

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

December 2nd, 2021

4:00 PM

Meeting Location

The City of Greenville Design Review Board – Urban Design Panel will hold an in-person Public Hearing for the following items on Thursday, December 2nd, 2021 at 4:00 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.GREENVILLESC.GOV/1694/ONLINE-MEETINGS](https://www.greenvillesc.gov/1694/online-meetings)

1. **Call to Order**
2. **Roll Call**
3. **Welcome and Opening Remarks from the Chair**
4. **Approval of Minutes – November 4th, 2021 Regular Meeting**
5. **Call for Public Notice Affidavit from Applicants**

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. Old Business

A. None

9. New Business (public hearing)

A. CA 21-875

Application by **SACHIN VYAS** for a **CERTIFICATE OF APPROPRIATENESS** for a signage package for 366 Field Street. (TM# 0087000100301)

Documents:

[21-0875 DRB AGENDA PACKET 21-875.PDF](#)

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B. CA 21-872

Application by **SCOTT WOODS** for a **CERTIFICATE OF APPROPRIATENESS** for a façade improvement of 128 N Main Street. (TM# 0009000600100).

Documents:

[21-0872 DRB AGENDA PACKET 21-872.PDF](#)

C. CA 21-873

Application by **ROB COUCH / MCMILLAN PAZDEN SMITH** for a **CERTIFICATE OF APPROPRIATENESS** to renovate 660 S Main Street. (TM# 0070000302000)

Documents:

[21-0873 DRB AGENDA PACKET 21-873.PDF](#)

10. Advice and Comment (Not a Public Hearing)

A. None

11. Other Business (Not a Public Hearing)

A. Staff Update on Current Planning Projects

B. 2022 Calendar Updates

Documents:

[DRB 2022 - URBAN PANEL CALENDAR - FINAL.PDF](#)

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/drb>. 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 - Urban
November 22, 2021
for the December 9, 2021 Public Hearing**

Docket Number: CA 21-875
Applicant: Sachin Vyas
Property Owner: Brian Schick
Property Location: 366 Field Street
Tax Map Number: 0087000100301
Zoning: C-4, Central Business District
Proposal: **CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE PACKAGE**
Staff Recommendation: _____

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.6.4(B) Building Signs
Sec. 19-6.6.4(B)(2) Standards for Group Development
Table 19-6.6-2 Building Signs

Application Request:

The applicant proposes to construct seven new signs for “408 Jackson” at the corner of Augusta Street, Vardry Street, and Field Street. The sign package includes the following: 1. One blade sign that faces Augusta Street, for the development’s branding, 2. One tenant blade sign on the corner of Augusta Street and Field Street, 3. Two tenant canopy signs that face Augusta Street, and 4. Three wall signs, two that face Field Street and one that faces Vardry Street.

The internally lit, projection blade sign is located on Augusta Street and is 20 sf with push-through acrylic letters with the “.408 Jackson” type and a crossed baseball bat logo. The logo and type are mounted on a blue cabinet base with gray-blue dimensional side accents. The sign is mounted on the building corner and projects 30 inches from the wall.

The first wall sign is located on Field Street above the main entrance and is +/- 56 sf with individual mounted letters. The sign reads “.408 Jackson.” The “.408” letters are traditional, front-lit, internally illuminated channel letters and the “Jackson” letters are individual cabinets with marquee style LED bulbs and dimensional edges.

The second wall sign is also located on Field Street and is +/- 13 sf and mounted on a decorative brick wall. The sign consists of a round, one-inch-deep aluminum pan sign, with one-inch push-through acrylic letters that are internally lit. Only the letters will be illuminated. The illuminated letters read “.408 Jackson.” The round pan base reads “Greenville Apartments” above the channel letters and “1911” below.

The third wall sign is located on the corner of Vardry Street and Augusta Street and is +/- 40 sf. The sign consists of the .408 Jackson logo that depicts Shoeless Joe Jackson swinging a bat with a "J" in the foreground. The logo is multi-depth channel icons mounted to the wall. The sign is externally lit.

The tenant blade sign has not been designed yet but will face Augusta Street and be 20 sf. The sign will consist of push-through acrylic letters that are internally lit and mounted on an eight-inch-deep sign cabinet and projects 38-inches.

The tenant canopy signs have also not been designed yet, but will face Augusta Street and each be 25 sf. The signs consist of a three-inch deep cabinet with two-inch reverse lit channel letters mounted to the cabinet base. These signs are mounted from the underside of the canopy.

Staff Analysis:

Staff believes the proposed sign package is consistent with the design aesthetics of the C-4 Central Business District. The proposed signs meet the intent of 19-6.6.4(B) Building Signs, apart from the tenant canopy signs. These two canopy signs are slightly larger than the allowable 20 sf maximum, but staff does not believe this will detract from the character of the area and recommends an exception be made.

The subject site, located at 366 Field St Street, is zoned C-4, and is located within the Central Business District (CBD), which requires design review of proposed signs. Applicants may request a comprehensive sign package to gain approval for all building signs located on the site per 19-6.6.4(B)(2) in the Land Management Ordinance.

Staff recommends approval of the exception to sign standards with the following conditions:

- 1. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 2. This certificate of appropriateness (CA) is considered part of 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 must be received by 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.**

Building signs: Subsection 19-6.6.4(B)

Building signs. Building signs are those types of signs attached to a building, and include wall signs, awning signs, and projecting signs. Allowances for the number and size of building signs are provided in table 19-6.6-2, building signs. Applicants are encouraged to submit sign plans for evaluation during the building permit review process.

(1) *Standards for all building signs.*

- a. The application of extraneous information on a building sign, such as services provided by the business, telephone numbers, hours of operation, etcetera, is not permitted. This information may be allowed in certain cases as window graphics.
- b. Building signs for businesses occupying space above the ground floor of a building are generally not allowed. Identification for these businesses should be limited to an area on or adjacent to the ground floor door leading to the upper floor space. However, wall signs may be allowed on the upper story, parapet, or penthouse of a building as part of a comprehensive sign program for the building approved by the administrator.
- c. The use of awnings for the primary purpose of providing signage is generally not appropriate. The application of text or graphics to an awning must be compatible with the design standards provided in the administrative manual. Internal illumination of semi-opaque awnings is not permitted.
- d. The use of flat panel, cabinet or box signs is prohibited unless used in a multi-tenant development where the predominant sign type is flat panel, cabinet, or box.
- e. Building signs may only be displayed on facades that include a customer entrance or the appearance of display windows.

(2) *Standard for group development.* Group developments which are subject to the provisions of the nonresidential design standards in section 19-6.5 shall submit a comprehensive sign program for design review by the administrator. Standards for evaluating sign programs are listed in the administrative manual. Applicants are encouraged to submit a comprehensive sign program for evaluation during the building permit review process.

Table 19-6.3-2: Building Signs

Zoning District	Sign Type	Number ¹	Height	Size	Applicable Standards
All nonresidential districts, all nonresidential uses permitted in residential districts, multifamily residential developments, and single-family residential subdivisions	Wall Sign or Awning Sign	One per tenant exterior wall (but not more than three total)	Not above roof line or parapet	10 percent of wall area, not to exceed 200 square feet ¹	Downtown Design Guidelines in C-4 and Preservation Overlay Districts, plus standards in subsection 19-6.6.4(C) and administrative manual
	Projecting Sign	One per tenant	Not above roof line or parapet	20 square feet	
NOTES:					

CA 21-875
366 Field Street

¹ For building signs exceeding ten stories, wall sign to be located at the top of the building façade shall not exceed 350 square feet in area.



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

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:	Sachin Vyas	Brian Schick (Woodfield .408 Jackson OZB, LLC
*Title:	Manager	Owner/Developer
*Address:	800 N College St, Charlotte, NC 28206	8210 Creedmoor Rd. Ste 103 Raleigh, NC 27613
*Phone:	704-331-9744	704-506-4692
*Email:	sachin@richa.com	bschick@wfinvest.net

PROPERTY INFORMATION

*STREET ADDRESS 366 Field Street/ Greenville, SC 29601

*TAX MAP #(S)

*SPECIAL DISTRICT

DESCRIPTION OF REQUEST

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

This submission is to provide a clear understanding of proposed signage on the exterior elevations around the site. We submit design intent and information for signage as needed with full intent of respecting the sentiments of the residents and elected municipality officials.

Package includes:

1. Vardry St Elevation Sign - Dimensional Sign Panel of Branded 'J' with Ball Player Icon
Dimensional Sign Panel Mounted on top to provide "depth" to sign system. Wall Fixture Lighting to Cascade Warm White Illumination onto entire sign face from above.
2. Field St Blade Sign - Corner Mounted Illuminating Blade Sign mounted at corner of Field and Augusta. Internal Sign Illumination.
3. Field St Marquee Bulb Sign - Warm White Light Illumination of LED Bulb Sign that will remain static in it's illumination. Channel Letter Cans House the Bulbs and provide property Identification
4. Sidewalk Level Round Sign - Low profile round sign seal, internal illumination at street level.
5. Retail Tenant Signage - Very schematic designs to show constraints of future signage by retail tenants, TBD. Once ready for signage, tenants will abide by these schematics to insure sentiments of Greenville residents and elected representatives are respected.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL
 - Site plan review \$300.00
 - Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
 - Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
 - 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). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
 - Major (requires review by DRB) ½ original fee
 - Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. 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.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. 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.sharefile.com/d-s4197849a61943358>, 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).

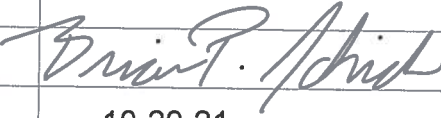
6. Please read carefully:

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 & Development 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, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. 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.

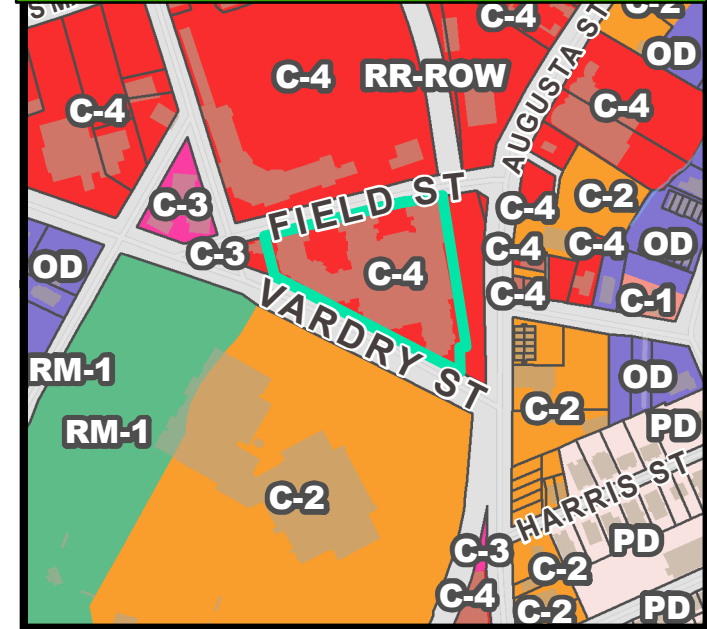
*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	10-29-21
Public Hearing Information	
Public Hearing Signs	

CA 21-875 • 366 FIELD STREET

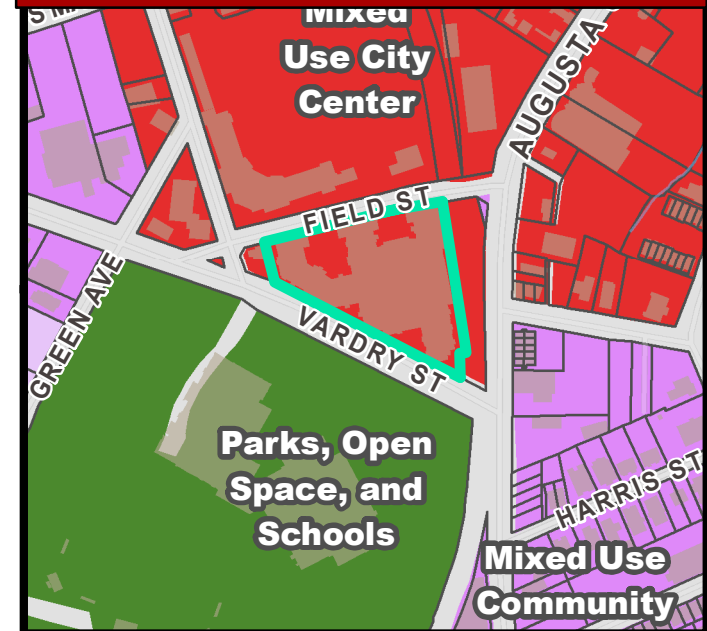
AERIAL VIEW



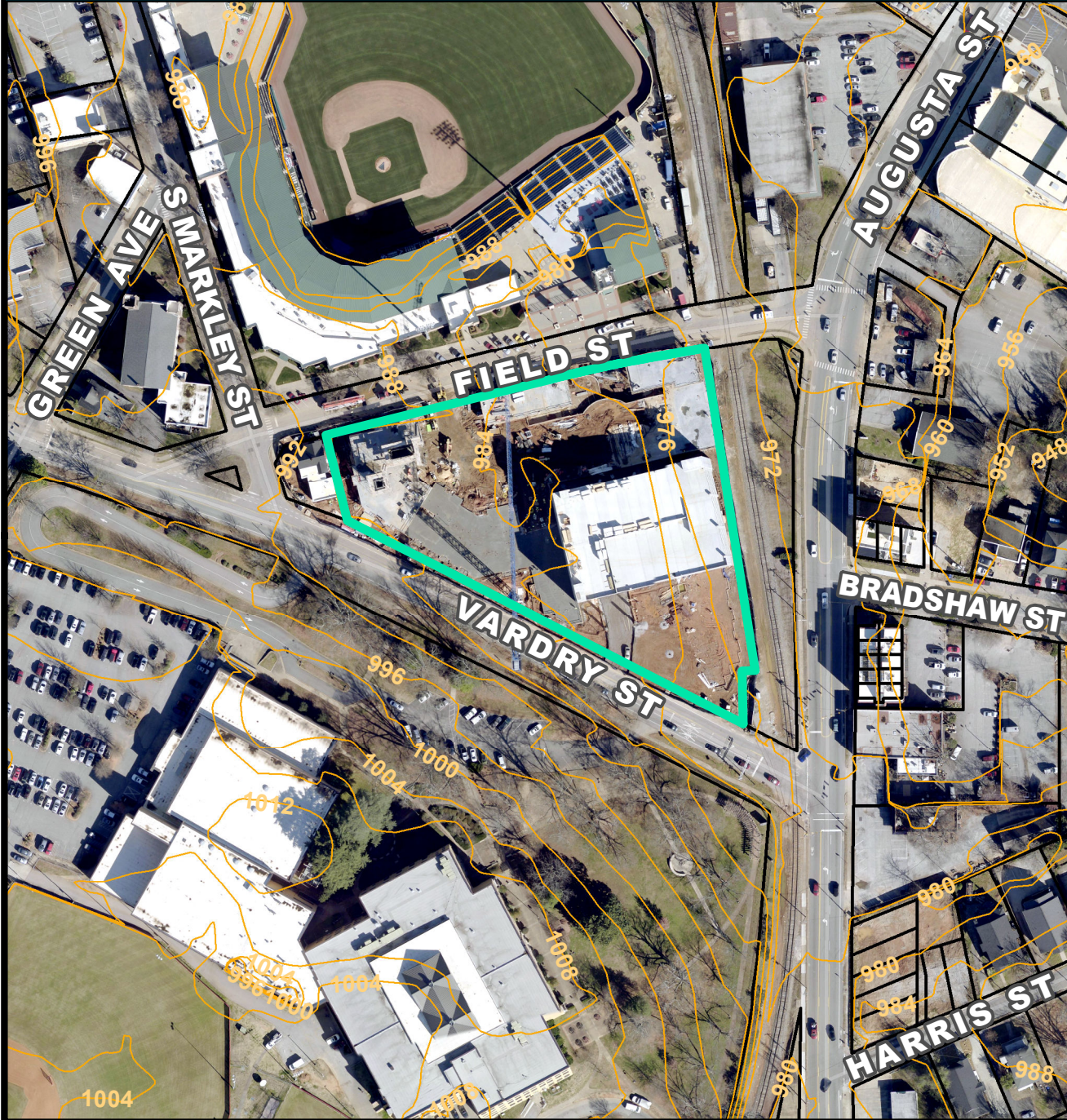
CURRENT ZONING



FUTURE LAND USE



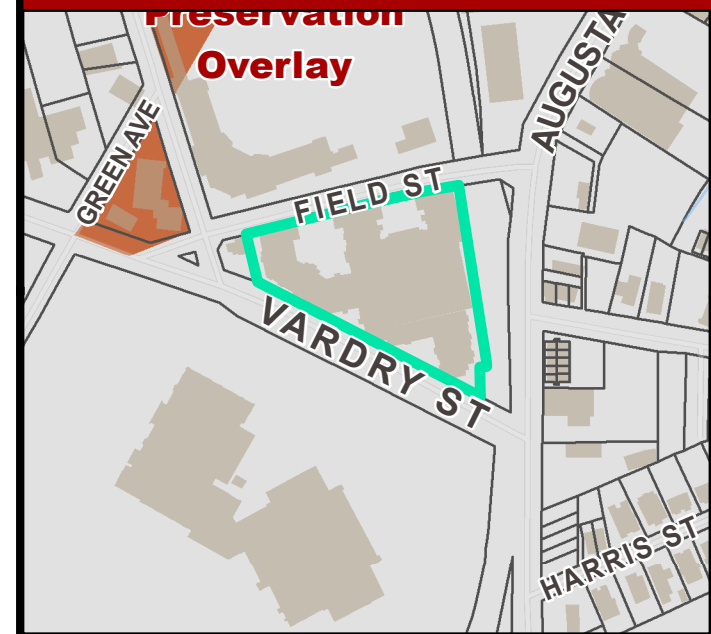
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



.408

EXTERIOR PACKAGE

JACKSON

OCTOBER 18, 2021



Rev 02

Updated Per Client Feedback

Designer: KKH

\\SIGNAGE\Signage\Signage Dept\Customer Jobs\408 Jackson_Sign Package\02 - Signage Package\03 - Exterior

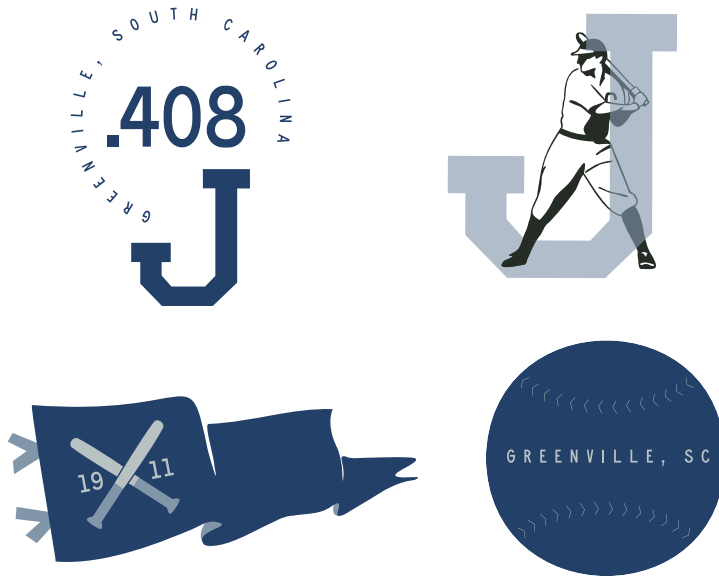
Project Address:
366 Field Street,
Greenville, SC 29601

BRANDING STANDARDS

PRIMARY LOGO(s):



SECONDARY LOGO(s):



PROJECT COLORS:



BUILDING FINISHES:

Client To Provide Exterior Paint &
Misc. Finishes For Signage To Be
Proofed Accurately On Elevations
- 09.16.21

Client To Verify Fonts Used In Logo. Brand Fonts
Do Not Match Logo Text - Substitutions Used As
Needed These Sign Concepts - 09.16.21

PROJECT FONTS:

Rockwell - **Bold** | Regular | Condensed | *Italic* - Brand Font (?)

Roboto - Light - Brand Font (?)

Gotham - **Bold** | Book | *Book Italic* - Standard Font

Din Pro - Medium | Condensed | Condensed Regular - Standard Font

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.408 JACKSON - EXTERIORS

SITE PLAN



Proposed Signage:

- Blade Sign - 1 qty
- Wall Sign A (Lettering)- 1 qty
- Wall Sign B (Round) - 1 qty
- Wall Sign C (Icon) - 1 qty
- Tenant Blade Sign - 1 qty
- Tenant Canopy Sign - 2 qty

Further information on any of the signs shown above can be provided if requested by client.

ID BLADE SIGN

OVERVIEW



BS2



BS2

Blade Sign 2 - Style Overview:

10" Deep Sign Cabinet - Push-Through Acrylic Letters
Dimensional Side Accents & Bats with Cut-Through Acrylic Faces
Mounted Onto Building Corner, 30" Projection (6" brackets)
Overall Footprint - 24"w x 120"h | QTY - 1 Sign

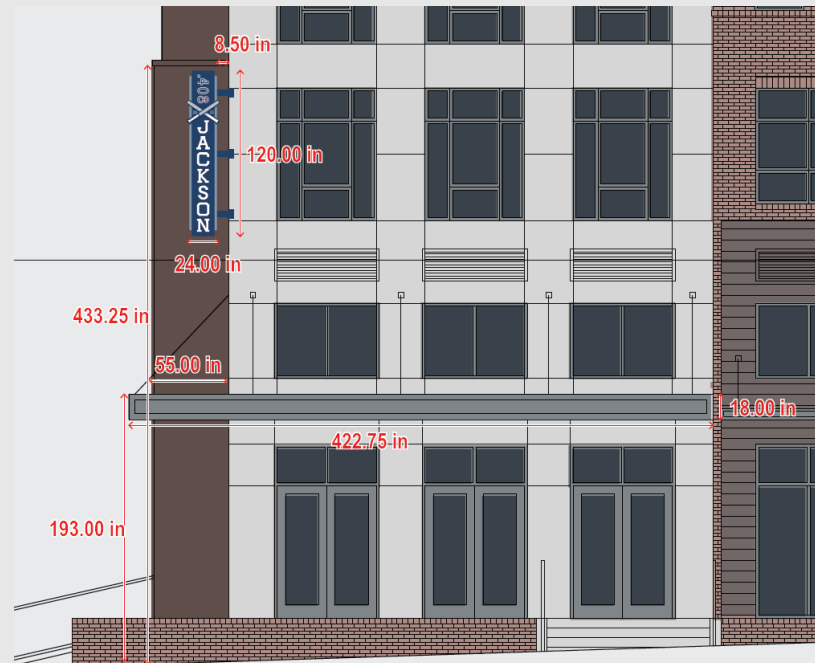
Blocking Info:

- Blocking Required Between Studs Where The Sign Is Located:
 - Double Stacked 2x12 Blocking Spanning Between Studs And Fastened To Studs With Solid Connections, Not Toe-nailed.
 - Sign To Be Installed With 3/8" Galvanized Lag Bolts

Power Info:

- 2 20AMP Circuits, 120-277 Needed
- 10' Whip Located At Bottom Sign Bracket

Install Preview:



Further information on any of the signs shown above can be provided if requested by client.



WSa Wall Sign A - Style Overview:

- ".408" Traditional Front-Lit Channels, Internally Lit
- "Jackson" - Individual Sign Cabinets With Marquee Style LED Bulbs & Dimensional Edges
- Stud-Mounted Flush To Brick
- Concealed Power With Interior Access Needed
- Overall Footprint - 162.5" w x 52" h | QTY - 1 Set

Blocking Info:

- Blocking Required Between Studs Where The Sign Is Located:
 - Double Stacked 2x12 Blocking Spanning Between Studs And Fastened To Studs With Solid Connections, Not Toe-Nailed.
 - Sign To Be Installed With 3/8" Galvanized Lag Bolts (Individual Letters)

Power Info:

- 1 20AMP Circuit, 120-277 Needed.
- Richa To Provide Transformer Box With Power Supply & 11 Low-Voltage Whips To Be Mounted Behind Brick Wall In Accessible Location.
- Richa To Provide Template For Drilling/Pulling Whips Through After Building Facade Is Complete.

Install Preview:



Further information on any of the signs shown above can be provided if requested by client.

ID WALL SIGN - B

OVERVIEW



WSb Wall Sign B - Style Overview:

- 1" Deep Aluminum Pan Sign
- 1" Push-Through Acrylic Letters (408 & Jackson) Internally Lit
- 1/4" Dimensional Face (Unlit)

Overall Footprint - 162.5" w x 52" h | QTY - 1 Set

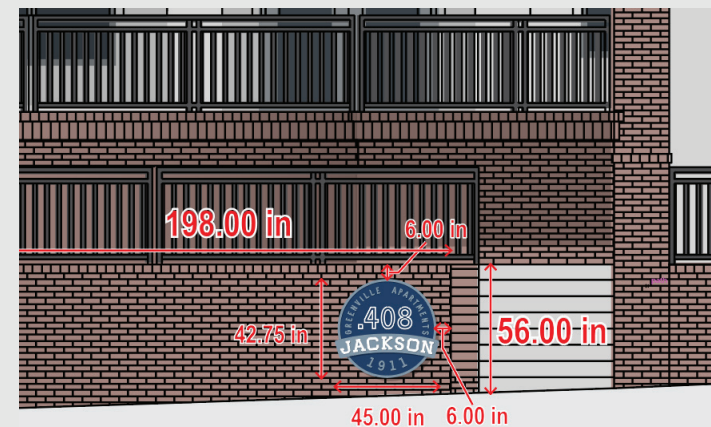
Blocking Info:

- Blocking Not Needed For This Location (CMU Wall)
- Sign To Be Installed With 3/8" Galvanized Lag Bolts

Power Info:

- 1 20AMP Circuit, 120-277 Needed
- 5' Whip Located On Side Stair Wall Perpendicular To Sign Location

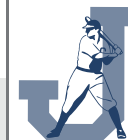
Install Preview:



Further information on any of the signs shown above can be provided if requested by client.

ID WALL SIGN - C

OVERVIEW



WSc



WSc

Wall Sign C - Style Overview:

Multi-Depth Channel Icons - Stud-Mounted Flush To Brick
Concealed Power With Interior Access Needed
Overall Footprint - 70" w x 81" h | QTY - 1 Set

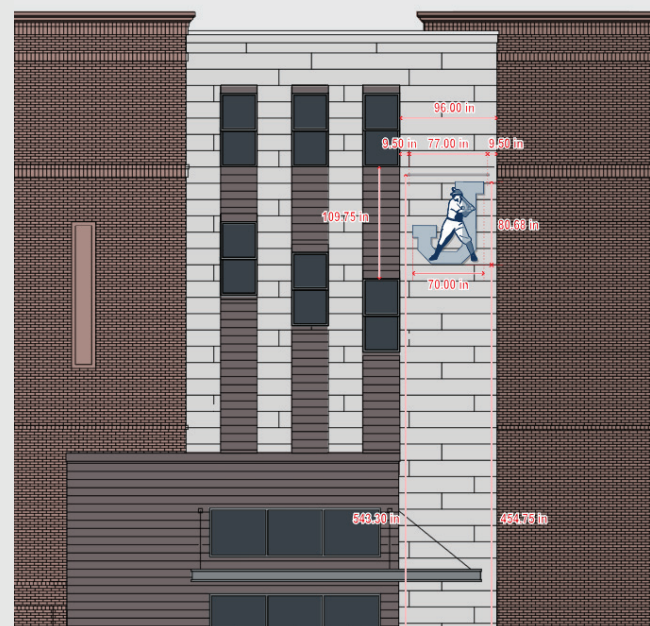
Blocking Info:

- No Blocking Required For This Location
- Sign To Be Empty Aluminum Cans With External Lighting.

Power Info:

- 1 20AMP Circuit, 120-277 Needed For External Lighting Fixture.

Install Preview:



Further information on any of the signs shown above can be provided if requested by client.

ID TENANT BLADE SIGN

OVERVIEW



BST



BST Tenant Blade Sign Overview:

8" Deep Sign Cabinet - Push-Through Acrylic Letters

Design/Finished TBD

Mounted Onto Building Facade 38" Projection (8" brackets)

Overall Footprint - 96"w x 30"h | QTY - 1 Sign

Blocking Info:

- Blocking Required Between Studs Where The Sign Is Located:
 - Double Stacked 2x12 Blocking Spanning Between Studs And Fastened To Studs With Solid Connections, Not Toe-nailed.
 - Sign To Be Installed With 3/8" Galvanized Lag Bolts

Power Info:

- 1 20AMP Circuits, 120-277 Needed
- 10' Whip Located At Bottom Sign Bracket

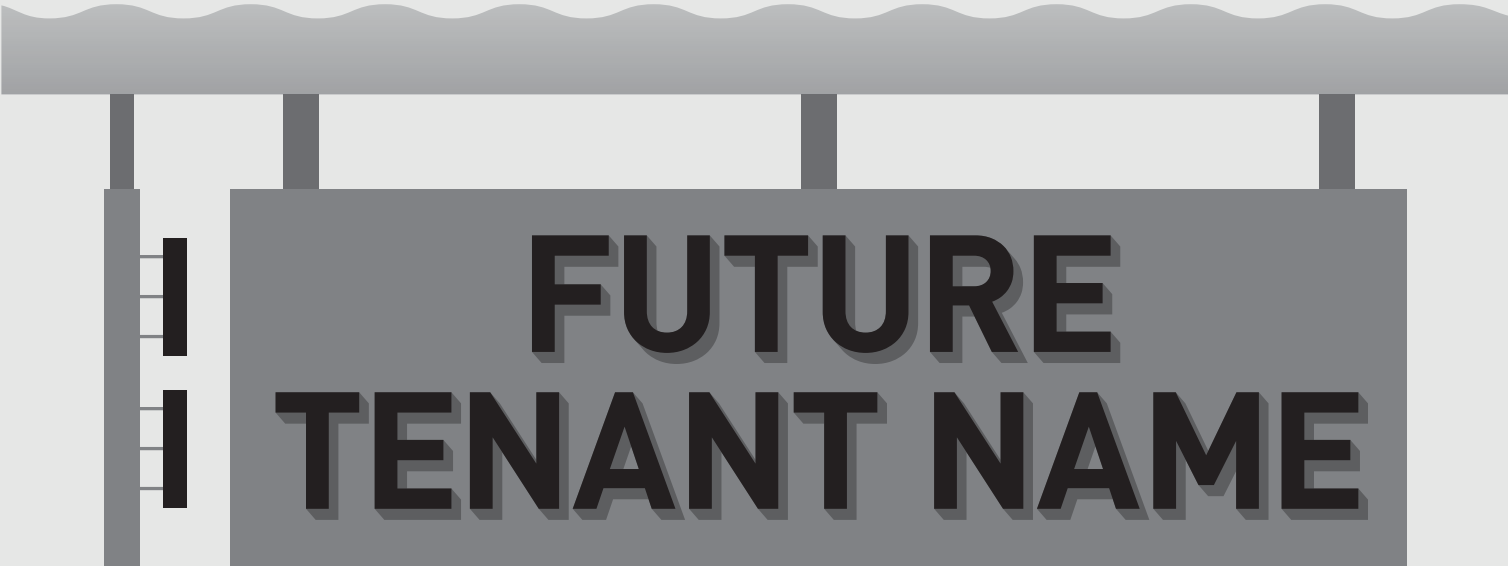
Further information on any of the signs shown above can be provided if requested by client.

ID TENANT CANOPY SIGNS

OVERVIEW



CST



**FUTURE
TENANT NAME**

BS2 Tenant Canopy Signs - Style Overview:

3" Deep Sign Cabinet
2" Deep Reverse-Lit Channel Letters Mounted To Sign Face
Design/Finishes TBD
Mounted Onto Building Canopy - Final Install Details TBD
Overall Footprint - 36"w x 100"h | QTY - 2 Signs

Blocking Info:

- No Blocking Needed For This Location
- Tenant Sign Will Be Suspended Under Canopy.

Power Info:

- 2 20AMP Circuits, 120-277 Needed
- 10' Whip Located At Bottom Sign Bracket

Further information on any of the signs shown above can be provided if requested by client.



800 N. College St. | Charlotte NC 28206 | www.richa.com | 704.331.9744

PLEASE NOTE:

It is the customer's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout and design before approving artwork. Any colors shown are only representative of actual colors to be used. Final colors will be matched as closely as possible. Colors shown tend to vary due to some materials used in the industry. Additional revisions are subject to extra charges.

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our Projects*



1. EXTERIOR WALL GENERAL NOTES:
- SEE A9 SHEETS FOR ADDITIONAL WATERPROOFING DRAWINGS THAT MAY NOT BE TAGGED IN ELEVATION OR SECTION.
 - INSTALL 12" PEEL AND STICK AT ALL INSIDE/OUTSIDE CORNERS DIRECTLY OVER SHEATHING.
 - INSTALL BUILDING WRAP (TYVEK COMMERCIAL WRAP) OVER ENTIRE BUILDING WALL SURFACE.
 - SEAL/FLASH ALL PENETRATIONS (WINDOWS, DOORS, ELECT/MECH LINES, ETC.) AT BUILDING WRAP USING PEEL AND STICK FLASHING.
 - SEAL ALL BASE OF WALL CONDITIONS TO PREVENT WATER MIGRATION BELOW THE WALLS TO INTERIOR SPACE. PROVIDE (2) COATS OF DAMP PROOFING, PIN HOLE FREE, AT CMU STAIR WALLS.
 - PROVIDE FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.
 - PROVIDE MIN. 3/8" SEALANT JOINTS AROUND ALL PENETRATIONS AND AT INTERFACE BETWEEN DISSIMILAR FINISH MATERIALS.
 - ATTACHMENT OF BUILDING WRAP TO INCLUDE NAILS OR STAPLES THROUGH PLASTIC CAPS OR WASHERS. THE USE OF SLAP STAPLE GUNS IS NOT ACCEPTABLE.
 - PROVIDE 12" SELF-ADHERING MEMBRANE AT FRAMING TO CMU WALL INTERFACES (VERTICAL).
 - PROVIDE SELF-ADHERING MEMBRANE AND/OR METAL FLASHING T TRANSITIONS BETWEEN FRAMING AND CONCRETE STRUCTURE AT LOWER LEVELS.
 - PROVIDED SELF-ADHERING MEMBRANE THROUGH WALL FLASHING AT BASE OF MASONRY VENEER AT BASE OF WALL OR HEADS OF WINDOWS/DOORS, THROUGH WALL FLASHING TO BE STEPPED AS NECESSARY WHERE GRADE CHANGES AND TO BE MIN. 6" ABOVE GRADE.
 - PROVIDE 1/2" WIDE CONTROL JOINTS IN THE MASONRY VENEER AT ALL INSIDE CORNERS AND ELSEWHERE AS INDICATED BUT NOT EXCEEDING 30' BETWEEN C. J.s, INCLUDING INSIDE/OUTSIDE CORNER TRANSITIONS.
 - PROVIDE CONTROL JOINTS IN THE ADHERED VENEER AT ALL INSIDE CORNERS AND ELSEWHERE AS INDICATED BUT NOT EXCEEDING 15' BETWEEN C. J.s, INCLUDING INSIDE/OUTSIDE CORNER TRANSITIONS.
 - SEE BUILDING PLANS FOR ALL WINDOW AND DOOR LOCATIONS.
 - INSTALL MASONRY ANCHORS OVER STRIPS OF SELF ADHERING MEMBRANE TO PROTECT BUILDING WRAP
 - ALL FIBER CEMENT TRIM, PANEL AND LAP SIDING TO BE SMOOTH.

- ELEVATION UPDATES:
- BRICK WATER TABLES ADDED AT 4" ABOVE GRADE.
 - ROWLOCK AND SOLDIER COURSES ADDED AND ADJUSTED.
 - BALCONY STYLE UPDATED.



Blade Sign 20 ft
Approximate Size = 81" tall and 70" wide

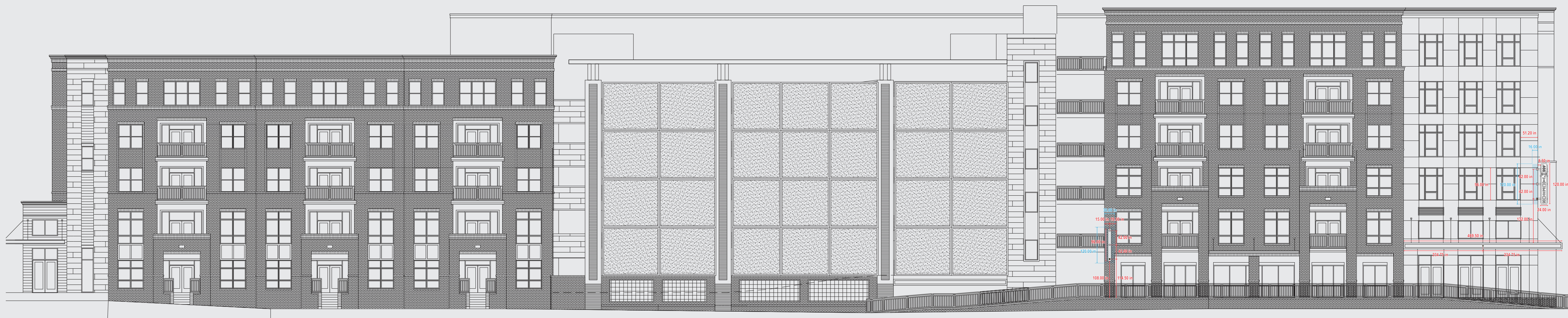
Support Requirements:

- No Blocking Required For This Location - Sign To Be Empty
- Aluminum Cans With External Lighting

Electrical Requirements:

- QTY 1 20AMP Circuit 100-277V
- 2" Whip Provided For External Lighting Fixture

3 VARDRY STREET OVERALL SOUTH FACING ELEVATION
1/16" = 1'-0"



Blade Sign 20 ft
Approximate Size = 120" tall and 24" wide

Support Requirements:

- Blocking Required Between Studs Where The Sign Is Located (Shaded Area)
- Double Stacked 2x12 Blocking Spanning Between Studs And Fastened To Studs With Solid Connections, Not Toe-Nailed
- Sign Will Be Installed At Corner - 135° Angle To Adjacent Walls, Blocking On Both Field And Augusta Required

Electrical Requirements:

- QTY 2 20AMP Circuits 100-277V At Bottom Bracket Location
- 10' Whip Run Through Bottom Post For Connection To Transformer Inside Of Future Blade Sign

Future Tenant Canopy Sign 25 ft
Approximate Size = 36" tall and 60" wide

Support Requirements:

- No Blocking Needed For This Location
- Tenant Sign Will Be Suspended Under Canopy

Electrical Requirements:

- QTY 1 20AMP Circuit 100-277V
- 10' Whip At Center Of Canopy (Final Sign Location TBD)

2 RAIL LINE OVERALL ELEVATION
1/16" = 1'-0"

Future Tenant Blade Sign 20 ft
Approximate Size = 96" tall and 30" wide

Support Requirements:

- Blocking Required Between Studs Where The Sign Is Located (Shaded Area)
- Double Stacked 2x12 Blocking Spanning Between Studs And Fastened To Studs With Solid Connections, Not Toe-Nailed

Electrical Requirements:

- QTY 1 20AMP Circuit 100-277V At Bottom Bracket Location
- 10' Whip Run Through Bottom Post For Connection To Transformer Inside Of Future Blade Sign



Blade Sign 20 ft
Approximate Size = 120" tall and 24" wide

Support Requirements:

- Blocking Required Between Studs Where The Sign Is Located (Shaded Area)
- Double Stacked 2x12 Blocking Spanning Between Studs And Fastened To Studs With Solid Connections, Not Toe-Nailed
- Sign Will Be Installed At Corner - 135° Angle To Adjacent Walls, Blocking On Both Field And Augusta Required

Electrical Requirements:

- QTY 2 20AMP Circuits 100-277V At Bottom Bracket Location
- 10' Whip Run Through Bottom Post For Connection To Transformer Inside Of Future Blade Sign

Future Tenant Canopy Sign 25 ft
Approximate Size = 36" tall and 60" wide

Support Requirements:

- No Blocking Needed For This Location
- Tenant Sign Will Be Suspended Under Canopy

Electrical Requirements:

- QTY 1 20AMP Circuit 100-277V
- 10' Whip At Center Of Canopy (Final Sign Location TBD)

Small Wall Sign 13.38 ft
Approximate Size = 43.25" tall and 45" wide

Support Requirements:

- No Blocking Required For This Location
- Sign To Be Installed With 3/8" Galvanized Lag Bolts

Electrical Requirements:

- QTY 1 20AMP Circuit 100-277V - Located Side Star Wall Perpendicular To Sign
- Risks To Provide Transformer Box With Power Supply & 1 Low Voltage Whip
- Risks To Provide Template For Drilling after Building Facade is Complete



Wall Sign 58.68 ft
Approximate Size = 162.5" tall and 52" wide

Support Requirements:

- Blocking Required Between Studs Where The Sign Is Located (Shaded Area)
- Double Stacked 2x12 Blocking Spanning Between Studs And Fastened To Stud With Solid Connections, Not Toe-Nailed
- Sign To Be Installed With 3/8" Galvanized Lag Bolts (Individual Letters)

Electrical Requirements:

- QTY 1 20AMP Circuit 100-277V
- Risks To Provide Transformer Box With Power Supply & 11 Low Voltage Whips To Be Installed Behind Sign In Accessible Location
- Risks To Provide Template For Drilling/Pulling Whips through after Building Facade is Complete

1 WOODFIELD STREET OVERALL ELEVATION
1/16" = 1'-0"

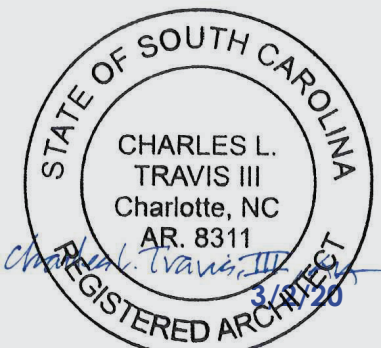


HOUSING
STUDIO

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

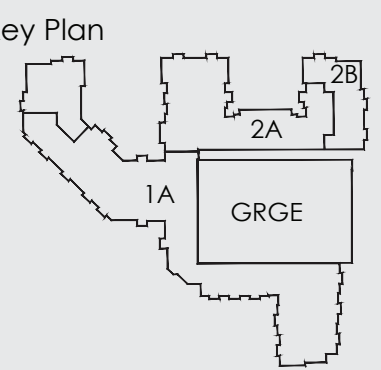
WOODFIELD
DEVELOPMENT

408 JACKSON
FIELD STREET
GREENVILLE, SC



Project No: 1902
Issue Date: March 2, 2020
Issued For: 100% Construction Documents

REV A - 3.2.20 CODE REVIEW / COORDINATION
REVISION 46 - ELEVATION COORDINATION 04/05/21



ELEVATIONS

A5.1

READ AND FOLLOW ALL SAFETY INSTRUCTIONS!

SAVE THESE INSTRUCTIONS AND DELIVER TO OWNER AFTER INSTALLATION

- To reduce the risk of death, personal injury or property damage from fire, electric shock, falling parts, cuts/abrasions, and other hazards please read all warnings and instructions included with and on the fixture box and all fixture labels.
- Before installing, servicing, or performing routine maintenance upon this equipment, follow these general precautions.
- Installation and service of luminaires should be performed by a **qualified licensed electrician**.
- Maintenance of the luminaires should be performed by person(s) familiar with the luminaires' construction and operation and any hazards involved. Regular fixture maintenance programs are recommended.
- It will occasionally be necessary to clean the outside of the refractor/lens. Frequency of cleaning will depend on ambient dirt level and minimum light output which is acceptable to user. Refractor/lens should be washed in a solution of warm water and any mild, non-abrasive household detergent, rinsed with clean water and wiped dry. Should optical assembly become dirty on the inside, wipe refractor/lens and clean in above manner, replacing damaged gaskets as necessary.
- **DO NOT INSTALL DAMAGED PRODUCT!** This luminaire has been properly packed so that no parts should have been damaged during transit. Inspect to confirm. Any part damaged or broken during or after assembly should be replaced.
- Recycle: For information on how to recycle LED electronic products, please visit www.epa.gov.
- These instructions do not purport to cover all details or variations in equipment nor to provide every possible contingency to meet in connection with installation, operation, or maintenance. Should further information be desired or should particular problems arise which are not covered sufficiently for the purchaser's or owner's purposes, this matter should be referred to Acuity Brands Lighting, Inc.



WARNING

- ✓ Disconnect or turn off power before installation or servicing.
- ✓ Verify that supply voltage is correct by comparing it with the luminaire label information.
- ✓ Make all electrical and grounded connections in accordance with the National Electrical Code (NEC) and any



WARNING

- ✓ Allow lamp/fixture to cool before handling. Do not touch enclosure or light source.
- ✓ Do not exceed maximum wattage marked on luminaire label.
- ✓ Follow all manufacturer's warnings, recommendations and restrictions for driver type



CAUTION

- ✓ Wear gloves and safety glasses at all times when removing luminaire from carton, installing, servicing or



CAUTION

- ✓ Keep combustible and other materials that can burn, away from lamp/lens.
- ✓ Do not operate in close



CAUTION: RISK OF PRODUCT

- ✓ Never connect components under load.
- ✓ Do not mount or support these fixtures in a manner that can cut the outer jacket or damage wire insulation.
- ✓ Unless individual product specifications deem otherwise: Never connect an LED product directly to a dimmer packs, occupancy sensors, timing devices, or other related control devices. LED fixtures must be powered directly off a switched circuit.
- ✓ Unless individual product specifications deem otherwise: Do not restrict fixture ventilation. Allow for some volume of airspace around fixture. Avoid covering LED fixtures with insulation, foam, or other material that will prevent convection or conduction cooling.
- ✓ Unless individual product specifications deem otherwise: Do not exceed fixtures maximum ambient temperature.
- ✓ Only use fixture in its intended location.
- ✓ LED products are Polarity Sensitive. Ensure proper Polarity before

Please see product specific installation instructions for additional warnings or any applicable FCC or other regulatory statements.

Failure to follow any of these instructions could void product warranties. For a complete listing of product Terms and Conditions, please visit www.acuitybrands.com.

Our Brands	Indoor/Outdoor	Indoor Lighting	Outdoor Lighting	Controls
	Lithonia Lighting	Gotham	American Electric Lighting	DARK TO LIGHT
	Carandini	Mark Architectural Lighting	Antique Street Lamps	Lighting Control & Design
	Holophane	Peerless	Hydrel	ROAM
	RELOC	Renaissance Lighting	Tersen	Sensor Switch
		Winona Lighting		Synergy

Acuity Brands Lighting, Inc. assumes no responsibility for claims arising out of improper or careless installation or handling of its products.

ABL LED General Warnings, Form No. 503.203

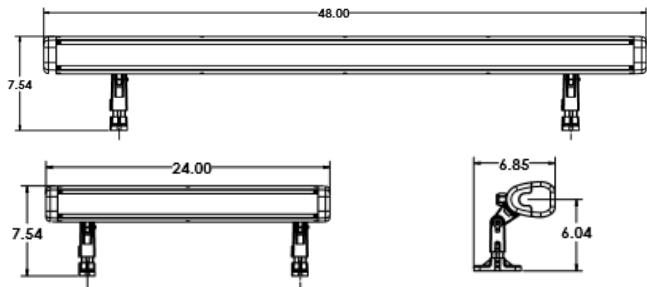
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4750L Linear LED Flood

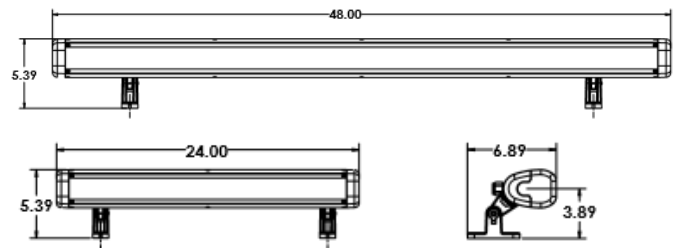
Installation and Maintenance Manual

1 INTRODUCTION



4750L Knuckle Mount

4750L_KM_ASSY



4750L Short Knuckle Mount

4750L_KMS_ASSY

1.1 Product Description

The 4750L Linear LED Flood luminaire is listed to applicable U.S & Canadian safety standards by Canadian Standards Association. It is suitable for wet location installations and ambient temperatures up to 50°C.

This device complies with Part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

1.2 Technical Information Sources.

If additional questions arise relative to these luminaires that this document or your supplier cannot answer, please refer them to:

Architectural Technical Support - Hydrel
9144 Deering Ave
Chatsworth, California
(888) 834-5684 Press #5 for Hydrel

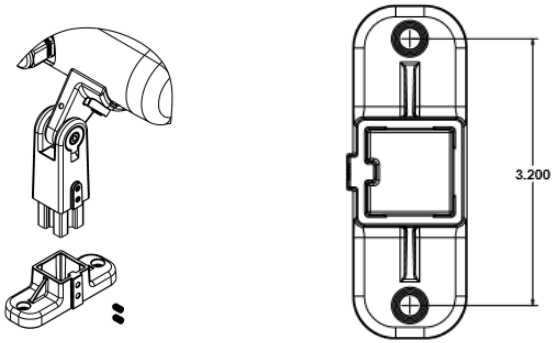
2 INSTALLATION

2.1 Tools and Materials Required.

DESCRIPTION	USE
3/16" Hex Wrench	1/4-20 SHC Knuckle Adjustment Screws
1/16" Hex Wrench	6-32 Trim Bar Fasteners
3/32" Hex Wrench	10-24 SHS Knuckle Stem Set Screws
5/32" Hex Wrench	10-24 SNC LED Module & Driver Box Fasteners
1/4-20 1-1/2" Stainless SHC	Knuckle Base Mount Fasteners
1/4-20 Mounting Lags	Determined By Mounting Surface Material

Note: All tools and Fasteners listed are not provided with fixture.

Figure 1



4750L Knuckle Assembly

4750L Knuckle Mount Base

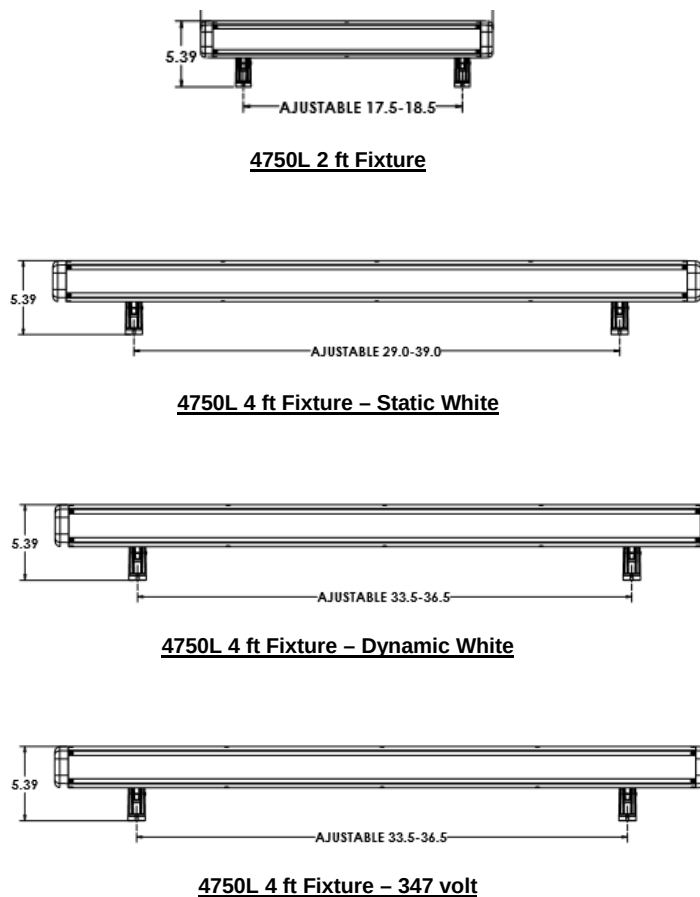
4750L_KM_MOUNT

2.2 Knuckle Mount Installation

This luminaire is pre-wired with a UL listed wet location cord and fittings. It is not necessary to access fixture housing or driver box to install or wire the luminaire. If access to the driver compartment is necessary, please refer to **Section 3.2**, Electrical Component Replacement.

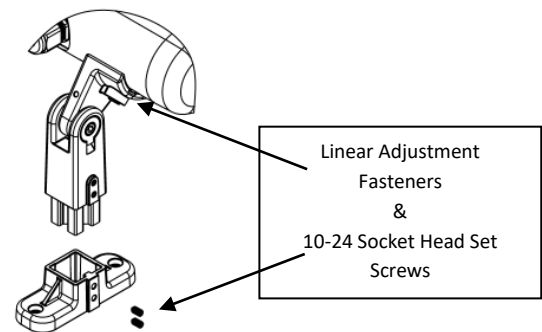
2.2.1 To mount the fixture, remove the knuckle mount base from each of the knuckle assemblies by loosening the two (2) 10-24 socket head set screws at the bottom of each knuckle assembly. See Figure 1. Attach both knuckle bases to the mounting surface using two (2) 1/4-20 stainless steel socket cap screws (not provided) and appropriate mounting inserts (not provided) suitable for use in the mounting surface material. See Figure 1 for knuckle base mounting hole pattern and Figure 2 for knuckle base spacing.

Figure 2



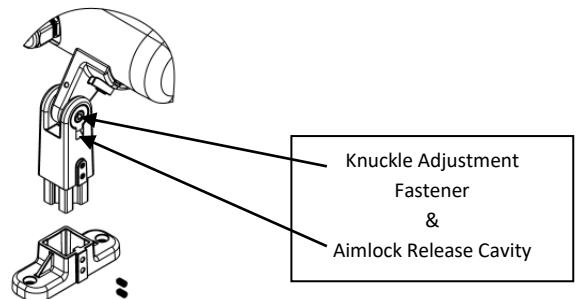
4750L_KM_SPACING

Figure 3



4750L_KM_ATTACHMENT

Figure 4



4750L_KM_AIMING

2.2.2 To attach fixture to each knuckle mount base, loosen the linear adjustment fastener from both knuckle assemblies approximately two turns until knuckle assembly can slide along fixture axis.

2.2.3 Align both knuckle assemblies to match the spacing of each knuckle mount base and slip knuckle assembly in place. While holding fixture in place retighten both linear adjustment fasteners to approximately 45 in-lbs. Next retighten all four (4) of the 10-24 socket head set screws at the bottom of each knuckle assembly to approximately 35 in-lbs. See Figure 3.

2.2.4 To aim fixture loosen both of the 1/4-20 socket head cap knuckle adjustment fasteners approximately two turns until assembly moves freely.

Note: The knuckle “AimLock” may need to be released to facilitate adjustment. If so, after loosening the 1/4-20 knuckle adjustment fastener using a small flat blade screwdriver, gently insert the tip into the aimlock release cavity and pry upward to release the mechanism. See Figure 4.

2.2.5 Once the assembly free to move, aim the fixture by rotating the entire fixture either up or down until proper aiming is achieved. Once aimed, retighten both of the 1/4-20 socket head cap knuckle adjustment fasteners to approximately 45 in-lbs.

2.3 Short Knuckle Mount Installation

This luminaire is pre-wired with a UL listed wet location cord and fittings. It is not necessary to access fixture housing or driver box to install or wire the luminaire. If access to the driver compartment is necessary, please refer to **Section 3.2, Electrical Component Replacement**.

2.3.1 To mount the fixture, remove the knuckle mount base from each of the knuckle assemblies by removing the the 1/4-20 socket head cap knuckle adjustment fasteners and the aimlock device. See Figure 5.

Note: The knuckle “AimLock” may need to be released to facilitate adjustment. If so, after loosening the 1/4-20 knuckle adjustment fastener using a small flat blade screwdriver, gently insert the tip into the aimlock release cavity and pry upward to release the mechanism. See Figure 5.

Attach both knuckle mount bases to the mounting surface using two (2) 1/4-20 stainless steel socket cap screws (not provided) and appropriate mounting inserts (not provided) suitable for use in the mounting surface material. See Figure 1 for knuckle base mounting hole pattern and Figure 2 for knuckle base spacing

2.3.2 To attach fixture to each knuckle mount base, loosed the linear adjustment fastener from both knuckle arms approximately two turns until knuckle assembly can slide along fixture axis.

- 2.3.3** Align both knuckle arms to match the spacing of each knuckle mount base and slip knuckle arm into the slot of the knuckle base. Replace the aimlock device and 1/4-20 socket head cap knuckle adjustment fasteners. Tight to “snug” fit and retighten both linear adjustment fasteners to approximately 45 in-lbs.
- 2.3.4** Aim the fixture by rotating the entire fixture either up or down until proper aiming is achieved. Once aimed, retighten both of the 1/4-20 socket head cap knuckle adjustment fasteners to approximately 45 in-lbs. See Figure 6.

Figure 5

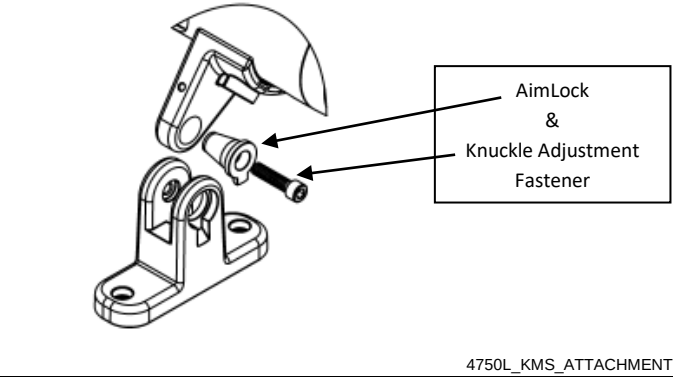
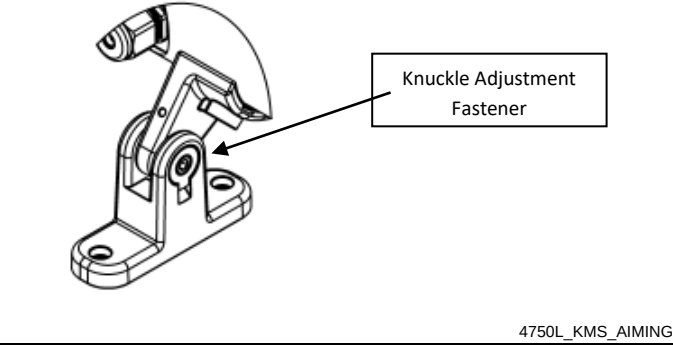


Figure 6



2.4 Electrical Connections

- 2.4.1** Make sure supply power is turned off before making any connections.
- 2.4.2** For single fixture installations use a NEC approved junction box capable of handling the required size and quantity of conductors needed for the circuit. Using UL approved wire nuts make the needed connections within the junction box per Figure 7 and 8.

Note: It is recommended that a UL approved re-entenable epoxy compound be utilized in all junction boxes to prevent moisture from wicking into the light fixture.

- 2.4.3** For fixtures equipped with 0-10Vdc dimming option locate the yellow/gray (-) and orange/violet (+) dimming leads at the end of supply cable. Make connections as required utilizing an Acuity Brands approved low voltage control device.

Warning: MAINTAINING CORRECT POLARITY OF THE DIMMING CONTROL LEADS TO THE FIXTURE IS CRITICAL. IMPROPER POLARITY CONNECTIONS COULD RESULT IN UNEXPECTED DIMMING RESULTS OR DAMAGE TO FIXTURE DIMMING CONTROL CIRCUIT.

Figure 7

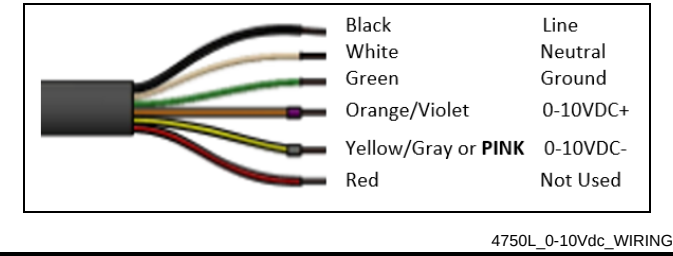
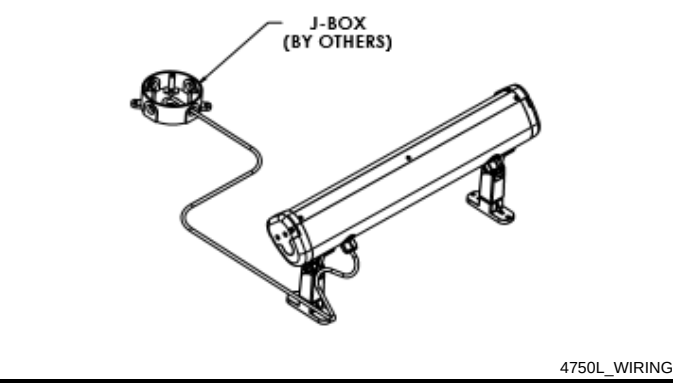


Figure 8



- 2.4.4** For fixtures equipped with DMX control, a Acuity DPI Box and Acuity approved dimming device must be used (See Hydrel INS DPI Installation Instructions for details). To wire, locate the yellow (DMX Common), orange (DMX-), and red (DMX+) control leads at the end of supply cable. Make connections as required utilizing an Acuity Brands approved DMX control device. See Figure 8 and 9.

Warning: MAINTAINING CORRECT POLARITY OF THE DMX CONTROL LEADS TO THE FIXTURE IS CRITICAL. IMPROPER POLARITY CONNECTIONS COULD RESULT IN UNEXPECTED CONTROL RESULTS OR DAMAGE TO FIXTURE DMX CONTROL CIRCUIT.

Figure 8

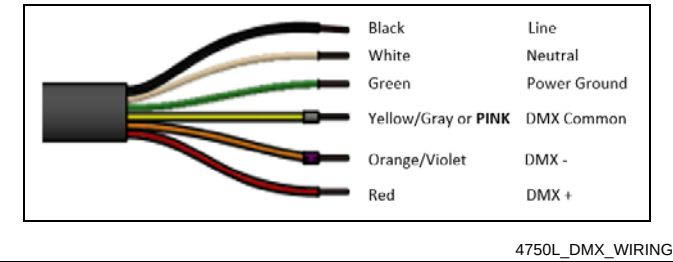
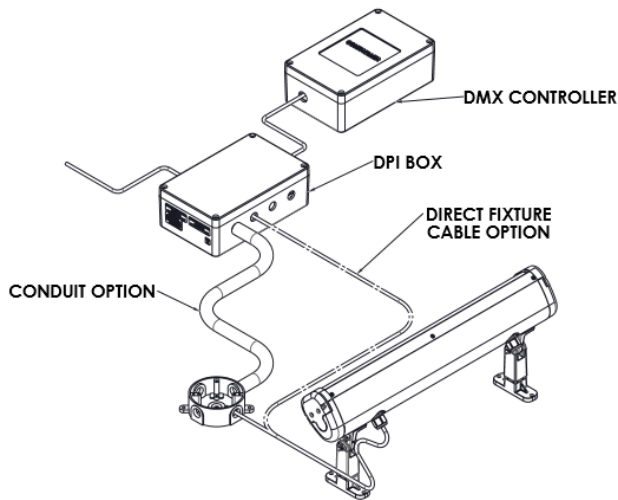


Figure 9



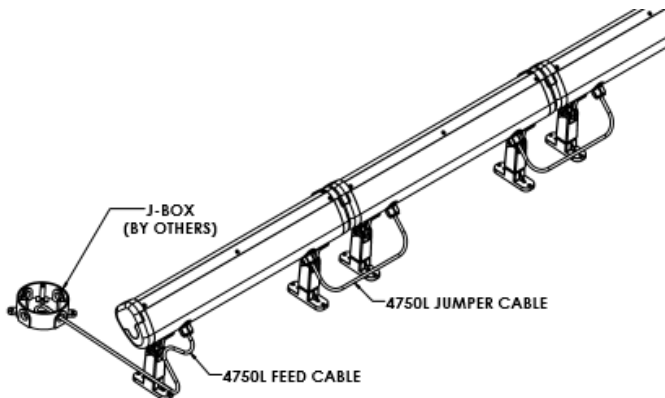
4750L_DMx_WIRING

2.4.5 For fixtures equipped with continuous run 4750L Feed Cable and 4750L Jumper Cables follow installations instructions of Sections 2.4.1 thru 2.4.4 for first fixture in the run. Then utilizing the Hydrel 4750L Jumper Cables make the fixture-to-fixture connections. See Figure 10, 11, and 12.

Warning: TO MAINTAINING FEED CABLE AND JUMPER CABLE INTEGRITY, MAKE SURE THAT THEY ARE UTILIZED IN LOCATIONS PROTECTED FROM PEDESTRIANS AND EQUIPMENT THAT COULD CAUSE DAMAGE.

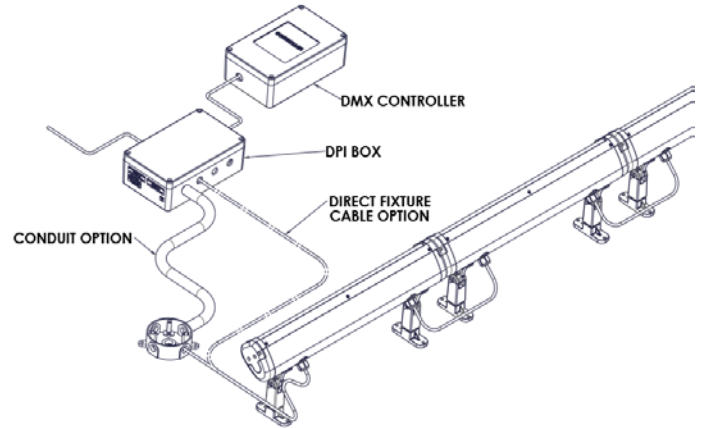
Note: Feed cable and jumper cable plugs must be connected and removed with a straight “pulling” motion. Twisting of the plugs will cause damage.

Figure 10



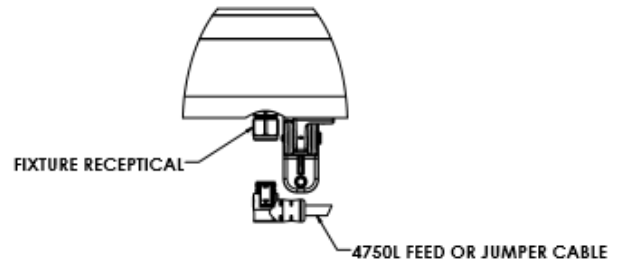
4750LCR_0-10Vdc_WIRING

Figure 11



4750LCR_DMx_WIRING

Figure 12



4750L_CR_PLUG

3 Maintenance

3.1 Cleaning of Luminaire

3.1.1 A soft clean cloth with mild detergent and water may be used to clean and remove debris from the exterior portions of the fixture housing and lens.

Caution: DO NOT USE ABRASIVE OR ORGANIC CLEANERS SUCH AS ACETONE OR AMMONIA ON FIXTURE HOUSING OR LENS. THEIR USE MAY DAMAGE PAINTED SURFACES OR AFFECT OPTICAL PERFORMANCE.

3.2 Electrical Component Replacement

3.2.1 Replacement of any electrical components requiring access to the interior of the luminaire housing will require power being shut off before entering the luminaire. All work should be done by personnel qualified to work on solid state luminaires.

Note: The driver cover is sealed with a one-piece silicone gasket. Precaution must be taken when accessing the luminaire to not damage or dislodge the gasket. Access to the driver assembly compartment of the luminaire is ordinarily not required. Consult Acuity Brands Technical Support Team prior to entering this portion of the luminaire.

3.2.2 Disconnect power to the luminaire prior to accessing the driver compartment and performing any maintenance.

3.2.3 Remove the Trim Bars from both top and bottom by removing the (5) Trim Bar Fasteners. Remove the four (4) LED Module fasteners (two each end) to remove the LED Module. Move the LED Module to the side to provide access to the Driver Module. Open the Driver Module by removing the (6 or 8) Driver Module fasteners and carefully slide the cover out of the fixture housing cavity. Use a reverse of this process to reassemble the fixture.

3.2.4 Surge Protector Replacement:

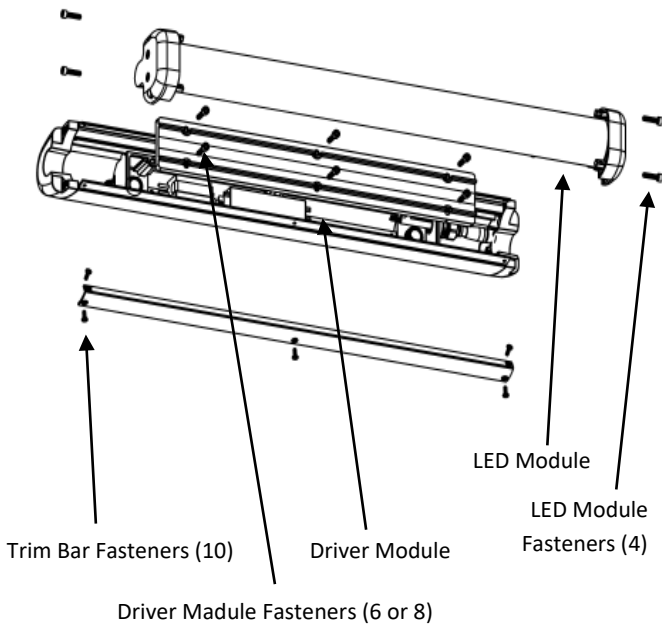
Locate the surge protector device. Disconnect the surge device from circuit via the quick connect wire fittings. Loosen the surge protector mounting bracket and carefully remove the surge protector from the driver compartment. Replace with Hydrel approved replacement surge protector using the existing mounting bracket and quick connect wire fittings.

Note: THE SURGE PROTECTOR DEVICE MUST BE RECONNECTED IN THE SAME WIRING CONFIGURATION AS THE REMOVED DEVICE IN ORDER TO ENSURE PROPER AND SAFE OPERATION.

3.2.5 LED Driver Replacement

Before removing the LED Driver, disconnect the input power and output load wires via the quick connect wire fittings. Remove the (2 - 4) driver fasteners and retain for later use. Remove driver from housing and carefully remove the driver(s). Install new driver(s) and secure in place with the driver fasteners and tighten securely. Reconnect driver input and load wires via the quick connect wire fittings.

Figure 13



4750L_ASSY

Visit the Hydrel web site at
www.Acuitybrands.com



**Planning Staff Report to
Design Review Board - Urban
November 15, 2021**
for the December 2, 2021 Public Hearing

Docket Number: 21-872
Applicant: Scott Woods
Property Owner: Scott Woods
Property Location: 128 North Main St.
Tax Map Number: 0001000600100
Acreage: .11
Zoning: C-4, Central Business District;
Proposal: Replacement of existing storefront
Staff Recommendation: **Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Staff Analysis:

The applicant proposes the replacement of the existing storefront, which includes demolition of existing storefront on the street level and removal of all façade materials to be replaced with clear anodized storefront windows and brick veneer. The renovation includes a new aluminum cornice, better tenant signage, an aluminum awning and awning-type garage doors on the ground level on Main Street. The applicant has provided two options for review, one with larger windows for a more open façade along Main Street, and another option that includes a brick veneer to separate the windows along Main Street.

The project is located in the C-4, Halprin District.

The scope of work and provided materials are as follows:

- Removal of (1) storefront, with associated walls, and installation of (1) new storefront, with awning-type garage doors on the first-floor façade on Main Street.
- Removal of (1) wall and installation of (1) new storefront with awning-type garage doors on the first-floor façade on East North Street.
- Removal and replacement of (1) door
- Removal of (4) windows on second and third floors on Main Street façade and installation of storefront windows that cover most of the façade.
- Addition of new brick veneer on East North Street façade.

- Addition of a new cornice profile painted in black
- Addition of a black aluminum awning

Staff Analysis:

Overall, staff finds the request consistent with the character of the district and with previous alterations in both design and placement. Staff finds option C1 is the superior alternative given its simplicity and use of materials

Although the renovation does include a new storefront along the East North Street facade, there are no windows planned for the upper floors, and the portion of the façade to remain does not contain any openings or detailing. Staff finds that adding windows to the upper floors of the East North Street façade would contribute to the vertical articulation of the building and help to reduce the monotony of the solid wall (PRI 5.6).

Therefore, staff recommends approval with the following conditions:

1. Any signage for the tenants will require a separate sign permit and Certificate of Appropriateness and must adhere to the sign regulations and Appendix J.
2. Any awning, sign, or similar nonstructural element, that protrudes from the building façade beyond the property line, will require a separate Air Rights Encroachment Permit per Ordinance Section 36-1(c).
3. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.
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.
5. Incorporate additional windows into the upper levels of the East North Street façade that are consistent with the proposed renovation details.

Relevant Design Guidelines:

PRI 3. Entry

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.

- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages.
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.
- 3.9 Shared entrances to multi-tenant residential units must use architectural elements, furnishings, and/or landscaping to clearly articulate and differentiate from commercial/retail entry.

PRI 4. Activated Ground Floor

- 4.1 Maximize the transparency of the ground floor to the street level to allow views of the use and activity within the building.
- 4.2 Use of darkly tinted and/or reflective glass is prohibited.
- 4.3 Locate publicly accessible commercial spaces, not private spaces, along the ground floor to facilitate a safer and more vibrant environment for pedestrians.
- 4.4 Maintain the simplicity of access to commercial and retail areas to avoid unnecessary or circuitous travel.
- 4.5 Provide ground floor design elements that promote pedestrian activity; for example, windows, retail displays, art, landscaping, canopy covering, etc.
- 4.6 Ensure that landscaping does not create a visual barrier between the building's interior and pedestrians.
- 4.7 Use security systems that do not require the use of security bars or grilles.
- 4.8 Corner buildings have at least two façades visibly exposed to the street and should be designed to respond to their more prominent locations.

PRI 5. Articulation

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.

- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous facades.

PRI 6. Materiality

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures in the overall design.

PRI 7. Architectural Lighting

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.
- 7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.
- 7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a “halo” around the skylight sign. Backlighting may be combined with other types of lighting.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

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:	Scott Woods	Scott Woods
*Title:	Owner	Owner
*Address:	128 North Main St	128 North Main St.
*Phone:	864 444 6674	864-444-6674
*Email:	the city tavern@gmail	thecitytavern@gmail.com

Also: City of Greenville mdhirsch@greenvillesc.gov
PO Box 2207 - (864) 467-4403

PROPERTY INFORMATION

*STREET ADDRESS 128 NORTH MAIN ST

*TAX MAP #(S) 0001000600100

*SPECIAL DISTRICT NA

DESCRIPTION OF REQUEST

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

This project is a joint effort between Scott Woods, owner of the City Tavern and the City of Greenville Economic Development Department (through its Facade Improvement Program). Recognizing the importance of the building to Main Street, the proposed facade improvements will update the building, which sits at the corner of N Main St and E North St in downtown Greenville. There are two proposed facades. In both concepts, all of the existing windows and tiles will be removed. The existing brick will remain. A new storefront will be added.

In the C1 option, new clear anodized windows will be added on the upper floors. A new aluminum coping cornice will be added, as well as a new black awning and new awning-type garage doors (the restaurant will be open beyond). Two blade signs are proposed. On the E. North St. side of the facade, a new brick veneer pattern is proposed in the portion where brick does not currently exist. A new drink rail will be added on the front of the building.

In the C2 option, brick is more of the focal point. New black storefront windows will be added with new brick veneer. It will also include a new aluminum coping cornice, aluminum awning, awning-type black garage doors (the restaurant will be open beyond), and a drink rail on the front of the building. Two blade signs are also proposed in this option. On the E. North St. side of the facade, a new brick veneer pattern is proposed in the portion where brick does not currently exist (existing brick will remain).

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).

6. 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 & Development 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, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. 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.

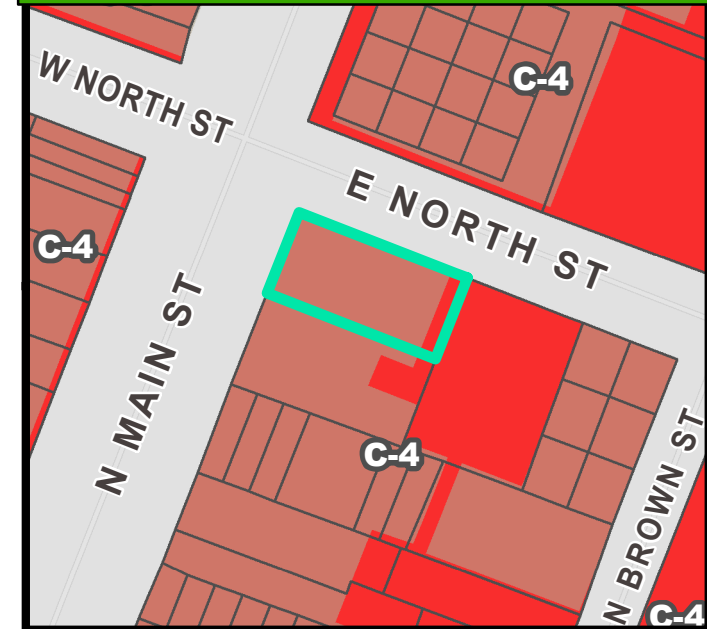
*Signatures	
Applicant	SCOTT WOODS for the City of Greenville
Date	10/29/2021 11/1/21
Property Owner/Authorized Agent	DPB ARCHITECTS,
Date	10/29/2021
Public Hearing Information	
Public Hearing Signs	

CA 21-872 • 128 NORTH MAIN STREET

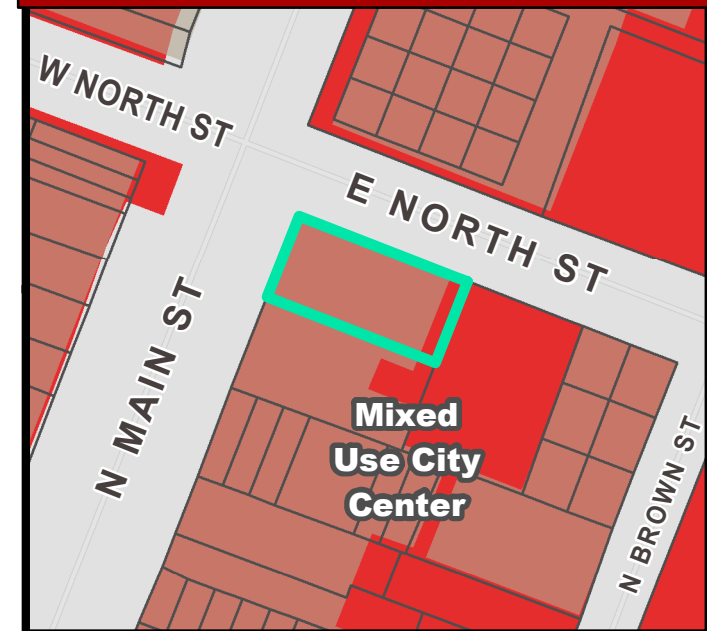
AERIAL VIEW



CURRENT ZONING

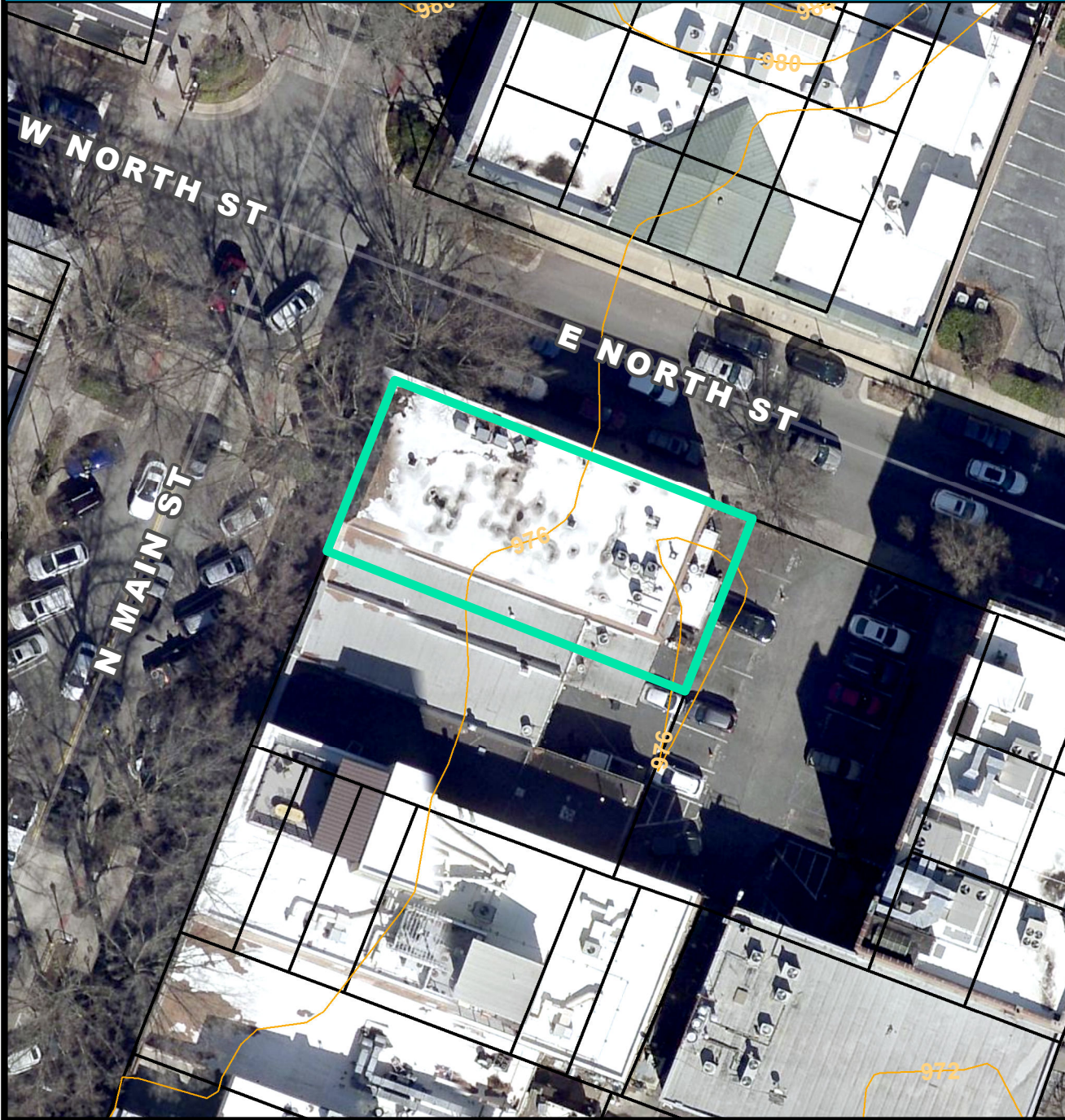


FUTURE LAND USE

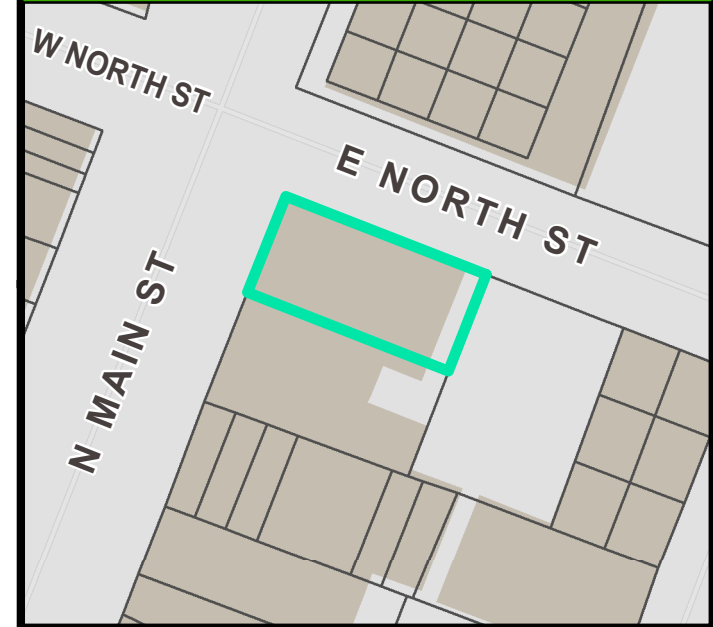


CA 21-872 • 128 NORTH MAIN STREET

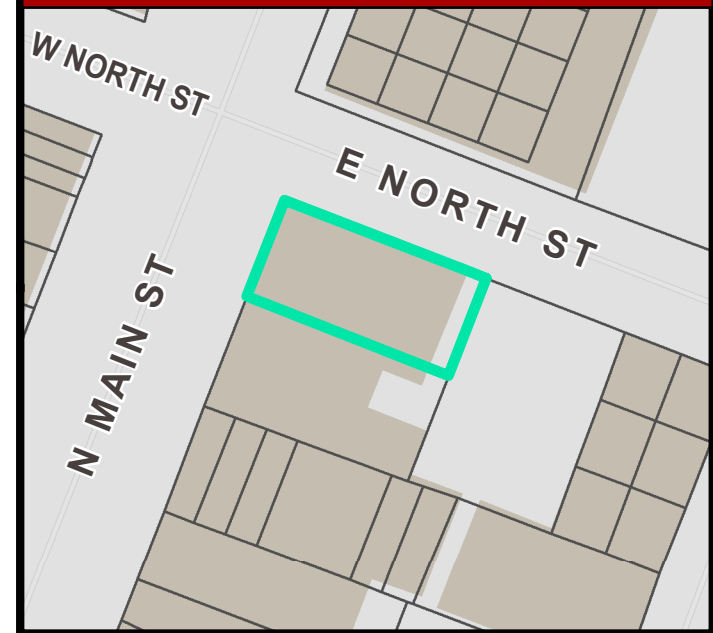
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





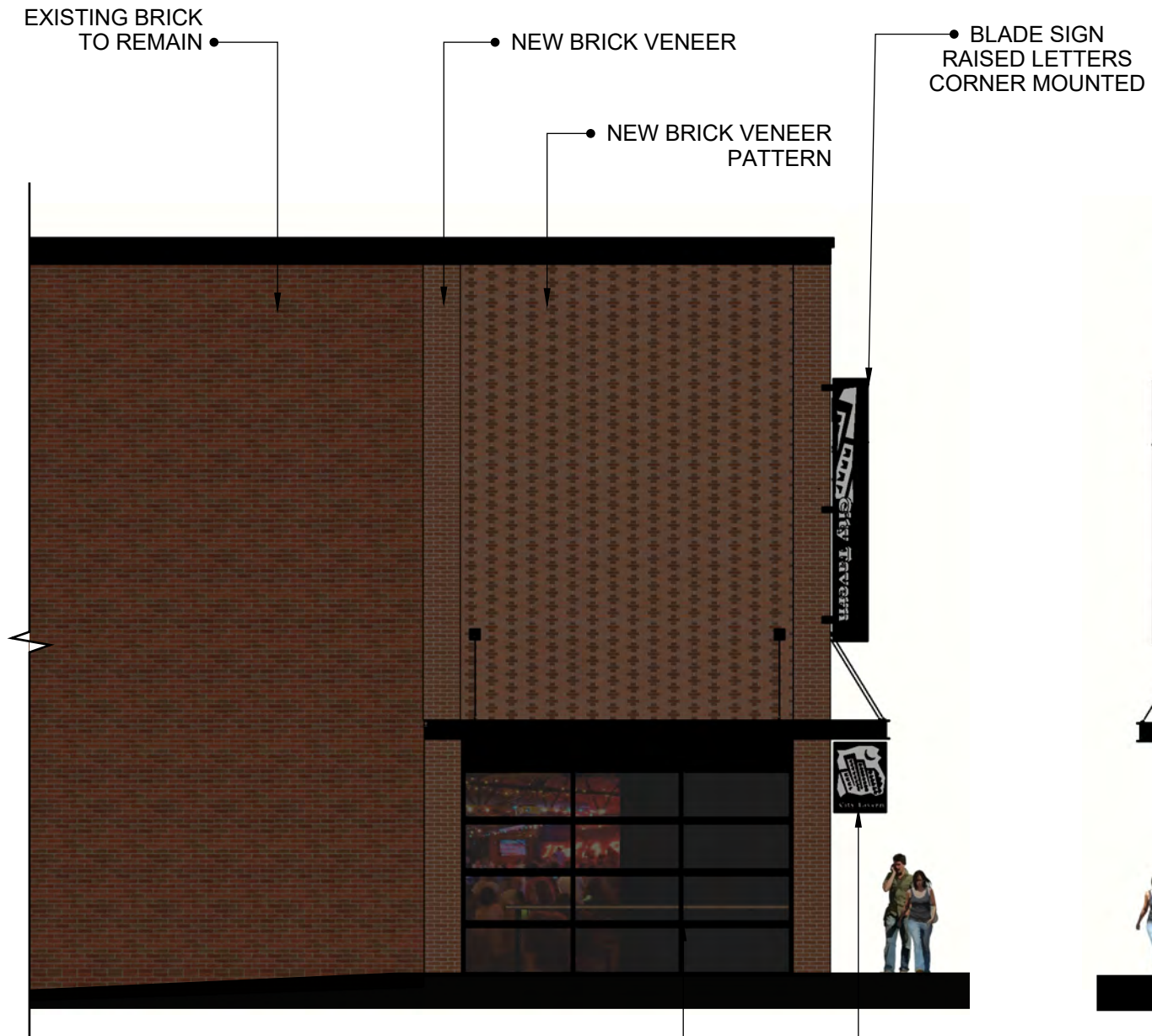
• REMOVE ALL EXISTING WINDOWS

• REMOVE TILE FROM FACADE
PREPARE REMAINING CMU WALL
FOR NEW WINDOW OPENINGS

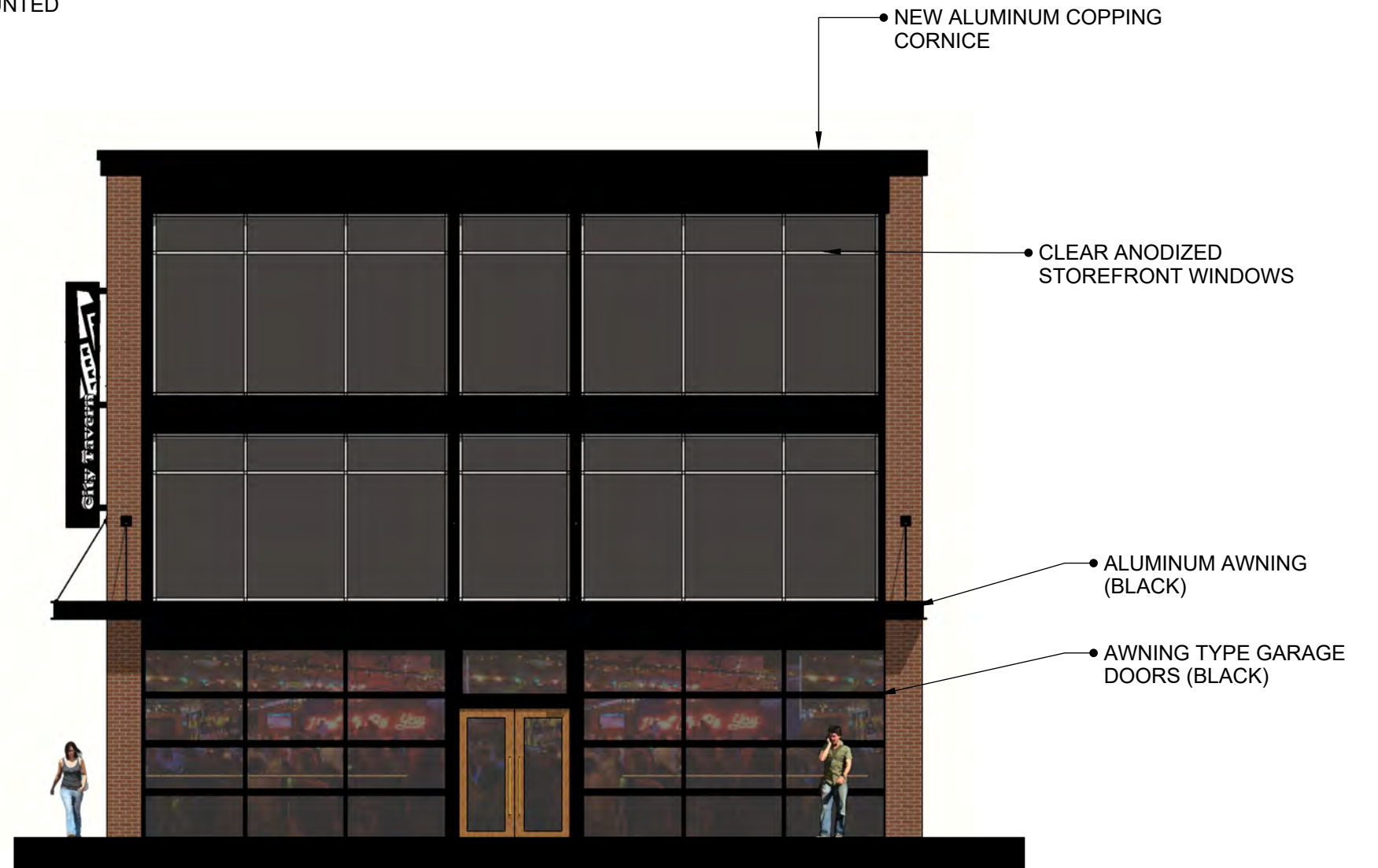
• DEMOLISH EXISTING WALLS AND
STOREFRONT STREET LEVEL
(GREY PAINTED WALLS)

• EXISTING BRICK TO REMAIN





EAST NORTH STREET ELEVATION (PARTIAL)
SCALE 1/8" = 1'- 0"



MAIN STREET ELEVATION
SCALE 1/8" = 1'- 0"



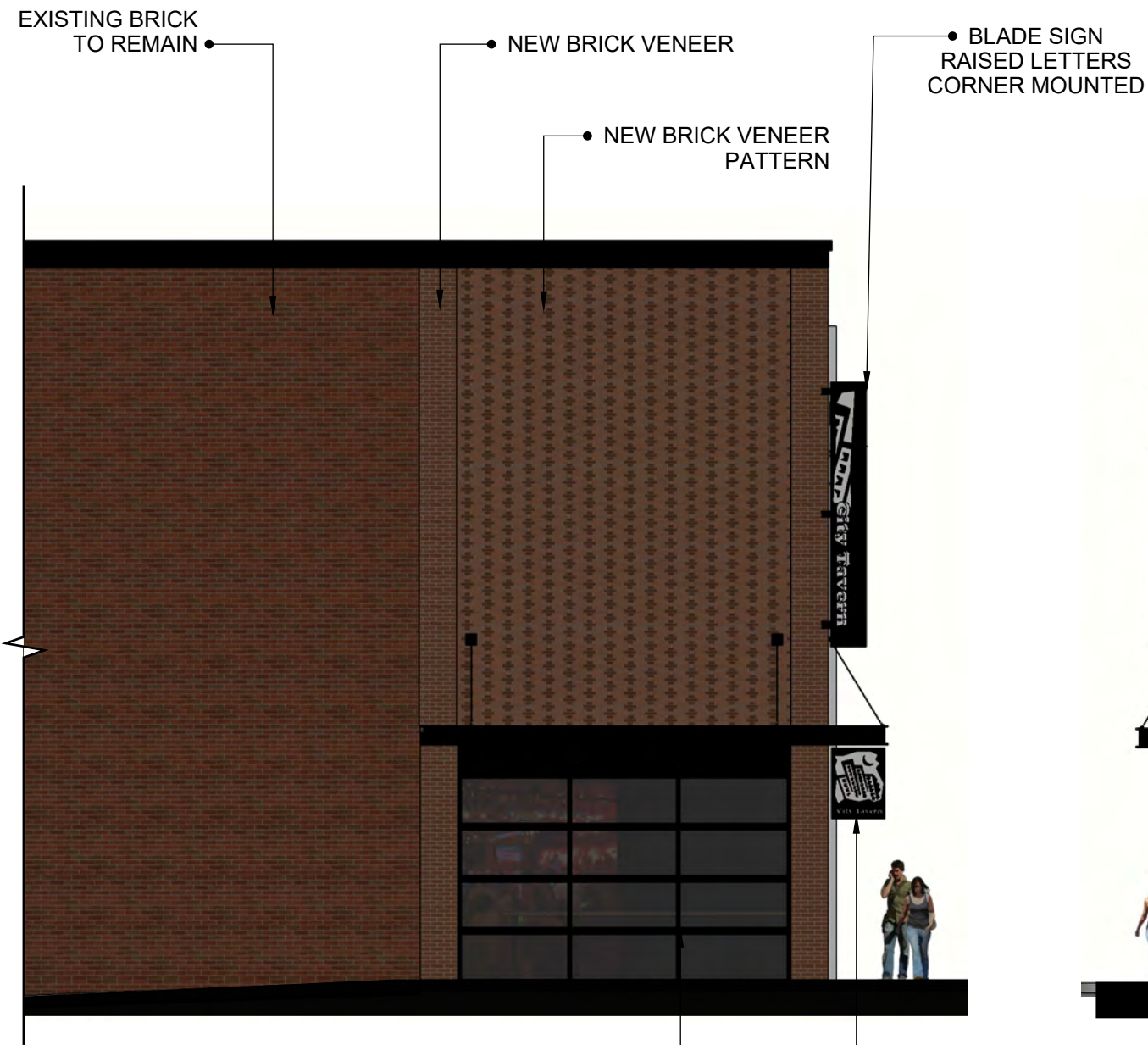
VIEW GARAGE DOORS CLOSED



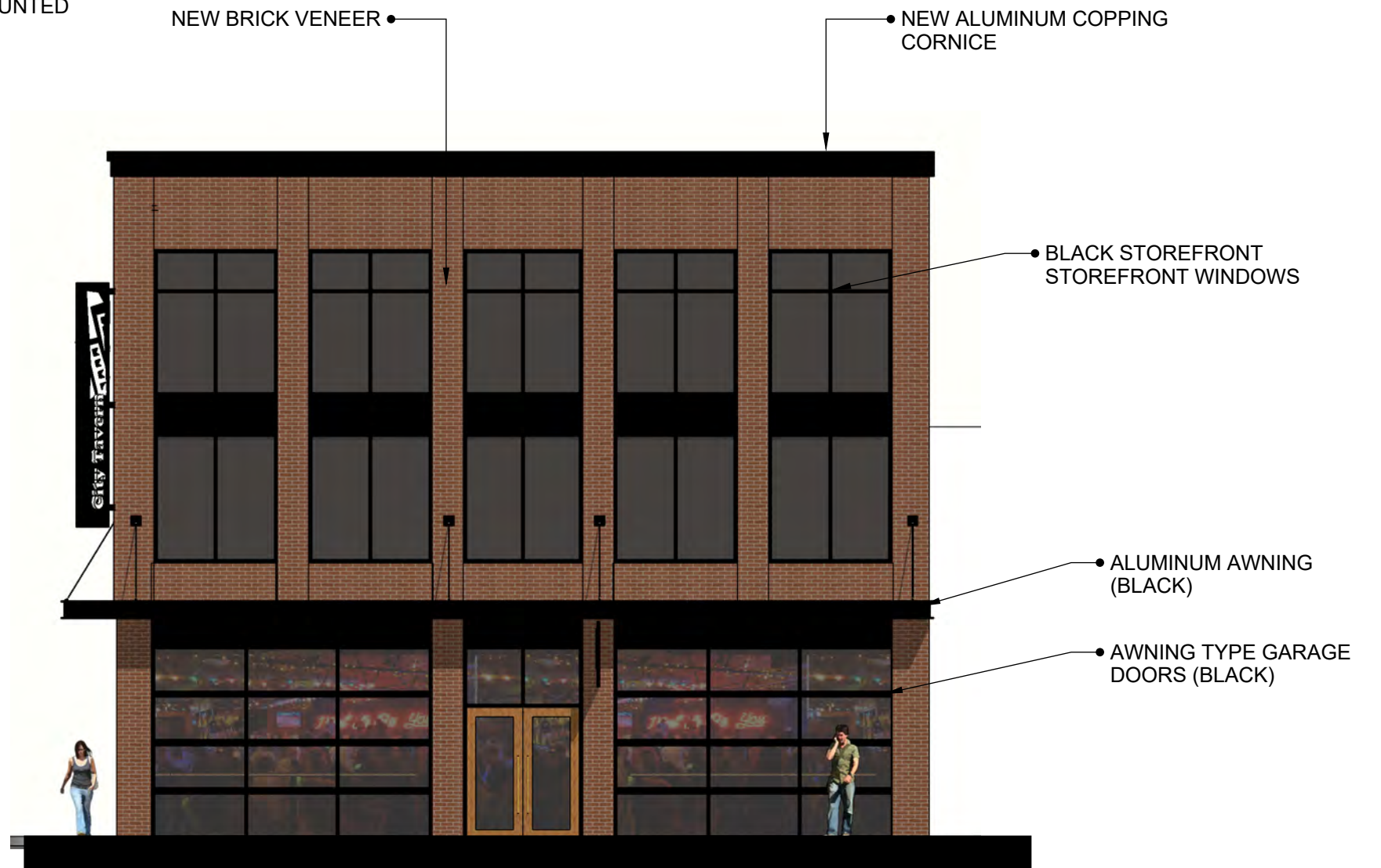
VIEW GARAGE DOORS OPEN

- RESTAURANT OPEN BEYOND
- DRINK RAIL





EAST NORTH STREET ELEVATION (PARTIAL)
SCALE 1/8" = 1'- 0"



MAIN STREET ELEVATION
SCALE 1/8" = 1'- 0"



VIEW GARAGE DOORS CLOSED



VIEW GARAGE DOORS OPEN

• DRINK RAIL

• RESTAURANT OPEN BEYOND



**Planning Staff Report to
Design Review Board - Urban
November 17, 2021**
for the December 2, 2021 Public Hearing

Docket Number: 21-873
Applicant: Rob Couch, McMillan Pazdan Smith Architecture
Property Owner: 660 S. Main QOZB LLC (Richard Lynch)
Property Location: 660 S. Main Street
Tax Map Number: 0070000302000
Acreage: .08
Zoning: C-4, Central Business District;
Proposal: Exterior modifications & rehabilitation of existing building
Staff Recommendation: **Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Staff Analysis:

The applicant proposes the rehabilitation of an existing building, which includes the addition of one new entry door on Main Street, two new storefront entrances on River Street, and one new exterior stair on Boggs Street, to accommodate new commercial tenant space. Renovation includes the removal and replacement of the Main Street storefront and all windows, the removal of existing metal siding on the Main Street façade, refurbishment of all tile and stucco veneer to better reflect the historic detailing, and the removal and replacement of all gutters. The renovation includes a new wood or composite cornice to match the historic detail, refurbishment of the historic sign, and refurbishment of canvas awnings on the Main Street façade.

The project is in the C-4, West End Historic District.

The scope of work and provided materials are as follows:

- S. Main Street façade:
 - Addition of new wood or composite cornice, consistent with original cornice design.
 - Replacement of existing second floor windows with aluminum-clad wood windows to match historic photos.
 - Removal of existing aluminum siding and the addition of new stone tile material to match original façade in size and finish, but with a more subdued color.

- Removal and replacement of an historic aluminum storefront and incorporation of a new glass door into the historic storefront for second floor access.
- Refurbishment of existing canvas awning with new canvas to match existing color and pattern.
- Refurbishment of existing metal box sign with new lights and paint to match original intent.
- River Street façade
 - All stucco will be repaired and repainted
 - Second floor windows will be removed and replaced with aluminum-clad wood windows to match historic photos.
 - Two storefront openings will be added towards the rear of the building to provide second floor accessibility via elevator and egress from the first-floor tenant space. These storefronts are designed for compatibility with the historic storefront.
 - A mural is proposed to be located in the blank portion of the facade in place of the former Army Navy Store painted signage. Applicant is requesting approval of mural placement only.
 - Existing gutters and downspouts will be removed and replaced with half-round gutters and round downspouts.
- Boggs Street façade
 - All existing brick will be repointed and new stucco will be applied as necessary.
 - Existing infill will be removed from historic window and door openings. New aluminum-clad wood windows to match River Street façade and a new aluminum-clad wood egress door will replace the openings on the second floor. The opening on the first floor will be replaced with a new storefront window into the elevator lobby.
 - A new metal egress stair will be added to the rear of the building. SHPO has requested that the proposed design be simplified, and the applicant has requested conditional approval with the intention of resubmitting the final design to staff for approval prior to permit submittal.

This project is subject to final approval from the National Parks Service as a certified historic structure as well as approval from the State Historic Preservation Office, and as such the applicant requests conditional approval with the intent to submit final materials, colors, fixtures, and details to staff for approval prior to construction, and that final paint color selections be validated through an in-place mockup to be approved by staff during construction. No improvements to the River Street sidewalk are being requested for approval at this time.

Staff Analysis:

Overall, staff finds that the rehabilitations proposed for the historic structure are in keeping with the Downtown Design Guidelines and Design Guidelines for the West End Historic District, will serve to adequately refurbish the historic structure, and will improve the pedestrian experience along Main and River Streets. Given that these improvements are subject to review by multiple authorities with jurisdiction over historic structures, staff recognizes the need for periodic review of final materials and color palettes as approvals are provided.

Per PUB 10 of the Downtown Design Guidelines, walls and fences should be designed to complement the architectural character of adjacent buildings. Staff finds that the metal guardrail surrounding the new stairs as proposed does not satisfy this requirement and creates an undesirable condition immediately adjacent to the public realm. This condition should be mitigated with proper screening of the space below the stairway and simplification of the guardrail as requested by SHPO.

Therefore, staff recommends approval with the following conditions:

- 1. Applicant shall submit final exterior stair guardrail design to staff for review and approval prior to submitting for building permits.**
- 2. Applicant shall submit final materials, colors, fixtures, and details to staff for review and approval prior to construction.**
- 3. Applicant shall coordinate an in-place mockup of final paint selections for staff review and approval during construction.**
- 4. Any signage for the tenants will require a separate sign permit and Certificate of Appropriateness and must adhere to the sign regulations and Appendix J.**
- 5. Any awning, sign, or similar nonstructural element protruding from the building façade beyond the property line will require a separate Air Rights Encroachment Permit per Ordinance Section 36-1(c).**
- 6. This CA solely provides approval for the location of the proposed mural. Applicant shall submit final artwork for review and approval by Art In Public Places Commission prior to implementation.**
- 7. This CA is limited to proposed improvements to the existing historic structure. All future improvements to the surrounding public realm must be submitted to staff under a separate CA application for review and approval.**
- 8. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 9. 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.**

**Relevant Design Guidelines:
PRI 3. ENTRY**

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages..
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.
- 3.9 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.

PRI 4. ACTIVATED GROUND FLOOR

- 4.1 Maximize the transparency of the ground floor to the street level to allow views of the use and activity within the building.
- 4.2 Use of darkly tinted and/or reflective glass is prohibited.
- 4.3 Locate publicly accessible commercial spaces, not private spaces, along the ground floor to facilitate a safer and more vibrant environment for pedestrians.
- 4.4 Maintain the simplicity of access to commercial and retail areas to avoid unnecessary or circuitous travel.
- 4.5 Provide ground floor design elements that promote pedestrian activity; for example, windows, retail displays, art, landscaping, canopy covering, etc.
- 4.6 Ensure that landscaping does not create a visual barrier between the building's interior and pedestrians.
- 4.7 Use security systems that do not require the use of security bars or grilles.
- 4.8 Corner buildings have at least two façades visibly exposed to the street and should be designed to respond to their more prominent locations.

PRI 5. ARTICULATION

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous façades.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:

- Chamfered or rounded corners
- Projecting and recessed balconies and entrances,
- Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
- Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.

PRI 6. MATERIALITY

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.
- 6.WE West End Historic District: Brighter colors may be applied more predominantly to contribute positively to a more vibrant, exciting setting but must still be coordinated with the building composition and surrounding character.

PRI 7. ARCHITECTURAL LIGHTING

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.
- 7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.
- 7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a “halo” around the skylight sign. Backlighting may be combined with other types of lighting.

- 7.WE West End Historic District: Lighting of building signs in the West End Historic District should be playful and promote lively energy and excitement.

PRI 11. EXISTING ARCHITECTURE

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area
- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally important features of the existing building.
- 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.
- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.
- 11.WE West End Historic District: Many buildings within this district are considered to be contributing assets to the West End Historic District. Buildings that are considered as such must not be demolished and should instead be adapted and reused. The City's Planning and Development Office can assist in determining which buildings are considered to be contributing assets.

Design Guidelines for West End Historic Overlay District

Building Mass, Scale and Form

- WE.3 Building materials for new construction should be similar to materials seen traditionally.

A. Materials should appear similar to those used traditionally.

- Brick was the traditional material and is preferred for new construction.
- Wood and metal were used for window, door and storefront surrounds and should be continued in new construction.
- New materials will be considered on a case-by-case basis. If used, they should appear similar in character to those used traditionally. For example, stucco, cast stone and concrete should be detailed to provide human scale.
- New materials should have a demonstrated durability. For example, some façade materials used in new construction are most susceptible to weather and simply do not last as long as stone or brick.

B. A simple material finish is encouraged for a large expanse of wall plane.

- A matte, or non-reflective, finish is preferred.
- Polished stone and mirrored glass, for example, should be avoided as primary materials.

Architectural Character

WE.4 The street level of a building should be pedestrian friendly.

A. Develop the ground floor level of a project to encourage pedestrian activity.

- Provide at least one of the following along primary pedestrian ways:
 - A storefront
 - Display cases
 - Public art
 - Landscaping
 - Decorative wall surfaces
- Include traditional elements such as display windows, kickplates and transoms on commercial storefronts.
- Avoid a blank wall or vacant lot appearance.



**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:	Rob Couch, McMillan Pazdan Smith Architecture	660 S Main QOZB LLC
*Title:	Architect	Richard Lynch, Member
*Address:	400 Augusta Street, Suite 200, Greenville	1414 E. Washington Street, Suite N, Greenville
*State:	South Carolina	South Carolina
*Zip:	29601	29607
*Phone:	864-242-2033	864-617-1277
*Email:	rcouch@mcmillanpazdansmith.com	chrisrozakos@bellsouth.com

PROPERTY INFORMATION

*STREET ADDRESS 660 S. Main Street

*TAX MAP #(S) 0070000302000

*PRESERVATION DISTRICT/SPECIAL DISTRICT West End 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.

Please see attached description of request.

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 | |

Major: All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB. \$100.00

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. \$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

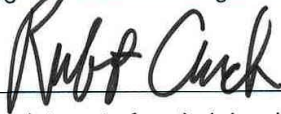
2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

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.

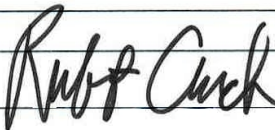
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

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.

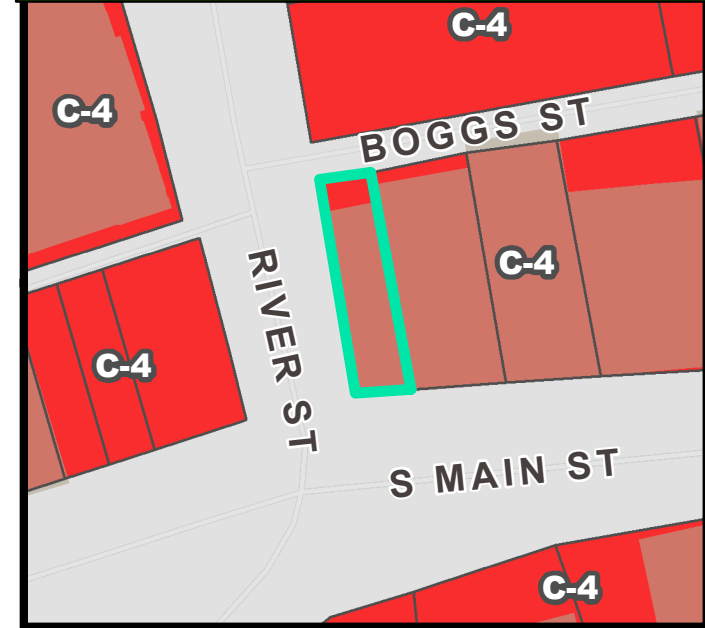
*Signatures	
Applicant	
Date	11/01/21
Property Owner/Authorized Agent	
Date	10-30-2021
Public Hearing information	
Public Hearing signs	

CA 21-873 • 660 SOUTH MAIN STREET

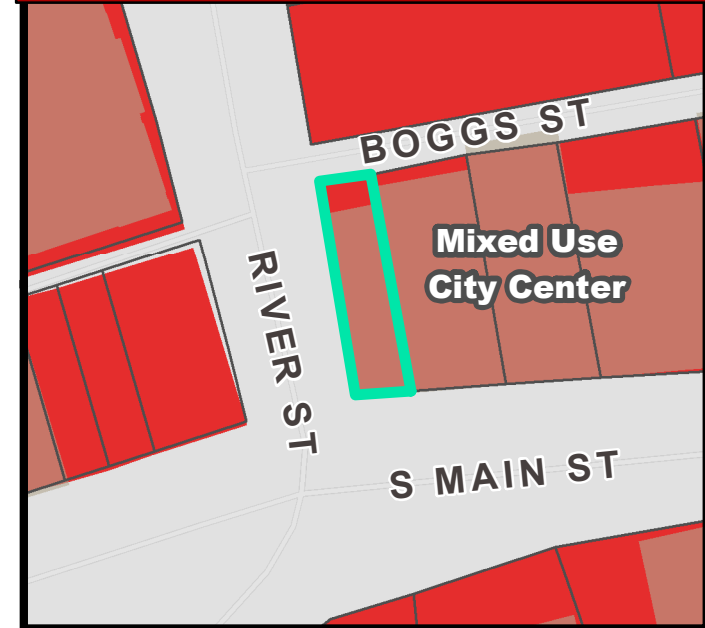
AERIAL VIEW



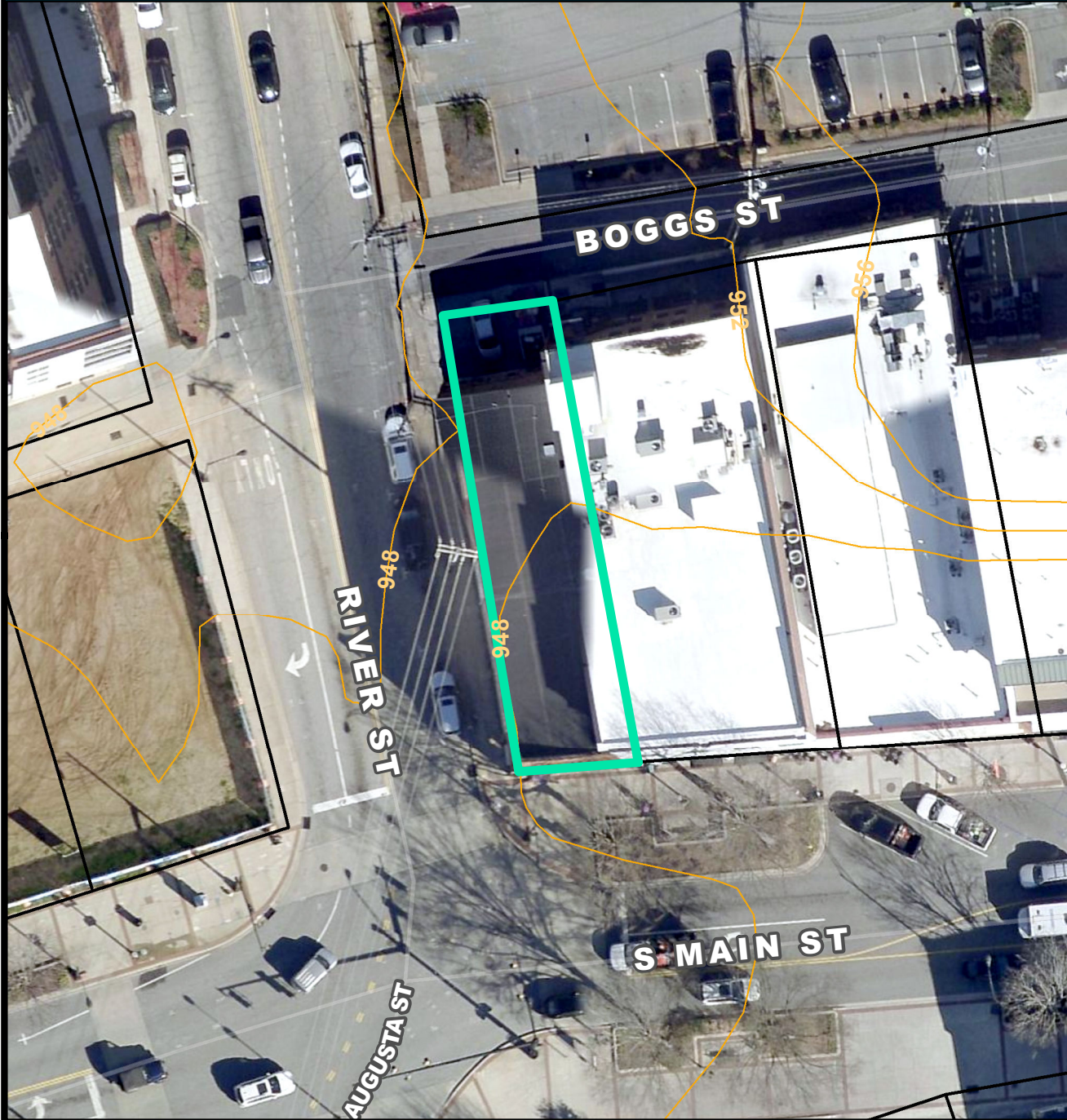
CURRENT ZONING



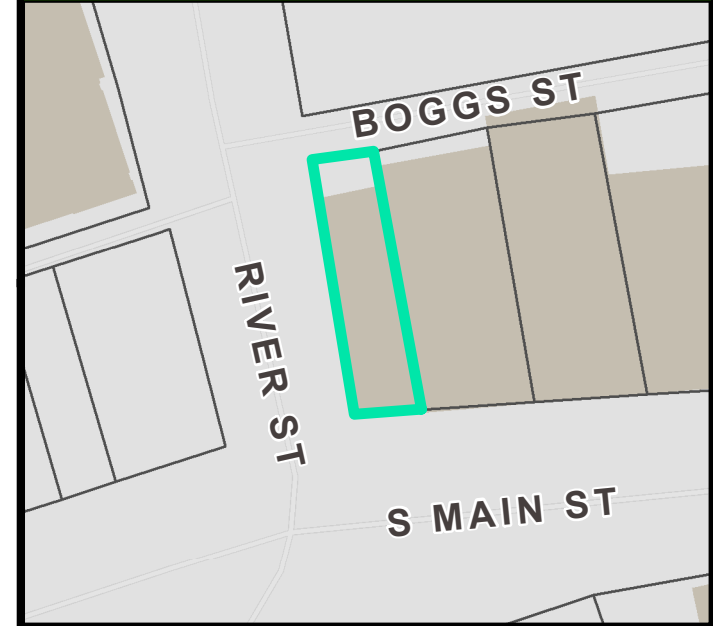
FUTURE LAND USE



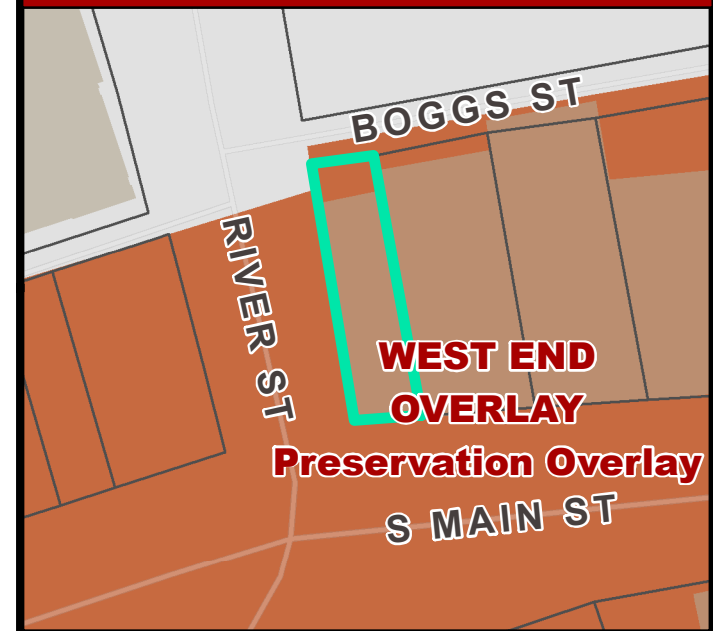
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





November 15, 2021

City of Greenville
Planning & Development Department
Design Review Board Urban Panel

**Re: 660 S. Main Street
DRB Architectural Review
Description of Request**

Staff and Board Members:

McMillan Pazdan Smith and 660 S. Main QOZB LLC respectfully request Urban Design Review Board approval for the proposed development at 660 S. Main Street, also known as the Greenville Army Navy Building.

The building is a two-story brick structure with basement that is significant as a contributing property to the commercial development of the West End Commercial Historic District, which was listed in the National Register in 1991 with a period of significance from ca. 1869 - ca. 1939. The rehabilitation work will be partially financed by State and Federal Historic Tax Credits and, as such, will be subject to the Secretary of the Interior's Standards for Rehabilitation, as applicable. The building received National Park Service (NPS) Part 1 approval as a certified historic structure for rehabilitation purposes on March 4, 2021. On October 26, 2021, the proposed design received a recommendation of preliminary approval of the project with conditions from the State Historic Preservation Office (SHPO).

The proposed rehabilitation of the building includes conversion from a retail store with storage on the second floor and basement into two floors and basement of commercial tenant space. The project is dedicated to retaining as many historic elements as possible while incorporating newly required egress and life safety elements. Exterior modifications to the building include the following:

1. S. Main Street (South) Façade:
 - a. The missing cornice will be replaced with a new wood or composite cornice, consistent with the original cornice as shown in historic photos.
 - b. Existing non-compatible second floor windows will be replaced with new 1-over-1 aluminum-clad wood windows to match earlier windows shown in historic photos.
 - c. Existing aluminum siding that was installed many years ago to cover the ca. 1940 buff/pink tile storefront surround will be removed. All existing visible tile is either missing or damaged, and it is assumed that all tiles will need to be replaced. The tile will be replaced with a new tile in the same finish and size as the original, but in a more subdued color.

- d. The historic aluminum storefront will be replaced with a compatible replacement. A new glass door at the east side of the storefront will be sensitively incorporated into the historic storefront to provide access to the second floor of the building.
 - e. The existing storefront awning and housing will be retained and refurbished with a new canvas awning installed within the housing to match the existing fabric color and pattern.
 - f. The existing "Army Navy Store" metal box sign will be refurbished with new light bulbs and paint to match the original. It is understood that the sign does not meet the City's sign ordinance; however, special consideration is requested as this element is central to the historical significance of the overall structure.
2. River Street (West) Façade:
- a. All stucco will be repaired and repainted.
 - b. Existing non-compatible second floor windows will be replaced with new 2-over-1 arched head aluminum-clad wood windows to match earlier windows shown in historic photos.
 - c. Two new, small storefront openings will be added towards the rear of the building. One will provide access to a new elevator lobby to make the second floor accessible, and the other to provide a required second means of egress from the first-floor tenant space. The new storefronts are designed with a base panel and transom to be compatible with the historic storefront.
 - d. A new mural is proposed for the blank stucco wall in place of the former Army Navy Store painted signage. We request approval of the mural placement only. Final approval of the mural will be made through the Arts in Public Places Commission.
 - e. Existing ogee style gutters and embossed rectangular downspouts will be replaced with new half-round gutters and round downspouts.
3. Boggs Street (North) Façade:
- a. All existing brick will be re-pointed, and new stucco applied as necessary.
 - b. Existing infill material will be removed from historic window and door openings. A new aluminum-clad wood arched top window to match the west façade windows along with a compatible aluminum-clad wood arched top egress door will replace the infilled openings at the second floor. On the first floor, the opening at the east will be replaced with a door to access a new storage and utility room, while the west opening will be replaced with a new storefront window into the elevator lobby to match the new west façade storefront.
 - c. A new metal egress stair will be added to the rear of the building. The stair will be largely transparent and clad with wire mesh panels. SHPO has requested that the design of this stair be simplified. As such, we request as a condition of approval that the final design of the stair be submitted for staff approval with a two-member DRB committee prior to submitting for building permit.

As the project is subject to final NPS approval, we request as a condition of approval that final materials, colors, fixtures, and details be submitted for staff approval with a two-member DRB committee prior to construction. We also request as a condition of approval that final paint color selections be validated through an in-place mockup to be approved by staff during construction. Additionally, all final tenant and development signage will be submitted as a separate application. It is also noted that the property owner is working with City staff on the potential widening of the River Street sidewalk. Although this is represented in the attached drawings, the sidewalk widening and new landscaping is not intended as part of this request for approval.

We appreciate your consideration of this project. Please do not hesitate to call if you have questions or require additional information.

Sincerely,

A handwritten signature in black ink that reads "Robt Couch". The signature is written in a cursive, slightly stylized font.

Rob Couch

Attachments

















S.MAIN STREET



RIVER STREET



BOGGS STREET



STOREFRONT DETAIL



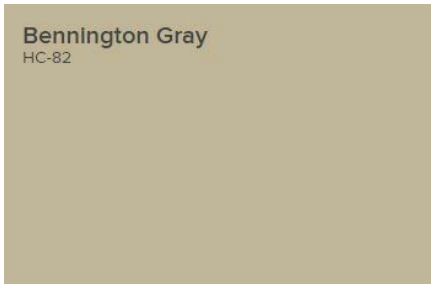
c. 1942



c. MID 1960s

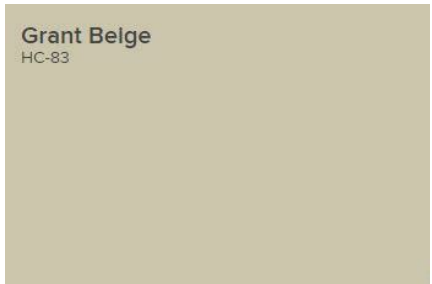


c. 1990



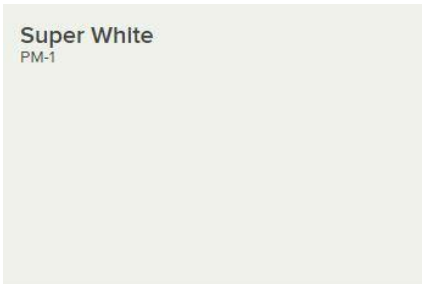
BENNINGTON GRAY
HC-82

STUCCO PAINT COLOR RANGE/ OPTION
BENJAMIN MOORE OR APPROVED EQUAL



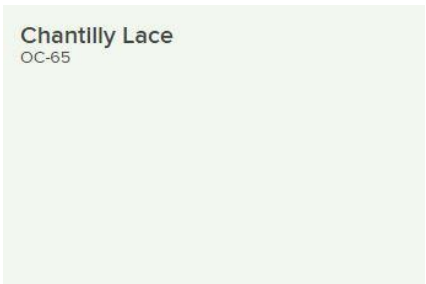
GRANT BEIGE
HC-83

STUCCO PAINT COLOR RANGE/ OPTION
BENJAMIN MOORE OR APPROVED EQUAL



SUPER WHITE
PM-1

WINDOW CLADDING, NEW STOREFRONT, GUTTER
AND DOWNSPOUT COLOR RANGE/ OPTION
BENJAMIN MOORE OR APPROVED EQUAL



CHANTILLY LACE
OC-65

WINDOW CLADDING, NEW STOREFRONT, GUTTER
AND DOWNSPOUT COLOR RANGE/ OPTION
BENJAMIN MOORE OR APPROVED EQUAL

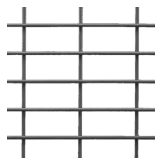


ALUMINUM CLAD WOOD WINDOW
MARVIN ULTIMATE OR APPROVED
EQUAL

Simulated Divided Lite with Spacer Bar (SDLS)



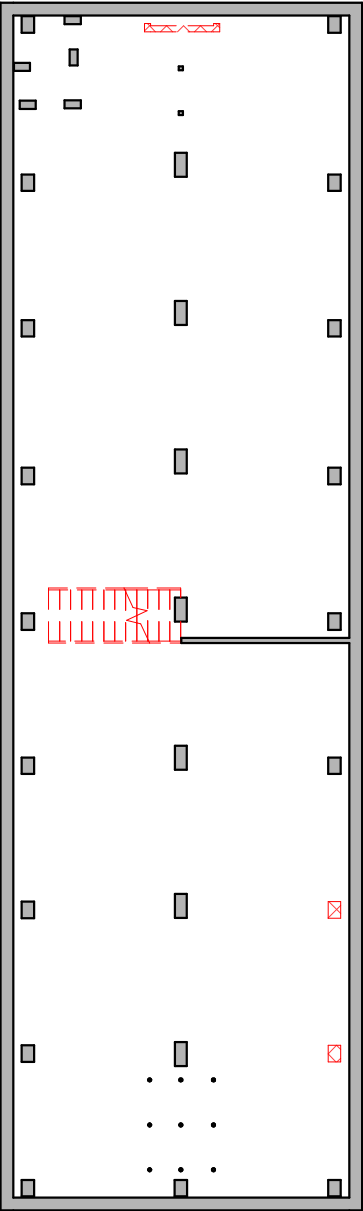
Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.



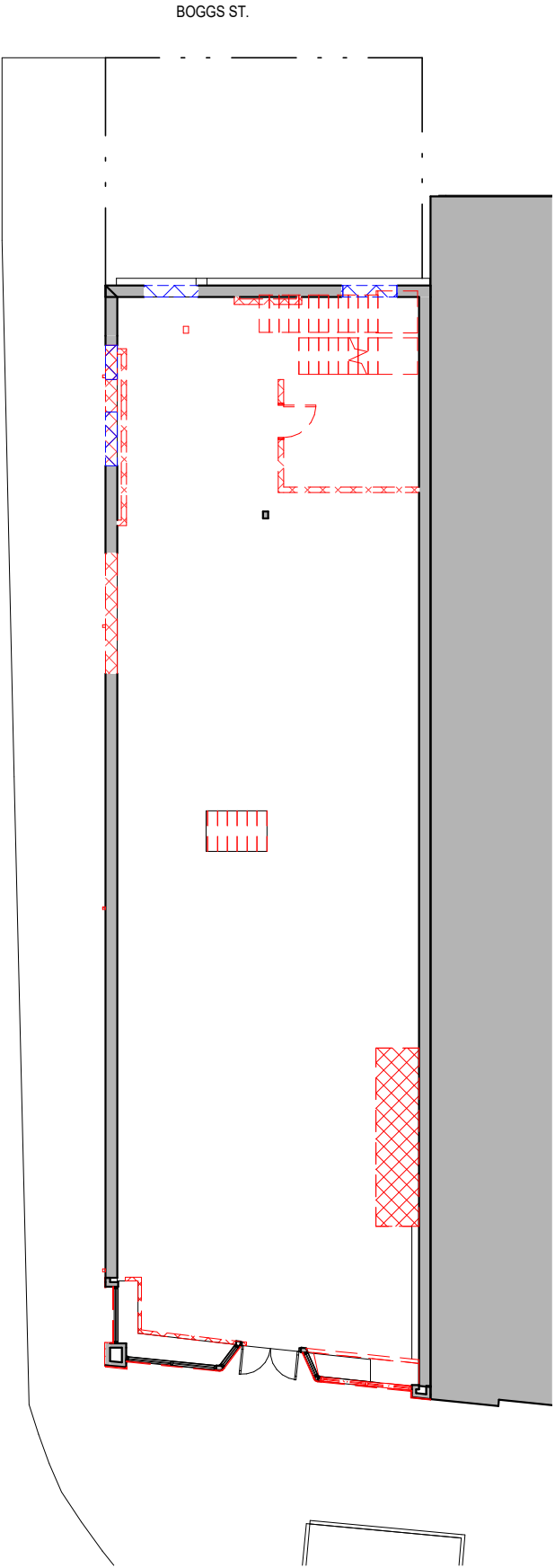
RECTANGULAR WIRE MESH
MCNICHOLS OR APPROVED EQUAL



EXTERIOR WALL SCONCE
WAC LIGHTING TUBE ARCHITECTURAL
OR APPROVED EQUAL

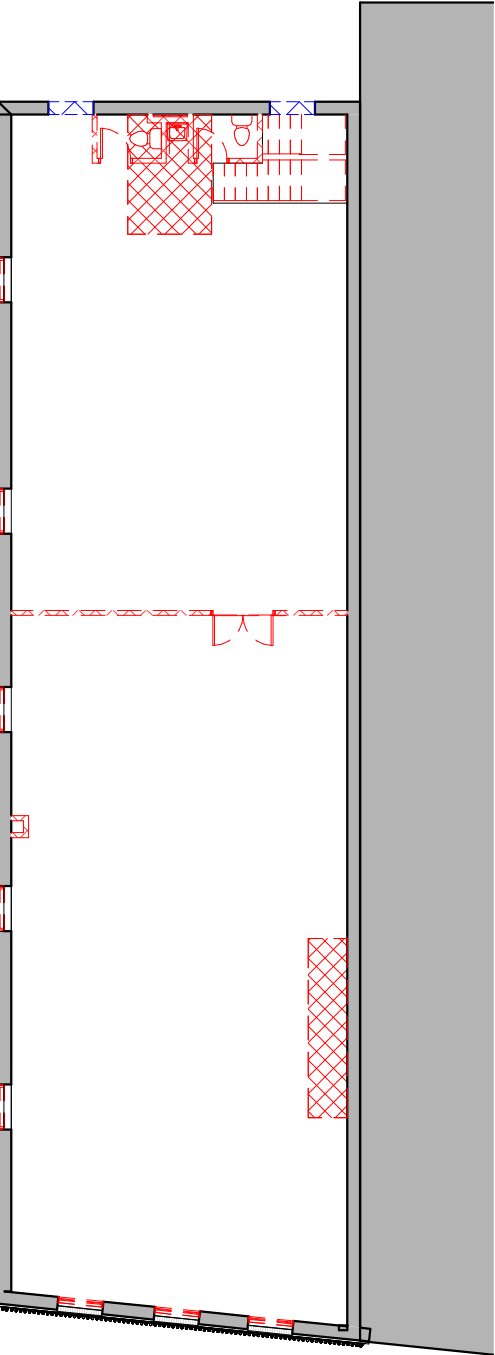


RIVER ST.



LEGEND

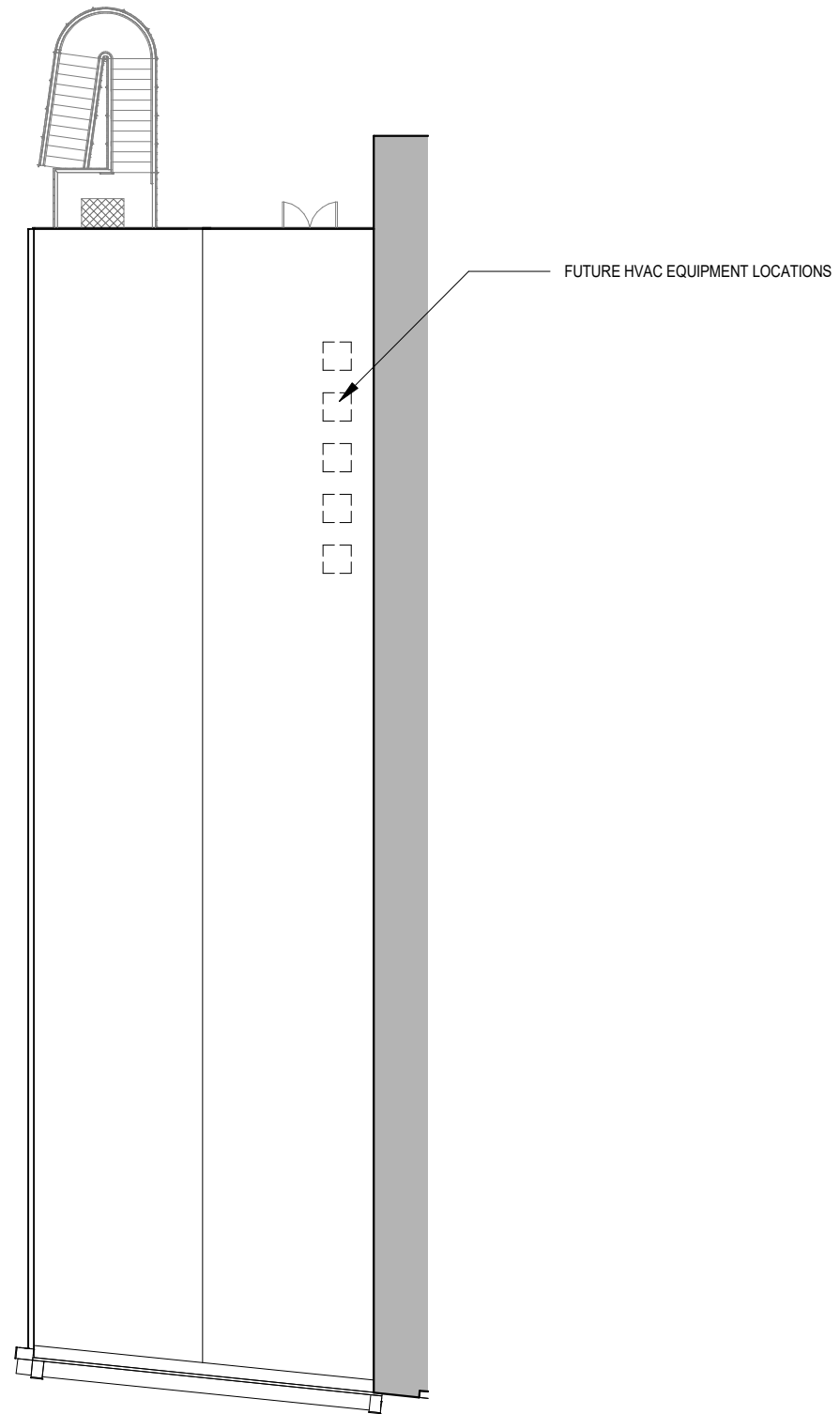
- EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING BRICK INFILL TO BE REMOVED



BASEMENT DEMO PLAN

FIRST FLOOR DEMO PLAN

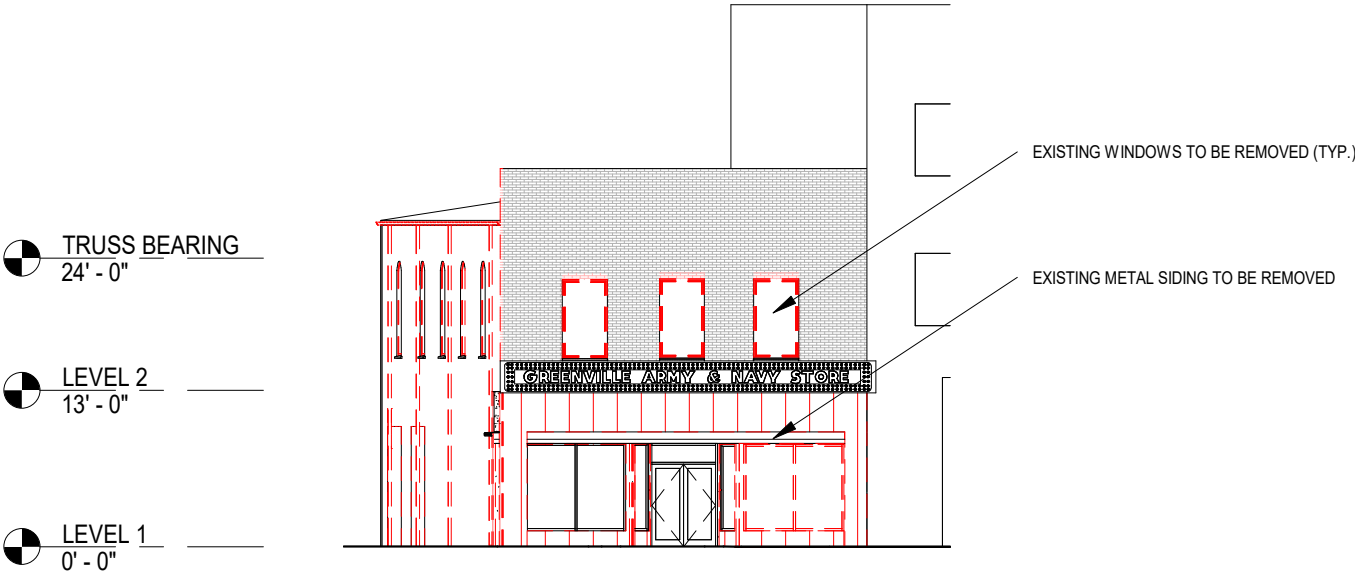
SECOND FLOOR DEMO PLAN



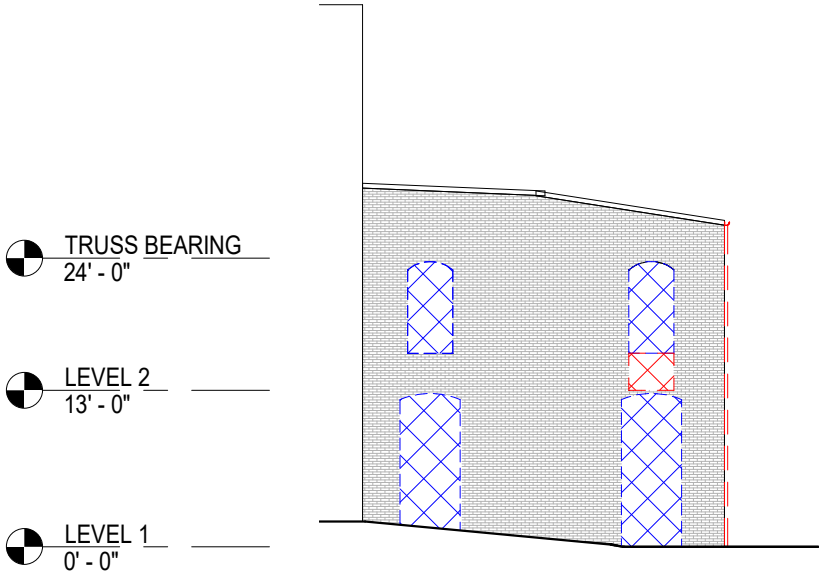
NEW ROOF PLAN

LEGEND

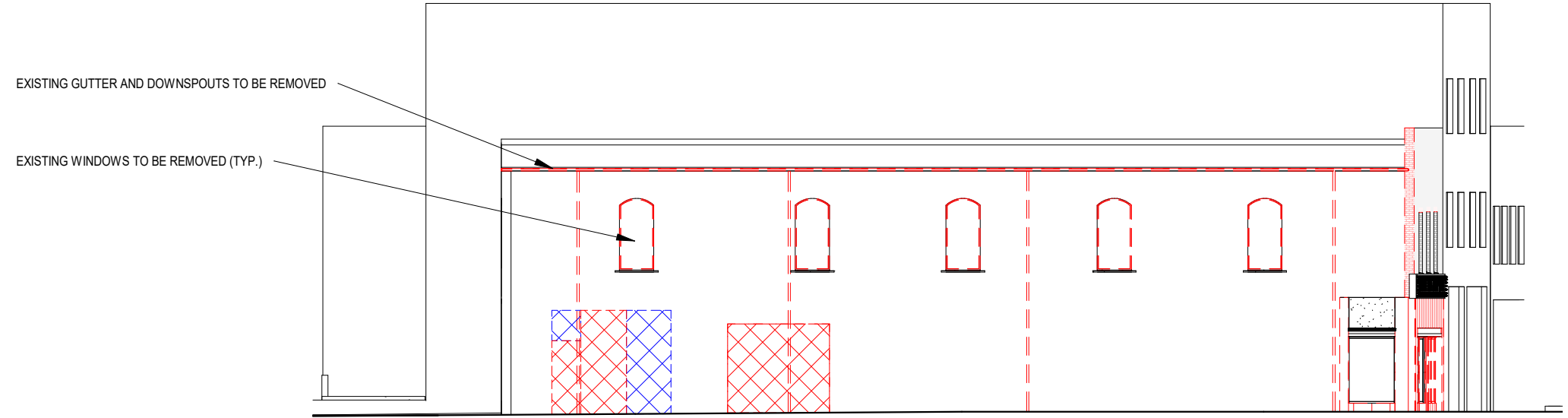
- EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING BRICK INFILL TO BE REMOVED



SOUTH ELEVATION DEMOLITION



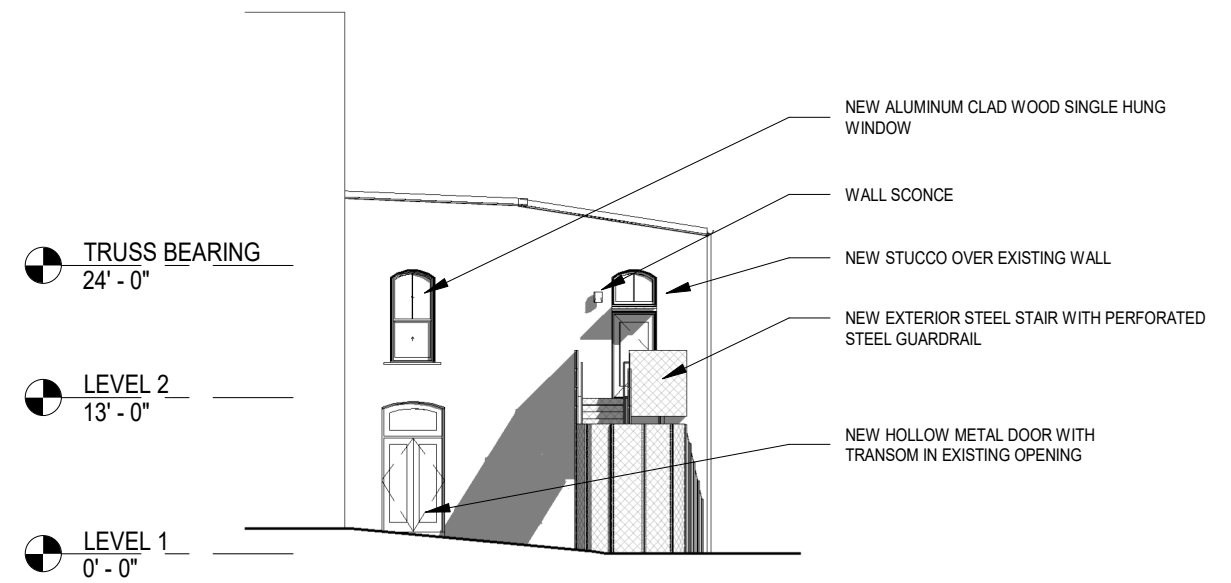
NORTH ELEVATION DEMOLITION



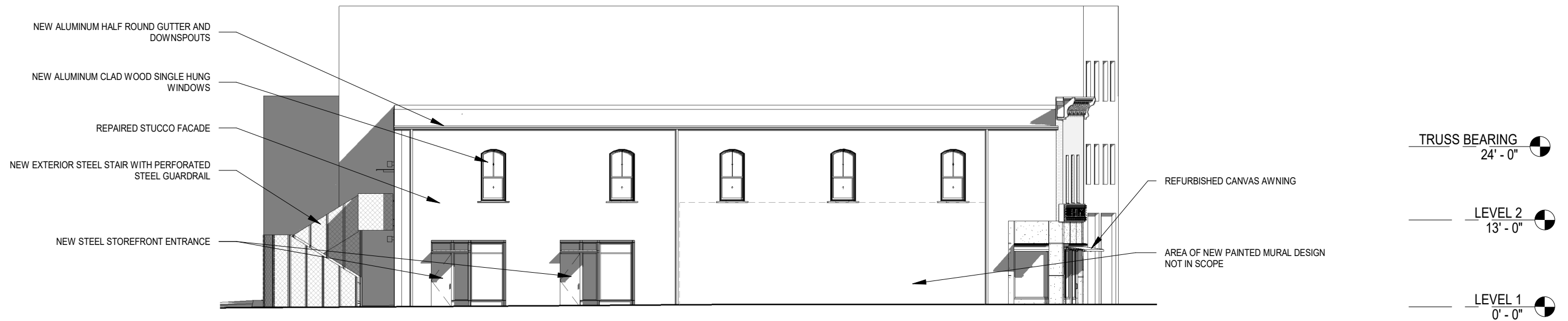
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



2022 Schedule of the City of Greenville Design Review Board URBAN DESIGN PANEL

Unless otherwise posted, the meetings of the Urban Design Panel
will begin at 4:00 pm.

Unless otherwise posted, public hearings are held at the Greenville Convention Center,
1 Exposition Drive.

Deadline for Filing a Complete Application** – 2:00pm	Date for Posting Notice of Public Hearing	Date of Agenda Workshop (if required) – 1 p.m.	Date of Public Hearing
November 29, 2021	December 22, 2020	January 4, 2022	January 6, 2022
January 3	January 19	February 1	February 3
January 31	February 16	March 1	March 3
February 28	March 23	April 5	April 7
April 4	April 20	May 3	May 5
May 2	May 18	May 31	June 2
May 31	June 22	July 5	July 7
July 5	July 20	August 2	August 4
August 1	August 17	August 30	September 1
August 29	September 21	October 4	October 6
October 3	October 19	November 1	November 3
October 31	November 16	November 29	December 1
November 28	December 21	January 3, 2023	January 5 2023

**Preliminary meeting with staff may be required prior to application submittal.