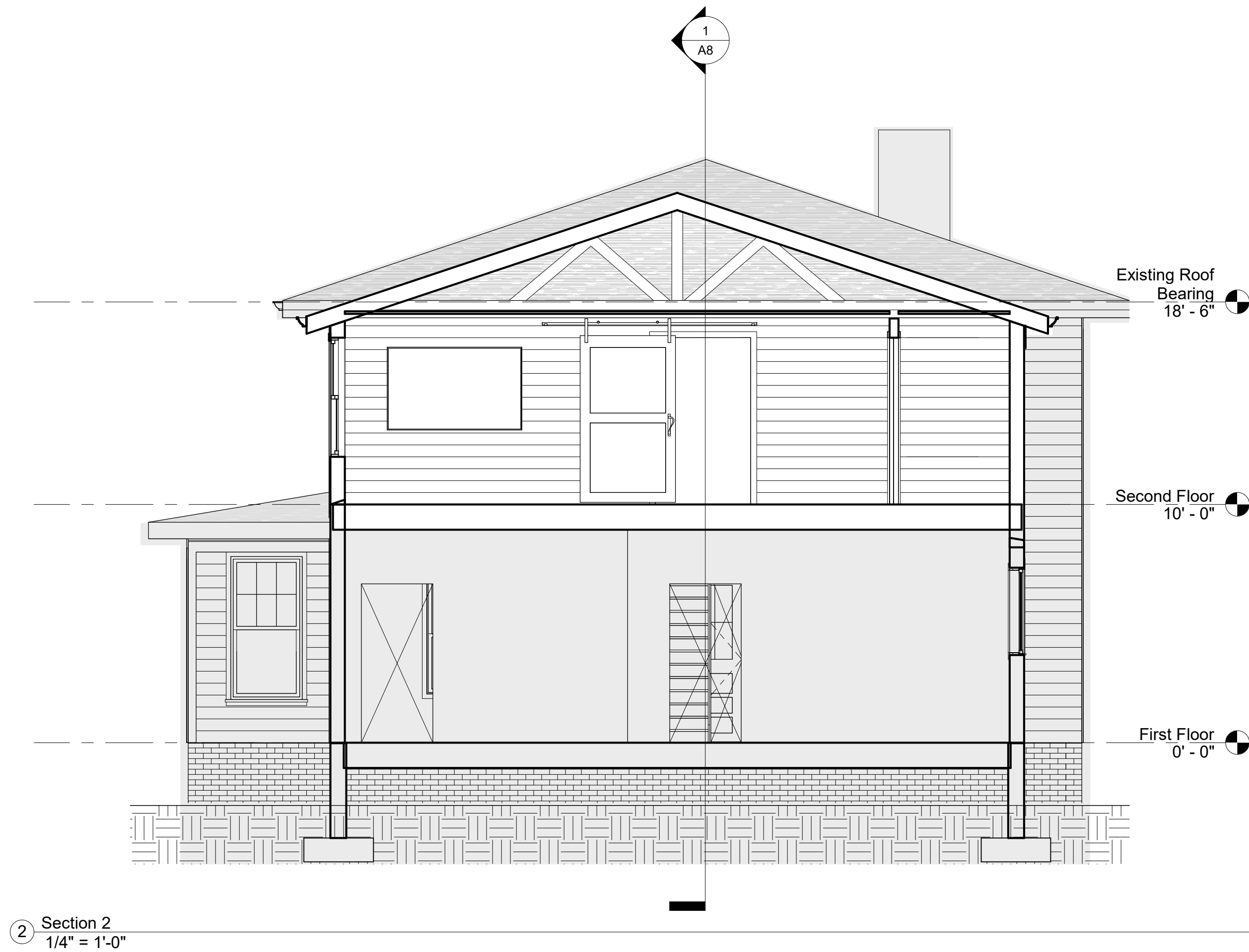
No.	Description	Date

ELEVATIONS

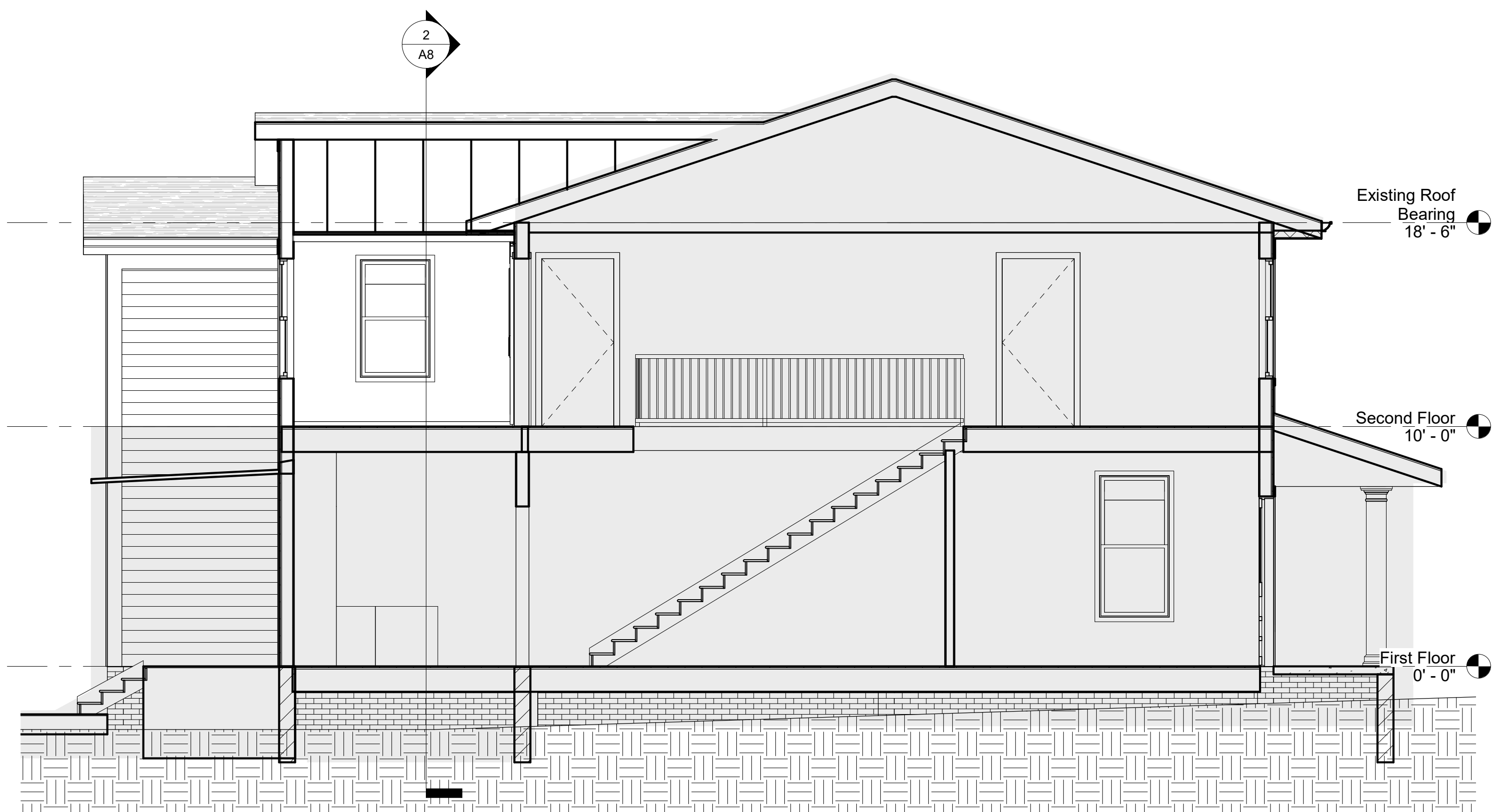
Project number 21.06
Date 2021.05.02

A6.2

Scale 1/4" = 1'-0"



② Section 2
1/4" = 1'-0"



① Section 1
1/4" = 1'-0"

PATEL RESIDENCE ADDITION
205 E. Earle Street

THESE DRAWINGS WERE PREPARED UNDER A LIMITED SERVICE AGREEMENT AND ARE ATTENDED TO REPRESENT DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING CODES.

No.	Description	Date

BUILDING SECTIONS

Project number	21.06
Date	2021.05.02

A8

Scale 1/4" = 1'-0"



Siteline®
Clad-Wood Windows
Double-Hung

Architectural Design Manual

TABLE OF CONTENTS

Product Information

General Information.....	2
Grid Patterns	3
Clear Opening Layout	4
Grid, Bottom Rail & Glass Stop Options.....	5
Unit Sizing	6
Trim and Sill Nose Options.....	7
Jamb Extender & Prep for Stool Options.....	8
Mullion Options	9

Section Details

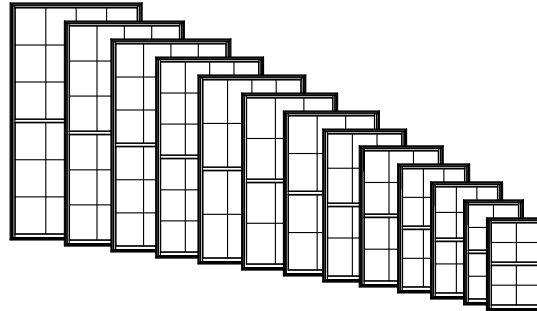
Operator:	
Standard Sections	11
Impact Sections	12
Radius Top / Segment Head - Vertical Sections.....	13
Fixed:	
Standard Sections – 6/4 Sash	14
Standard Sections – 8/4 Sash	15
Impact Sections – 6/4 Sash	16
Impact Sections – 8/4 Sash	17
Radius Top & Segment Head - Vertical Section	18
Transom:	
Standard Sections	19
Impact Sections	20
Bay:	
Standard Sections	21
Standard Projections	22

Sizing Details

Min-Max Standard Sizing	23
-------------------------------	----

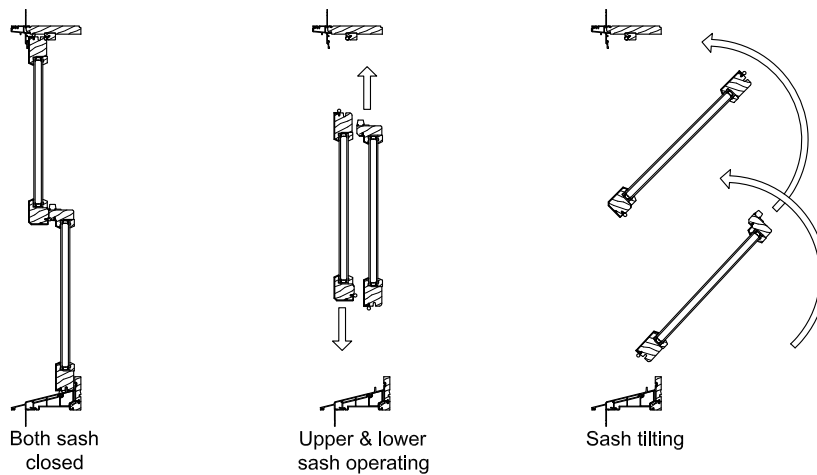


GENERAL INFORMATION



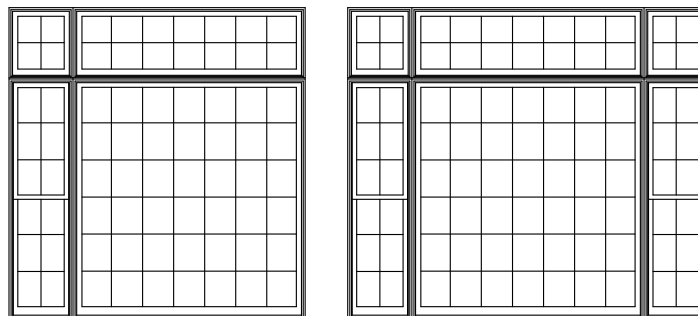
Dimensional Windows

Siteline® Clad-Wood Double-Hung windows may be specified as "dimensional", by adjusting the desired rough opening width or height. Siteline® Clad-Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Multiple Assemblies

Siteline® Clad-Wood Double-Hung windows may be mullied beside other clad-wood double-hung or clad-wood fixed windows, or below clad-wood transom windows, to fulfill a wide variety of needs.

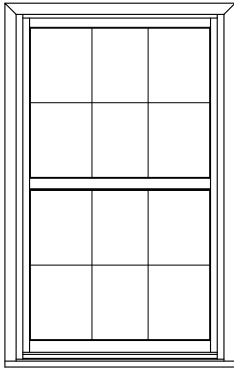




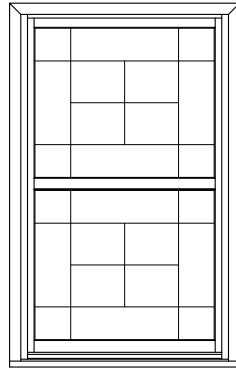
GRID PATTERNS

Siteline® Clad-Wood Double-Hung Windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

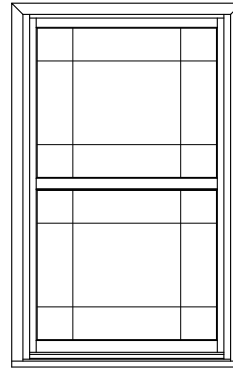
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



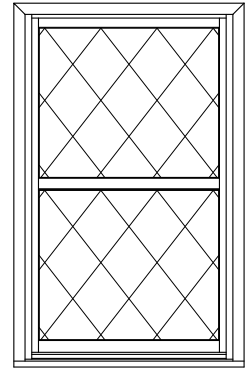
Colonial



Uneven



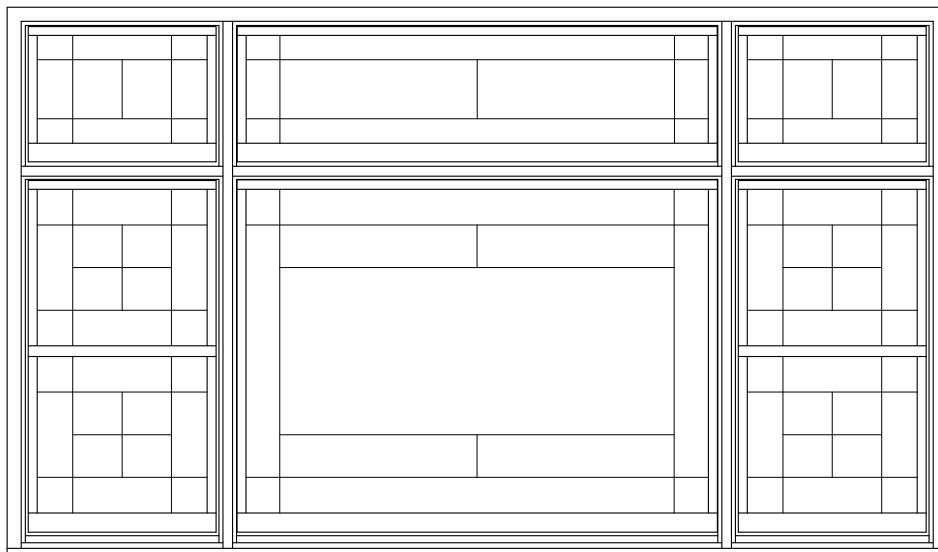
Prairie



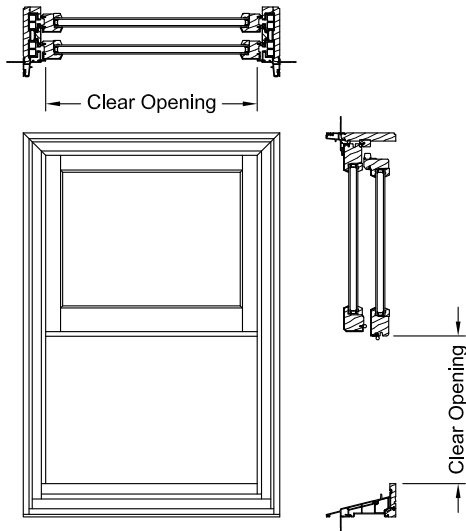
Diamond

Bar Alignment

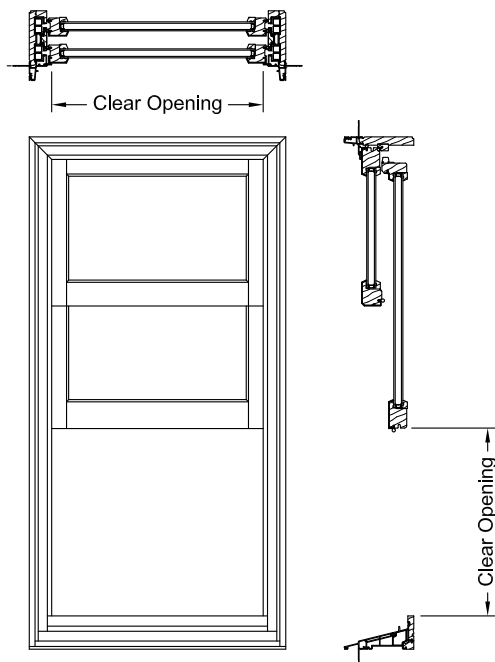
Alignment of bars from product to product is often required by fine architectural design. SDL, GBG, and wood grilles may be specified with bars aligned.



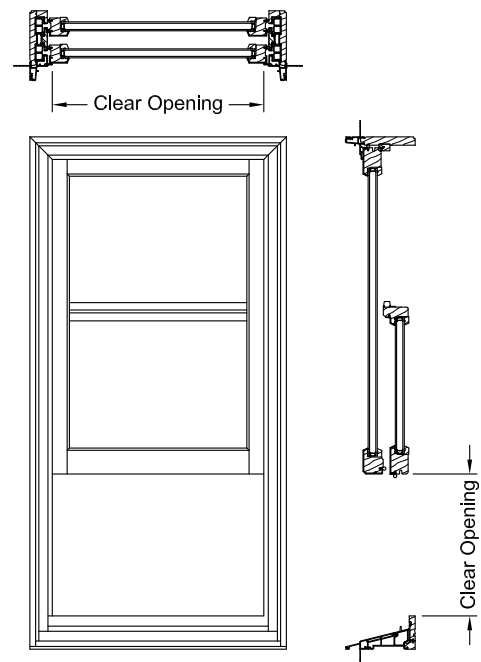
CLEAR OPENING LAYOUT



Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 3 5/8"



Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 8 5/32"



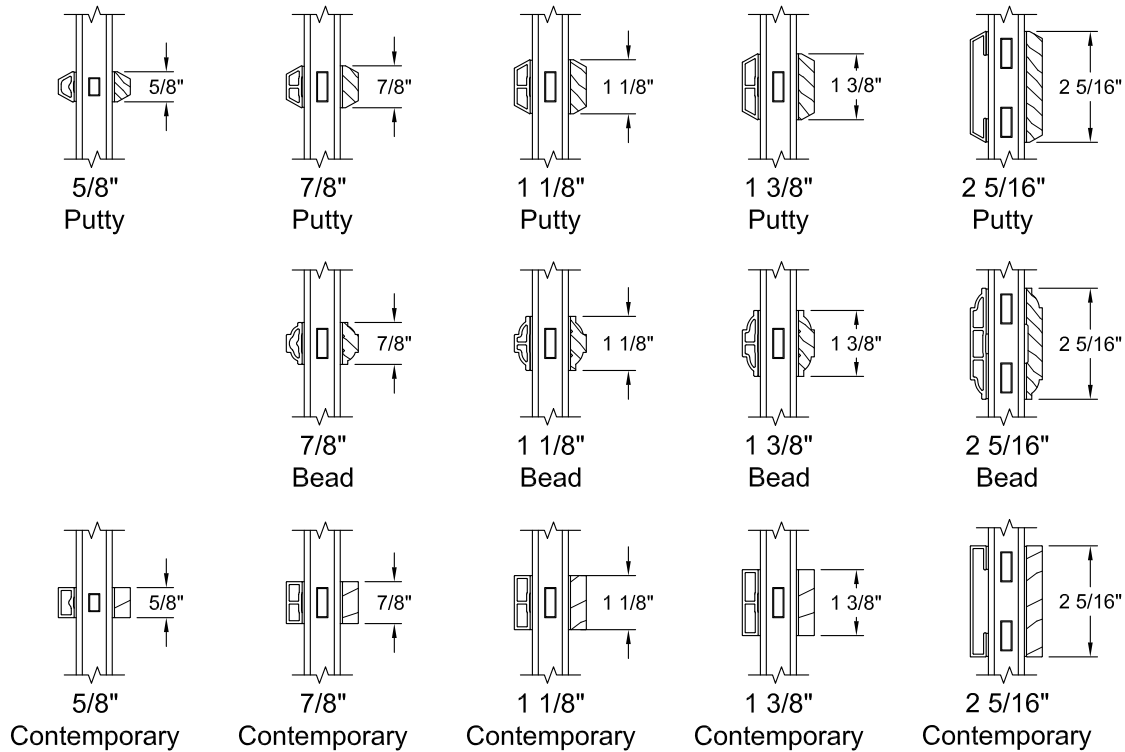
Reverse Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 7 29/32"



GRID, BOTTOM RAIL & GLASS STOP OPTIONS

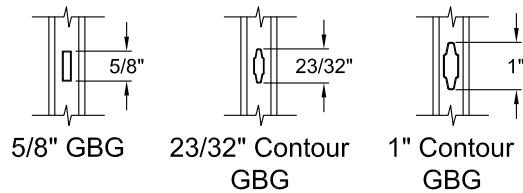
Exterior ← → Interior

SDL Options

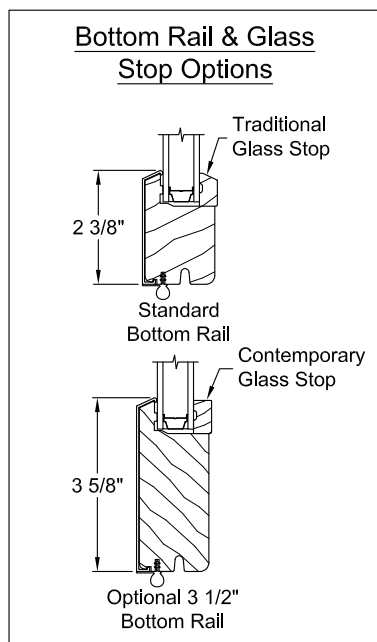
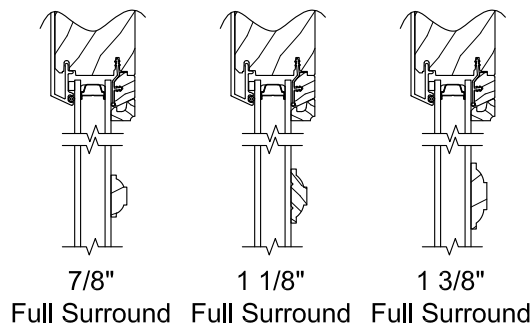


Note: Various Combinations of the SDL Bars Shown are Available

GBG Options



Grille Options





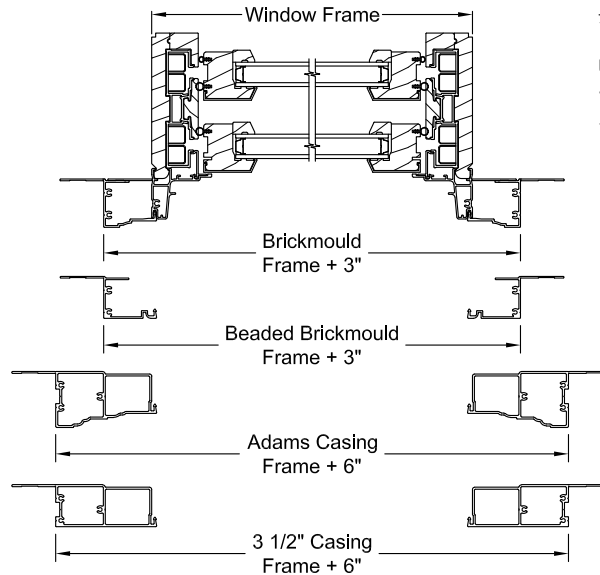
UNIT SIZING

Rough Opening:

The frame size of the window plus 3/4".

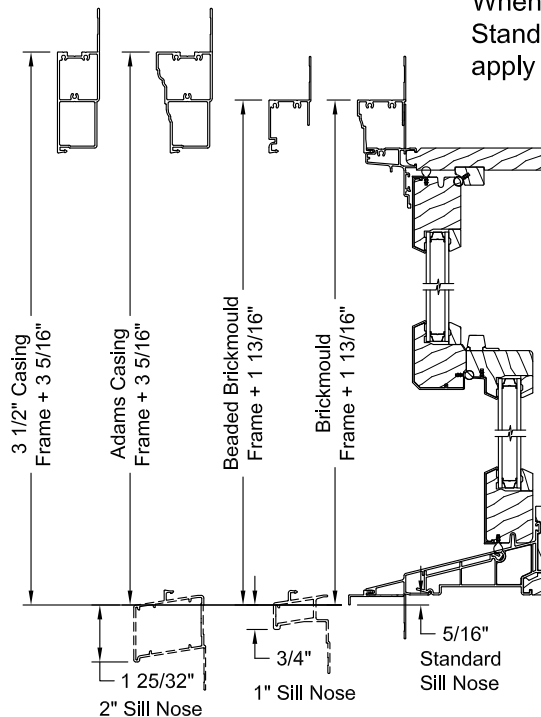
Masonry Opening:

The overall size of the window, including trim, plus 1/2"



Trim- 4 Sides Of Unit

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



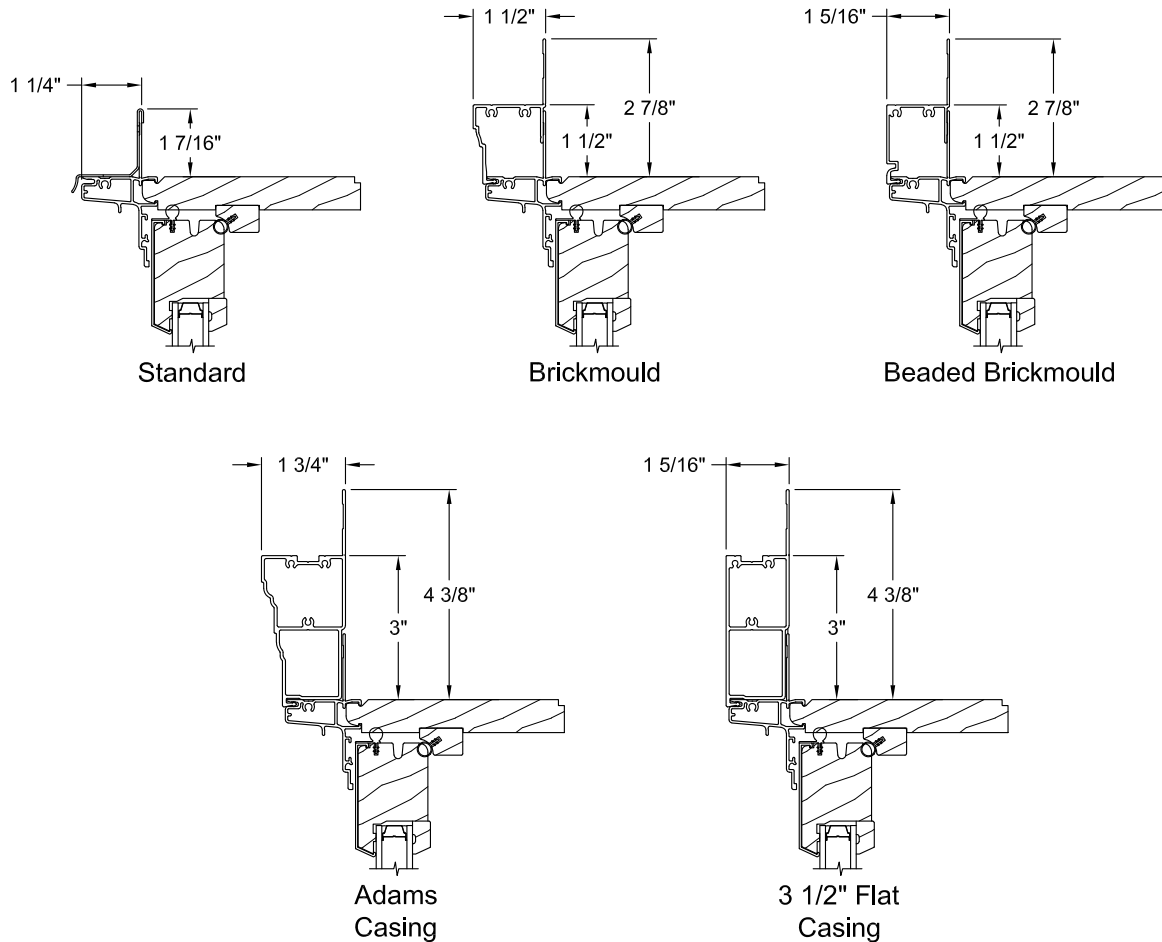
Trim- 3 Sides Of Unit

When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.

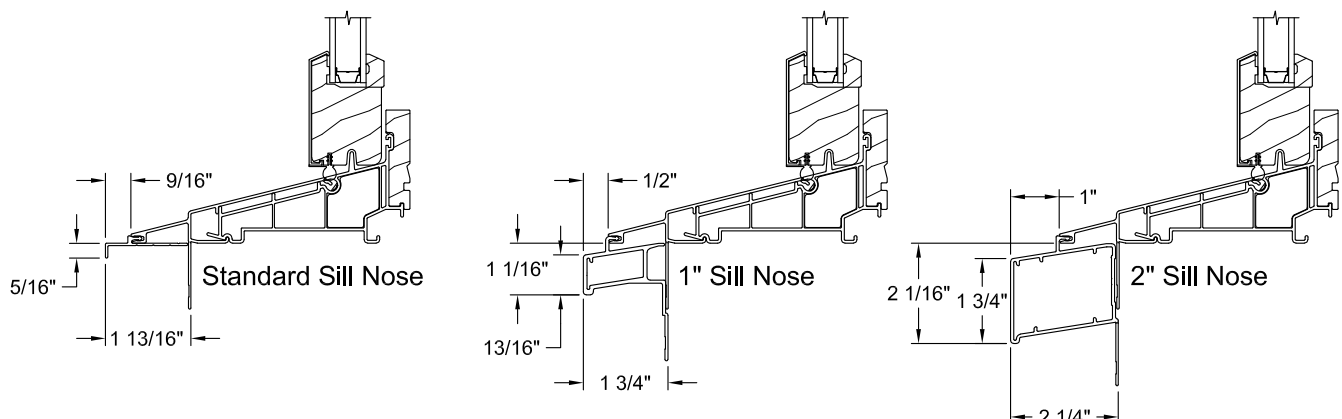


TRIM & SILL NOSE OPTIONS

Trim Options

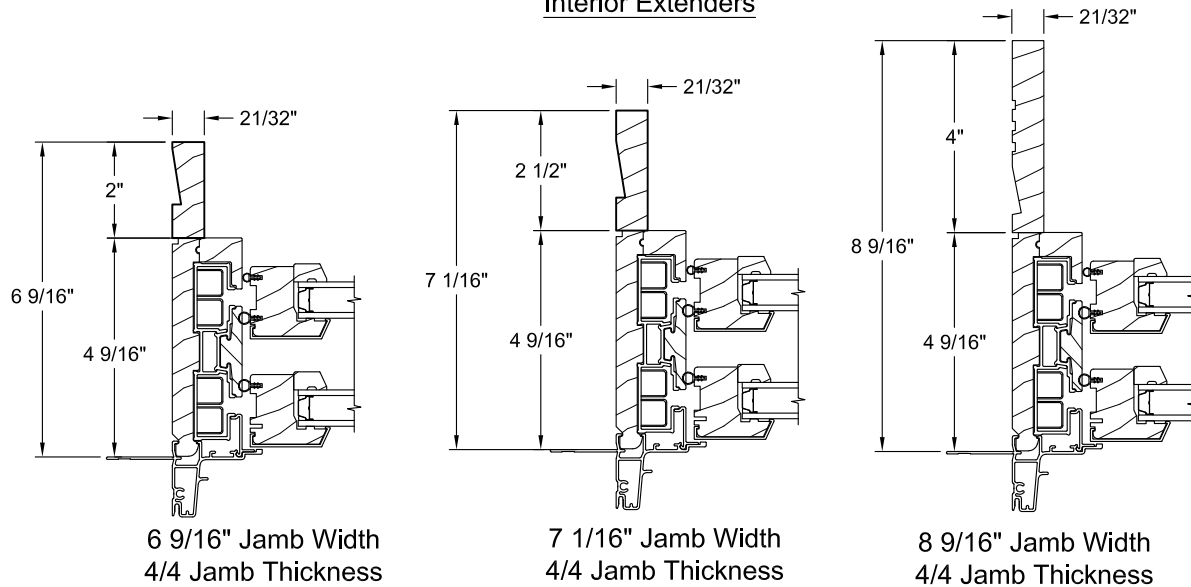


Sill Nose Options

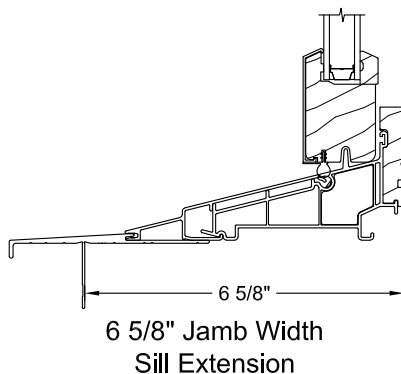
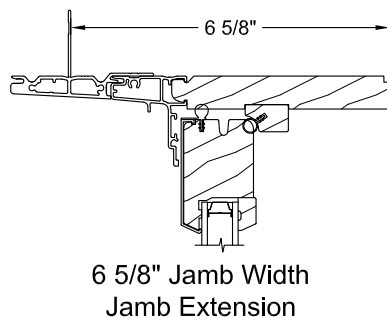


JAMB EXTENDER & PREP FOR STOOL OPTIONS

Interior Extenders

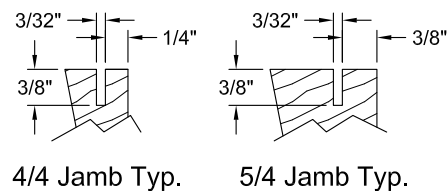


Exterior Extenders

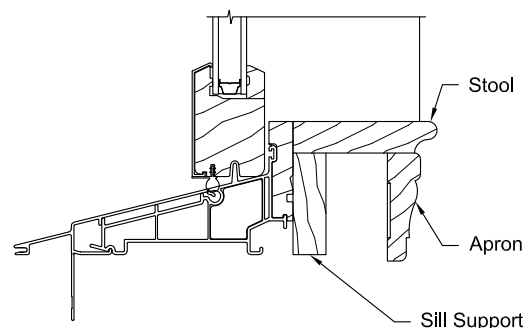


Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



Prep for Stool

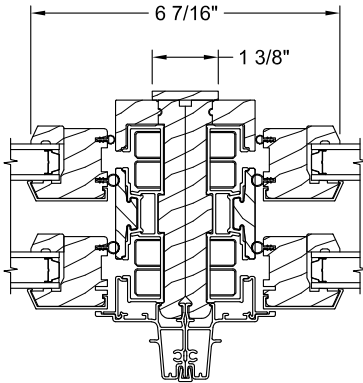


Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

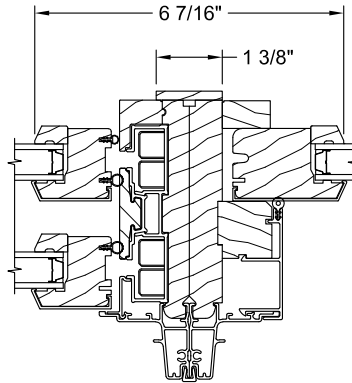
Exterior jamb extenders may only be applied to windows with jambs 6 9/16" or greater.



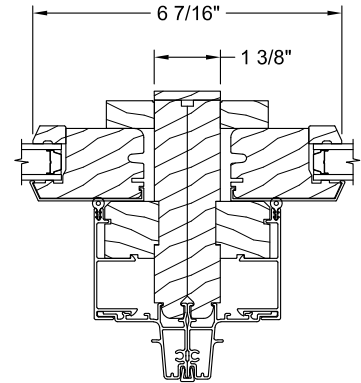
MULLION OPTIONS



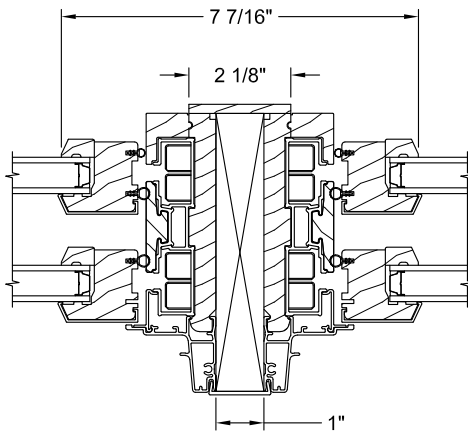
Operator / Operator



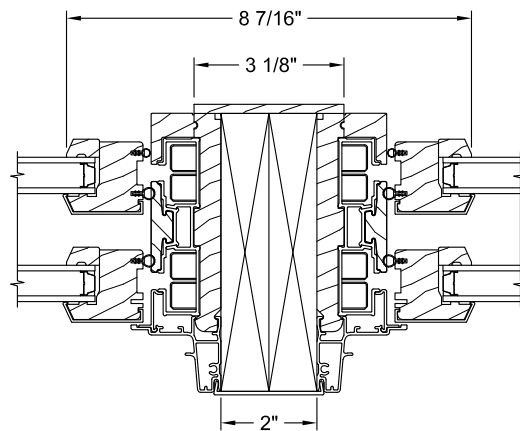
Operator / Fixed



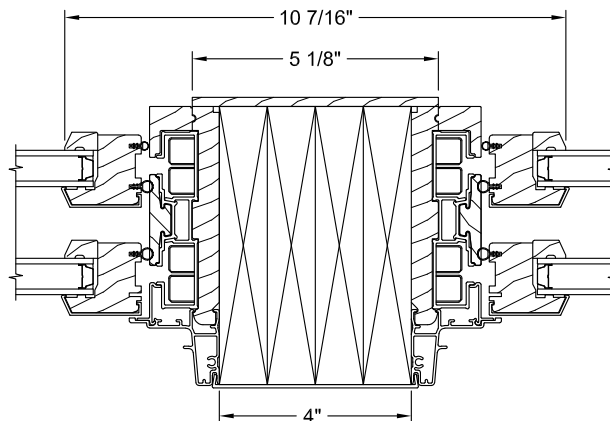
Fixed / Fixed



Operator / Operator
with 1" Solid Spread Mull



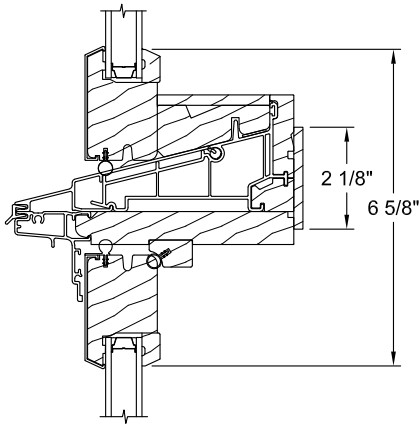
Operator / Operator
with 2" Solid Spread Mull



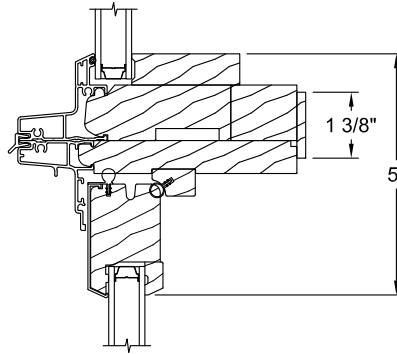
Operator / Operator
with 4" Solid Spread Mull



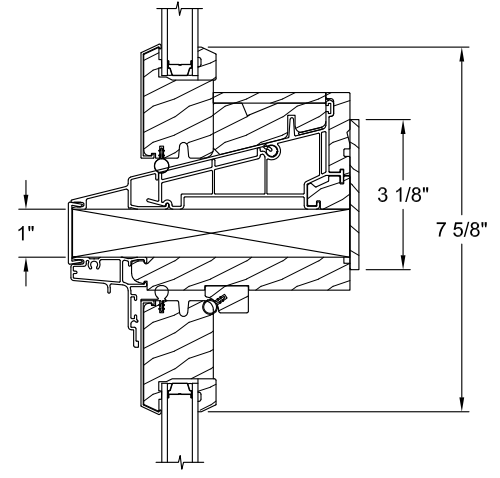
MULLION OPTIONS



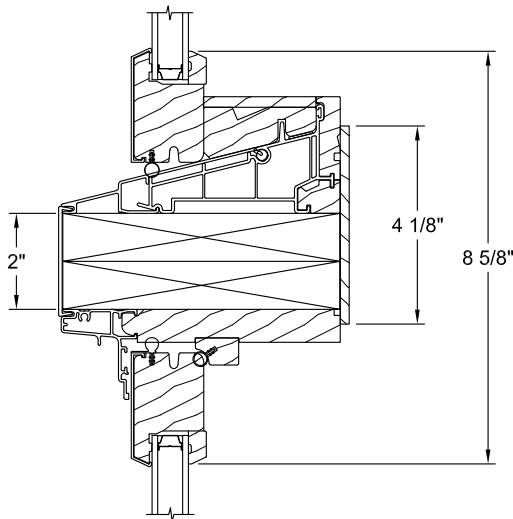
Stationary
Operator



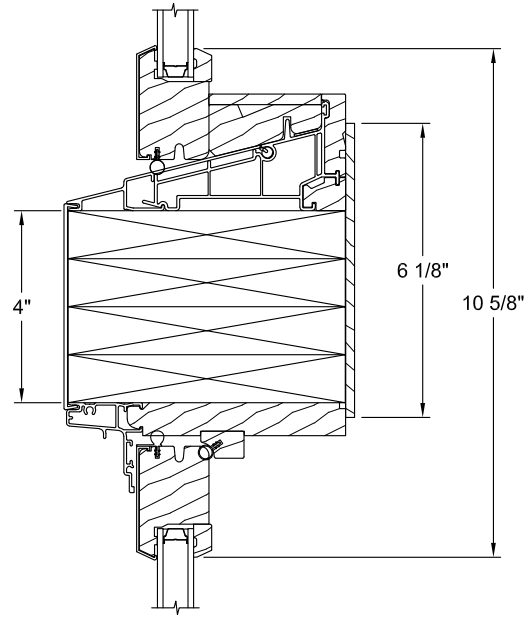
Direct Set
Operator



Stationary
Operator
with 1" Solid Spread Mull



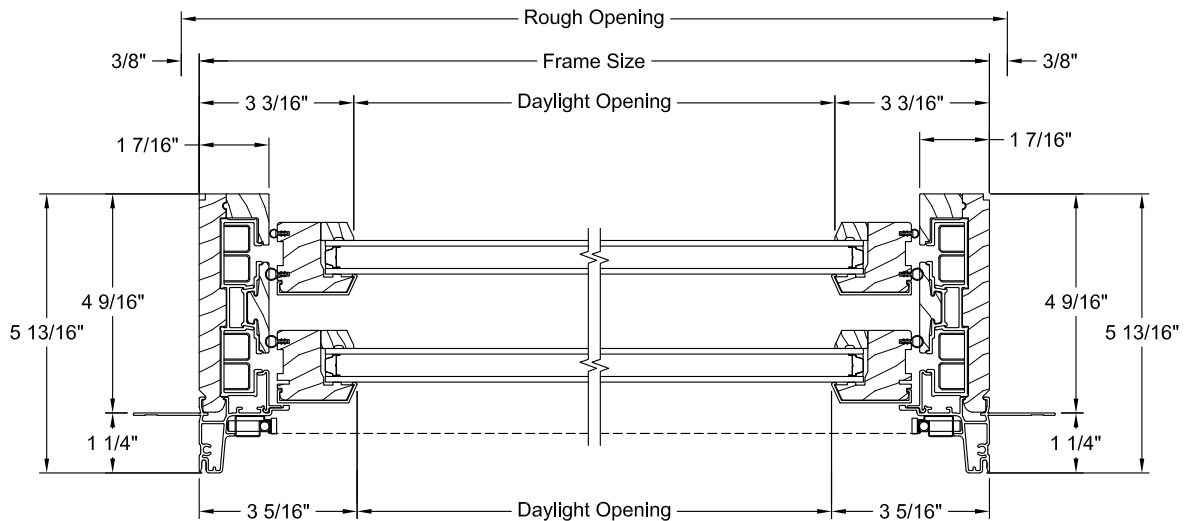
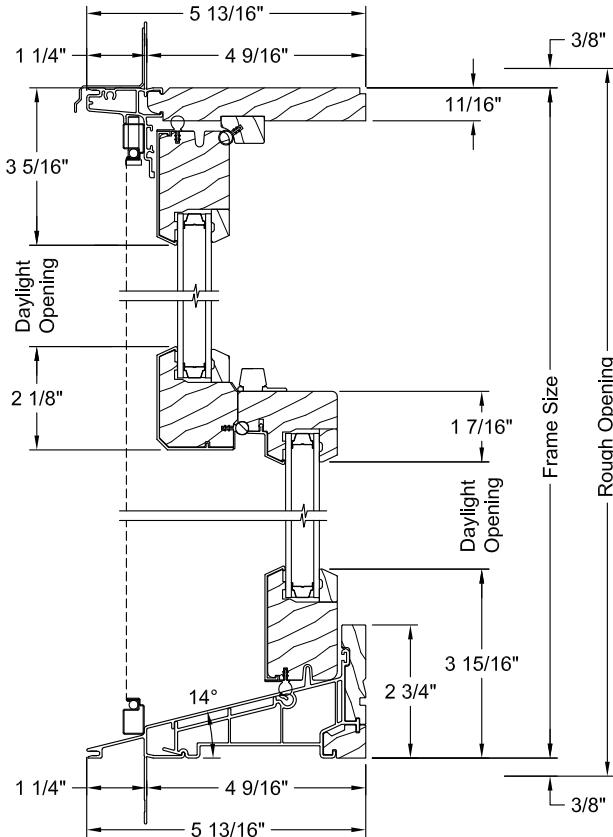
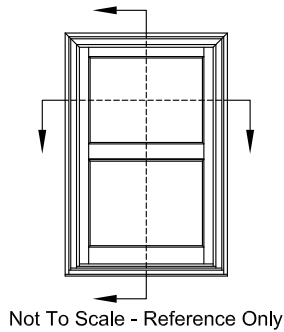
Stationary
Operator
with 2" Solid Spread Mull



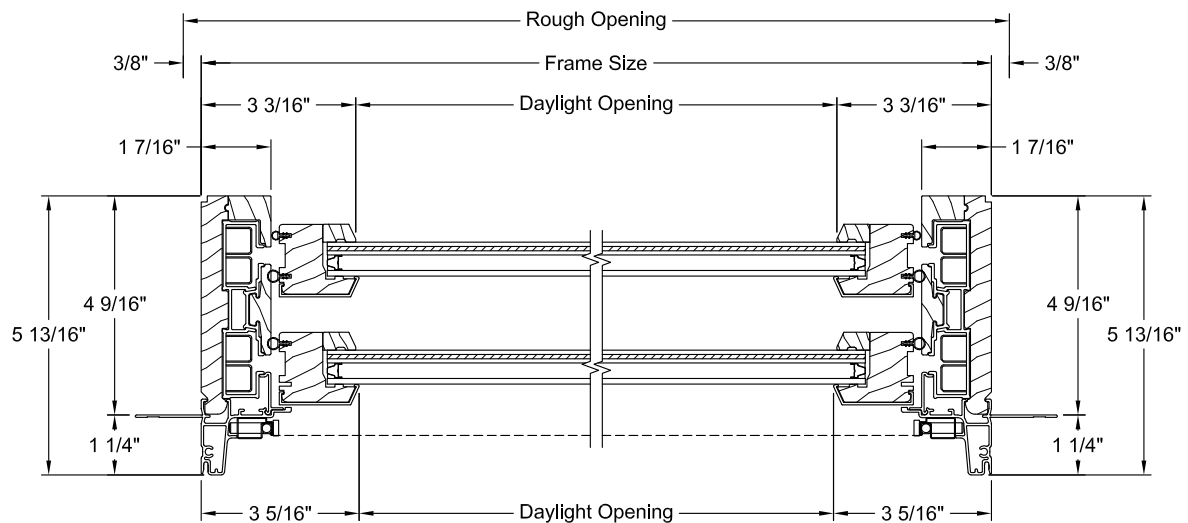
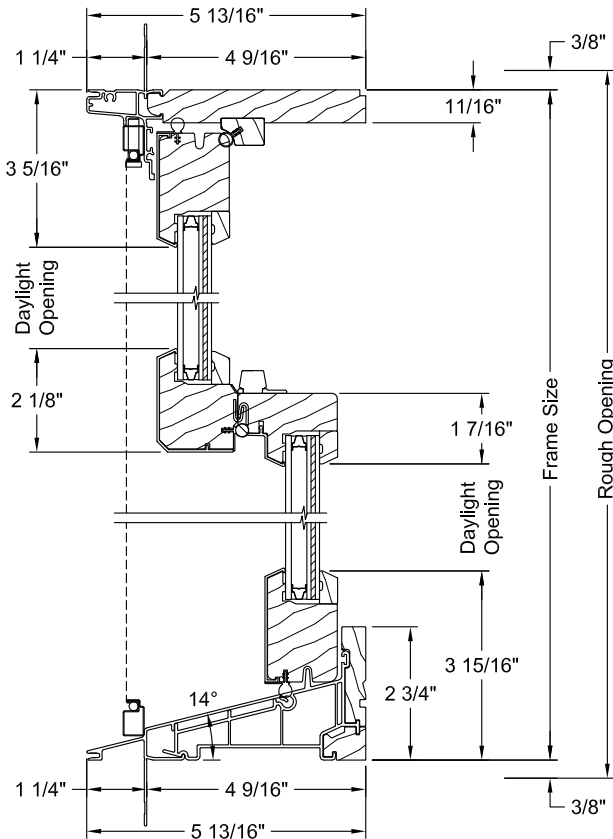
Stationary
Operator
with 4" Solid Spread Mull



OPERATOR SECTIONS

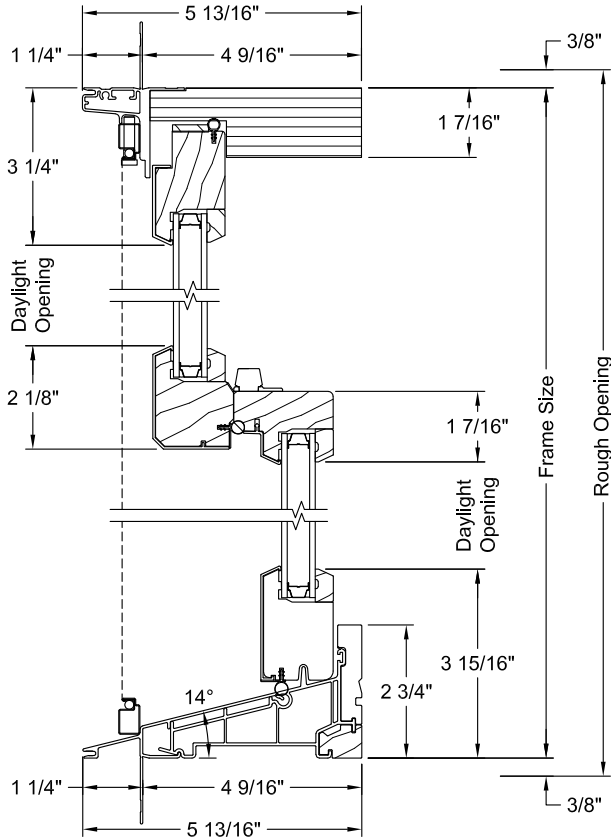


Not To Scale - Reference Only

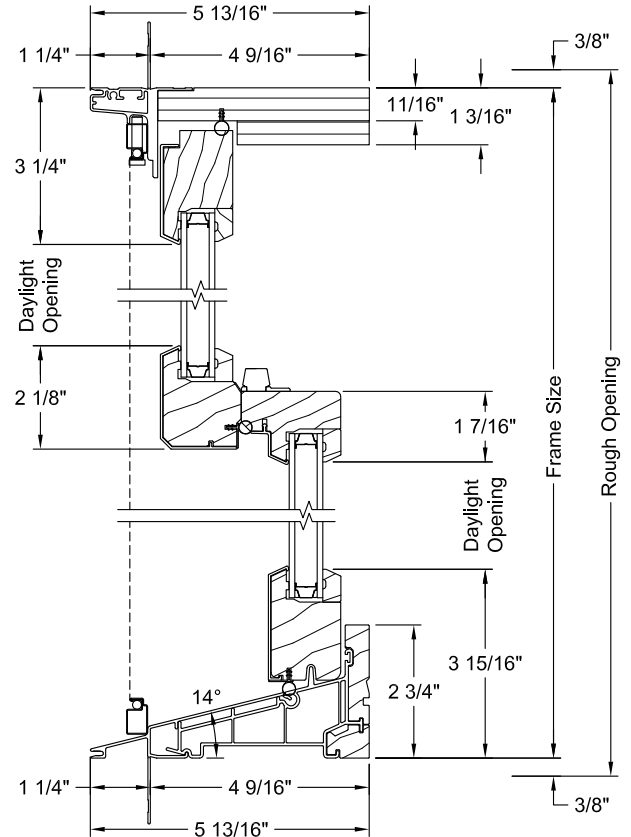


OPERATOR RADIUS TOP / SEGMENT HEAD - VERTICAL SECTIONS

Operator Radius Top



Operator Segment Head



Not To Scale - Reference Only

Technical drawings of a window frame showing side and end elevations with dimensions.

Side Elevation (Top):

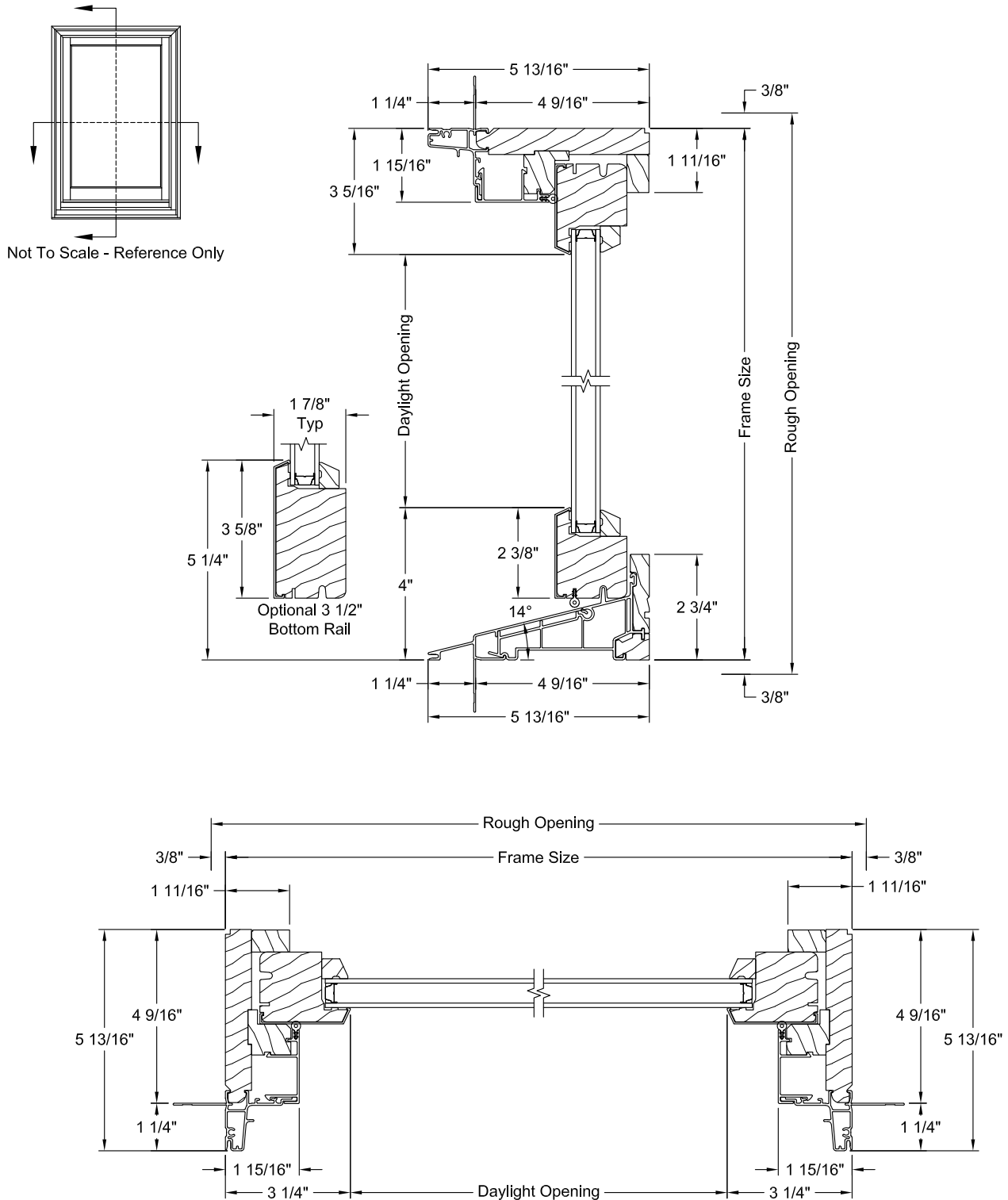
- Overall width: $5 \frac{13}{16}"$
- Frame width: $4 \frac{9}{16}"$
- Top flange thickness: $1 \frac{1}{4}"$
- Top flange height: $1 \frac{15}{16}"$
- Top flange offset: $3 \frac{5}{16}"$
- Top flange depth: $1 \frac{11}{16}"$
- Top flange offset: $3/8"$
- Daylight Opening height: $4"$
- Frame Size height: $2 \frac{3}{8}"$
- Rough Opening height: $2 \frac{3}{4}"$
- Bottom flange offset: $1 \frac{1}{4}"$
- Bottom flange width: $4 \frac{9}{16}"$
- Bottom flange depth: $5 \frac{13}{16}"$
- Bottom flange offset: $3/8"$
- Bottom flange height: $1 \frac{1}{2}"$ Typ
- Bottom flange depth: $3 \frac{5}{8}"$
- Bottom flange offset: $5 \frac{1}{4}"$
- Optional $3 \frac{1}{2}"$ Bottom Rail
- Bottom flange angle: 14°

End Elevation (Bottom):

- Overall width: $5 \frac{13}{16}"$
- Frame width: $4 \frac{9}{16}"$
- Top flange thickness: $1 \frac{1}{4}"$
- Top flange height: $1 \frac{15}{16}"$
- Top flange offset: $3 \frac{5}{16}"$
- Top flange depth: $1 \frac{11}{16}"$
- Top flange offset: $3/8"$
- Daylight Opening height: $4"$
- Frame Size height: $2 \frac{3}{8}"$
- Rough Opening height: $2 \frac{3}{4}"$
- Bottom flange offset: $1 \frac{1}{4}"$
- Bottom flange width: $4 \frac{9}{16}"$
- Bottom flange depth: $5 \frac{13}{16}"$
- Bottom flange offset: $3/8"$
- Bottom flange height: $1 \frac{1}{2}"$ Typ
- Bottom flange depth: $3 \frac{5}{8}"$
- Bottom flange offset: $5 \frac{1}{4}"$
- Optional $3 \frac{1}{2}"$ Bottom Rail
- Bottom flange angle: 14°

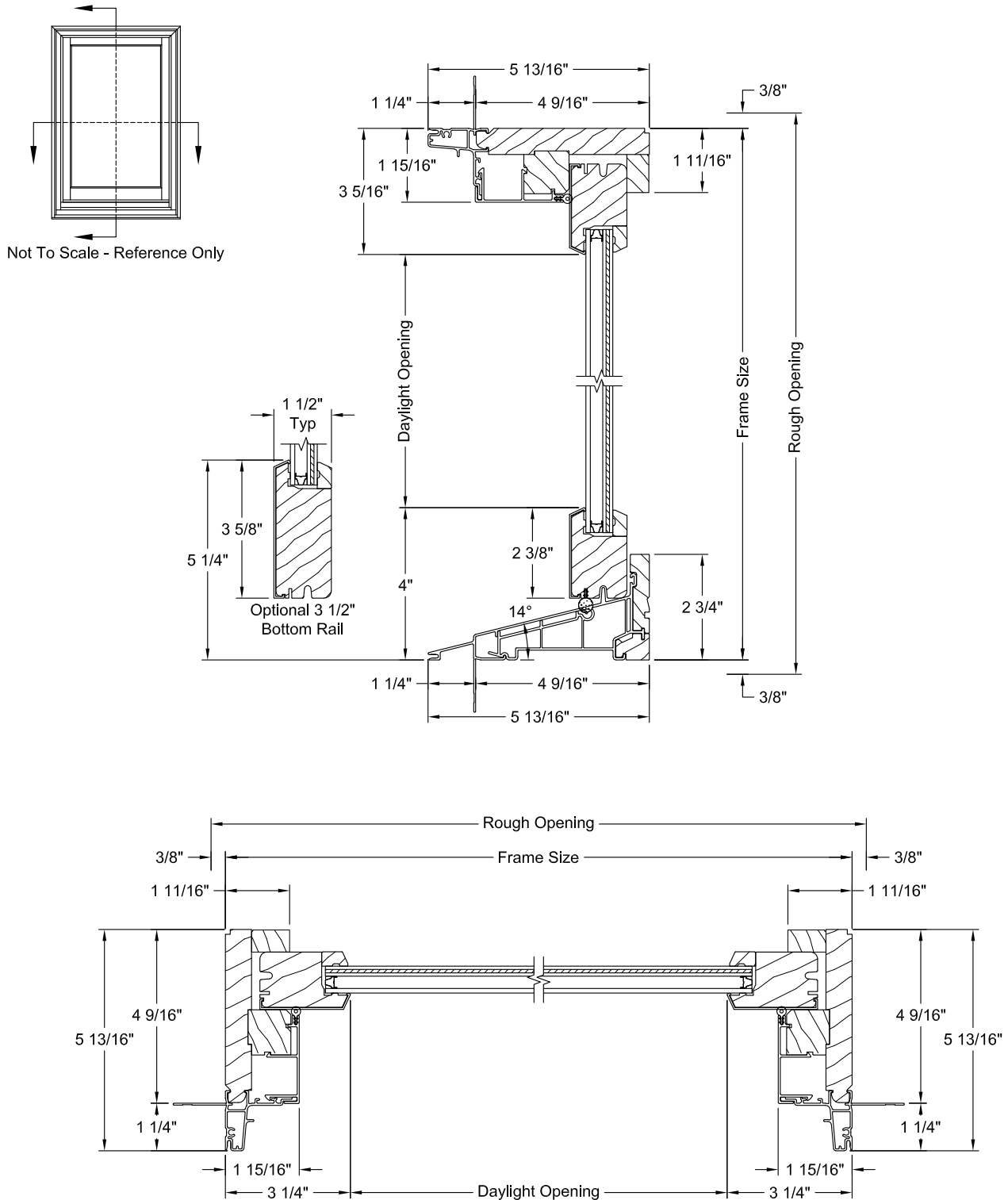


FIXED SECTIONS - 8/4 SASH



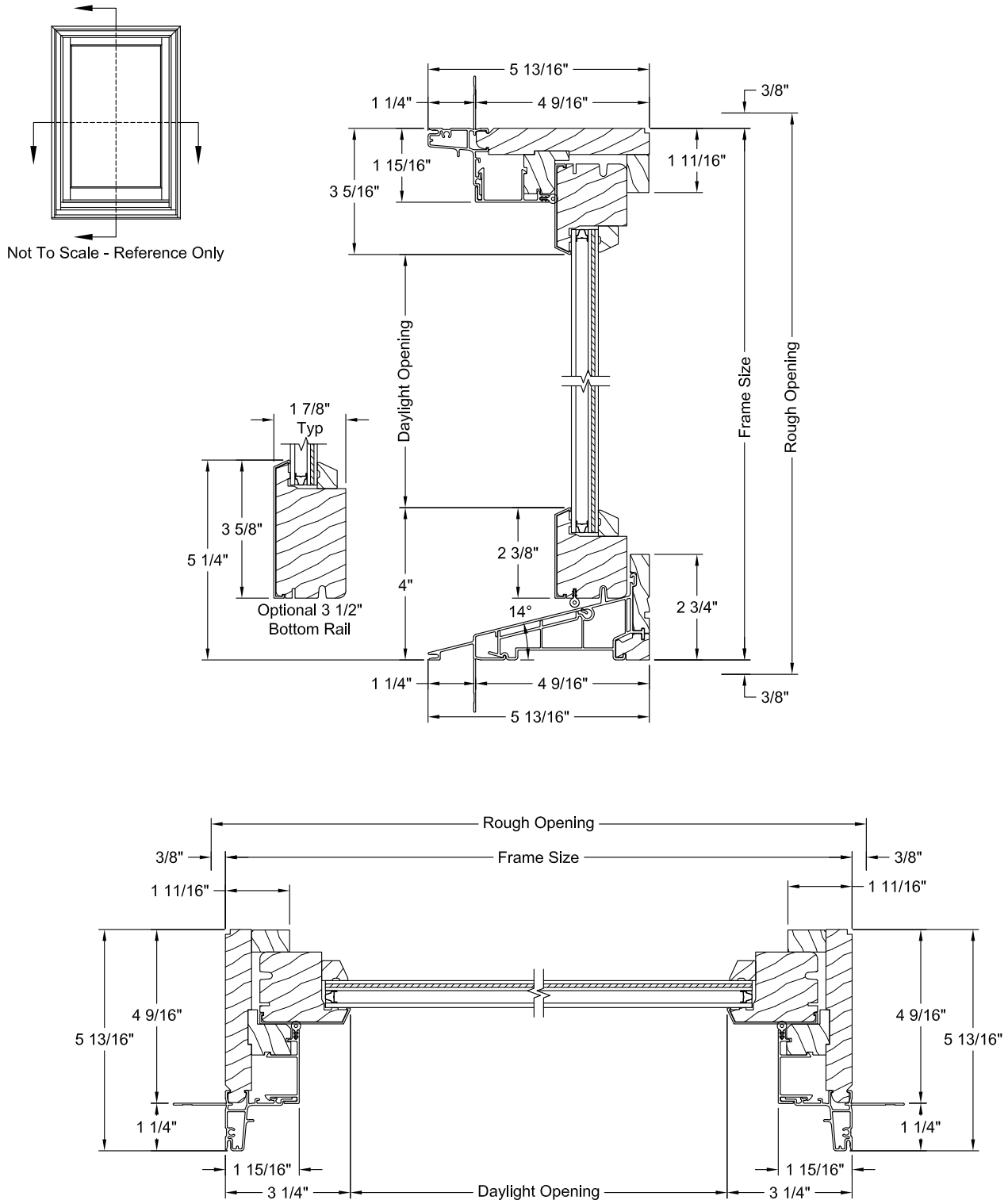


FIXED IMPACT SECTIONS - 6/4 SASH



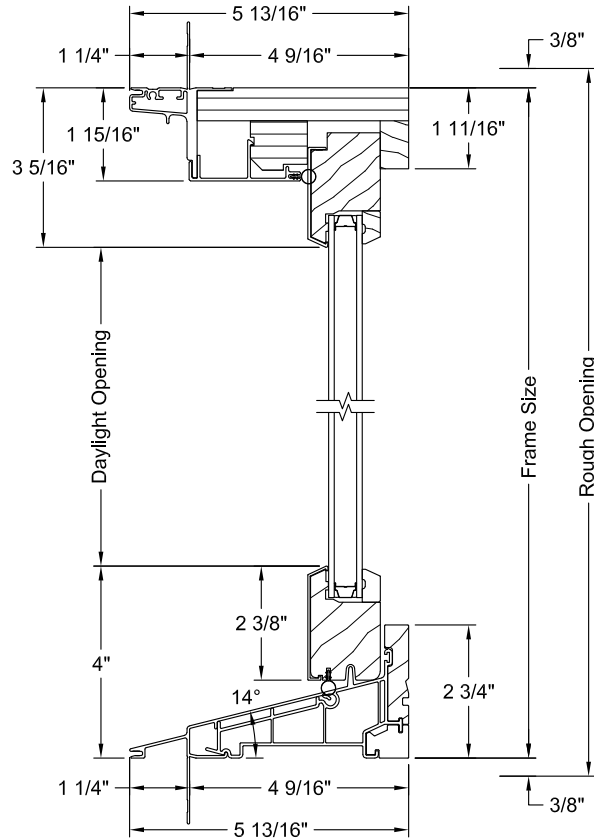
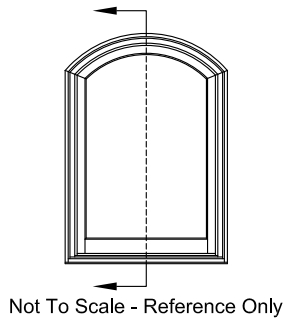


FIXED IMPACT SECTIONS - 8/4 SASH





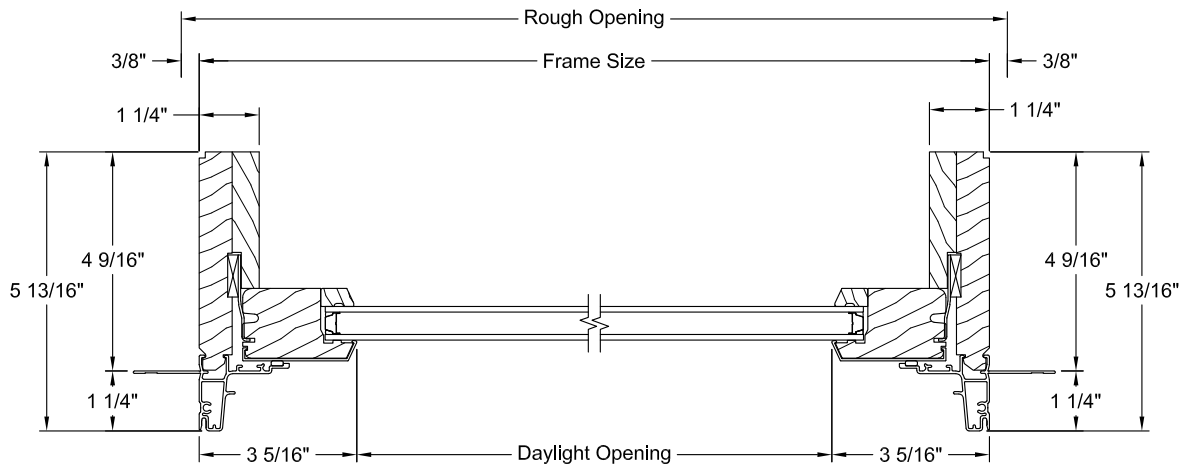
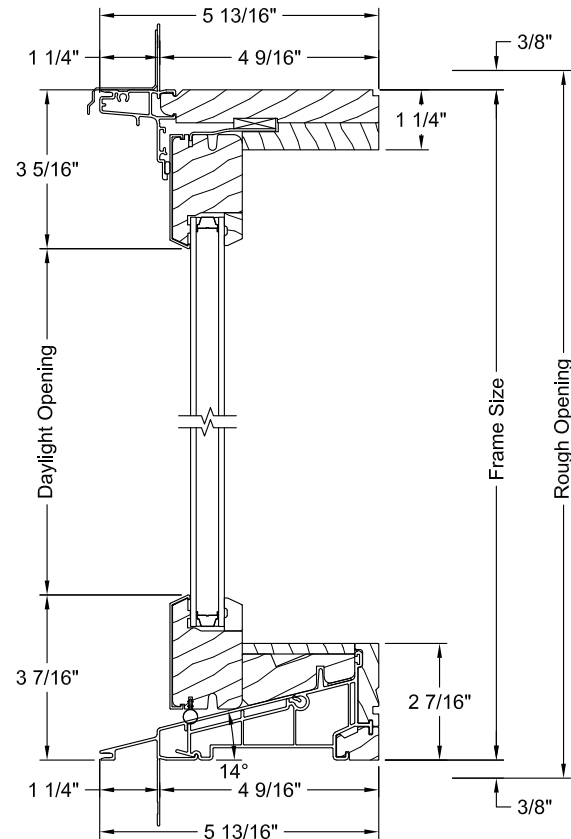
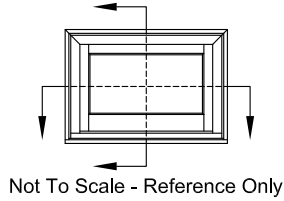
FIXED RADIUS TOP & SEGMENT HEAD - VERTICAL SECTION



Note: Fixed Radius Top & Fixed Segment Head have the same cross-section.

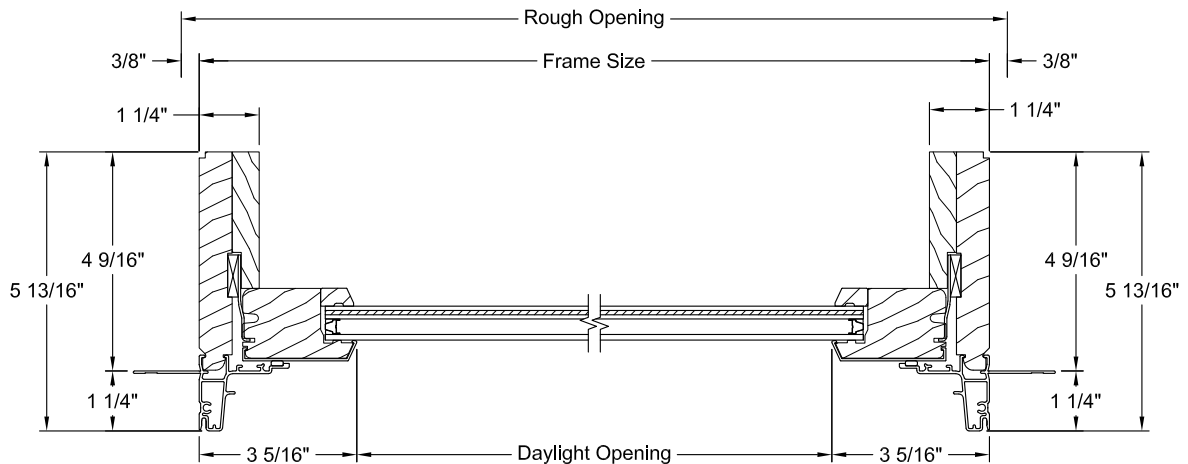
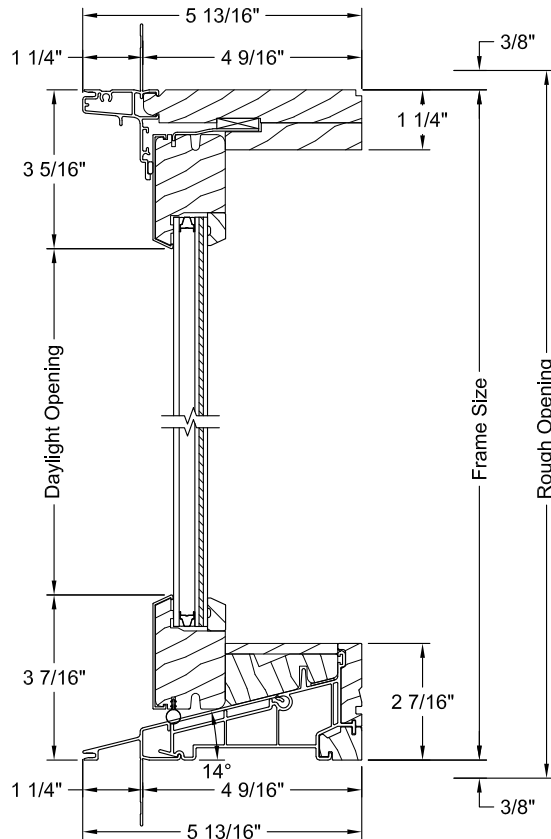
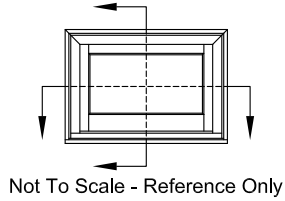


TRANSOM SECTIONS



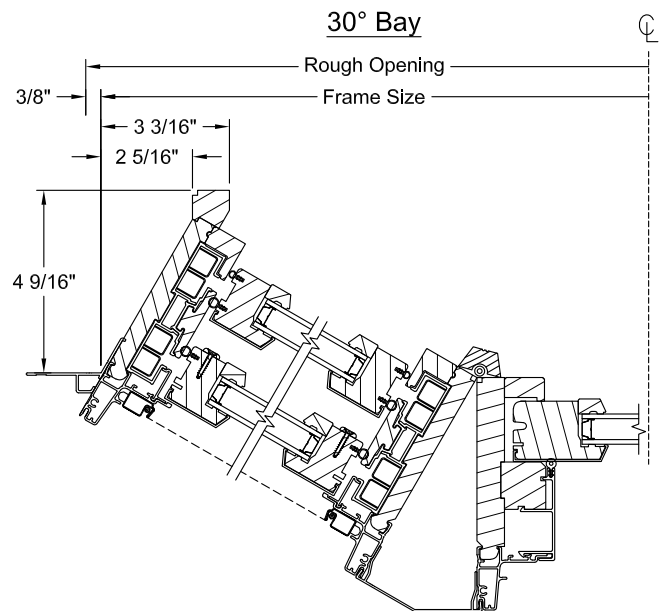
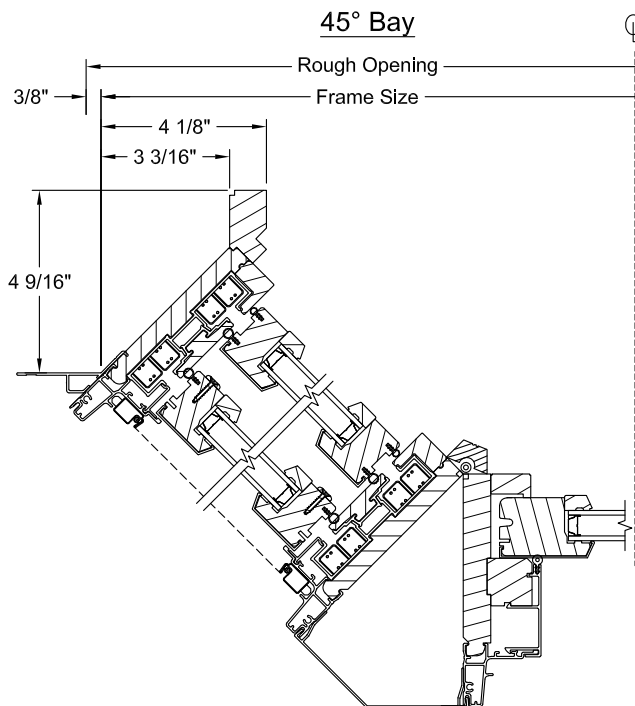
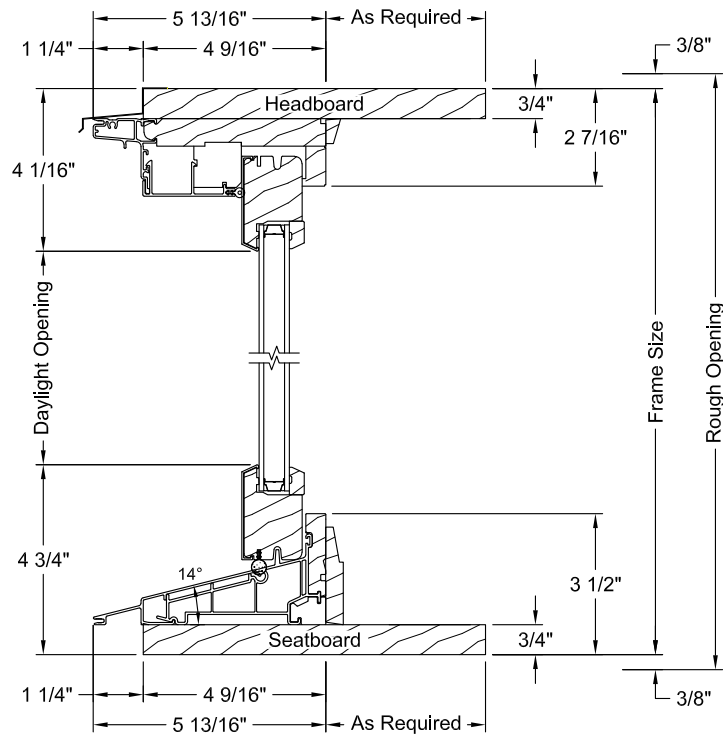


TRANSOM IMPACT SECTIONS





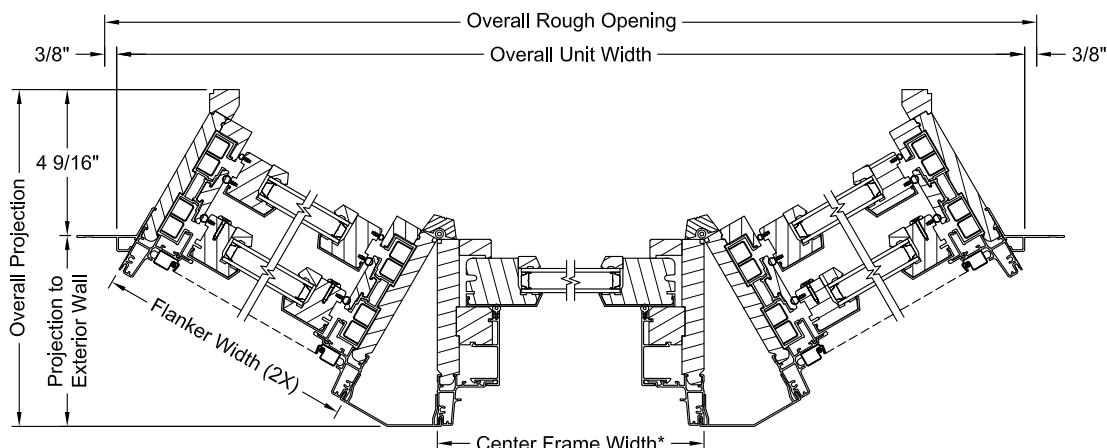
BAY SECTIONS



Note: Horizontal views are symmetrical across centerline.



BAY STANDARD PROJECTIONS



30° Bay				
Flanker Width	Overall Unit Width*	Overall Rough Opening*	Projection to the Exterior Wall	Overall Projection
21 3/8"	85 5/8"	86 3/8"	11 5/16"	16 1/2"
25 3/8"	92 9/16"	93 5/16"	13 5/16"	18 1/2"
29 3/8"	99 1/2"	100 1/4"	15 5/16"	21 1/2"
31 3/8"	102 15/16"	103 11/16"	16 5/16"	21 1/2"
33 3/8"	106 7/16"	107 3/16"	17 5/16"	22 1/2"
37 3/8"	113 3/8"	114 1/8"	19 5/16"	24 1/2"
41 3/8"	120 5/16"	121 1/16"	21 5/16"	26 1/2"
45 3/8"	127 3/16"	127 15/16"	23 5/16"	28 1/2"
45° Bay				
Flanker Width	Overall Unit Width*	Overall Rough Opening*	Projection to the Exterior Wall	Overall Projection
21 3/8"	80 3/4"	81 1/2"	16 7/16"	21 15/16"
25 3/8"	86 3/8"	87 1/8"	19 1/4"	24 3/4"
29 3/8"	92 1/16"	92 13/16"	22 1/8"	27 5/8"
31 3/8"	94 7/8"	95 5/8"	23 1/2"	29"
33 3/8"	97 11/16"	98 7/16"	24 15/16"	30 7/16"
37 3/8"	103 3/8"	104 1/8"	27 3/4"	33 1/4"
41 3/8"	109"	109 3/4"	30 9/16"	36 1/16"
45 3/8"	114 11/16"	115 7/16"	33 7/16"	38 15/16"

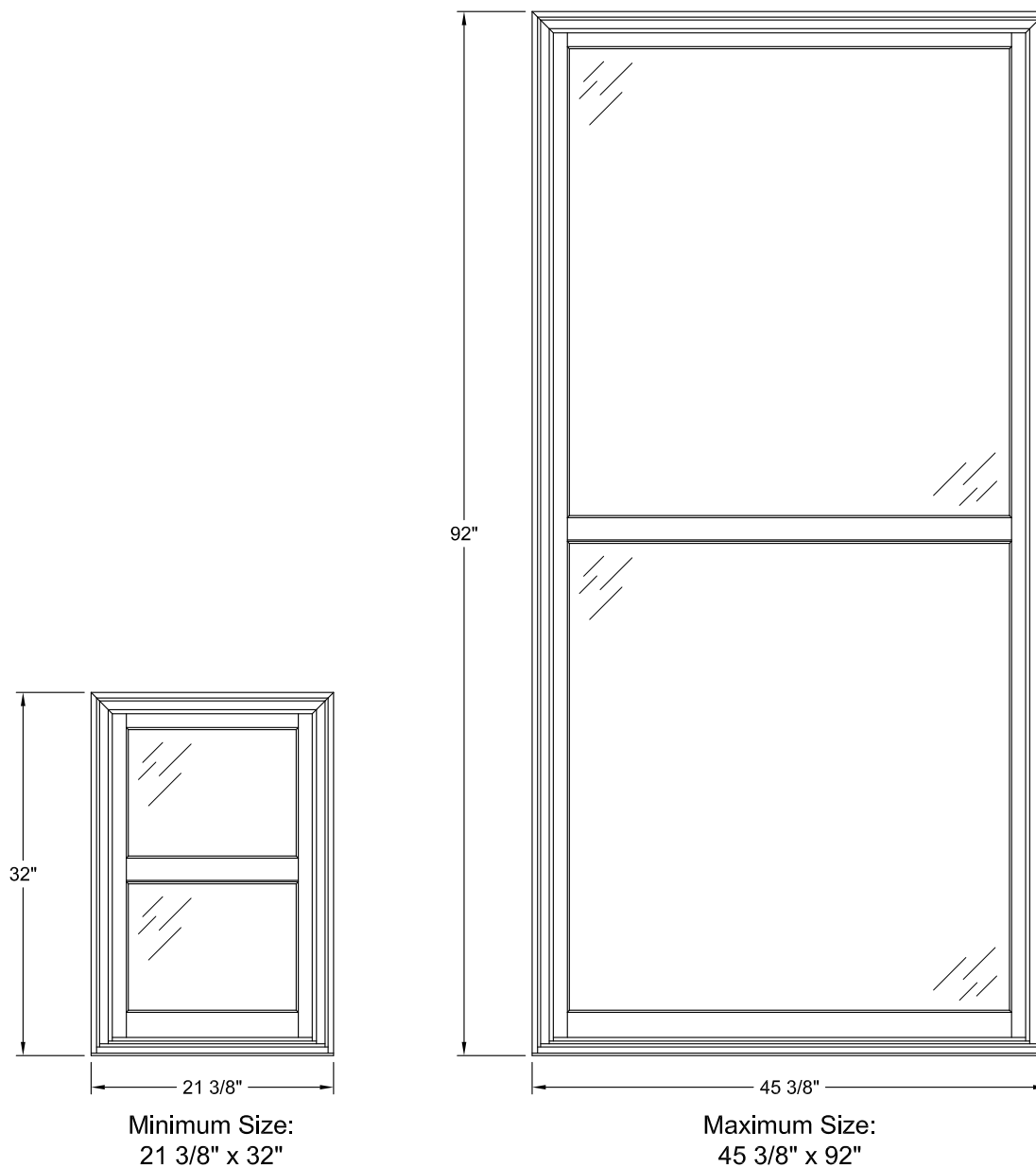
Note: 30° bay shown for reference only.

Table values calculated using 4 9/16" jamb depths and standard nail fin.

* Overall Unit Width and Overall Rough Opening calculated using a 44 1/16" Center Frame Width. To calculate the values with a different Center Frame Width, add the difference of the Center Frame Widths to the overall width values.



MIN-MAX STANDARD SIZING



Standard Operator Widths			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"

Standard Operator Heights			
32"	36"	40"	44"
48"	52"	56"	60"
64"	68"	72"	76"
80"	88"	92"	

Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.



