

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

July 7, 2022

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 July 7th, 2022 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 – June 2, 2022 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

A. CA 22-427

Application by MEG TERRY for a CERTIFICATE OF APPROPRIATENESS for exterior renovations at 18 North Main Street (TM# 0001000500300).

Documents:

[22-0427 AGENDA PACKET 18 NORTH MAIN STREET.PDF](#)

T

B. CA 22-428

Application by SCOTT JOHNSTON for a CERTIFICATE OF APPROPRIATENESS for Mixed Use Development at 250 North Church Street (TM# 0042000100201).

Documents:

[22-0428 AGENDA PACKET 250 N CHURCH STREET.PDF](#)

III

C. CA 22-429

Application by CARL SOBOCINSKI for a CERTIFICATE OF APPROPRIATENESS for exterior renovations at 22 East Court Street (TM# 0059000500800).

Documents:

[22-0429 AGENDA PACKET 22 EAST COURT STREET.PDF](#)

III

D. CA 22-430

Application by NATASHA SEXTON for a CERTIFICATE OF APPROPRIATENESS for exterior renovations at 612 South Main Street (TM# 0070000302400; 0070000302401).

Documents:

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10. Advice and Comment (Not a Public Hearing)

A. NONE

11. Informal Review (Not a Public Hearing)

A. NONE

12. Other Business (Not a Public Hearing)

A. Staff updates on current planning projects

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
June 20, 2022**
for the July 7, 2022 Public Hearing

Docket Number:	CA22-427
Applicant:	Meg Terry, DP3 Architects
Property Owner:	Kyle Putnam
Property Location:	18 North Main Street
Tax Map Number:	0001000500300
Acreage:	.20
Zoning:	C-4, Central Business District; Halprin Subdistrict
Proposal:	Addition of decorative metal security gate to residential entrance
Staff Recommendation:	Approve with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Project Overview:

The applicant proposes the incorporation of a new black metal gate to match the existing low rail to the left of the patio. The proposed gate will be set back from the façade and is intended to enclose the private single-family condominium entrance for security and safety purposes. The renovation does not alter the footprint of the building and does not relocate any entrances at the ground level on Main Street.

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

Staff Analysis:

- PRI 3 - Entry
 - With the incorporation of the proposed gate, the perceived entry threshold for the private residence will be shifted to face the Main Street frontage in accordance with PRI 3.8.
 - The proposed also differentiates the private entry from the adjacent restaurant and retail entrances.
- PRI 4 – Activated Ground Floor
 - The proposed design, by nature, prevents public activity as a security measure; however, simple activation along the Main Street frontage could be provided to promote pedestrian activity without inviting trespass, particularly on the blank façade to the left of the proposed gate.

- Per PRI 4.5, staff recommends the incorporation of a design element such as address numbering, public art, or planters to provide interest along this façade and enhance the pedestrian experience.
- PRI 6 - Materiality
 - The proposed gate mimics the materiality, detailing, and proportions from the existing rail.
 - While this attention to detail is appreciated, staff finds that the existing rail is not consequential to the form or function of the rest of the building and has no knowledge of its significance. If feasible, staff recommends the removal of the existing railing, which will simplify the Main Street frontage and enable further exploration of detailing.

Conclusion:

Overall, staff finds the request consistent with the character of the district and the existing building. Given the project location within the Halprin District, special consideration should be given to the quality of materials and detailing used in the upfit as well as how the proposed work will contribute to the pedestrian realm.

Therefore, staff recommends approval with the following conditions:

1. If feasible, remove existing railing and work with staff and two members of the DRB to refine the detailing of the proposed gate to complement the existing architecture.
2. The applicant shall work with staff and two members of the DRB to provide a design element to activate the blank façade to the left of the proposed gate in the form of public art or planters. If public art is intended, the applicant shall work with the Arts in Public Places Commission for final artwork approval.
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.

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 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.



**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:	MEG TERRY	KYLE PUTNAM
*Title:	PRINCIPAL, DP3 ARCHITECTS	
*Address:	15 SOUTH MAIN STREET, SUITE 400 GREENVILLE, SC 29601	18 NORTH MAIN STREET GREENVILLE, SC 29601
*Phone:	864.232.8200	864.871.2344
*Email:	MTERRY@DP3ARCHITECTS.COM	KYLEGPUTNAM@GMAIL.COM

PROPERTY INFORMATION

*STREET ADDRESS 18 NORTH MAIN STREET GREENVILLE, SC 29601

*TAX MAP #(S) 0001000500300

*SPECIAL DISTRICT C-4

DESCRIPTION OF REQUEST

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

PROJECT TO INCLUDE NEW BLACK METAL GATE TO MATCH EXISTING LOW RAIL ON LEFT OF PATIO. GATE SET BACK FROM FRONT FACADE AND IS INTENDED TO ENCLOSE CONDO OWNER'S ENTRANCE FOR SECURITY AND SAFETY PURPOSES.

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).

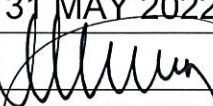
6. Please read carefully:

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 ___ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

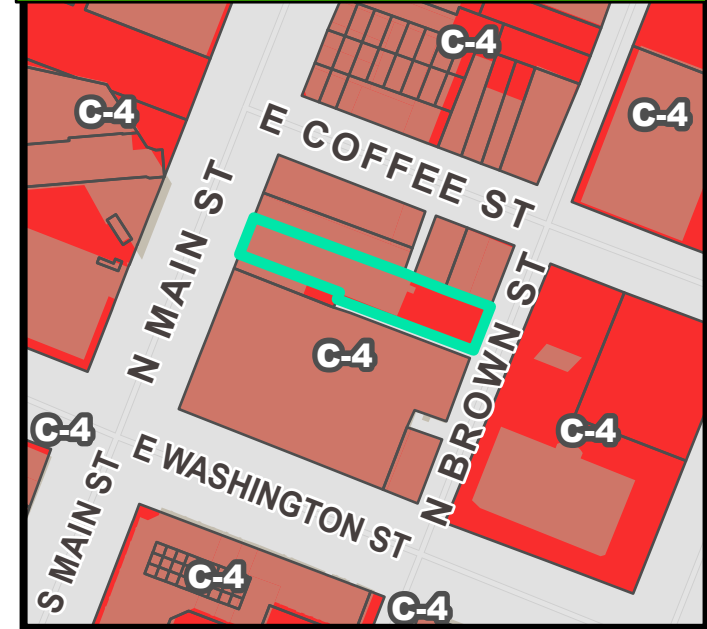
*Signatures	
Applicant	
Date	31 MAY 2022
Property Owner/Authorized Agent	
Date	31 MAY 2022
Public Hearing Information	
Public Hearing Signs	

CA 22-427 • 18 NORTH MAIN STREET

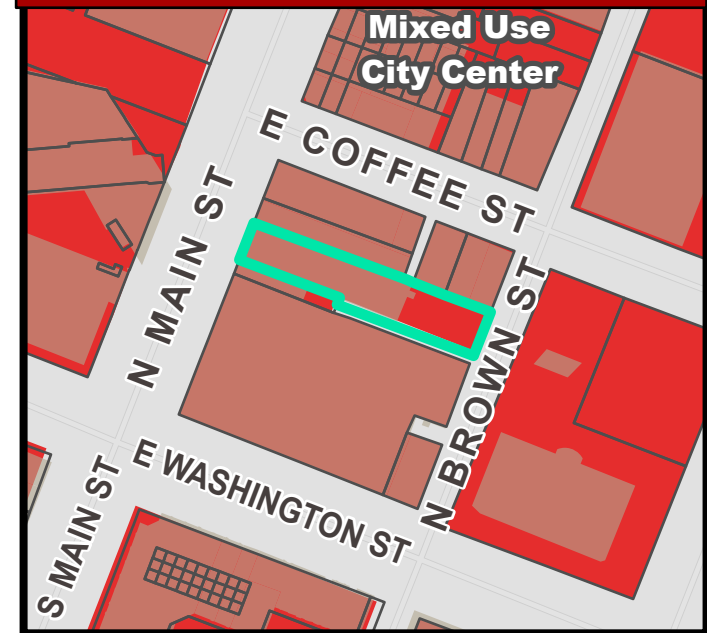
AERIAL VIEW



CURRENT ZONING

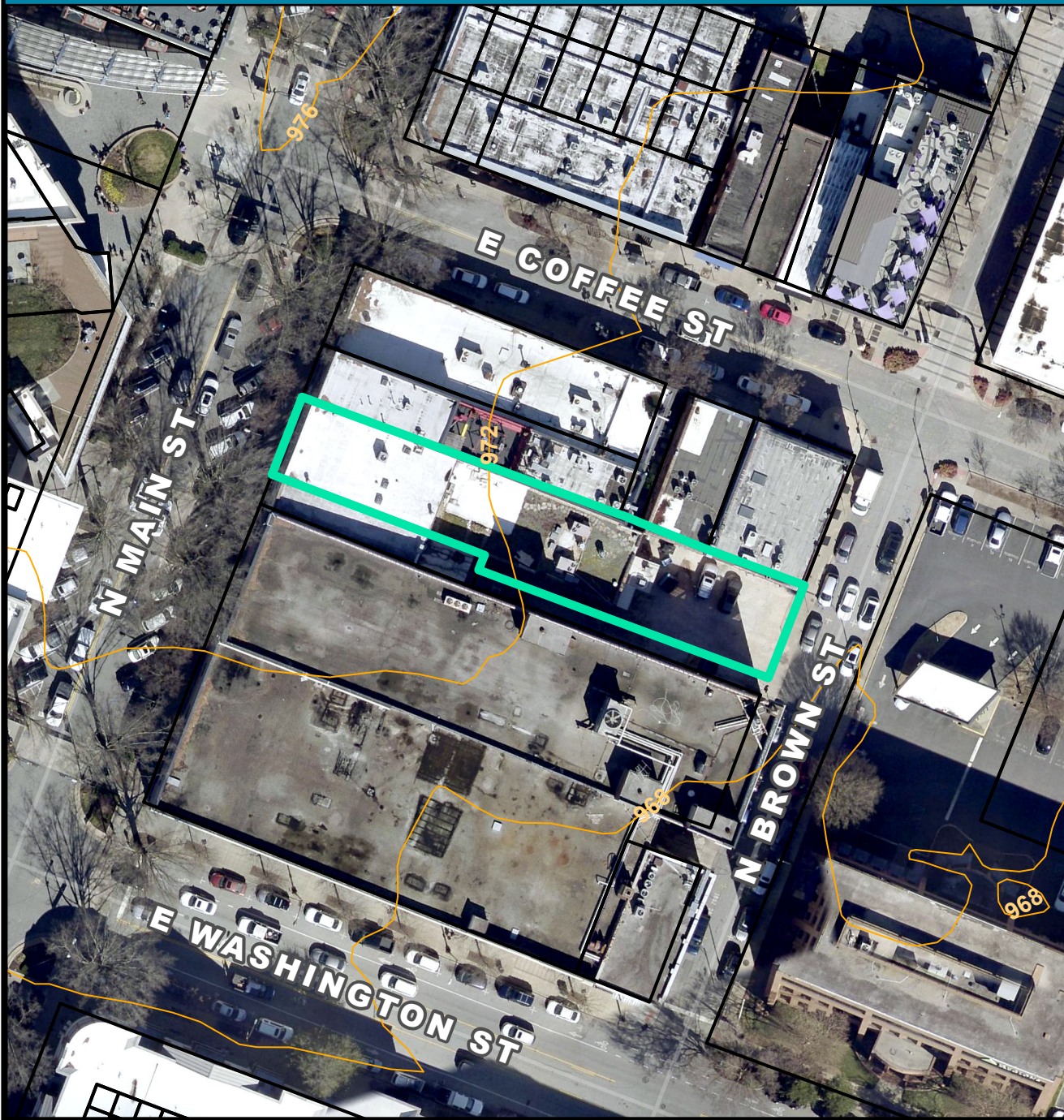


FUTURE LAND USE

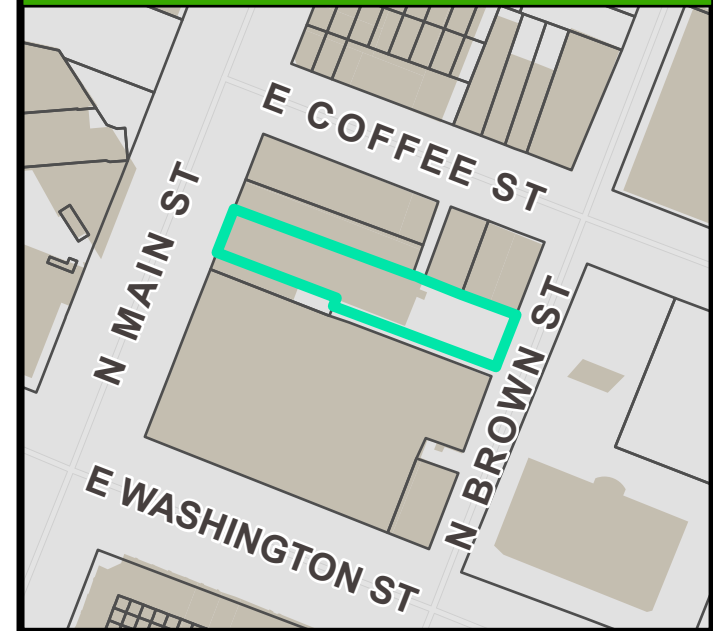


CA 22-427 • 18 NORTH MAIN STREET

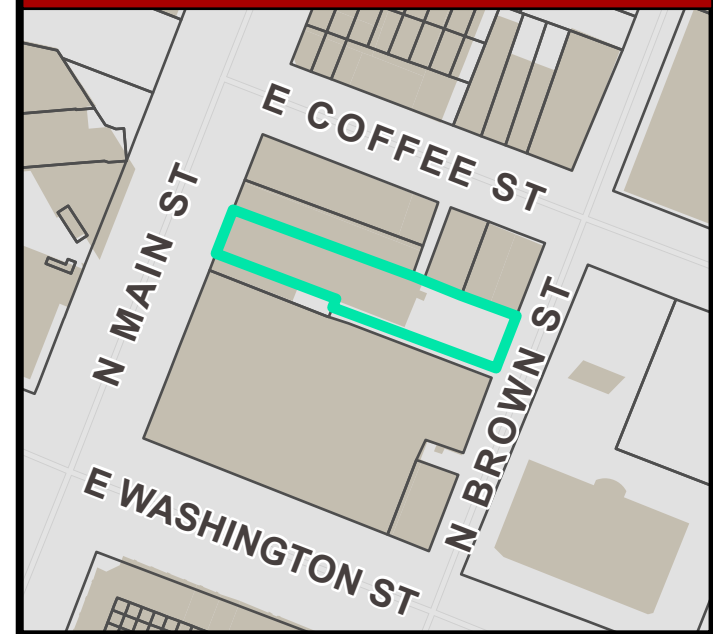
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



11'-8" VJF

70.06

SCOPE OF WORK UNDER CONSIDERATION

5'-3"

4"

6'-0"

4"

5'-8 1/2"

5'-3"

4"

A3.3 6

5.07

5.06

9'-5"

A3.3 5

3

4

5'-3"

4"

6'-0"

4"

5'-3"

4"

[illegible]

This architectural drawing shows a three-bay archway structure. The overall width is 18'-2" and the overall height is 12'-4". The structure consists of three arches supported by vertical walls. The arches are filled with a cross-hatch pattern, while the side walls are shown with a grid pattern. Dimensions are provided for the overall structure, individual bays, and the arches themselves. Material callouts on the right side identify various components: P6 (top and bottom horizontal members), 70.02 (top and bottom horizontal members), 70.05 (vertical members), 70.03 (vertical members), P11 (vertical members), P6 (vertical members), 6.23 (vertical members), 70.04 (vertical members), and P6 (vertical members).

Overall Dimensions:

- Width: 18'-2"
- Height: 12'-4"

Bay Dimensions (from left to right):

- Bay 1: 4" (top), 4" (bottom), 1'-11" (height), 3'-9" (width), 1'-11" (height), 1'-11" (height)
- Bay 2: 4" (top), 4" (bottom), 1'-11" (height), 3'-9" (width), 1'-11" (height), 1'-11" (height)
- Bay 3: 4" (top), 4" (bottom), 1'-11" (height), 3'-9" (width), 1'-11" (height), 1'-11" (height)

Arch Dimensions (from left to right):

- Arch 1: 4" (top), 4" (bottom), 1'-11" (height), 3'-9" (width), 1'-11" (height), 1'-11" (height)
- Arch 2: 4" (top), 4" (bottom), 1'-11" (height), 3'-9" (width), 1'-11" (height), 1'-11" (height)
- Arch 3: 4" (top), 4" (bottom), 1'-11" (height), 3'-9" (width), 1'-11" (height), 1'-11" (height)

Material Callouts:

- P6
- 70.02
- 70.05
- 70.03
- P11
- P6
- 6.23
- 70.04
- P6

Technical drawing of a bar layout showing dimensions and component labels. The layout includes a bar counter with stools, a central island with a stool, and a back bar with shelves and lighting. Dimensions are provided for the overall size and specific sections. Labels identify components like the bar counter (26.04), bar stools (26.06), and the central island (P6).

Dimensions:

- Overall width: 3' - 8" + 5' - 11" + 5' - 11" + 3' - 3 1/2"
- Overall height: 12' - 9"
- Bar counter height: 7' - 4"

Labels:

- 26.04 (Bar counter)
- 26.06 (Bar stools)
- P6 (Central island)
- 6.23 (Back bar)

Architectural drawings of the entrance area, including a side elevation and a front elevation. The side elevation shows a door with a transom and a decorative arch, with dimensions 10'-8" height, 8'-7" width, and 11'-8" VIF. The front elevation shows a double door with a transom and a decorative arch, with a height of 8'-7" and a width of 5'-8 1/2" VIF. A red dashed line indicates the "SCOPE OF WORK UNDER CONSIDERATION".

A3.3





Scoundrel

SCOUNDREL
PROPOSED MAIN STREET GATE - VIEW 1
31 MAY 2022

DP3
ARCHITECTS





Scoundrel

SCOUNDREL
PROPOSED MAIN STREET - ELEVATION VIEW
31 MAY 2022

DP3
ARCHITECTS





FDC
20 N. MAIN STREET

A
VISA

FOR LEASE
RETIRED
CAREER



REYS

REYS

FDC



SIXTEEN NORTH MAIN STREET

FOR LEASE
RETAIL/OFFICE
12,400 SF

LEASED

PINTAIL
CAPITAL PARTNERS

864.777.1111



LOWE'S
7 DAYS A WEEK















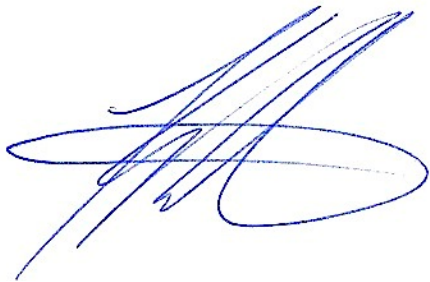




To Whom It May Concern:

I, Kyle Putnam, sole owner of 18 N Main Street in Greenville, SC would like to respectfully request the approval of the Certificate of Appropriateness for the exterior renovations of 18 N Main St. Since I have owned the property in October 2020, I have faced numerous public disturbances related to littering, people sleeping on the patio, package theft, public urination on numerous occasions, vandalism, etc. There was even one instance within the last 60 days where on my Arlo doorbell camera, there was someone seen handing a handgun directly to another person directly in front of my private condo entrance. All these instances have been reported to Lieutenant Paramore with the Greenville Police Department and was accompanied by either video or photo evidence each time however the instances seem to continue. As a matter of public safety and for the safety of my small children (ages 7 and 5), a security gate is necessary to prevent a dark, dead end to a single unit condo. Thank you for your attention to this matter and for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to be 'K. Putnam', with a large, stylized loop at the end.

Kyle Putnam
Owner of 18 N Main Street



**Planning Staff Report to
Design Review Board - Urban
June 27, 2022**
for the July 7, 2022 Public Hearing

Docket Number:	22-428
Applicant:	Nir Shoshani, NR Gateway Greenville
Property Owner:	Raj Patel, Kana Gateway, LLC
Property Location:	250 N. Church Street
Tax Map Number:	0042000100201
Acreage:	1.8
Zoning:	C-4, Central Business District;
Proposal:	New two-building mixed-use development and elevated plaza
Staff Recommendation:	Approval with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Project Overview:

The applicant requests approval of the proposed site, massing, scale, and conceptual materials for a new mixed-use development that will include 300 residential units, restaurant and commercial space, creative studios, and a parking structure concealed by an elevated terrace. The site is currently vacant and was once home to the Greenville Memorial Auditorium. The project is envisioned to provide multiple benefits for the C-4 district, including to:

1. act as an anchor for the east end of the Cultural Corridor,
2. act as a gateway east into the urban core from I-385,
3. act as a gateway west from downtown to future development along the East North Street corridor,
4. and provide a better pedestrian experience and connection to the Bon Secours Wellness Arena from the urban core.

The project is located in the C-4, Central Business District, and is bounded by major thoroughfares on three sides (Beattie Place to the north, Church Street to the west, East North Street to the south), and private property to the east. An existing pedestrian bridge connects the site to the Bon Secours Wellness Arena to the north.

Summary of Staff Findings

Per the request of the applicant, staff has specifically reviewed the project's massing, scale, placement, and circulation and finds that they are generally acceptable and in keeping with the relevant standards set forth by the Downtown Design Guidelines. **At this point in the development of the project, specific site detail, architectural elements and details, and materiality have not been provided and must be submitted for future review by the DRB.** The below staff analysis provides a comprehensive evaluation of the project for consideration; however, building massing, placement, scale, and material concepts are the only items submitted for approval.

Staff Analysis:

- PUB 1 – Block Pattern
 - Vehicular entrance locations as shown do conflict with pedestrian circulation (primarily on Church Street); however, these entrances are largely restricted by SCDOT given the intensive use on all surrounding roadways.
 - Future shared access should be provided from the E. North Street drive to the adjacent parcel for future development per PUB 1.8.
 - Curb radii for all proposed curb cuts should be minimized per PUB 1.9. This will be reviewed with future DRB submittal.
- PUB 2 – Pedestrian Realm
 - Expanded pedestrian zones are provided along all sides of the proposed building; however, the site plan does not provide enough detail for staff to discern proposed elements or dimensions. A detailed site plan must be provided with a future DRB submittal.
 - An expanded plaza has been provided near the pedestrian bridge and serves as a primary pedestrian gateway into the site at the northeast corner.
- PUB 3 – Sidewalk Zone
 - Sidewalks connect to existing crosswalks and are separated from all adjacent streets by planted areas that appear to be a minimum of 6 feet in width.
- PUB 4 – Street Furnishing Zone
 - No street furnishings have been indicated in the site plan, but some furnishings are indicated in perspective renderings. Per PUB 4.1, street furnishings should be provided along primary pedestrian thoroughfares, specifically along Church Street and the elevated walkway along Beattie Place. Bike racks must also be provided in conformance with Section 19-6.1.3(C). This will be reviewed with a future DRB submittal.
- PUB 5 – Planting Zone
 - Conceptual streetscape plantings are generally shown along Church and E. North Streets. Final planting design conformance with PUB 5 must be provided within a future DRB submittal.
 -
- PUB 6 – Building Transition Zone
 - Some outdoor dining is shown near the intersection of Church and E. North Street. Adjacent to outdoor dining, a minimum of 6 feet of clearance must be provided along all public sidewalks. This must be indicated in a detailed site plan with a future DRB submittal.
 - Pedestrian activation via outdoor seating, dining, planting, and retail displays are encouraged along all other ground floor non-residential spaces per PUB 6.1. This will also be reviewed with the next DRB submittal.
- PUB 7 – Alleys and Pedestrian Cut-Throughs

- No views have been provided of the primary parking deck entrance and associated facades. A screened utility court is also indicated bordering the motor court and adjacent to the northeast plaza. This will have a significant visual impact on the pedestrian experience in this area.
 - Per PUB 7.5, special consideration should be given to the building façade and screening of the utility court to mitigate their visual impacts through detailing, art, or plantings. Staff recommends exploration of the alternative placement or configuration of the utility court to enhance pedestrian experience from the drive court to the northeast plaza and loggia stair.
- PUB 8 – Publicly Accessible Parks & Plazas
 - Three plazas are indicated – one elevated plaza between the proposed buildings, one at-grade plaza at the corner of Church and Beattie Streets, and one at-grade plaza at the terminus of the pedestrian bridge.
 - Per PUB 8.2., plazas should be at the same elevation of the adjacent streetscape; however, reducing the elevation of the elevated plaza is not feasible given the site constraints for parking deck construction. Staff finds this condition acceptable.
 - Special consideration has been given to access into the elevated plaza for ADA accessibility via elevator access.
 - Public art has been indicated at the Church and Beattie Street plaza. Given its tie to the Cultural Corridor, staff recommends further incorporation of public art throughout the other plazas. This will be reviewed with the future DRB submittal, but applicant is encouraged to reach out to the City’s Arts & Public Places liaison as soon as possible.
 - The screened utility court is located directly adjacent to the northeast plaza.
 - Per PUB 8.9, utility and mechanical uses should be located away from all parks and plazas. Staff recommends further evaluation of the utility court location to enhance the pedestrian connection, to be reviewed with a future DRB submittal.
- PUB 10 – Walls, Fencing & Screening
 - The design of any site walls used for retaining or screening shall be composed of durable, lasting materials and shall complement the architectural character of the proposed building per PUB 10.2 and 10.4.
- PUB 12 – Utilities
 - Utilities have been placed adjacent to the motor court and northeast plaza, but an enclosure is indicated to screen it from view.
 - If feasible, the applicant should explore alternate locations to minimize prominence of the utility yard, to be reviewed with a future DRB submittal.
- PRI 1 – Placement
 - Buildings are oriented towards all surrounding streets, and public areas are placed at primary intersections for high visibility and activation.
 - Pedestrian circulation is being considered in the building placement, but no alternate methods of transportation have been indicated in the site plan currently. Per PRI 1.3, alternate methods of transportation should be considered - bike racks, bus stops, and rideshare pickup locations should be provided in the site plan in safe, convenient, and well-lit locations as appropriate. This will be reviewed with a future DRB submittal.
- PRI 2 – Massing

- The massing of proposed buildings is appropriate considering its prominent location and proximity to the Bon Secours Wellness Arena. The shorter building along East North Street also provides an appropriate transition from the taller building to the neighboring church across East North Street.
- The buildings do not maintain a two to five story height at the street wall per PRI 2.3; however, given the unique context of this site staff finds the massing appropriate and that a step back is not needed.
- Pedestrian-level stories have been distinguished from upper floors with taller ceilings, pedestrian-scaled covered entries, and greater transparency.
- PRI 3 – Entry
 - With the information provided, primary building entrances appear to have been located to promote walkability and connectivity and are designed in a way that is prominent without overwhelming the massing and articulation of the rest of the building.
 - No views have been provided of the Beattie Place retail space entrances or the vehicular entrance from East North Street. It is assumed that pedestrian entrances will be provided in these locations; these must be designed in accordance with section PRI 3. Final placement, detailing, and articulation of entries will be reviewed with a future DRB submittal.
- PRI 4 – Activated Ground Floor
 - Commercial uses and maximized transparency are indicated along all street-facing facades, with the exception of the parking deck which faces East North Street.
 - Level 03 (plaza level) is indicated to contain primarily residential use with some amenities.
 - Per PRI 4.3, publicly accessible commercial space, not private space, should be located along the ground floor to facilitate a more vibrant environment for pedestrians. Staff is concerned that any lack of commercial uses fronting this space will result in a lack of activation as a plaza and encourages the applicant to select an appropriate commercial tenant.
- PRI 6 – Materiality
 - On the taller building, a three-dimensional printed panel is employed as a unique architectural element, with a pattern that will be mimicked in the detailing at the pedestrian level. Metal paneling is used for other portions of the facades, with distinct color applications for vertical accents.
 - The 3D printed material has not been used in the immediate area, but staff finds that the general approach to materiality is appropriate and would act to convey a sense of human scale per PRI 6.4, while creating a unified whole per PRI 6.6. The use of color is consistent with PRI 6.8.
 - On the shorter building, metal paneling is the dominant material application, broken up by projecting window elements and balconies. The 3D printed material used on the taller building is also employed to distinguish the ground floor commercial space at the southeast corner.
 - Staff finds that the application of metal paneling as indicated, is not in keeping with PRI 6.6, and recommends further exploration of detailing and material applications to reduce the monotony of the facades of the shorter building. Similarly, further study of the proposed color scheme for this building should be done for consistency with PRI 6.8 – brighter, bolder colors should not dominate the overall color palette or cause the building to look out of place. This will be reviewed with a future DRB submittal.

- While the applicant has requested approval of the material *concepts*, no specific materials have been named in the application. Final materials and samples must be provided for approval of the final architecture. **Approval of material concepts, as requested, is general in nature and should in no way be misconstrued as approval for a specific material.**
- PRI 8 – Private Outdoor Spaces
 - No views or details have been provided regarding the rooftop pool and amenity space indicated at the southeast corner of the project. Final design and detailing of this space should be provided with a future DRB submittal.
- PRI 10 – Parking Structures
 - Most sides of the proposed parking structure have been wrapped with commercial frontage; however, one side of the parking structure is exposed along East North Street. This side has been activated through the application of a vegetated wall, public art, and landscaping in accordance with PRI 10.1.
 - A vehicular entrance is indicated along Church Street, conflicting with pedestrian circulation along the building frontage. The applicant has indicated that this location has been dictated by SCDOT.
 - No direct views have been provided of this entrance. Design of the vehicular entrance should prioritize pedestrian safety and continuity of the streetscape through materiality and detailing. Conformance with PRI 10.7 will be verified with a future DRB submittal.

Conclusion:

Overall, staff finds the proposed building scale, massing, placement, and circulation appropriate as a prominent entrance into the C-4 district and consistent with the character of the downtown area.

Therefore, staff recommends approval with the following conditions:

1. This approval is limited to the following design elements provided in the application:
 - Building footprints, orientation, and location
 - Building heights, massing, and step backs
 - General pedestrian circulation routes (ADA accessibility must be provided)

Any future submittal to the DRB must reflect the approved elements as generally conveyed with this application. If revisions are required, a new approval must be secured from the DRB.
2. Future shared access should be provided from the E. North Street drive to the adjacent parcel for future development per PUB 1.8.
3. If feasible, the utility court should be relocated to an area of lesser visual impact per PUB 8.9 and PUB 12. If it is to remain, special consideration should be given to the orientation and screening of the utility court to mitigate its visual impact through detailing, art, or plantings per PUB 7.5.
4. Per PRI 4.3, commercial space, not private space, should be located along the plaza frontage to facilitate a more vibrant environment for residents and pedestrians. Staff is concerned that the lack of commercial uses fronting this space will result in a lack of activation as a plaza. Activation of the plaza must be addressed with the architecture submittal.
5. Staff finds that the application of metal paneling as indicated, is not in keeping with PRI 6.6, and recommends further exploration of detailing and material applications to reduce

the monotony of the facades of the shorter building. Similarly, further study of the proposed color scheme for this building should be done for consistency with PRI 6.8 – brighter, bolder colors should not dominate the overall color palette or cause the building to look out of place. The applicant shall work with two members of the DRB to refine these items prior to the architecture submittal.

6. No specific materials have been named in the application. All final materials and samples must be provided for approval of the final architecture. Approval of material concepts, as requested, is general in nature and should in no way be misconstrued as approval for a specific material.
7. 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.

Traffic Engineer Comments

Date: 6/24/2022

Recommend: Approve w/ Conditions

Comments:

Traffic Impact Analysis form is required for all proposed developments. It can be found at: https://cityofgreenvillesc.formstack.com/forms/tia_use_and_intensity. Please fill out and submit online.

Traffic access and circulation to the surrounding roadway network will need to be carefully coordinated with SCDOT and the city.

Environmental Engineer Comments

Date: 6/22/2022

Recommend: Approve w/ Comments

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).

- b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
- a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Refer to the following applicable sections of the Downtown Design Guidelines for further information:

Public Realm Guidelines:

- PUB 1. Block Pattern
- PUB 2. Pedestrian Realm
- PUB 3. Sidewalk Zone
- PUB 4. Street Furnishing Zone
- PUB 5. Planting Zone
- PUB 6. Building Transition Zone
- PUB 7. Alleys And Pedestrian Cut-Throughs
- PUB 8. Publicly Accessible Parks And Plazas
- PUB 10. Walls, Fencing And Screening
- PUB 12. Utilities

Private Realm Guidelines:

- PRI 1. Placement
- PRI 2. Massing
- PRI 3. Entry
- PRI 4. Activated Ground Floor
- PRI 6. Materiality
- PRI 8. Private Outdoor Spaces
- PRI 10. Parking Structures



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:	Nir Shoshani	Raj Patel
*Title:	NR Gateway Greenville, LLC	Kana Gateway, LLC
*Address:	1600 NE 1st Ave, Suite 3800 Miami, FL 33132	1387 Tiger Blvd Clemson SC 29631
*Phone:	(305)625-0949	(864)367-9511
*Email:	nir@nrinvestments.com	raj@accentgroup.com

PROPERTY INFORMATION

*STREET ADDRESS 250N Church Street

*TAX MAP #(S) 0042000100201

*SPECIAL DISTRICT No

DESCRIPTION OF REQUEST

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

This application for a Certificate of Appropriateness is for Master Plan approval of the Gateway Mixed Use Development. The scope of the development and the requested Certificate of Appropriateness are as follows...

Scope

The Gateway Development includes 300 residential apartments, restaurant and commercial space, creative studios, and a 300 car partially subterranean parking structure concealed by a raised public terrace. The urban design intent of this development is to...

1. Anchor the east end of the Cultural Corridor;
2. Serve as a gateway and arrival experience into the urban core as approached by vehicle from the east;
3. Serve as a gateway into the Gateway District as envisioned through the Plusurbia Gateway District Master Plan Charter; and
4. Provide a sense of place and enhance the pedestrian experience proceeding from the urban core to The Well.

Master Plan Certificate of Appropriateness Request (Site Plan Review)

1. Site Plan Approval;
2. Massing and Scale Approval; and
3. Material Concepts Approval.

Response to Primary Guidelines of Relevance

PUB 1. Block Pattern - the Master Plan responds to all 9 General Guidelines with the primary design response provided by the raised public plaza which divides the development into two architectural masses with distinct scale and character and connects this plaza to the urban core, the Pettigru Historic District and pedestrian bridge to The Well.

PUB2. Pedestrian Realm - responds to all 4 General Guidelines and specifically offers gracious sidewalks exceeding 12' wide, generous curb lawns, allowances for street furnishings and public art, and the raised public "plaza" referenced in Guideline 2.4.

PUB 3-7. Spatial allowances are made in the Master Plan to address all of these guidelines. The architectural and landscape detail response will be provided at the Architectural Review.

PUB 7. Alleys and Pedestrian Cul-Throughs - responds primarily through the terraced seating along Church Street and the Stair Loggia connecting the raised terrace to the pedestrian bridge connection to The Well.

PUB 8. Publicly Accessible Parks and Plazas - Church Street terraced seating, sculpture garden along E North Street, and food oriented retail activated raised public plaza all respond directly to the guidelines.

PUB 9. Lighting - the bas relief facade accents, the design of the terraced seating, the sculpture garden, the raised public terrace, and the loggia stair are specifically designed to facilitate thoughtful and dramatic architectural lighting. A nationally recognized architectural lighting consultant will be retained to develop final lighting design that will be presented at the Architectural Review.

PUB 10 - N/A

PUB 11 - will be addressed at the Architectural Review

PUB 12. Utilities - the electrical service yard is discreetly located toward the interior of the site and will be screened with walls compatible with the architectural character of the primary buildings. The waste compactor and all long term parking is located within the podium and screened from the public way.

PUB 13 - N/A

PRI 1. Placement - General Guidelines 1.1 and 1.2 are respected by the Master Plan. Ample bicycle storage will be provided in the parking podium and a Ride Share & Valet Motor Court is proposed to promote alternative modes of transportation in accordance with 1.3. (1.4 is N/A.)

PRI 2. Massing - Specifically in response to Special Condition Guideline 2.6 entitled Gateway, the north tower is designed in scale with the neighboring Liberty 2 building to intentionally provide a strong visual presence as one approaches the urban core by car from the east. In response to General Guideline 2.7, the south tower is intentionally significantly lower in scale to create a variety of building heights and to respond to Christ Church to the south and the Courthouse to the west.

PRI3. Entry - the Church Street and Beattie Place corner serves as the primary residential entrance and is scaled and designed in accordance with the relevant guidelines. Likewise, the Church Street and E North Street corner is anchored by a commercial space that is provided with a terrace that is appropriately scaled and partially buffered from the vehicular traffic and is connected to a proposed sculpture garden along E North Street.

PRI 4. Activated Ground Floor - this guideline is responded to at several locations, but perhaps the most meaningful is along Beattie Place as a gesture to complete the Cultural Corridor to The Well by activating the pedestrian way with performance and visual arts oriented business shop fronts.

PRI 5. Articulation - The Material Concepts and the preliminary architectural concepts depicted in the Master Plan renderings respond to all 7 General Guidelines. Also Guideline 5.LP Large Parcels is addressed by intentionally varying the materiality, color, and scale of the north and south towers.

PRI 6. Materiality - The Material Concepts specifically respond to General Guidelines 6.1, 6.2, 6.4, 6.5, 6.6, 6.7, and 6.8. (6.3 is N/A.)

PRI7 Architectural Lighting - see response to PUB 9.

PRI 8. Private Outdoor Spaces - provided by way of two roof terraces which meet the relevant guidelines.

PRI 9. Parking Lots - N/A

PRI 10. Parking Structures - all 10 General Guidelines and Special Condition 10.G are addressed by the Master Plan.

PRI 11. Existing Architecture - N/A

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).

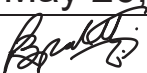
6. Please read carefully:

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.

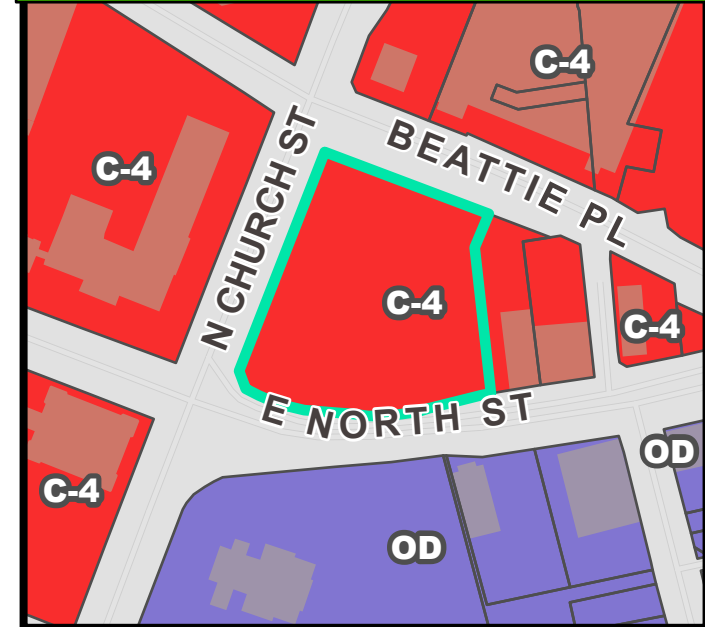
*Signatures	
Applicant	
Date	May 26, 2022
Property Owner/Authorized Agent	
Date	May 26, 2022
Public Hearing Information	July 7, 2022 Urban Panel
Public Hearing Signs	To be posted when requested by Planning

CA 22-428 • 250 NORTH CHURCH STREET

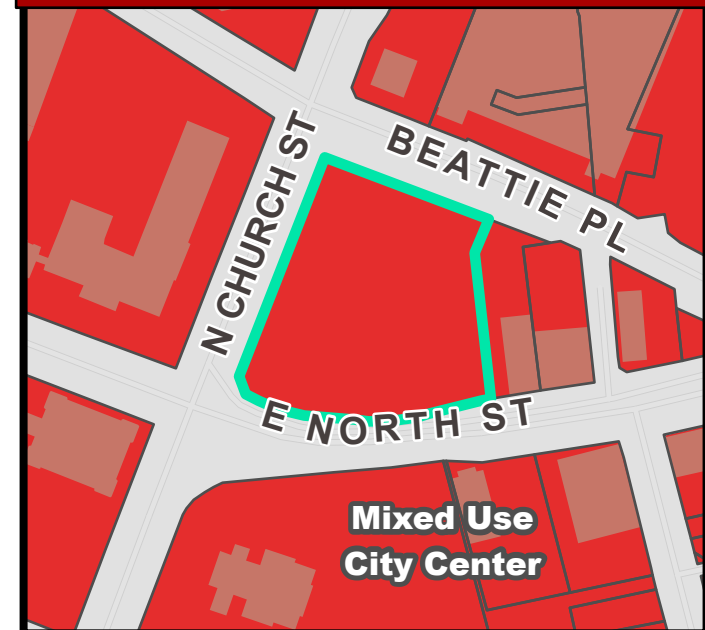
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

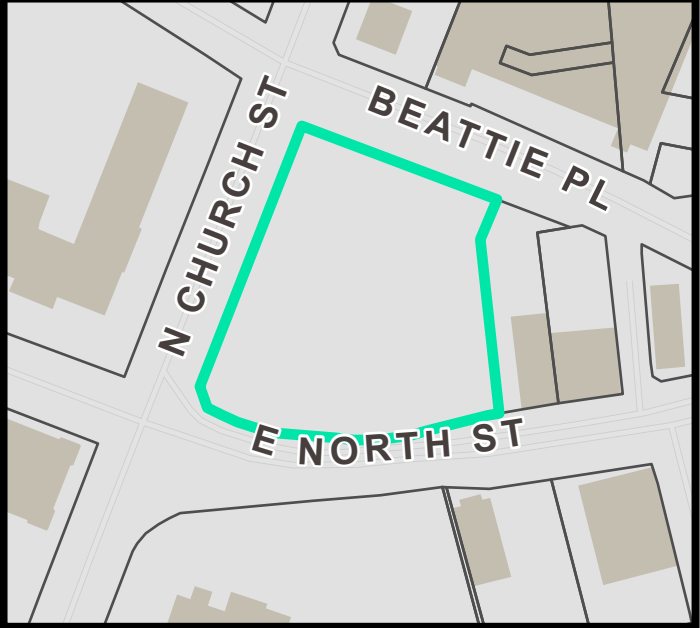


CA 22-428 • 250 NORTH CHURCH STREET

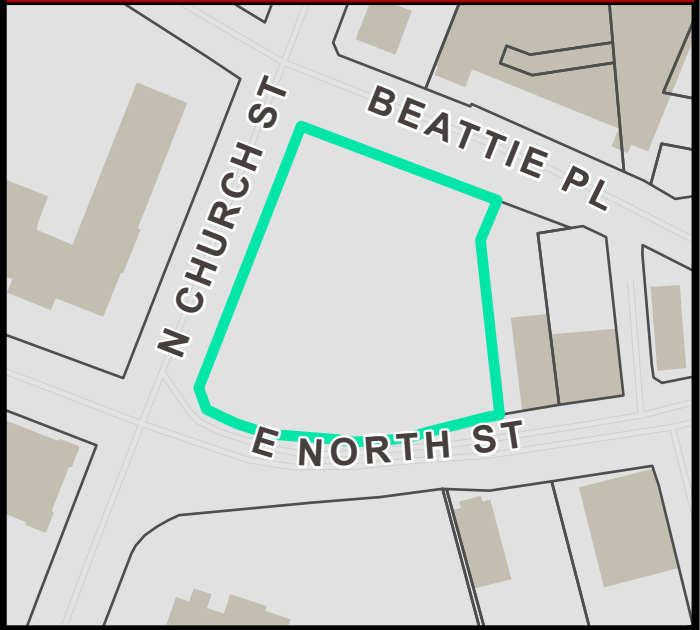
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





May 31, 2022

THE GATEWAY

[on the Cultural Corridor]

GREENVILLE'S CONNECTION TO THE

ARTS

GATEWAY: [on the Cultural Corridor]



LIBERTY BRIDGE



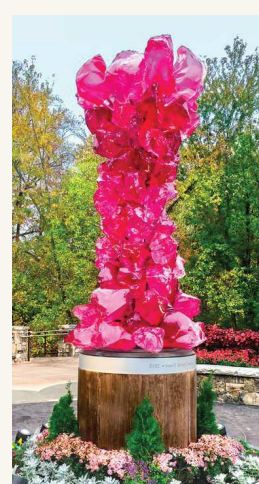
BLESSING HANCOCK, SPINDLE



STEPHEN KISHEL, PARADIGM PATHWAY



BOB DOSTER, JULIE VALENTINE



DALE CHIHULY, ROSE CRYSTAL TOWER



BLACK CANVAS MURAL CO.



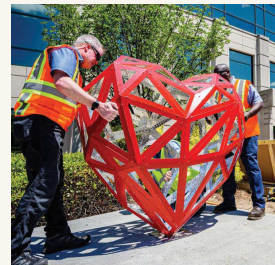
JOHN ACORN, 10 ARTISPHERES



QUIDO VAN HELTEN, UNITY MURAL



BLESSING HANCOCK, SPINDLE



MATT DUFFY, LOW-POLY OPEN HEART



ANDREW WYETH, CHRISTINA'S WORLD



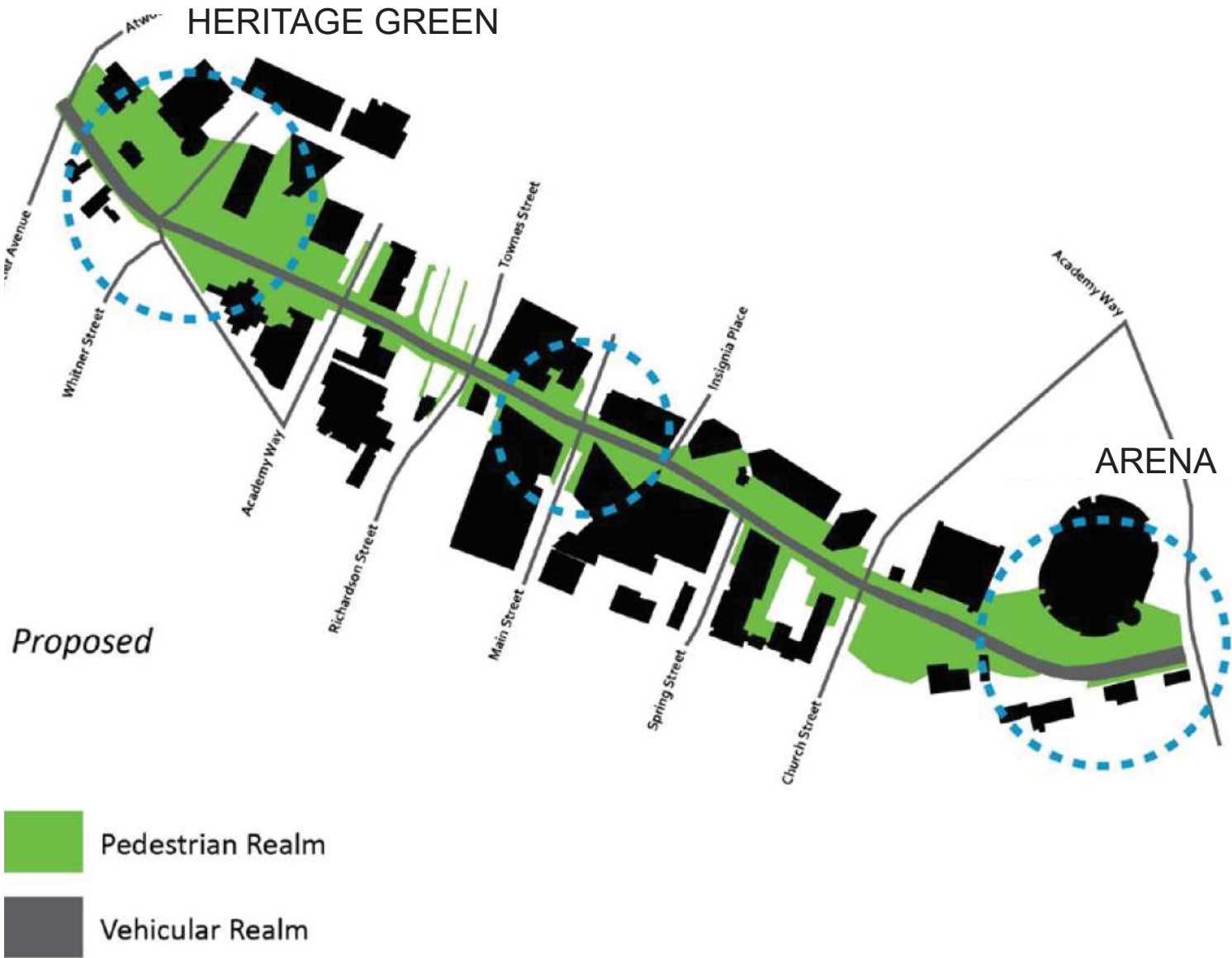
JAMES GREER BENCH



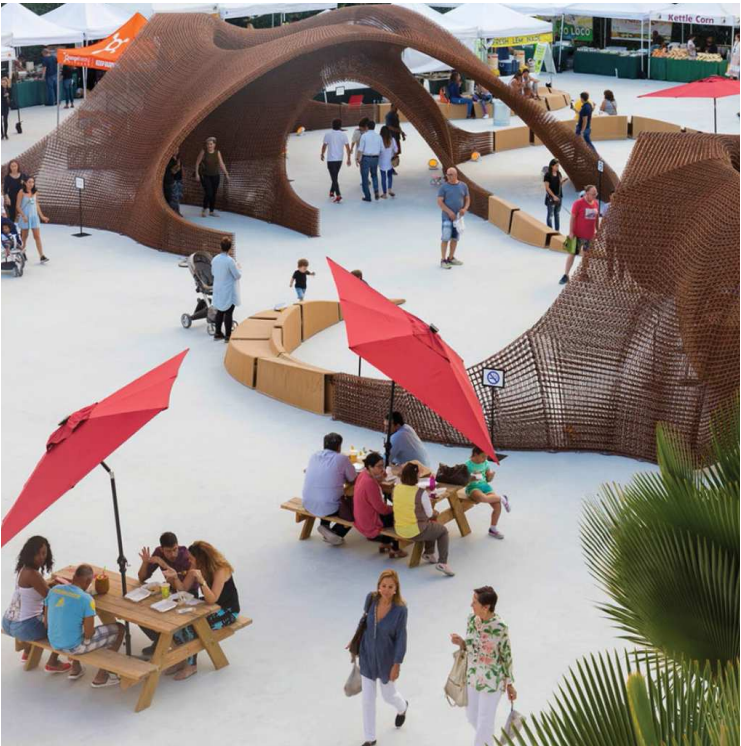
MICHAEL NEAL JACOBSON, ARIA



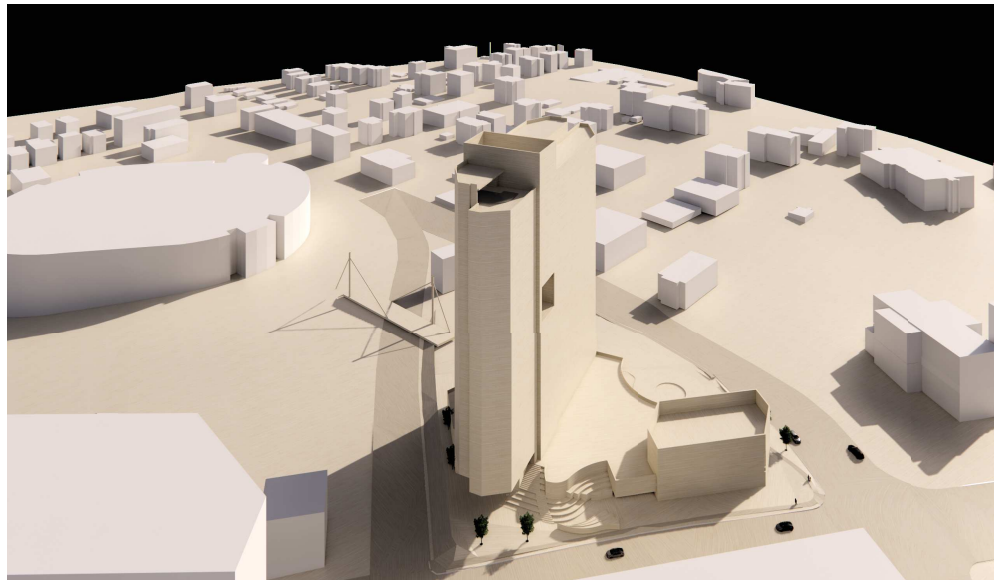
GREENVILLE'S CULTURAL CORRIDOR



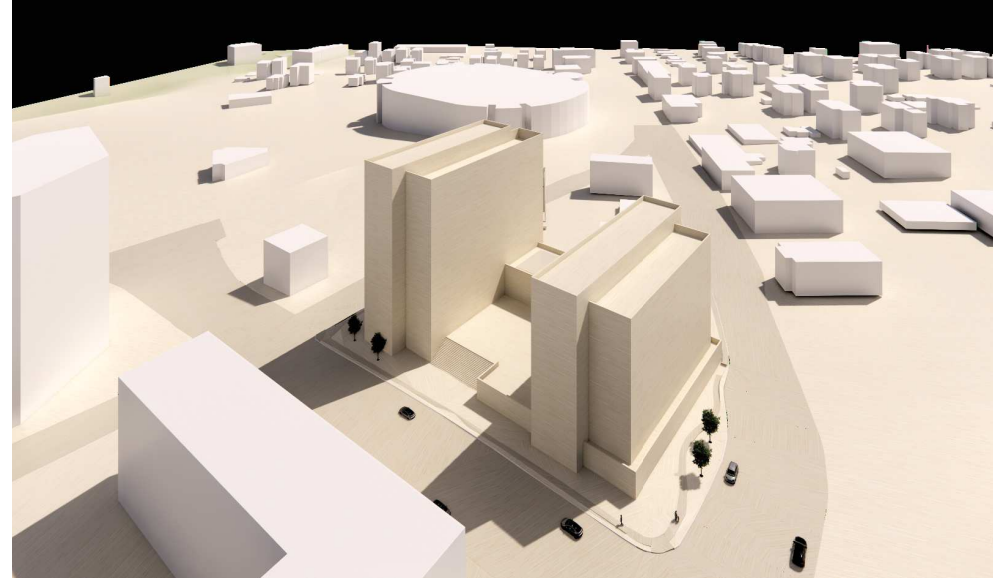
MATERIALS PALETTE INSPIRATION



CONCEPTUAL DESIGN MODELS



SCHEME A

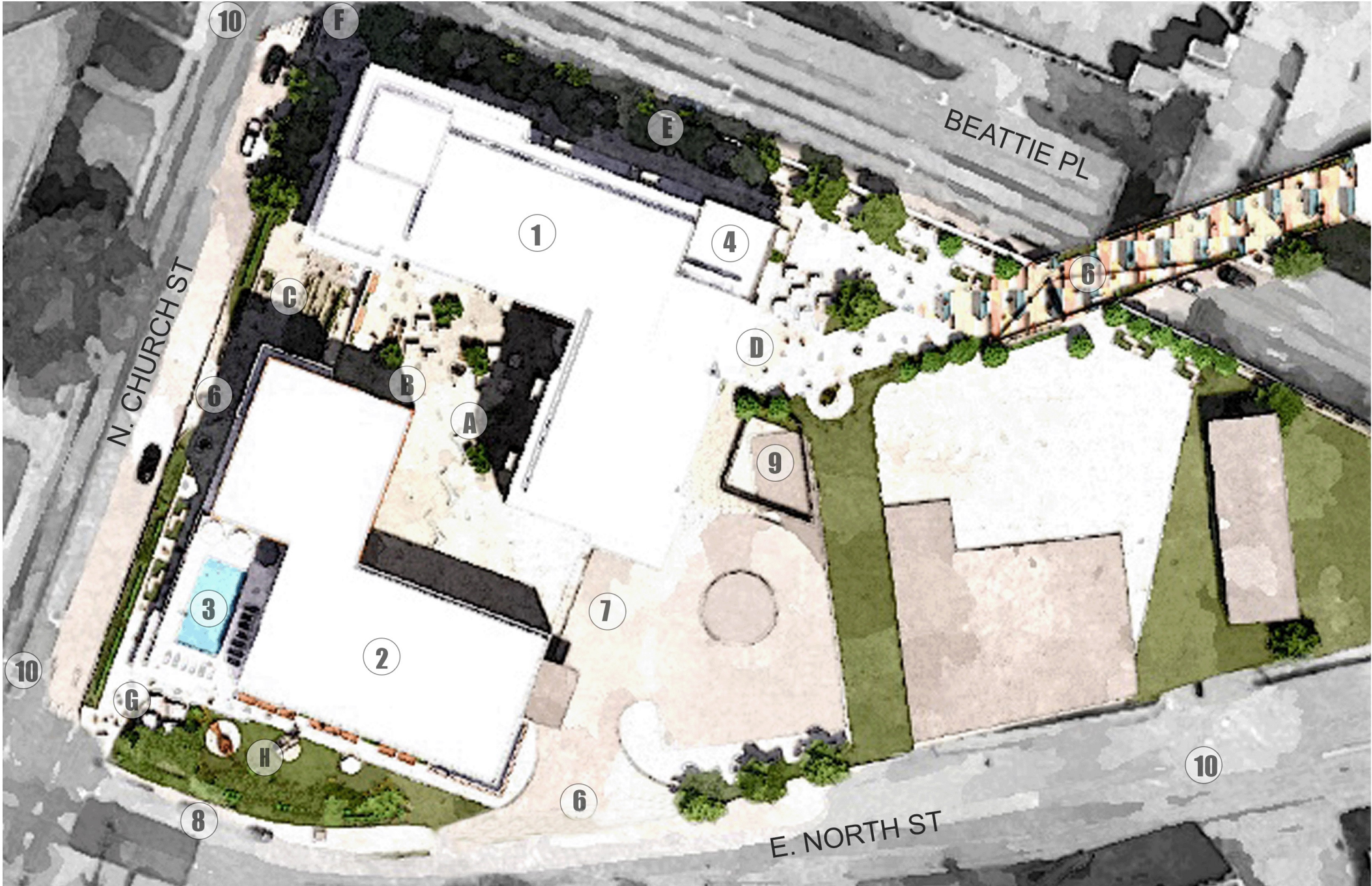


SCHEME B



SCHEME C

Gateway[gathering around arts] Greenville, SC



PROPOSED SITE DEVELOPMENT SUMMARY

ZONING: C4
PARCEL SIZE: 1.83 acres

TOTAL GROSS CONSTRUCTION AREA:

312,500 SF*

RESIDENTIAL (Gross): 298,500 SF

COMMERCIAL (Gross): 6,600 SF

AMENITY (Gross): 6,700 SF

APARTMENTS: 300

TYPOLGY:

15% Studio; 20% 1BR; 20% 1BR JR; 45% 2BR

PARKING SPACES: 335

* Does not include roofs, roof terraces, or balconies

SITE FEATURES & CONTEXT

Building Elements

1. North Tower
2. South Tower
3. Rooftop Pool & Amenity Terrace
4. Residents' Amenity Terrace
5. Proposed Future Gateway Pedestrian Bridge (By Others)
6. Vehicular Access (Per Preliminary DOT Approval)
7. Vehicular Entrance/Drop-off
8. Loading Zone
9. Screened Utility Court
10. Improved Pedestrian Crosswalk

Publicly Accessible Amenities*

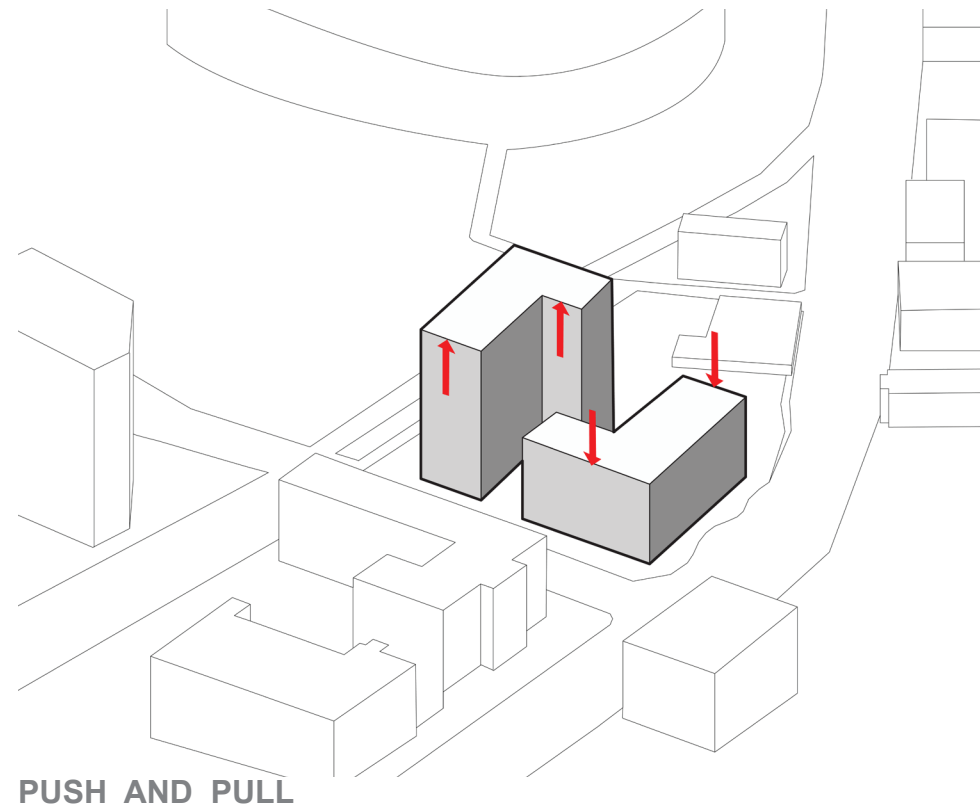
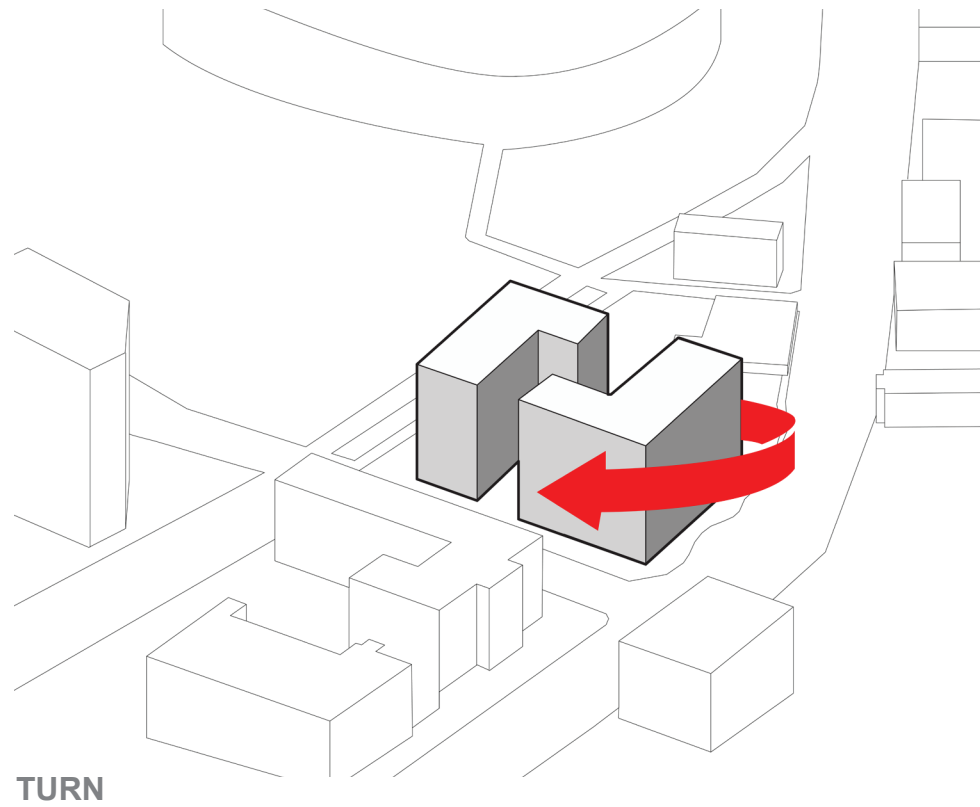
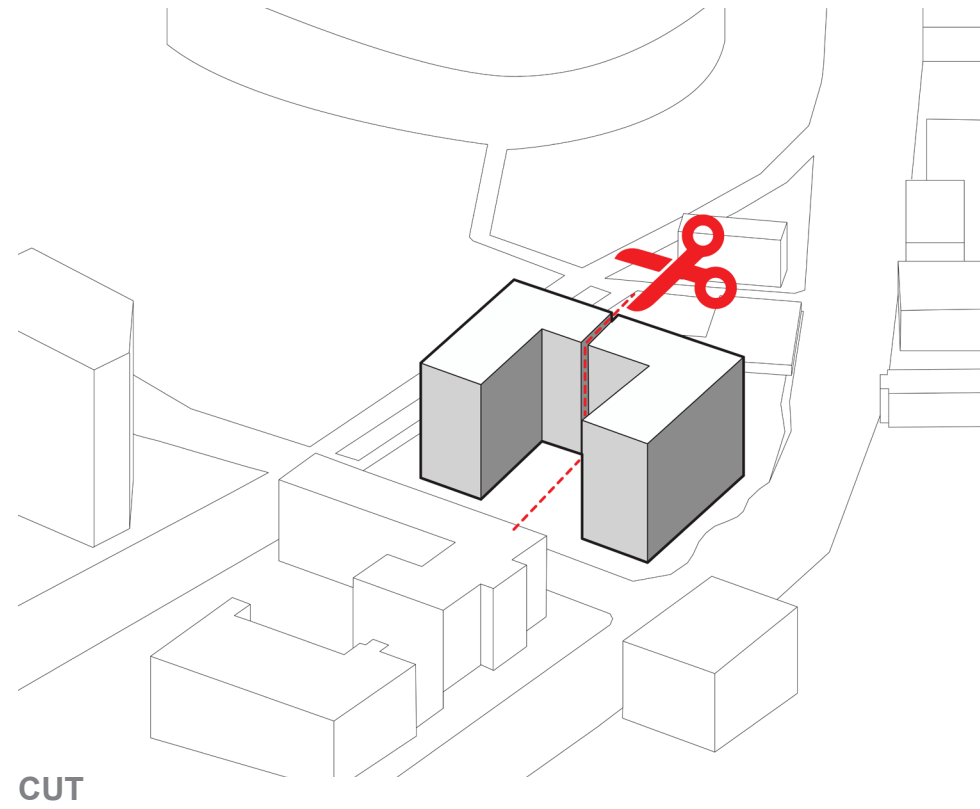
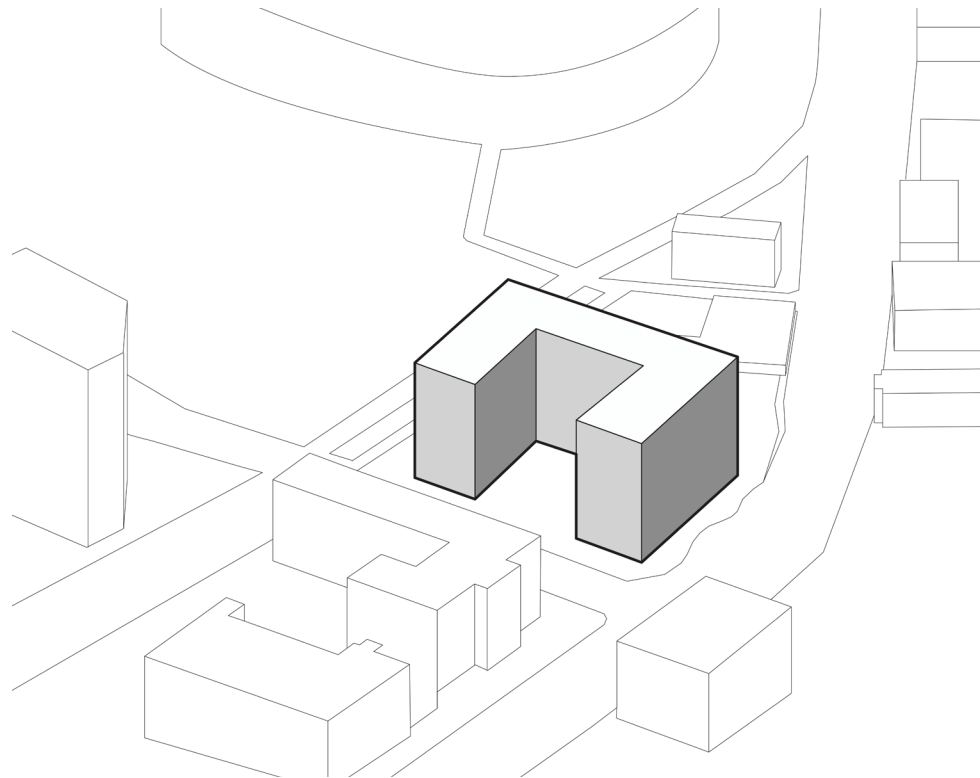
- A. Public Terrace over Parking
- B. Terrace Restaurant
- C. Terraced Seating & Landscaped Water Feature
- D. Loggia Stairs
- E. Cultural Corridor Extension lined with Art & Performance Studios
- F. Public Art
- G. Cafe Courtyard
- H. Sculpture Garden

*Subject to Public/Private Partnership

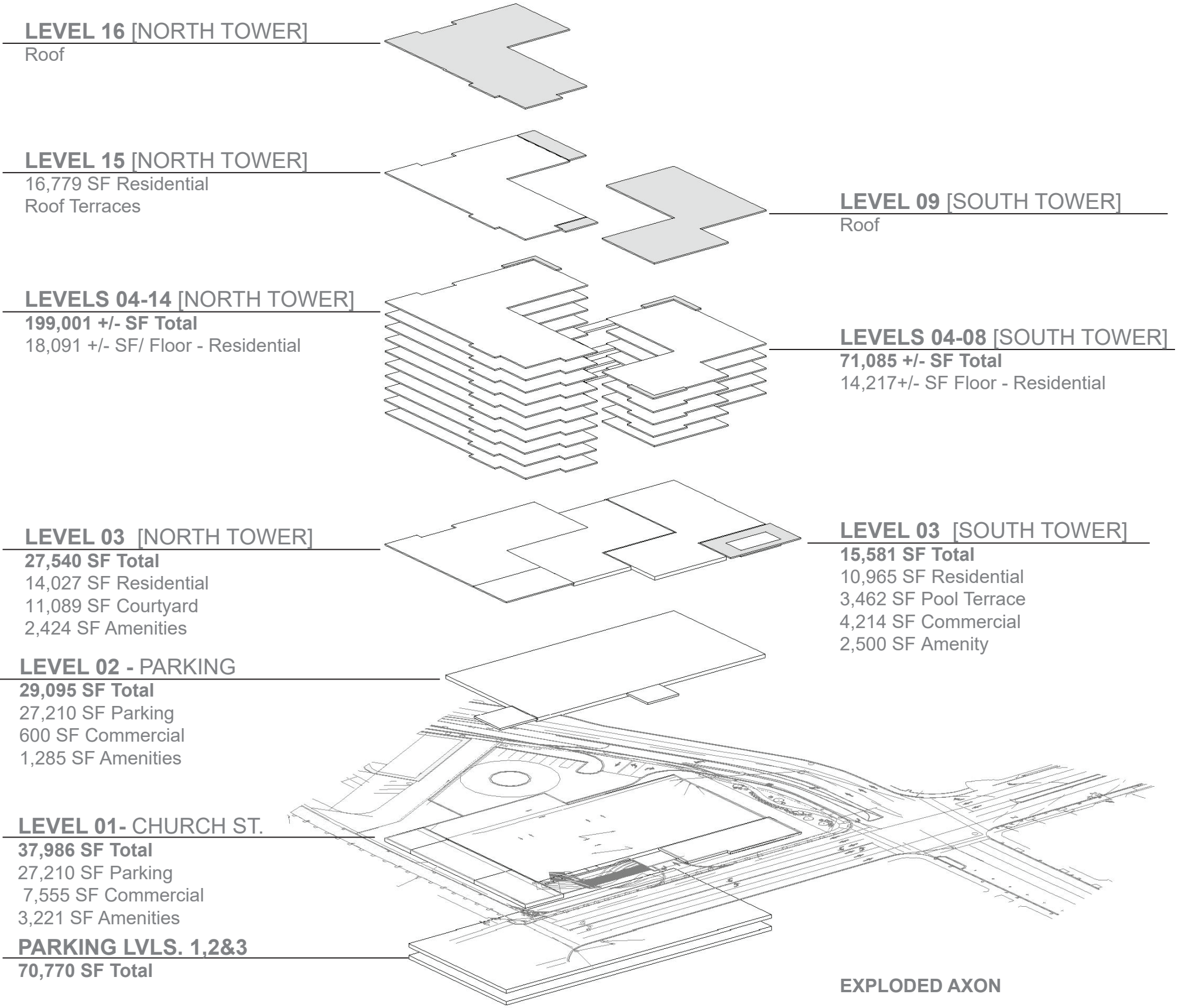
0 40 80

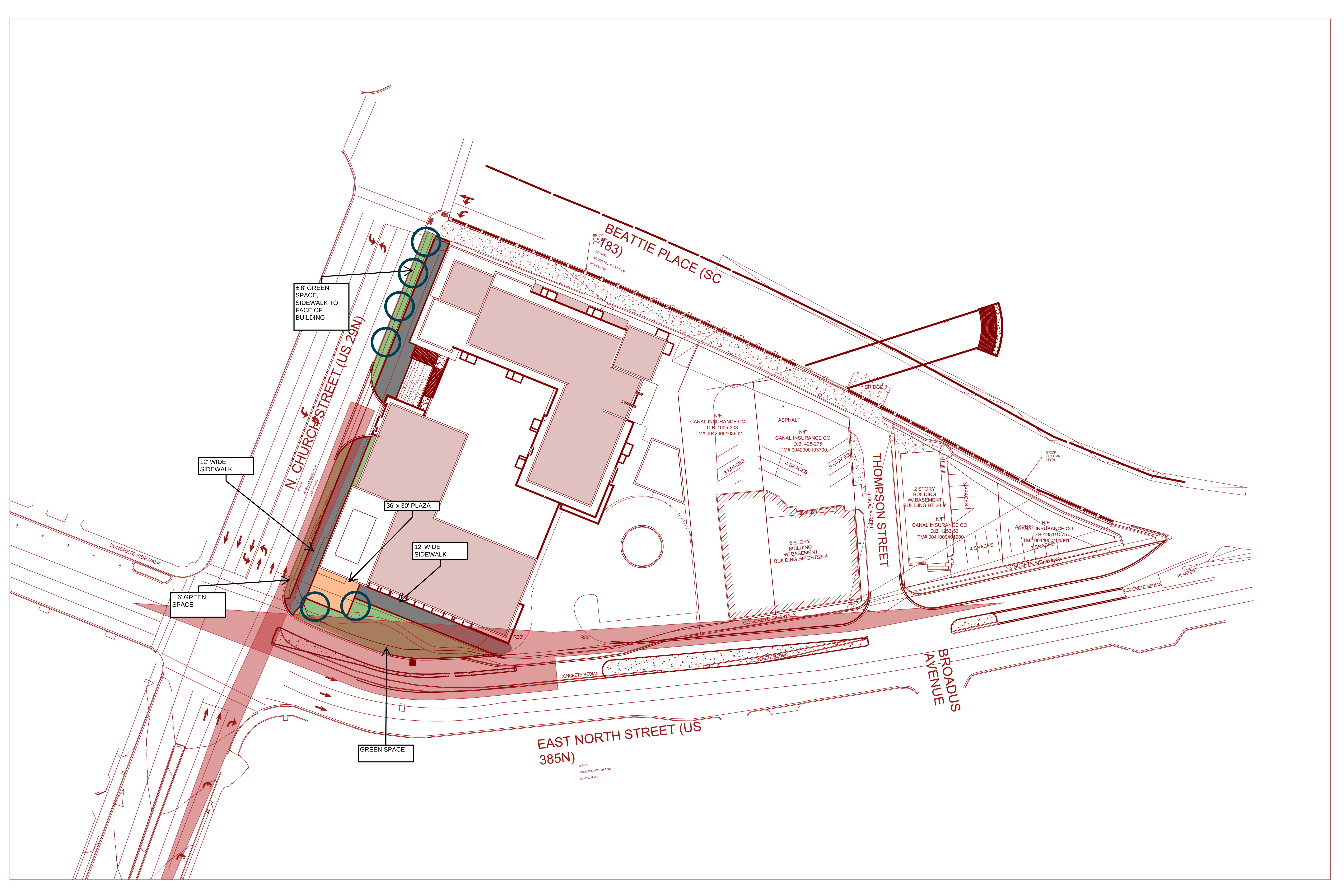


Gateway[gathering around arts] Greenville, SC



Gateway[gathering around arts] Greenville, SC







VIEW FROM ABOVE GREENVILLE



VIEW FROM E NORTH ST ON APPROACH



VIEW FROM BEATTIE PL & CHURCH ST



VIEW FROM E NORTH ST & C URC ST



VIEW FROM CHURCH ST AT TERRACED STEPS



VIEW FROM BEATTIE ON APPROACH



VIEW FROM FUTURE PEDESTRIAN BRIDGE - TWILIGHT



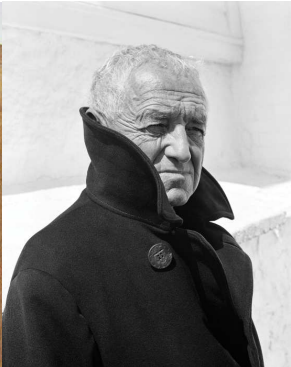
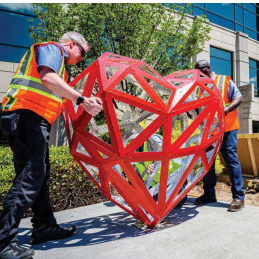
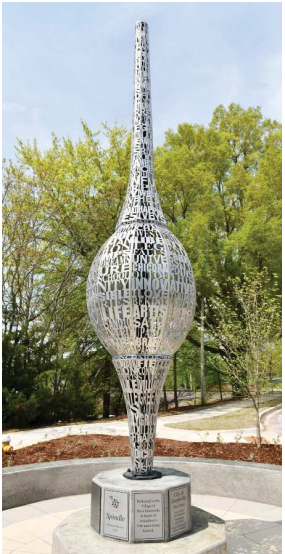
VIEW FROM FUTURE PEDESTRIAN BRIDGE - DAYLIGHT



VIEW FROM LOGGIA STAIRWAY



QUIDO VAN HELTEN, UNITY MURAL



THANK
YOU.



**Planning Staff Report to
Design Review Board - Urban
June 17, 2022**
for the July 7, 2022 Public Hearing

Docket Number: 22-429
Applicant: Carl Sobocinski
Property Owner: Carl Sobocinski
Property Location: 22 East Court Street
Tax Map Number: 0059000500800
Acreage: .21
Zoning: C-4, Central Business District;
Proposal: Renovation of facade
Staff Recommendation: **Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application Request:

The building at 22 East Court Street is a two-story brick building at one time used as a furniture store, but more recently as a restaurant by the applicant. The recent restaurant occupied the ground level floor while a private event space occupied the upper level. The applicant proposes to renovate the building to accommodate a new restaurant use on the bottom floor along with painting the exterior and renovating the front façade. Proposed renovations include:

1. Painting the exterior brick white (Benjamin Moore, Seapearl); painting window trim, entry overhang, and stairwell blue (Benjamin Moore, Van Deusen Blue).
2. Re-installation of a walk-up window on the wall to the right of the entrance, as was previously used but bricked in during past renovations.
3. Replacement of existing windows with a retractable, garage-style window to allow for counter seating by dining guests.
4. Installation of a wall sign and a projecting sign
 - a. Wall sign will reflect the historic "The Jones Furniture Co." painted sign. As the new restaurant will be called "The Jones Oyster Co.", the new sign consists of heat-applied vinyl navy blue backing to match window trim and include a front-lit and halo-lit channel "Oyster" script. "The Jones ... Co." script shall be dominant, with the word "Furniture" faded back, and replaced with the channel "Oyster" lettering.

- b. Projecting sign will be an L-shaped double-sided sign that hugs the corner of the building and reads "Oysters." The projecting sign will not be illuminated and be approximately 20 sf on each side.

Staff Analysis:

Overall, staff finds the request consistent with the design guidelines and agrees that the proposed modifications will improve the aesthetic character of the building. The corner sign consisting of the word "oysters" may be considered extraneous information and not be approvable by the sign ordinance. An alternate word choice may be required if the word "oysters" is not on the business license. The blue color on the signage should be consistent with the blue color of the window trim and overhang.

Therefore, staff recommends approval with the following conditions:

1. Approval of this CA shall cover the required sign CA, but sign construction permits shall be issued separately.
2. 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.
3. 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 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 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.



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Carl Sobocinski	Carl Sobocinski
*Title:	President	
*Address:	207 S. main Street, GVL	207 S. main Street, GVL
*State:	SC	SC
*Zip:	29601	29601
*Phone:	864 449 4869	864 449 4869
*Email:	Carl@table301.com gina@table301.com	Carl@table301.com

PROPERTY INFORMATION

*STREET ADDRESS 22 East Court Street, Greenville SC 29601
*TAX MAP #(S) 0059000500800
*PRESERVATION DISTRICT/SPECIAL DISTRICT East Court Street
*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

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

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

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

Painting exterior of building & window trim
Bringing back a window or original door
location
Replace front window with retractable/
accordion window and adding counter for
dining guests (counter already present,
adding exterior wall under counter.

INSTRUCTIONS

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

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

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

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

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE** _____

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

SITE PLAN REVIEW

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

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

ARCHITECTURAL REVIEW

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

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

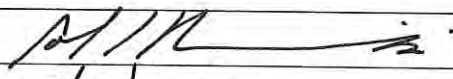
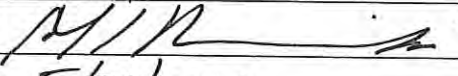
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

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

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

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

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

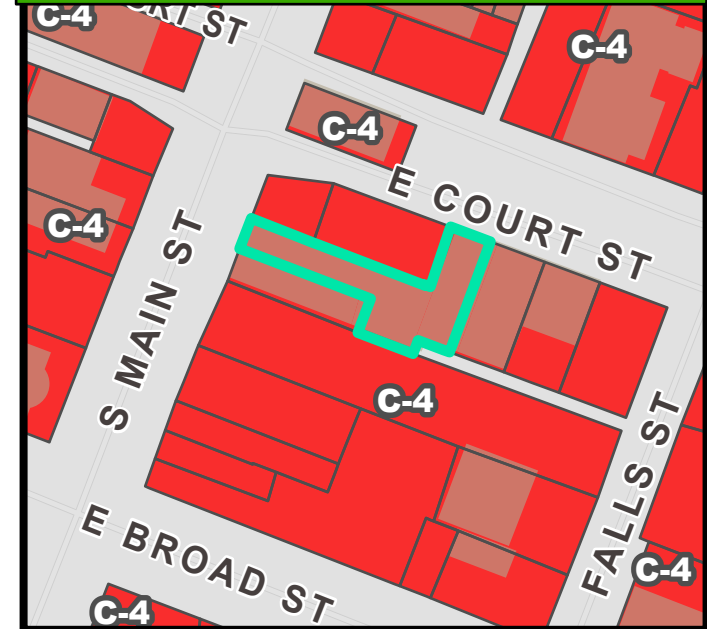
*Signatures	
Applicant	
Date	5/31/2022
Property Owner/Authorized Agent	
Date	5/31/2022
Public Hearing information	
Public Hearing signs	

CA 22-429 • 22 EAST COURT STREET

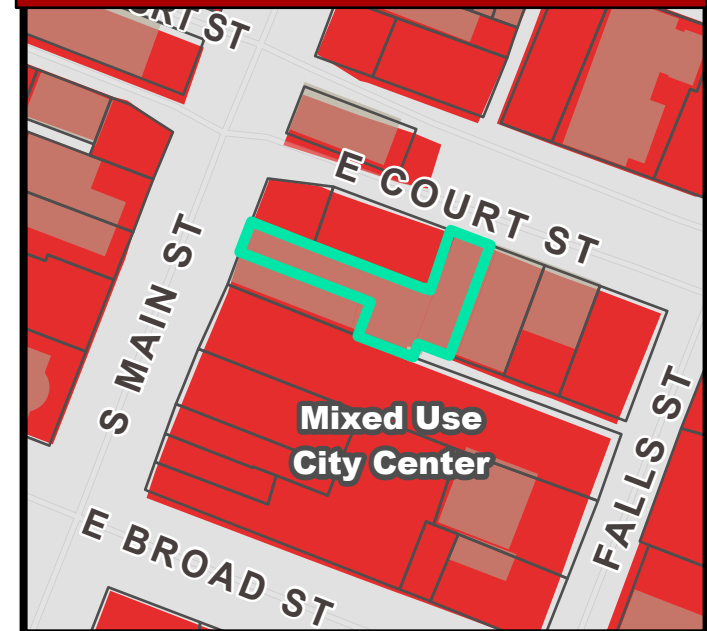
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

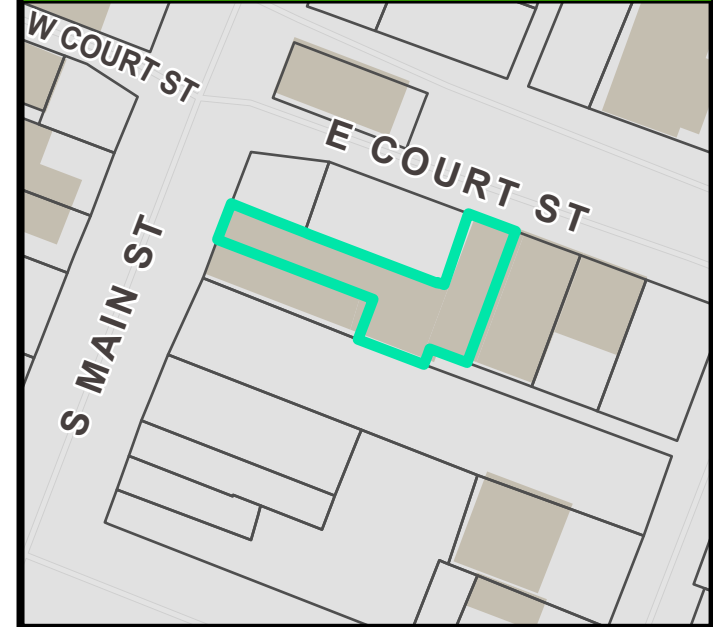


CA 22-429 • 22 EAST COURT STREET

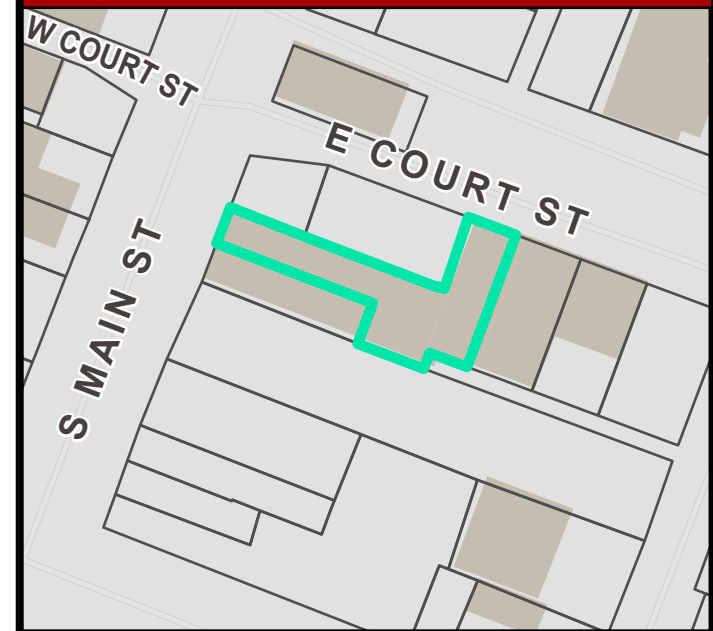
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



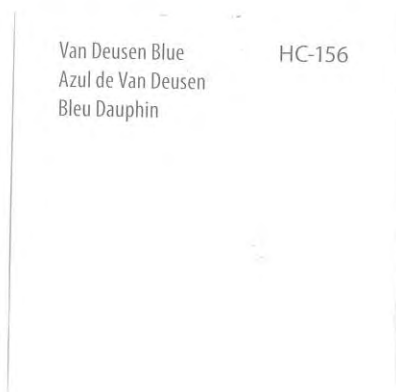
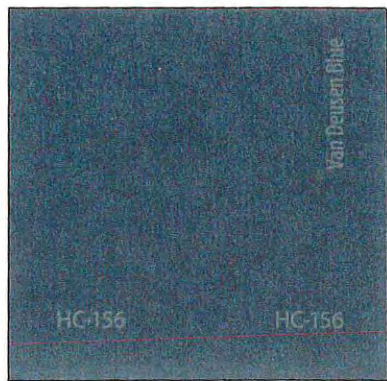
A) Half-wall garage door to allow for light and open-air feel. Window panels electronically accorian-fold up to the ceiling. B) Wall will be built out from counter down to floor.



Re-Open Sliding Window to allow for walk-up service and to-go food capabilities.



Mockup showing window
open above countertop.

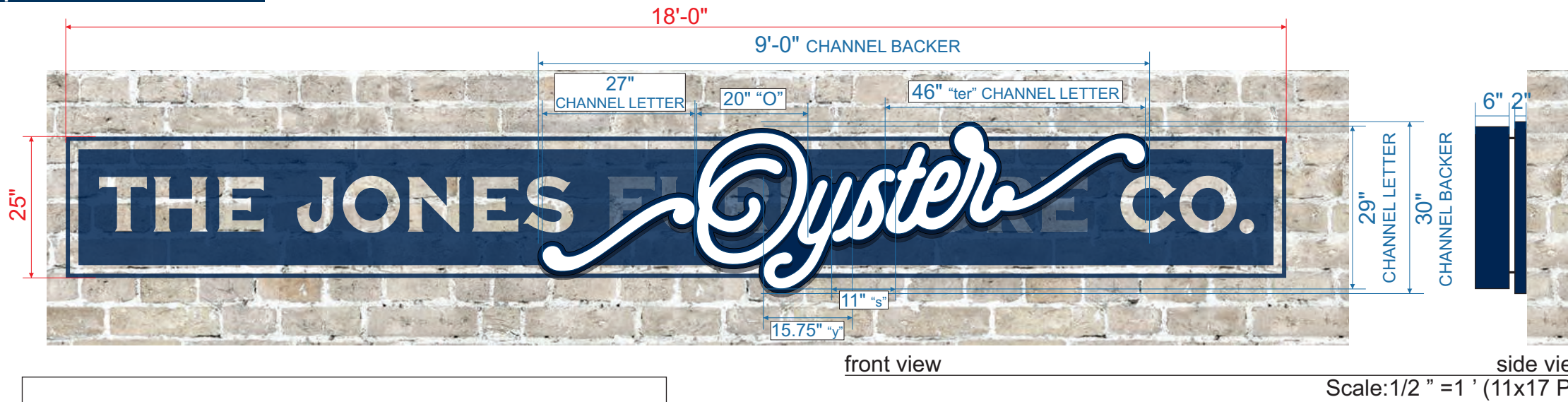


Benjamin Moore Paint -Van Deusen Blue HC-156

Benjamin Moore Piant Seapearl OC-19

SIGN A:
Sq. Ft: 45

option 1



SPECIFICATIONS

Qty: 1 Double-Illumination Channel Logo

Heat Applied Vinyl

Translucent heat applied digitally-printed vinyl applied first surface directly to brick.

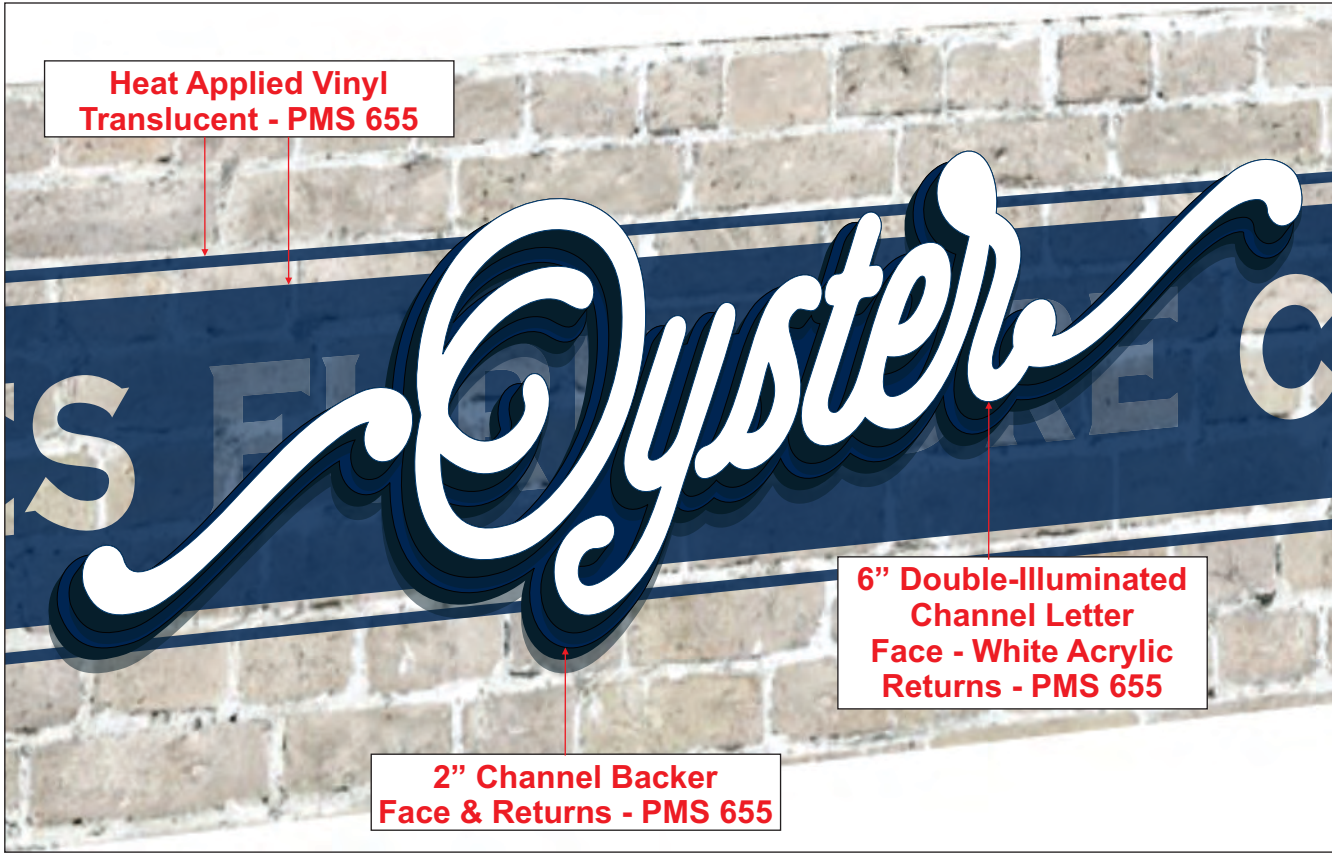
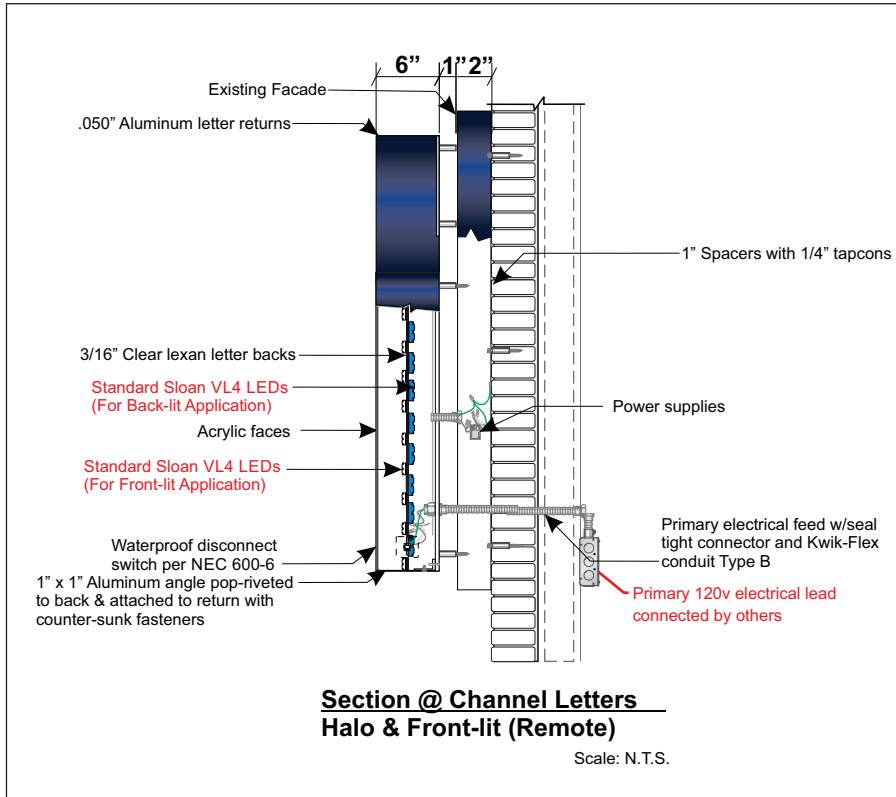
Channel Logo

Front-lit and Halo-lit channel letters with white polycarbonate faces, 6" returns and trim caps painted blue. Mounted to .080" channel backer painted blue using 1" spacers. Channel backer stud flush mounted to exterior brick facade. Channel backer to contain all power supplies for illumination.

Illumination

Front-lit Channel Letters: White Standard Sloan VI4

Halo-lit Channel Letters: Blue Standard Sloan VL4



COLOR & MATERIAL LEGEND

VINYL BACKGROUND
-PMS 655 @ 16% TRANSPARANCY

FURNITURE - VINYL
-PMS 655 @ 39% TRANSPARANCY

CHANNEL BACK, TRIMCAPS, RETURNS
-PMS 655 -MP

POLYCARBONATE FACES
WHITE

ILLUMINATION

POWER

LED COLOR

120V

White Sloan

120V

Blue Sloan

MASSTAR
SIGNS

11801 Anderson Road, Greenville, SC 29611

Phone: (864)295-2287

Fax: (864)269 7711

www.masstarsigns.com

Job Number: 220567

Client: Jones Oyster Company

Address: 22 E Court St

Greenville, SC 29605

Salesperson: Mark Browning

Designer: Teri Hester

Date Originated: 05-18-22

Manufacture By:

Install By:

Conceptual: ●

Finalized: ○

Drawing Scale: As Noted

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date:

Landlord Approved:

Date:

UL Underwriters
Laboratories, Inc.
LISTED

SSA
Southern States
Sign Association
Share. Learn. Grow.

WISA
WORLD SIGN
ASSOCIATES

ISA
INTERNATIONAL SIGN ASSOCIATION

SIGN A:
Sq. Ft: xx

option 1

PROPOSED - DAY VIEW



PROPOSED - NIGHT VIEW



Masstar
SIGNS
11801 Anderson Road, Greenville, SC 29611
Phone: (864)295-2287
Fax: (864)269 7711
www.masstarsigns.com

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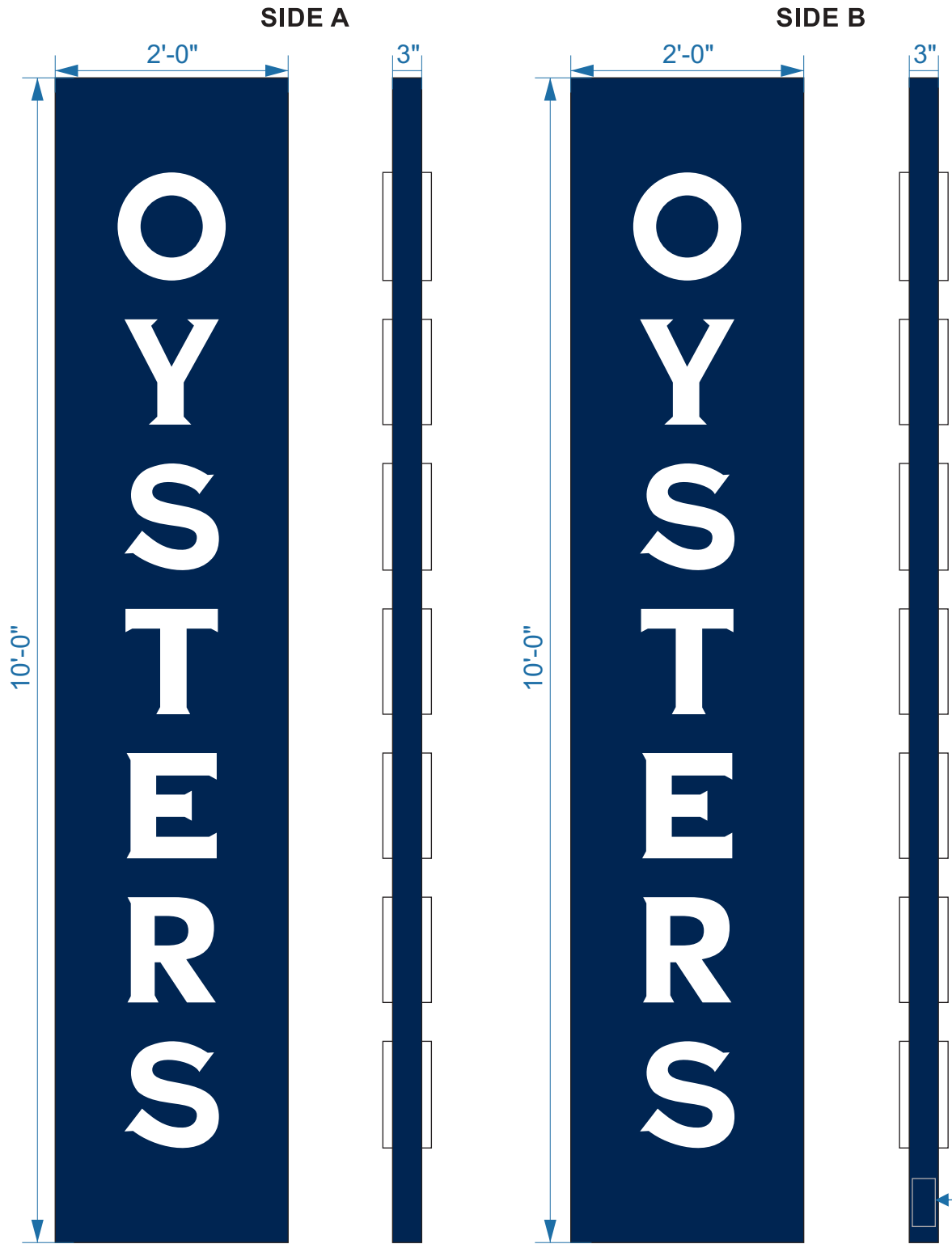
Customer Approved:

Date:

Landlord Approved:

Date:





PERSPECTIVE VIEW



SPECIFICATIONS

Qty: 1 Non-Illuminated Corner Channel

Non-illuminated .063 aluminum channel painted blue with 3" returns and no visible retainers.

Letters .063 aluminum pan letters with 1" returns.
Flush mounted to channel.

Mounted on corner of building using 2" double clip system.

Side Access Door
for Power Supply

front view

side view
Scale:3/4 " =1 ' (11x17 Paper)

COLOR & MATERIAL LEGEND	
	CHANNEL -PMS 655 -MP
	PAN LETTERS -PMS WHITE -MP WHITE

Job Number: 220567
Client: Jones Oyster Company
Address: 22 E Court St
Greenville, SC 29605

Salesperson: Mark Browning
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Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date: _____

Landlord Approved:

Date: _____







Original Store Front - Circa Late 1920s

Max Size: 14' W x 12' H

All Aluminum System

No Overhead Tracks

Standard Photo Eye Sensor

Manual or Motorized

Suitable for Restaurants, Shopping Centers, Patios, Countertops and Bars

Turn-Key / Single Source

Made in the USA



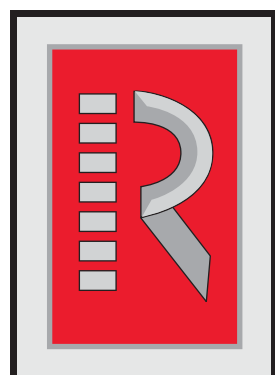
**BUILT TO
YOUR DESIGN
OBJECTIVES**

SINGLE SOURCE

GLASS
FINISH
INSTALLATION

SAFETY

OBSTRUCTION SENSING
PHOTO EYES
FAIL SAFE DEVICE



RENLITA
Custom Opening Solutions

PLEASE VISIT WWW.RENLITADOORS.COM

Contact your local Distributor!

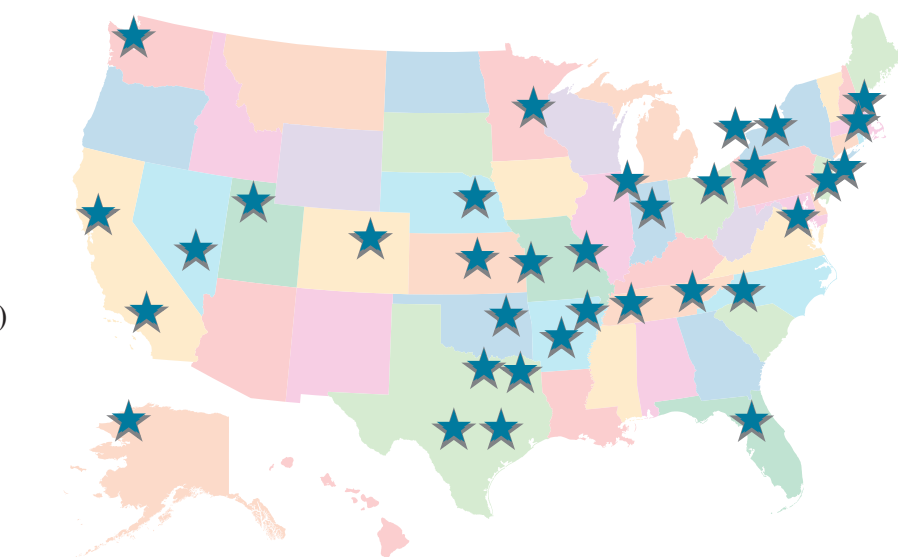
Renlita Systems

Renlita Safety Device

Design Center (BIM REVIT Drawings)

Renlita Photo Gallery

Contact Info and MORE!



RENLITA
Custom Opening Solutions

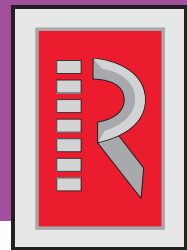
*Shed some light with a
Renlita System.*

Sovereign, a contemporary vertical sectional system that opens effortlessly by folding vertically. Constructed from all aluminum and is suitable for Commercial, Retail, and Residential applications.

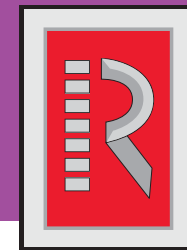
Leaving no ceiling tracks to worry about, it creates a superior environment and more efficient use of valuable space. Renlita provides a turnkey solution including specified finish, glass or cladding, and installation. This system is the ultimate in style and strength.



SOVEREIGN
MADE IN THE USA



Features



Specifications

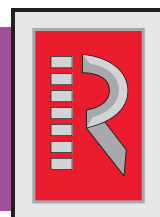
SOVEREIGN

The Sovereign system offers visibility and security with a vertically operating system with no overhead ceiling tracks.

The Sovereign System is suitable for many Commercial, Retail, and Residential applications including, sports complexes, restaurants, patios, bar and countertops, as well as residential applications which allows customers the versatility to accommodate individual design needs.

From concept to completion, provides turnkey service that includes specified finish, glass or cladding, installation, and service. Single source provides customers with confidence that all aspects of the project are properly coordinated and designed while providing a single warranty for entire system.

Contact one of Renlita's local distributors to begin designing your next customized solution.



www.renlitadoors.com

Ph: 903-583-7500

Email: sales@renlitadoors.com



Contact one of Renlita's local distributors to begin designing your next customized system.

Counter Balance

The Sovereign system is balanced by the use of torsion springs connected to a rotating shaft. The shaft ends are attached to cable drums that lift / lower the curtain, and no overhead tracks.



Size:

Maximum width: 14'

Maximum height: 12'

Motorized or Manual

Motorizes by 110 volt/8 amps motor system

Obstruction sensing technology

Controls / Touch screen control station

Finishes

Powder coated to AAMA 2604 standard color options

RAL colors

Tiger Drylac Series 38

Custom color matches upon special request.

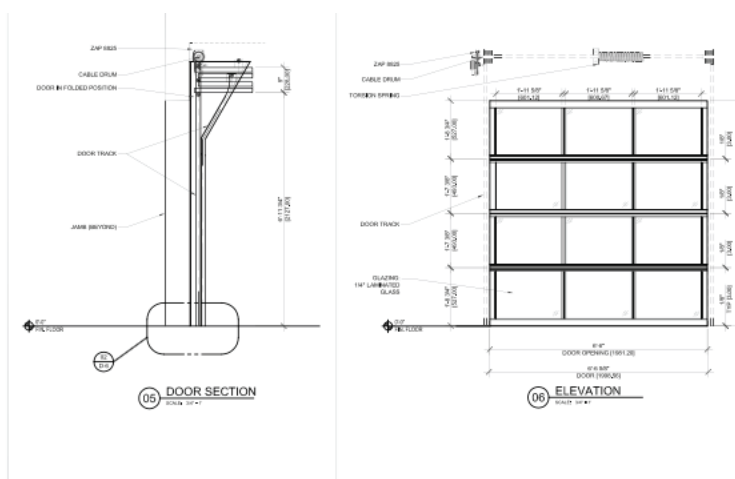
Brackets

Brackets and tracks are finished to match system frames.

Installation:

Fully trained installation and technical teams on site.

Designed, manufactured, and fabricated in the USA



www.renlitadoors.com



RENLITA
Custom Opening Solutions



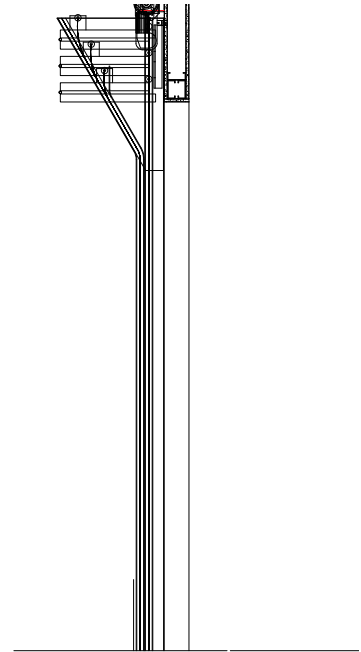
Renlita Sovereign Owner's Manual

Owner's Manual for the Renlita Sovereign Door

Congratulations on your purchase of a new Renlita door.

We have specially engineered your door for your design, and we are confident that your robust, sleek Renlita door will provide you with many years of enjoyment.

We pride ourselves in satisfying customers, so please contact us if you are not satisfied with your door so that we can do everything to make it right.



Operating your door

By the Motor:

The installer will give you a remote control or mount a control unit on your wall. Consult the user manual for your motor to understand how to use your control device.

By Hand:

1. For motorized doors:
 - i. Refer to your motor's user manual for instructions on disengaging the motor from the door.
 - ii. Gripping the bottom of the door, slowly lift it straight up, and guide it to gently rest open.
 - iii. Close the door by gently pulling the bottom down until the door closes fully.
 - iv. Be careful not to allow the door to slam open or shut because that will eventually cause damage to the door, possibly making it dangerous to use.
2. For manual doors:
 - i. Slowly pull the chain that is hanging on the side, and gently guide the door open.
 - ii. Close the door by slowly pulling the chain in the opposite direction, and gently guide the door closed.
 - iii. Be careful not to allow the door to slam open or shut because that will eventually cause damage to the door, possibly making it dangerous to use.

Safety Features for Motorized Doors:

Photo Beam- The installer will place sensors that project a photo beam across the inside of the doorway six inches from the ground. These sensors communicate with the motor while the door is closing so that if anything breaks the beam, the motor will automatically return the door to fully open.

Obstruction Sensing- Each motor will memorize the amount of force necessary to close the door so that it can read interference with the door's movement and return the door to fully open if the door encounters something while it's closing.

Caring for your door

Cleaning the Powder-coated Parts

Follow these steps to clean the powder coating on your door's steel members.

1. Remove residues with a wet sponge.
2. Use a soft brush or a cloth and a mild household cleaner to clean the powder-coated members of your door.
3. Rinse the door with clean water.

* **NOTE:** Do not use cleaners that require you to wear gloves because they could damage the powder coating; the damage may not appear for up to twelve months.

* **NOTE:** Do not use nylon or steel wool scourers on the powder coating.

Cleaning the Glass

Use a lint-free cloth and a mild window cleaner (Windex or similar). Do not use a harsh cleaner because it will damage the seals, which will make them less effective.

Checking the Seals

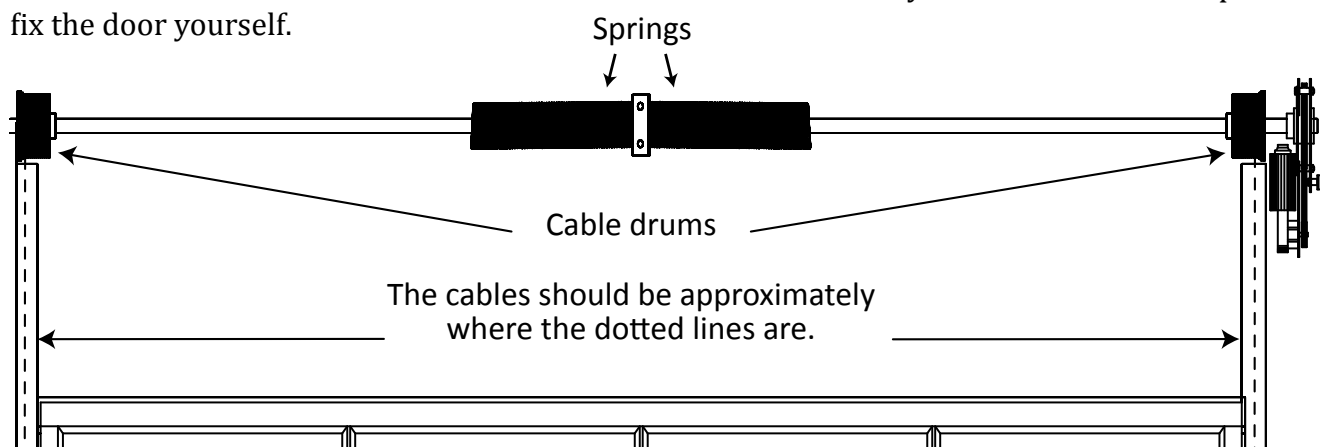
Inspect the seals on all four sides of the door and between the panels. If the seals are dirty, clean them with clean water, a sponge, and a mild soap.

Refinishing spots of paint

If your door is a color other than black or white, the installer will give you a can of paint that matches your door just in case you need to refinish a spot on your door's paint coating at a later time. To apply the paint, shake the can well, hold the nozzle 8 – 12 inches from the surface, and apply the paint in light coats to the blemished spot.

Checking the Spring Unit

Inspect the springs, cable drums, and cables once a year for damage. If you find damage, visit www.renlitadoors.com to find an authorized service technician in your area. Never attempt to fix the door yourself.



When you need a replacement

Contact Renlita Doors if you need a replacement part on your door or if your door becomes difficult to operate. Never try to fix the door yourself. Visit www.renlitadoors.com to find an authorized service technician in your area.

Checking the Track System

Inspect the tracks and the rollers on the brackets once a year to make sure the rollers are smooth and in shape and to make sure the tracks are not dented. (See the illustration.) If you find damage, visit www.renlitadoors.com to find an authorized service technician in your area. Never attempt to fix the door yourself.

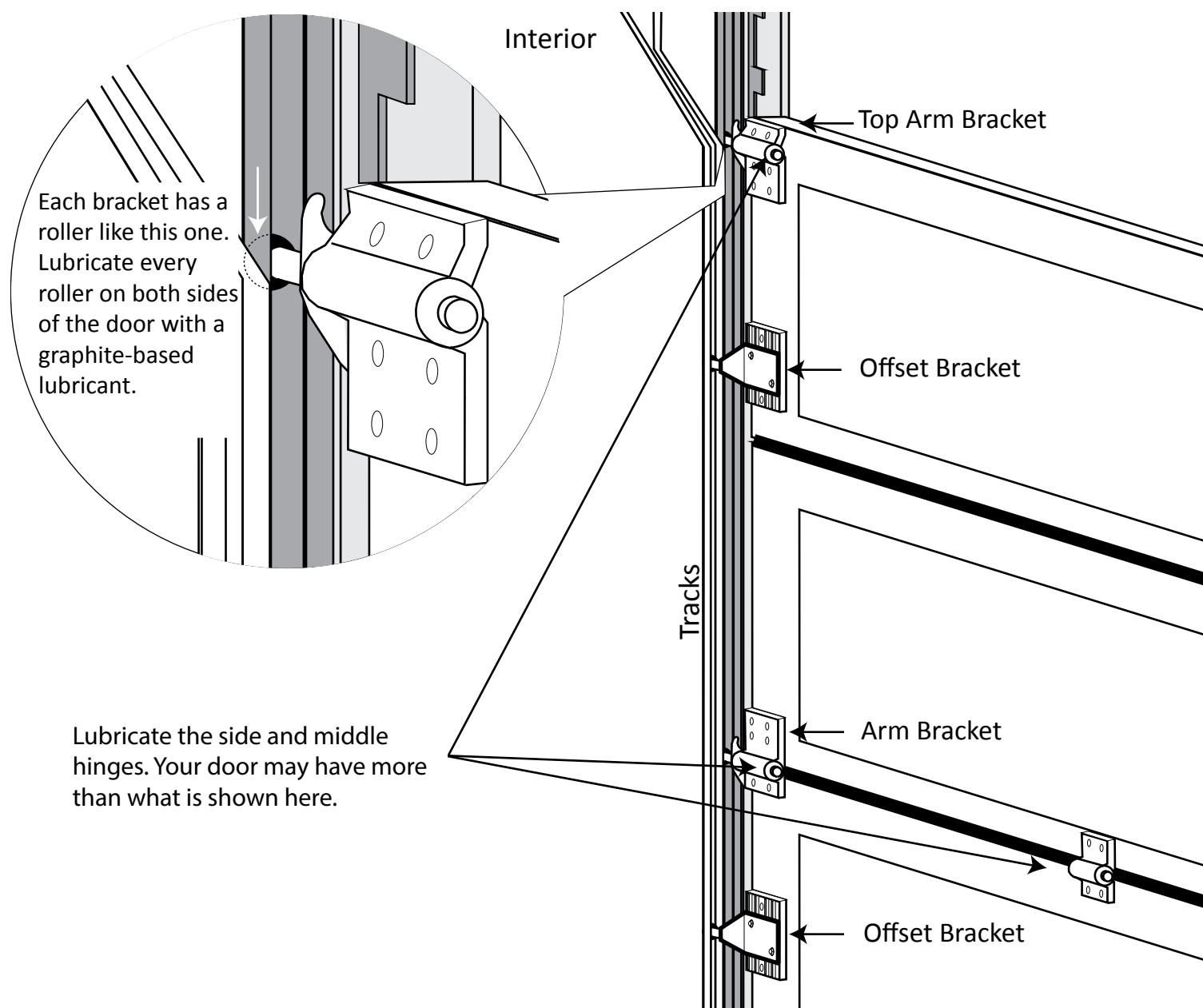
Lubricating the Track System

Apply a graphite-based lubricant to the door's rollers and hinges every six months. (See the illustration.) Lubricating the rollers will ensure the longevity and smooth operation of your door.

Items to lubricate:

Rollers on the brackets (number varies per door)

Middle and side hinges (number varies per door)



Troubleshooting

The motor will not operate.

1. Make sure nothing is blocking the door.
2. Make sure the motor and the backup battery are plugged in.
3. Check the batteries in the remote control.

The door will not stay closed.

1. Refer to the motor's user manual for adjusting the stop limits.

The door will not stay open.

1. Refer to the motor's user manual for adjusting the stop limits.

The door starts to close, but then it reverses.

1. Ensure there are no obstacles in the door's path.
2. You may need a technician to examine your door, so visit www.renlitadoors.com to find an authorized Renlita technician in your area.

The remote control will not operate.

1. Make sure the batteries are fresh.
1. Refer to the motor's user manual for programming the remote control.

Warranty Information

Limited Warranty

RENLITA DOORS NORTH AMERICA, LLC (Renlita Overhead Doors) warrants to the original purchaser within one year from date of installation, if a product sold under this warranty proves to be defective in material or workmanship through normal use and service according to maintenance and operations instructions, as verified by inspection by persons authorized by Renlita Overhead Doors, Renlita Overhead Doors will replace or repair (at Renlita Overhead Doors option) the defective product.

In addition to general warranty, Renlita Overhead Doors warrants the steel frame against rust, in painted non-damaged condition for a period of two years from original purchase. This warranty does not apply to scratched, dented, damaged or corroded areas of the frame.

Warranties do not cover damage due to: accident, casualty, vandalism, abuse, harmful fumes or foreign substance in the atmosphere, acts of God, fire, failure to provide reasonable control, nor shall these warranties extend to or cover any damages or claims with respect to any product that in any way or degree have been altered, processed, misused, or improperly handled or installed.

Renlita Overhead Doors makes no other warranties, representations or covenants, expressed or implied with respect to this product, as to any matter whatsoever, including but not limited to warranties, representations or covenants as to workmanship, design, capacity, quality, condition, merchantability or fitness for any purpose of the product. Renlita Overhead Doors shall not be responsible for any incident or consequential damages arising out of the breach of this limited warranty, including but not limited to damage to buildings, other property, or other injuries or damages sustained by any persons whomsoever, or the recovery of any direct or indirect costs such as shipping, installation labor charges, paint or painting, or other building materials.

These warranties give you specific legal rights and you may also have other rights, which vary from state to state. All claims under these warranties shall require proof of purchase and be addressed to Renlita Doors North America, LLC P.O. Box B, Bonham, TX 75418

Contact us

Sales
903-587-7500
sales@renlitadoors.com
PO Box B
Bonham, TX 75418

Renlita Doors North America, LLC.
PO Box B
Bonham, TX 75418

Technical Assistance
903-486-3307
support@renlitadoors.com
PO Box B
Bonham, TX 75418

Visit our website at www.renlitadoors.com
to see other innovative products from
Renlita Custom Opening Solutions.



**Planning Staff Report to
Design Review Board - Urban
June 17, 2022
for the July 7, 2022 Public Hearing**

Docket Number: 22-430
Applicant: Natasha Sexton
Property Owner: 612 South Main LLC and Neil Johnson
Property Location: 612 South Main Street
Tax Map Number: 0070000302400; 0070000302401
Acreage: .08
Zoning: C-4, Central Business District; West End Historic District
Proposal: Renovation of front facade
Staff Recommendation: **Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application Request:

The building at 612 South Main Street is a two-story brick structure with a private residence on the upper floor and a commercial space on the ground floor. The building was constructed in the 1920's and was historically used as a dress shop and then later other retail use. The original design had a recessed entry with large glass display windows on either side of the doors. The proposed work includes a renovation to the front façade of the building to reflect the historic design and construct a balcony addition to the second story residence. Detailed renovations are as follows:

1. South Main Street Façade

- a. Removal of existing storefront and replacement with a recessed glass store front with a central door and bifold glass partition. Metal framing will be black. A toe kick will be provided to maintain the horizontal rhythm along the street frontage. Applicant states that the design reintroduces the historic recessed façade and allows for outdoor seating for the proposed restaurant use.
- b. Removal of existing second floor double hung windows and replacement with glass slider doors. Slider doors will be recessed into the dwelling unit to minimize visual impact. Metal framing will be black. Mullions will be added to the slider doors to maintain the appearance of historic windows. Brick from inside the building will be used to frame the recessed porch from removal of the windows.

- c. Addition of a second-floor balcony. Balcony will be a convex cantilevered structure made of concrete with a black metal railing. The railing is intended to be a modern design and not a historic replica.
- d. Preservation and reconstruction of the existing window headers on the upper and lower floors to replicate the existing pattern, materials, and shape.
- e. Preservation of existing historic brick. New brickwork in areas where new is required will match the existing as closely as possible.

Staff Analysis:

Overall, staff finds the request consistent with the character of the district and historic building. Given the project location within the Halprin District, special consideration should be given to the quality of materials used in the upfit. Best practices should be used to preserve and reuse as much of the historic field brick as possible. Staff appreciates the reuse of the interior brick on the second-floor balcony. Railing choices for the second-floor balcony should reflect a blend of the modern and historic character of the proposed modifications. Applicant should work with staff to determine an appropriate design selection. Applicant should also work with urban design staff to determine street furnishing selections.

Therefore, staff recommends approval with the following conditions:

1. **An encroachment permit shall be required for any outdoor seating and shall be obtained from the city. Approval of this CA shall in no way be construed to be an approval for an encroachment permit.**
2. **The railing for the second-story balcony shall be approved by staff prior to installation.**
3. **Street furnishings which occupy the public r/w via an encroachment permit shall be approved by staff.**
4. **Any new 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. **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.**
6. **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 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 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.



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:	Natasha Sexton, Sexton Design and Development	612 South Main LLC and Neil C. Johnson
*Title:	Landscape Architect	Owner
*Address:	6 Custom Mill Ct.	1708C Augusta St. Suite 5
*State:	SC	SC
*Zip:	29609	29605
*Phone:	864-412-7712	864-449-1255
*Email:	natasha@sextondd.com	ncj2021@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 612 South Main Street

*TAX MAP #(S) 0070000302400, 0070000302401

*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) N/A

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

Scope includes proposed new balcony, renovation of lower level storefront facade, and renovation of upper level facade. 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	
<u>Major</u> : All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor</u> : Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

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

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

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE** Natasha Sexton

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.

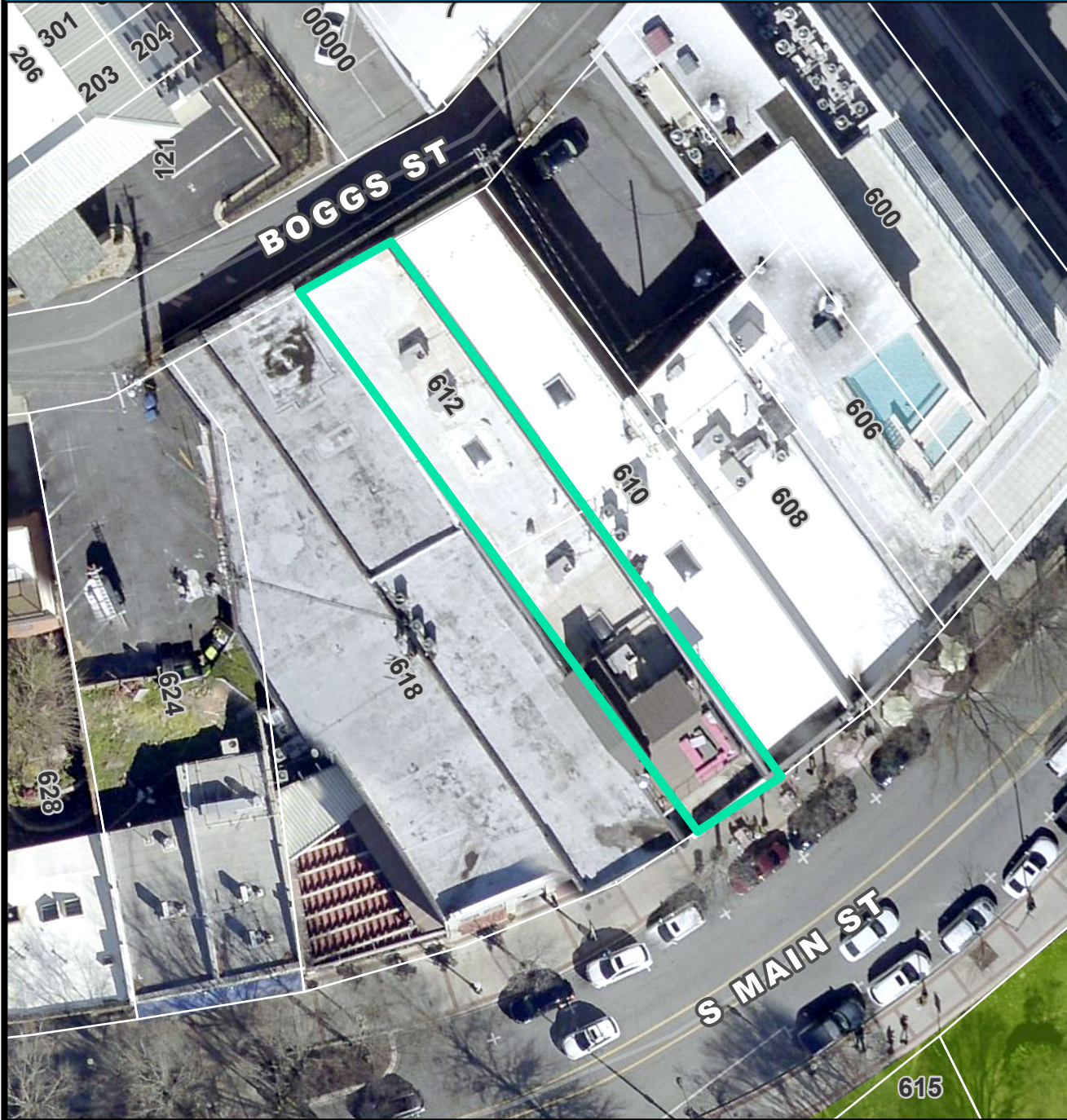
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

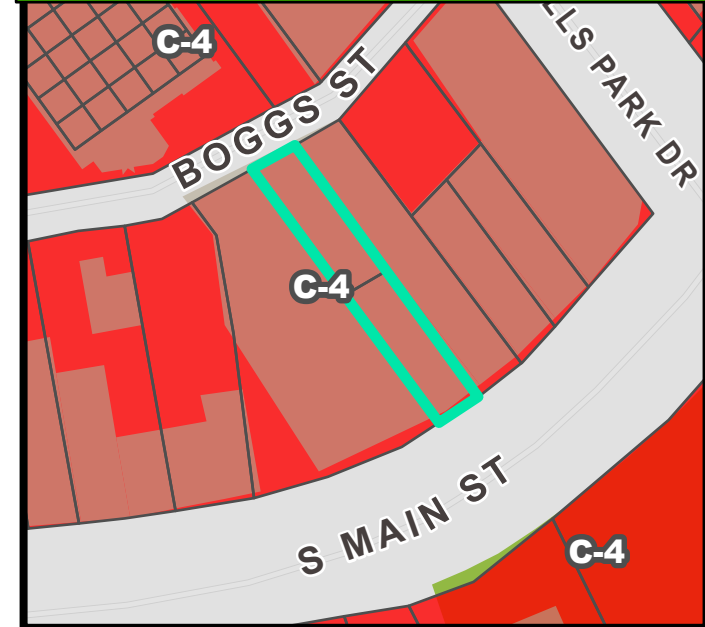
*Signatures	
Applicant	<i>Natasha Sexton</i>
Date	April 1, 2022
Property Owner/Authorized Agent	<i>Neil Johnson</i>
Date	4/4/2022
Public Hearing information	
Public Hearing signs	

CA 22-430 • 612 SOUTH MAIN STREET

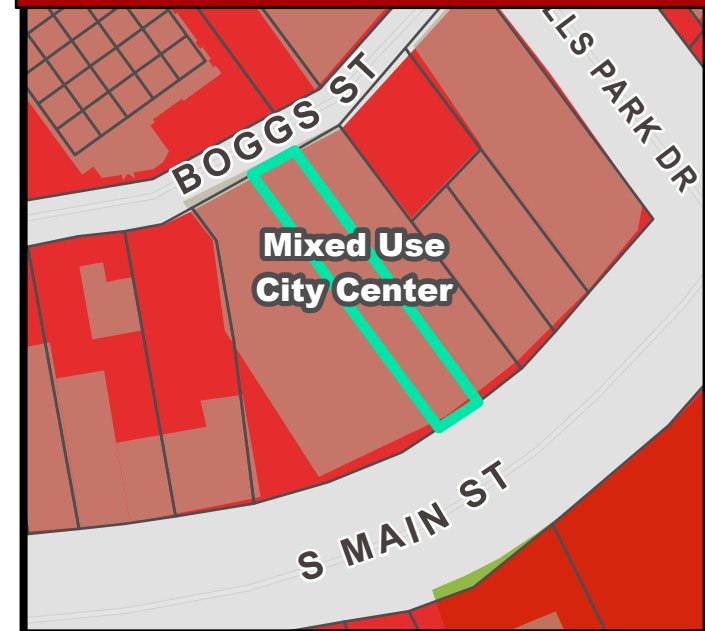
AERIAL VIEW



CURRENT ZONING



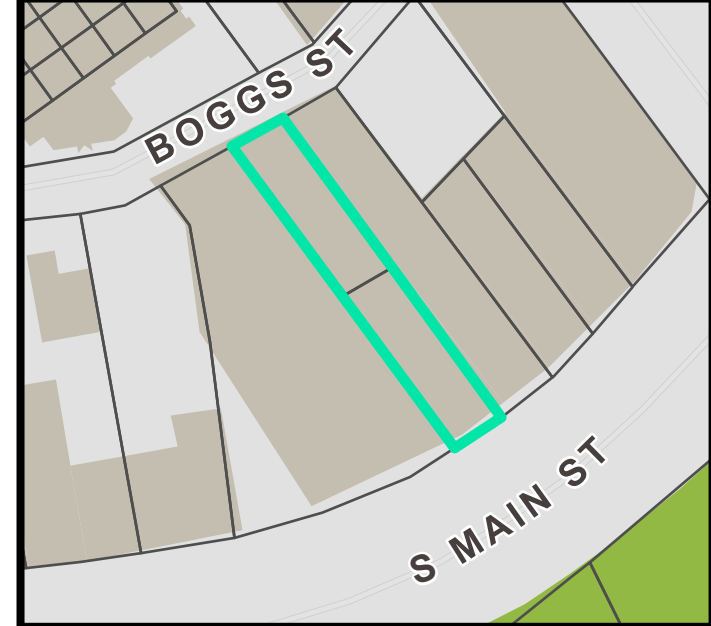
FUTURE LAND USE



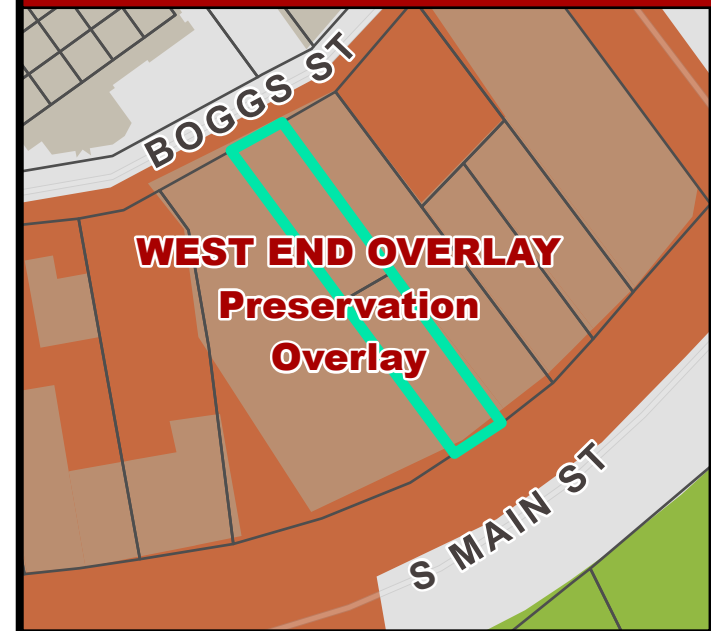
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





May 29, 2022

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

RE: 612. S. Main Street Façade Improvements

Staff and Board Members,

Sexton Design and Development (Project Team) and Neil Johnson (Owner) respectfully request Urban Design Review Board approval for the proposed façade improvements on 612 S. Main St, Greenville SC.

The building is a two-story brick structure located in the West End Commercial Historic District. It was built around 1920 and has undergone several façade improvements and renovations. The proposed renovations will be privately funded and are intended to provide more functionality to the space, update the visual aesthetics of the façade to tie the historic nature with modern materials, and provide a cohesive façade to the building.

The upper floor is a private residence and will remain a private residence. The lower floor (ground floor) was previously leased as Snack Works, a small convenience grocer. The planned future use for the lower floor is to be a restaurant. Further development of the future ground floor use will follow under a separate scope of work. No work is proposed for the rear of the existing building. Proposed exterior modifications include the following:

1. South Main St. Façade:
 - a. The existing street level storefront will be removed and replaced with a recessed glass store front with a central door and bifold glass partitions on either side.
 - i. The metal framing will be black in color.
 - ii. A toe kick is designed to enhance the historic features of the building by maintaining the horizontal rhythm along the street frontage
 - iii. The design reintroduces a recessed façade. As evident in the historic photo provided, recessed facades have been a consistent feature of this portion of Main Street throughout the history of the area. The recessed façade will provide additional outdoor seating areas while adding a modern take on a historic element.
 - b. The existing upper-level double hung windows will be removed and replaced with glass slider doors.

6 Custom Mill Ct.
Greenville, SC 29609

Phone: 864-412-7712



- i. The new slider doors are recessed into the living space to minimize the visual impact of the larger slider doors.
 - ii. The metal framing will be black.
 - iii. The sliders will utilize the width of the two existing windows and the existing brick partition between the windows will be preserved to maintain the upper-level window treatment along the street frontage.
 - iv. Mullion have been added to the sliders to maintain appearance of historic windows with new functionality.
- c. A new balcony will be added between the street level storefront and the upper level as shown in the attached drawings.
 - i. The balcony will be cantilevered to prevent any impact to the sidewalk below. Structural engineering evaluation has been completed and is included in this submission. The canopy roof mentioned in the structural report is not requested. The balcony will be constructed of concrete to match the header used on the parapet wall.
 - ii. The balcony railing will be constructed of metal, powder coated black. Sample images of design intent for the railing are included in this submission. Final railing design will be submitted to ARB for final approval prior to fabrication or installation. The design intent of the railing design is to provide a modern railing design that allows the historic nature of the original structure to remain intact. The railing is not intended to be a historic reproduction but instead will provide a contemporary element to the building to both preserve the integrity of the existing structure while allowing new elements to utilize the design vocabulary and materials of current times.
 - iii. The balcony and double top railing on the handrail reinforce the existing horizontal banding on the existing building in both the trim and soldier coursing.
 - iv. The balcony itself will be constructed of concrete. The lighter color will keep the balcony from appearing heavy and detracting from the overall façade and streetscape appeal. The balcony material will also compliment the existing precast concrete trim details of the existing building. The balcony feature and associated railing are intended to create a cohesive design element that allows the historic nature of the existing structure to remain intact while providing a modern element to add additional value to the building both from the owner/user of the building perspective and the overall aesthetic value of the entire streetscape.
 - v. Balcony has a small convex curve to both reflect the curve in the road in front of the building and provide additional functional space without impacting the sidewalk and streetscape below.
 - vi. The balcony aligns with the boundaries established by the existing window openings to help preserve the rhythm of the upper level along the street frontage.
- d. Existing window headers on the upper level and header on the lower level above the storefront will be preserved or reconstructed to replicate the existing pattern, materials, and shapes.



- e. Signage will be determined at a later date but is expected to utilize a small hanging sign and/or signage on the storefront glass on the street front level.
 - i. No signage will occur above the balcony level.
- f. Care will be taken to reuse existing brick or match as closely as possible on areas where new brick work is proposed.

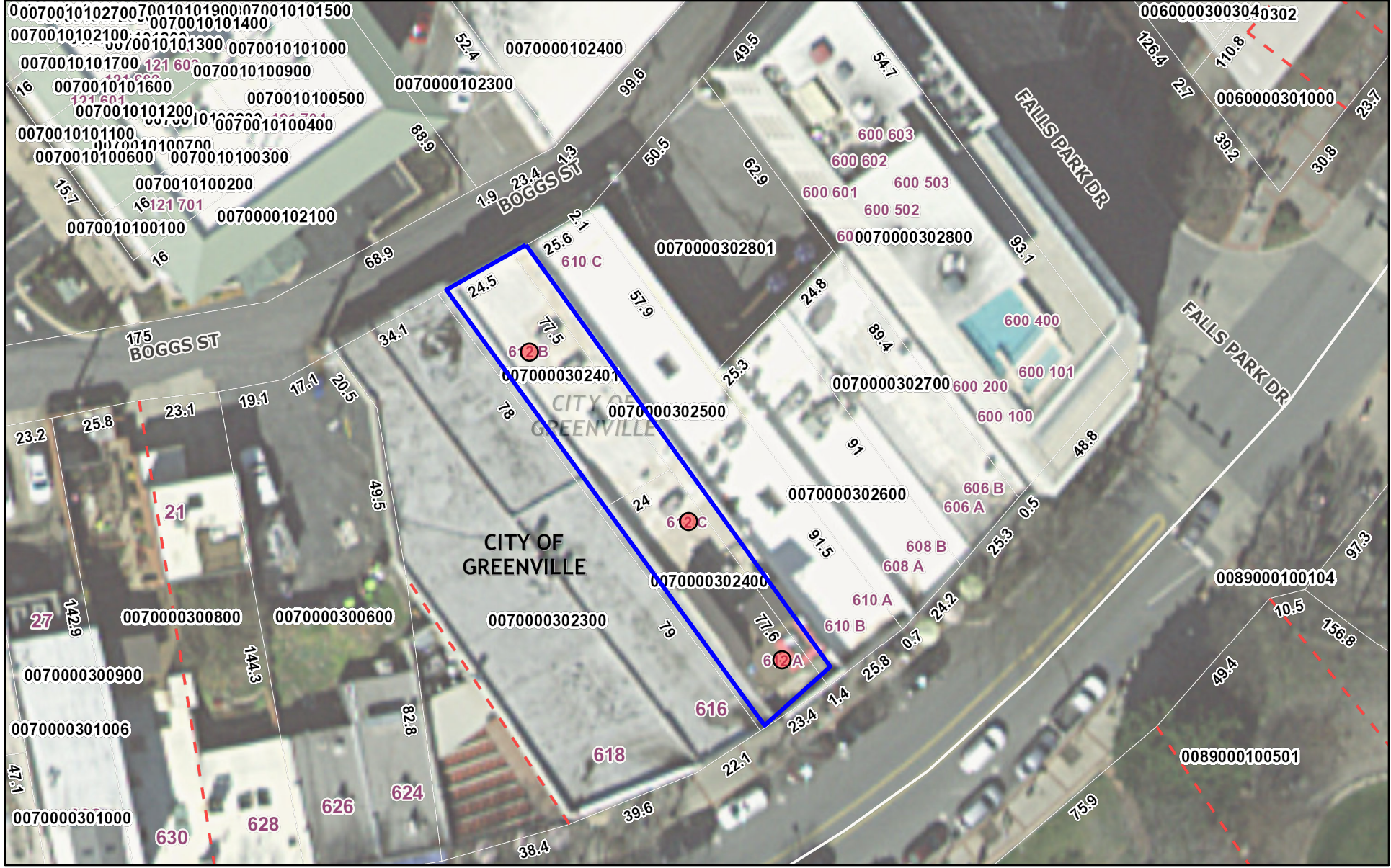
The overall intent and design strategy is to protect the historic context of the building while providing modern elements to breathe new life into the building and allowing it to continue to be a vibrant piece of our Main Street and downtown experience.

The façade improvements proposed will maintain the historic rhythm of the streetscape and will enhance the experience of both the users of the building and the public by providing a more engaging streetscape experience than possible with the current façade.

Please feel free to call or email for any clarifications or additional information. Attached are additional documents to fully describe the intended improvements.

Sincerely,

Natasha Sexton, PLA
President

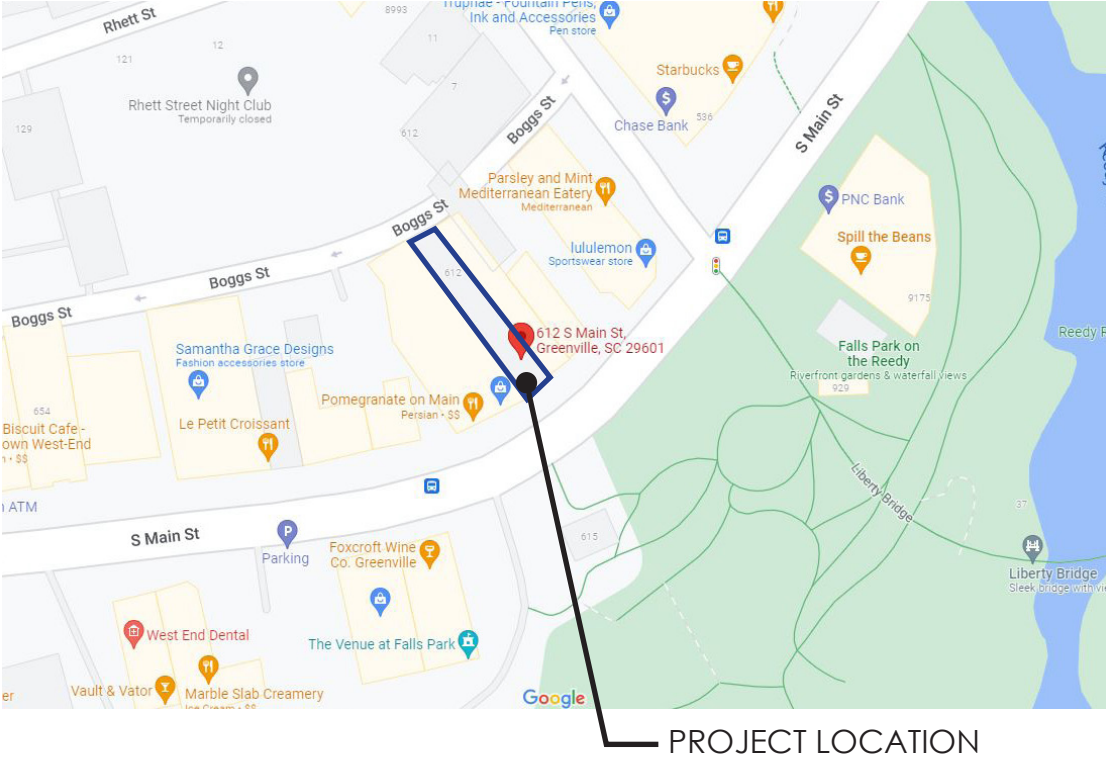


April 4, 2022

AERIAL VIEW

612 S. MAIN ST. | Greenville, SC
DRB SUBMISSION URBAN BOARD

FRONT FACADE IMPROVEMENTS - EXISTING CONDITIONS



PROJECT LOCATION

HGA HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge
Since 1968

FORMVOID



SEXTON
Design + Development



606-618 S. MAIN STREET - SC DEPARTMENT OF ARCHIVES & HISTORY



612 S. MAIN ST. | Greenville, SC
DRB SUBMISSION URBAN BOARD

HISTORIC PHOTOS

HGA HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge
Since 1968

SD SEXTON
Design + Development

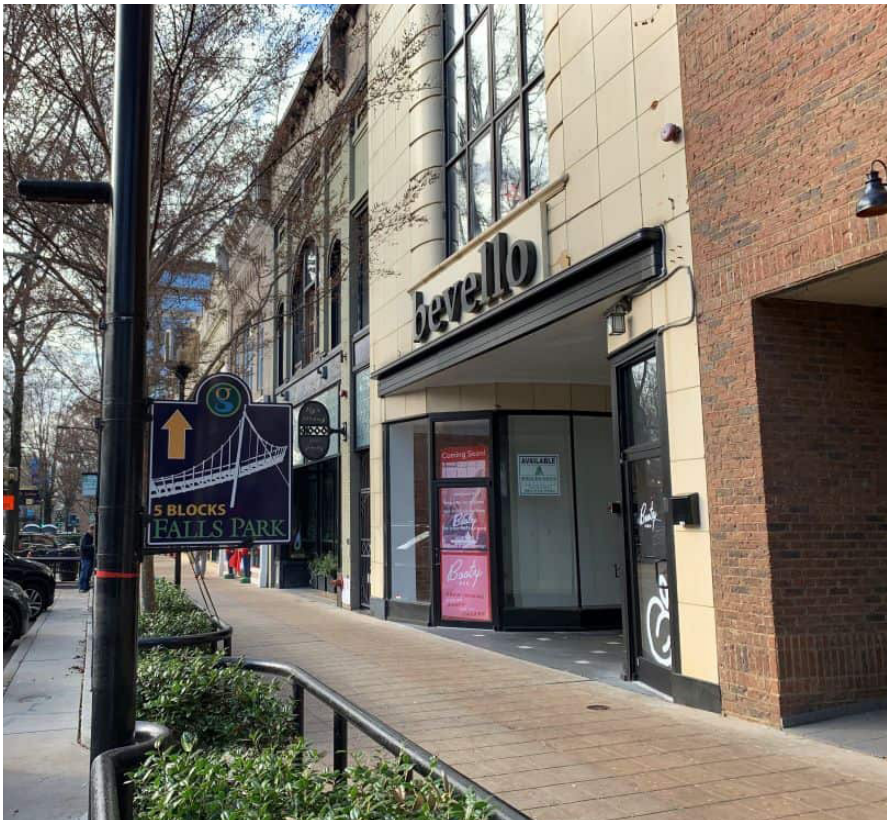
FORMVOID



22 S. MAIN ST.



18 S. MAIN ST.



123 N. MAIN ST.



123 S. MAIN ST.



600 S. MAIN ST.



203 N. MAIN ST.



612 S. MAIN ST. | Greenville, SC
 DRB SUBMISSION URBAN BOARD

FRONT FACADE IMPROVEMENTS - EXISTING CONDITIONS

HGA HAINES GIPSON & ASSOCIATES
 Civil • Structural • Bridge
 Since 1968

SD SEXTON
 Design + Development

FORMVOID



BRICK PARAPET WALL TO
REMAIN

DOUBLE HUNG
WINDOWS REMOVED

BRICK WALL PORTION
PARTIALLY REMOVED

STOREFRONT REMOVED

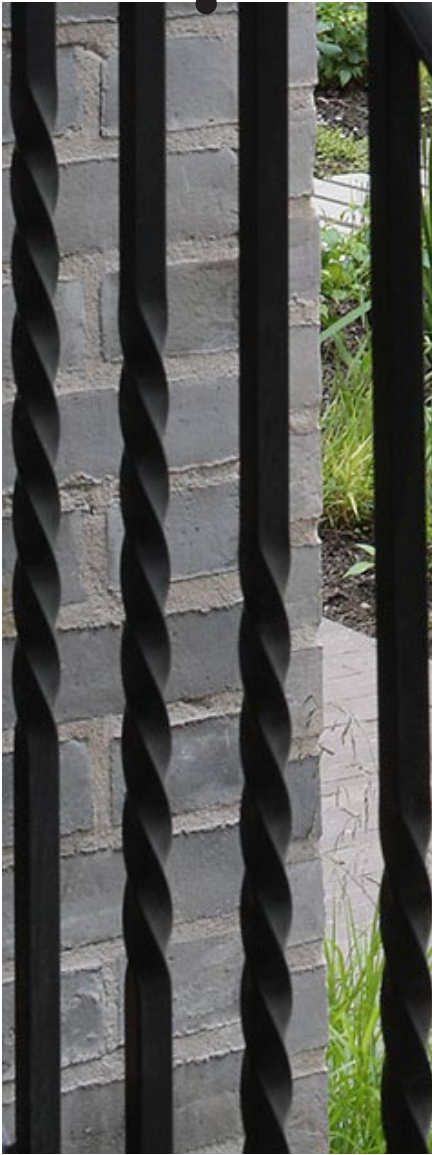
BRICK WALL, PARTIALLY
REMOVED

MATERIAL PALETTE

EXISTING FIELD BRICK



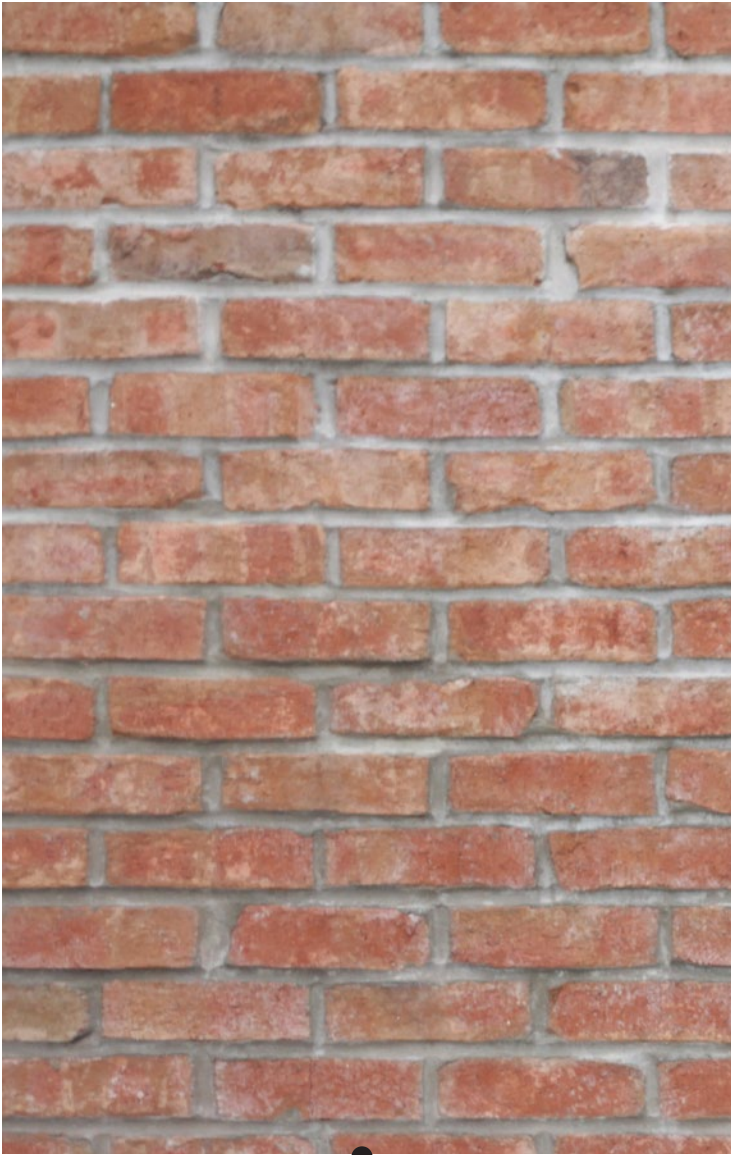
BLACK SS RUNGS



CONCRETE BALCONY
(TO MATCH CONCRETE ACCENTS)



RECLAIMED INFILL BRICK
(TO MATCH EXISTING INTERIOR)



KEBONY HANDRAIL



BI-FOLD DOOR

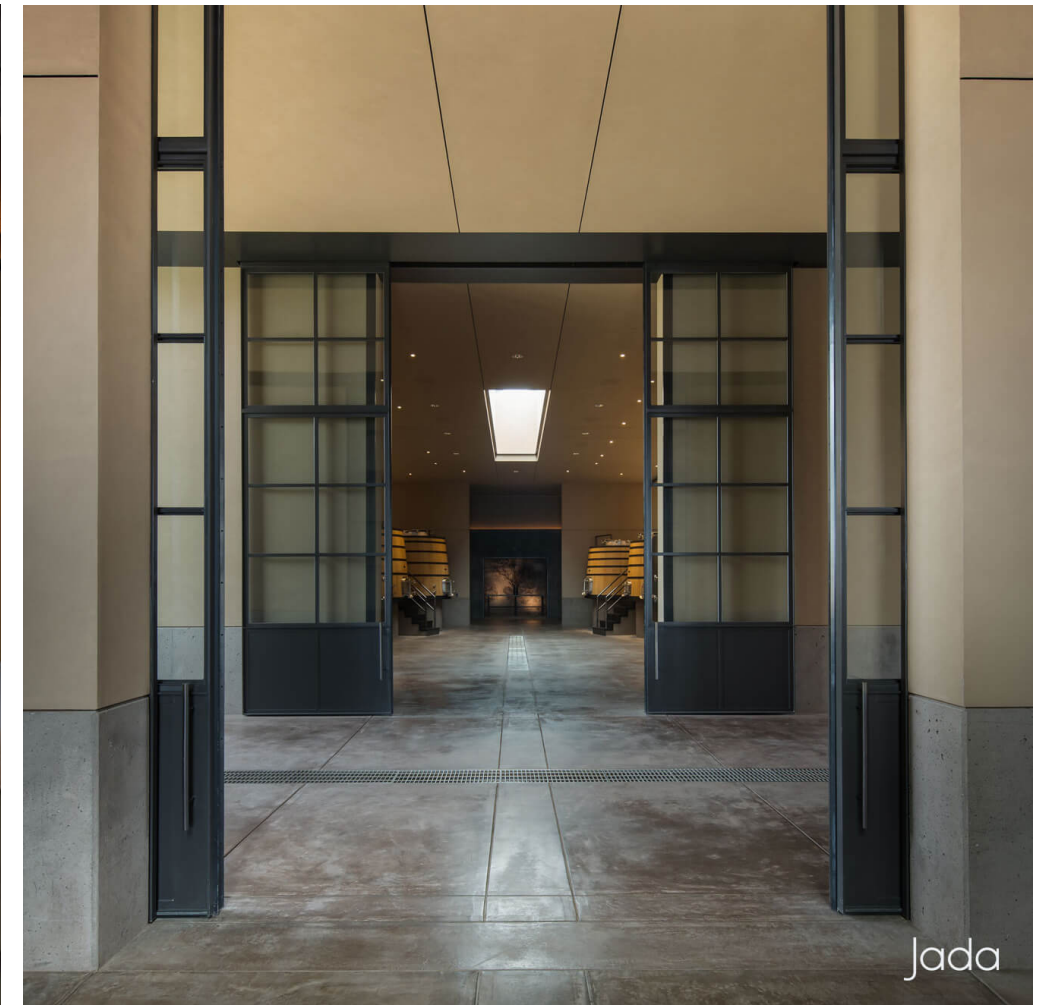


STORE FRONT DOOR



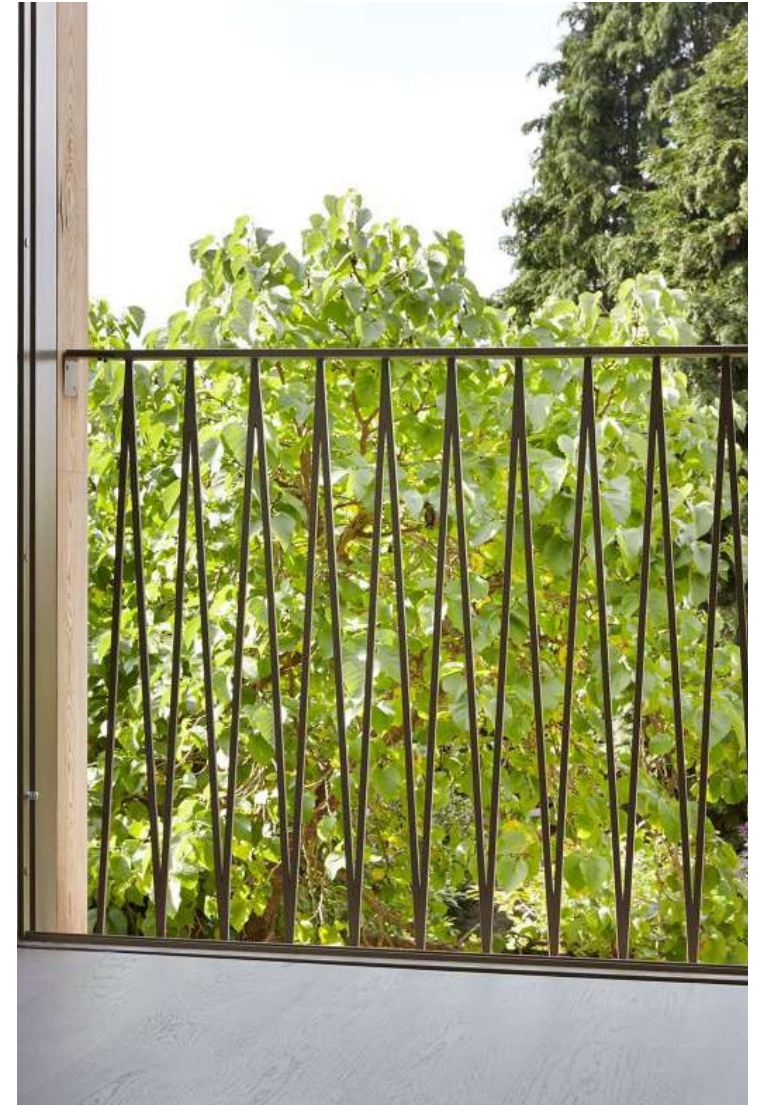
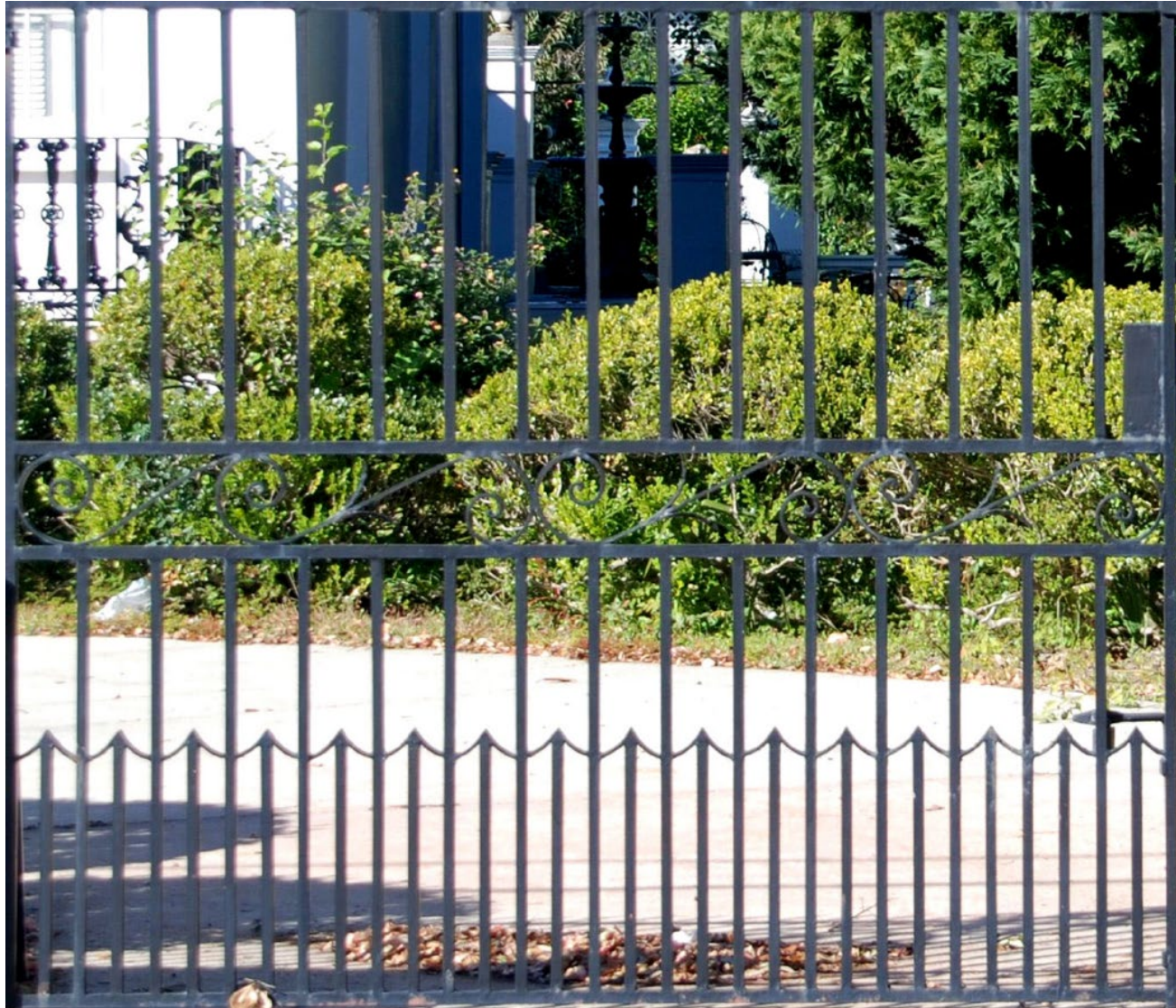
MANUFACTURERS: HOPE'S, JADA, OR EQUIVALENT

SLIDER DOOR



MANUFACTURERS: HOPE'S, JADA, OR EQUIVALENT

RAILING INSPIRATION



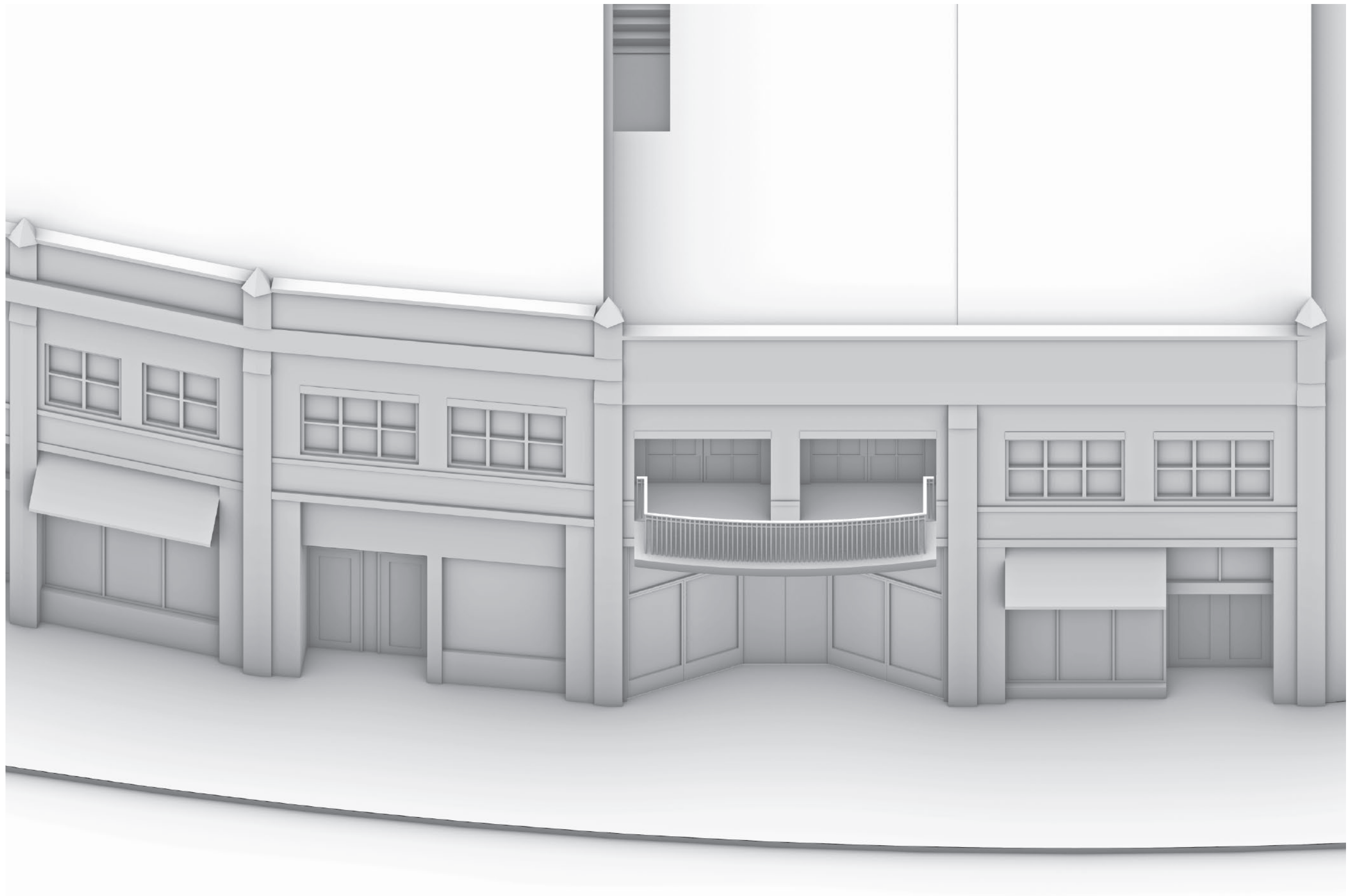
PERSPECTIVES

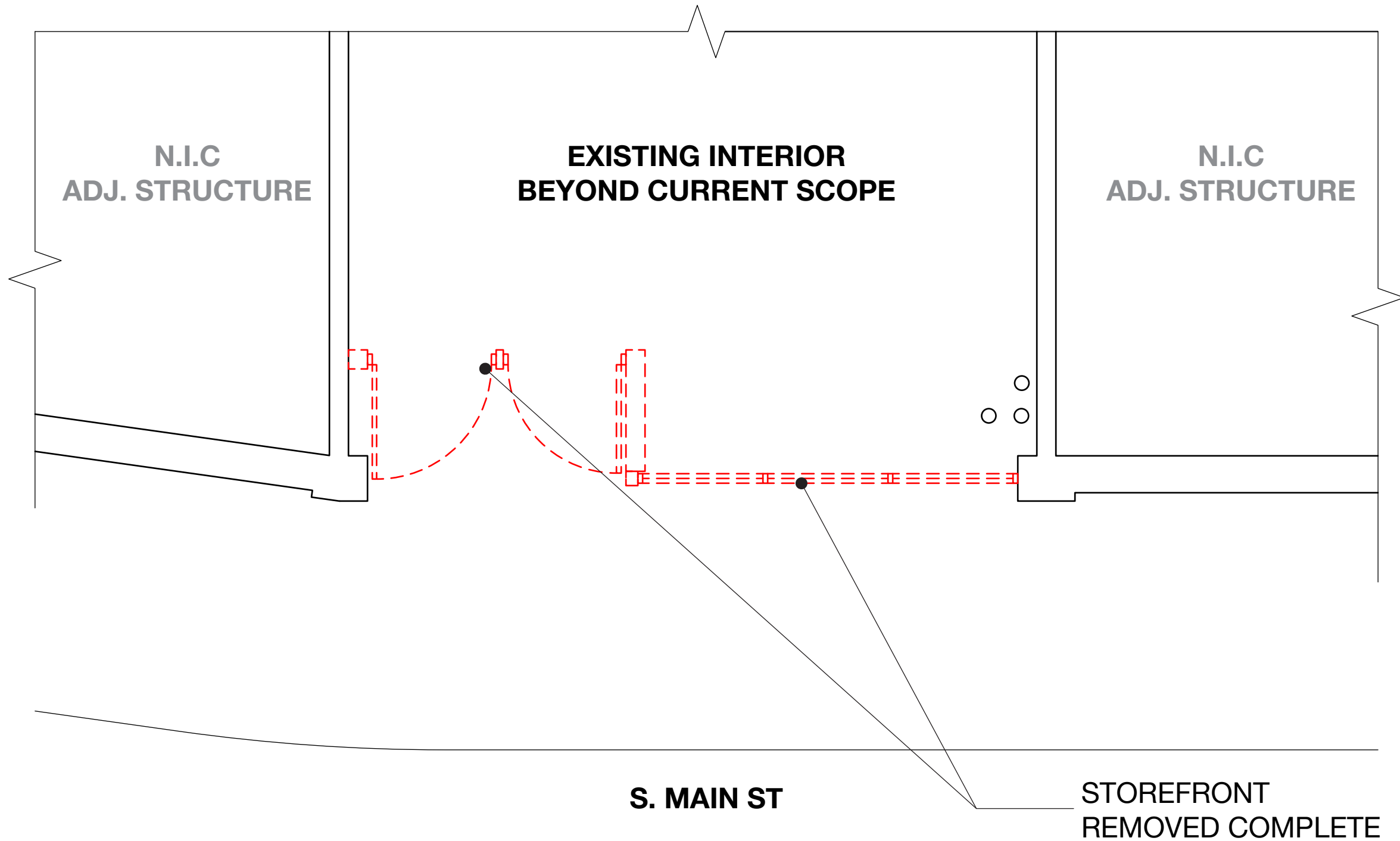




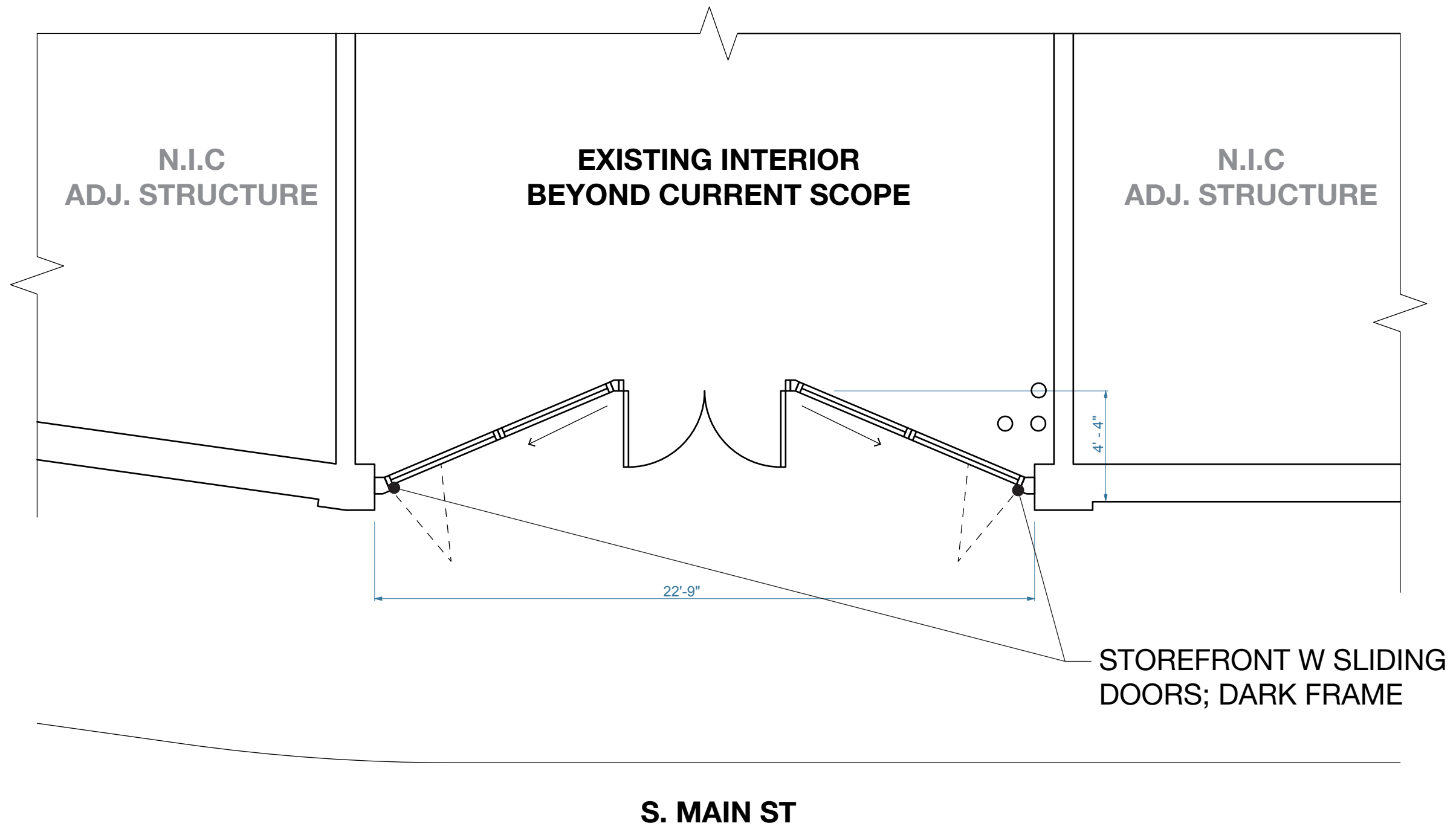




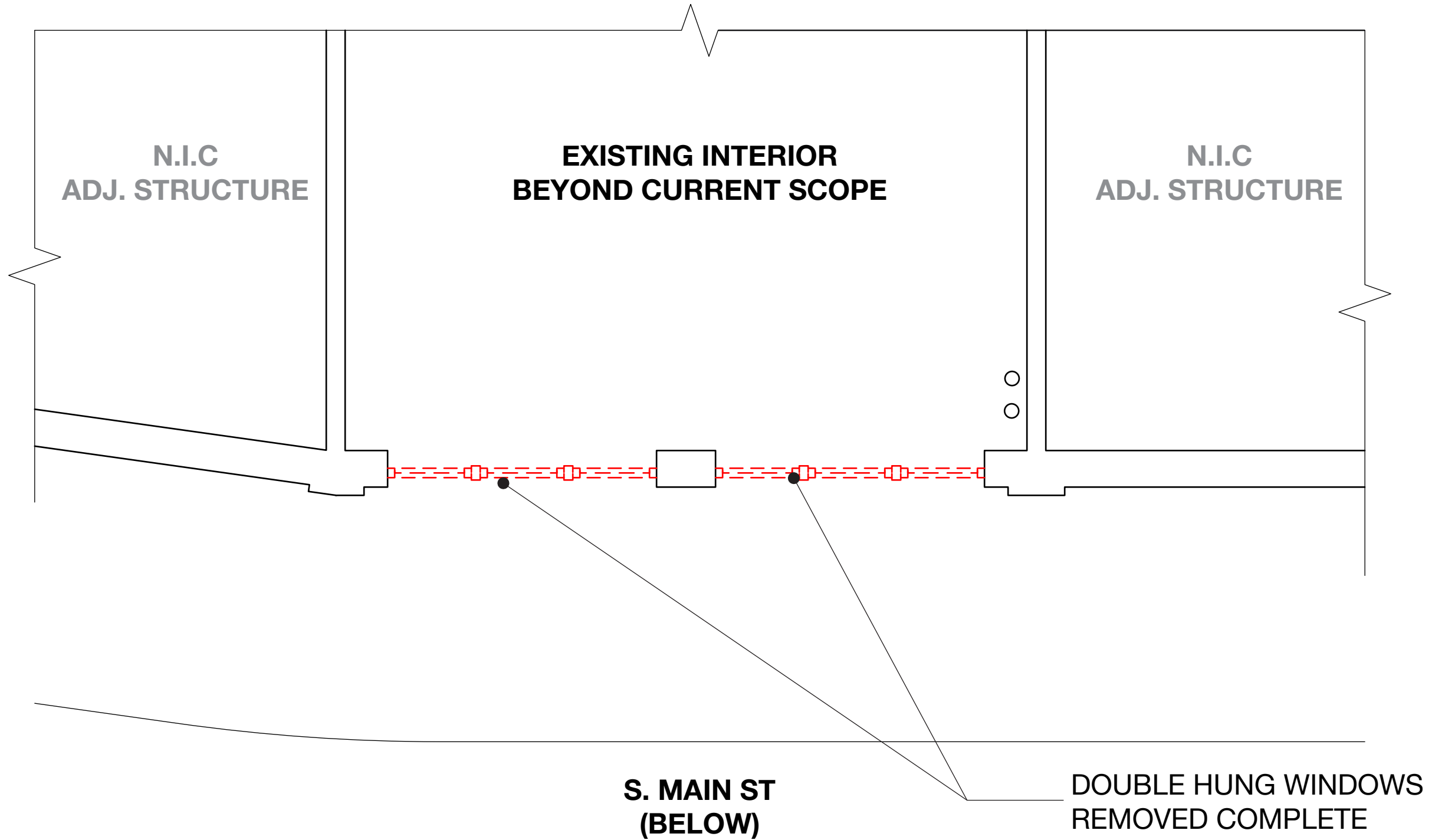




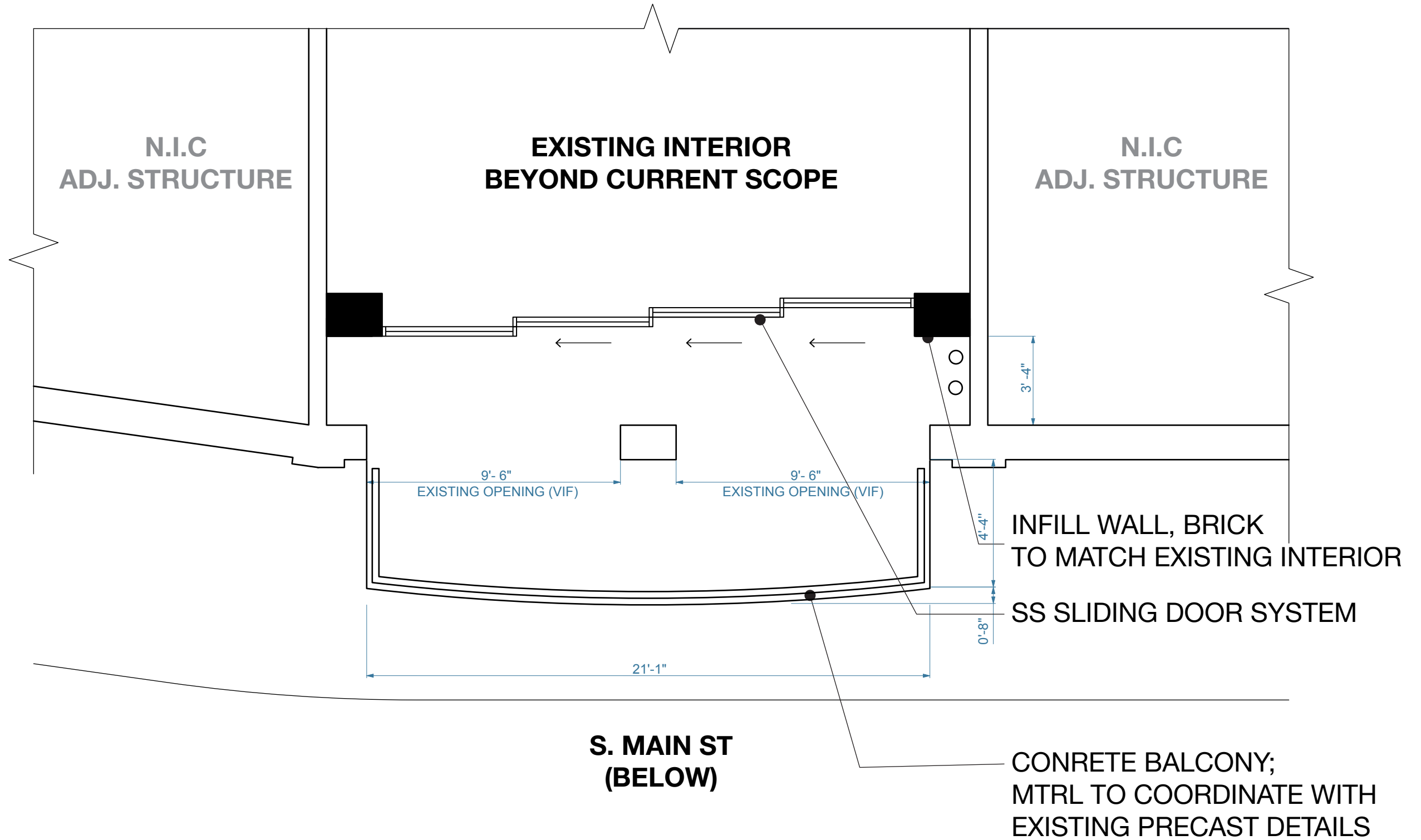
SCALE: 1/4"



SCALE: 1/4"



SCALE: 1/4"





SCALE: 3/16"



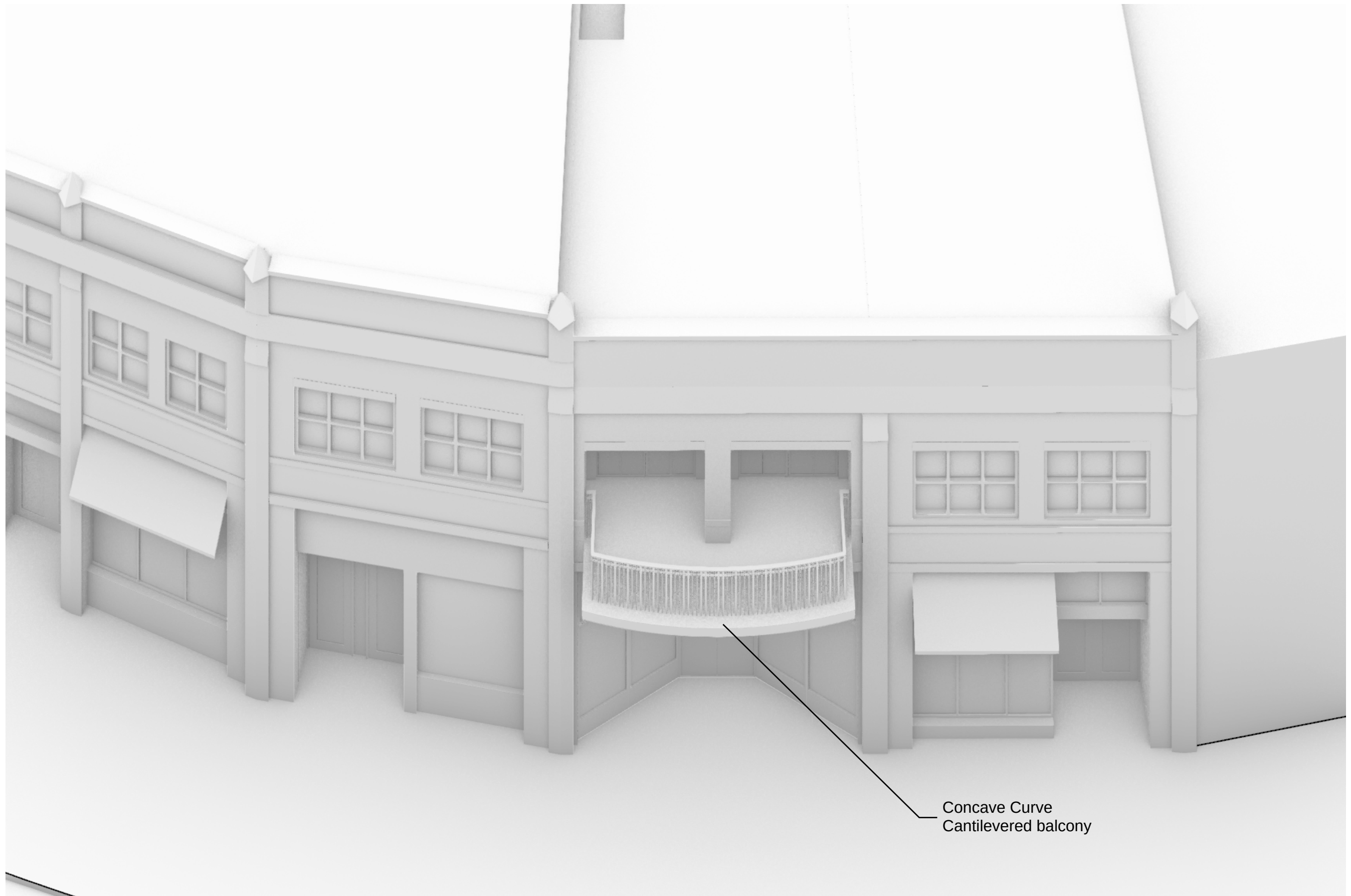






- Recessed slider door w/ black Muntins and Mullins
- Header to remain
- Double rail to continue horizontal motif
- Black metal railing
- Header to remain
- Black Muntins and Mullins
- Recessed Storefront
- Glass storefront doors
- Storefront Slider door
- Toe Kick





Concave Curve
Cantilevered balcony

RANDALL W. GIPSON, PE
DANIEL D. CAMPBELL, PE
STEPHEN J. SYWY, PE
STONEY ABERCROMBIE, PE
DAVID LOVVORN, PE

R. CLAY LEWIS, PE
ROBERT A. MCCANN, PE
GLENN A. GRAHAM, PE
DAVID CONNOR, PE
JEFF VANDIVER, PE

March 24, 2022

Re: 612 S. Main St., Greenville, SC Structural Feasibility

To Whom it May Concern:

This letter is a brief description of the anticipated structural design requirements that will be necessary for the 612 S. Main St. project in Greenville, SC. 612 S. Main Street is an existing building in downtown Greenville that has retail space on the ground floor (previously Snack Works), and residential space on the upper floor. The exact age of the existing building is unknown, but it is estimated that it was constructed in the early 1900s. Additionally there is an exterior deck above the original roof that was constructed in 2016. A picture of the front of the existing building is below.



With the approval of the Design Review Board, it is anticipated that this project will have the following elements that will require structural support:

- New balcony to extend out from residential upper floor.
- ~~Canopy roof over new balcony~~ **Canopy roof is not included**
- Support for existing brick header at residential level where brick pilaster removed
- Support for balcony sliding door system

Below is a picture of the building with these additional elements sketched in. This sketch is only for clarification of the above listed structural items. Please refer to the architectural documents for additional information regarding layouts, aesthetics, etc.



Existing Structural Elements

As described above, 612 S. Main St. was most likely constructed almost 100 years ago. Therefore, the only drawings that could be obtained for the building were from the construction of the roof deck in 2016. The drawings for the roof deck mostly pertain to the construction of the roof deck itself and information regarding the existing building construction is minimal. A site survey of the existing building was performed on February 28, 2022 to determine existing structural elements of the building that were readily observable. Below is a list of those elements along with photos taken during the site survey.

- Typical wall construction – Multi-wythe brick
- Retail level concrete slab-on-grade
- Residential level floor framing – Wood 2x10 at +/- 16" o.c. spacing with wood plank decking, framing direction parallel to front façade
- Roof level framing – Wood 2x10 at +/- 24" o.c. spacing with wood plank decking, framing direction parallel to front façade
- Retail level storefront brick header/lintel – 15" deep steel channel with angle brick ledge. Only interior steel channel member visible therefore complete assembly of header/lintel is not known.
- Residential level window brick header/lintel – 12" deep steel channel with angle brick ledge. Only interior steel channel member visible therefore complete assembly of header/lintel is not known.



Existing Retail Storefront Brick Header / Lintel



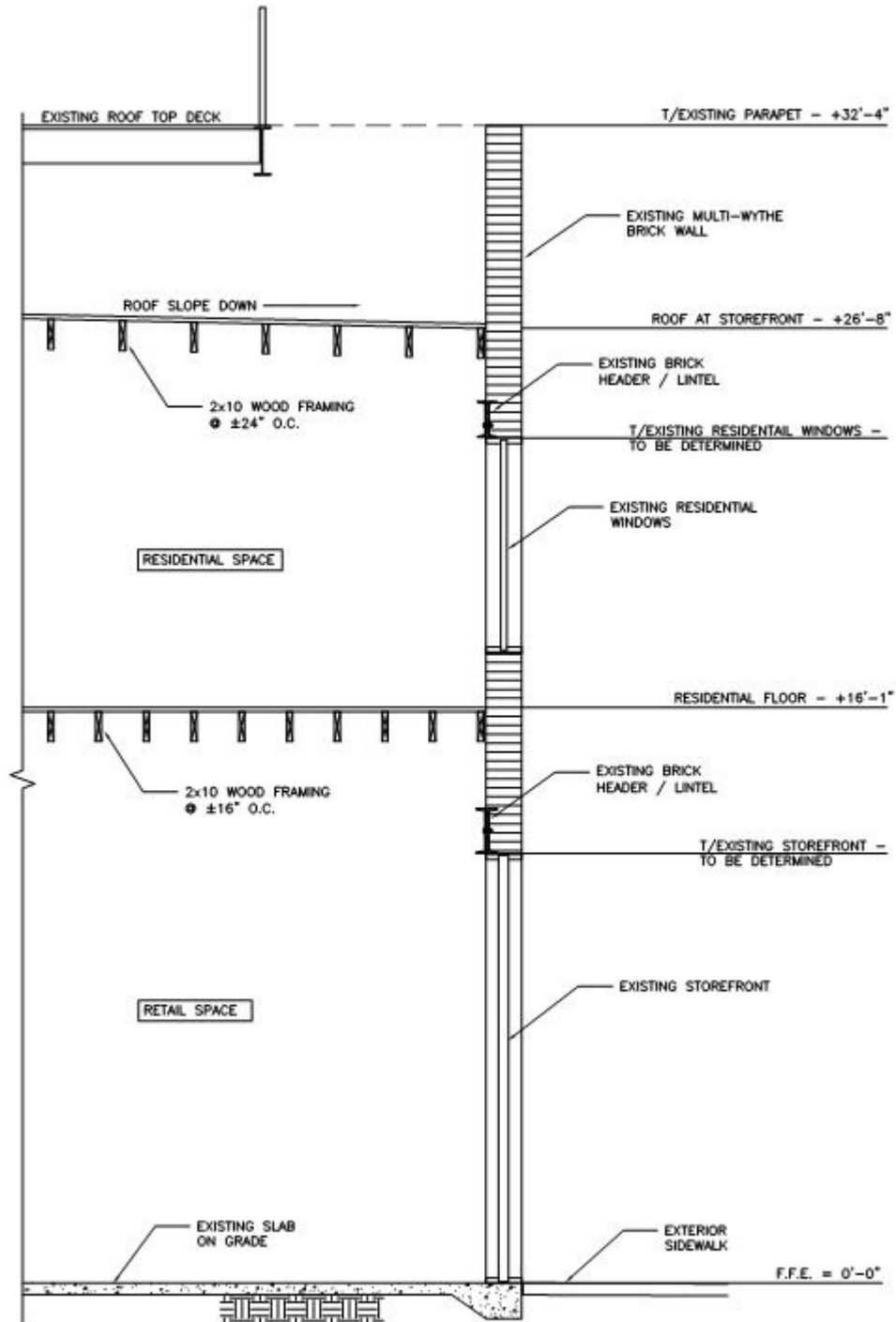
Existing Floor Framing Pocket at Interior Stair Addition



Existing Roof Framing and Residential Brick Header / Lintel

Existing Front Wall Section

Below is a sketch of the existing building front wall section. The elevations shown are based on the architectural drawings for the 2016 roof deck. This sketch is only for graphical purposes and should not be considered an exact representation of the existing building.



Existing Building Front Wall Section

Front Wall Section with Additions

On the following page is a sketch of the existing building front wall section with the balcony and canopy additions. Please note that the sketch and descriptions below are preliminary at this time. Final layouts and structural support details may differ from what is currently expected.

At this time, it is expected that the balcony and canopy will be supported by a steel frame with wood outriggers cantilevering out from the interior spaces. The outriggers will also be connected to the existing floor and roof framing for support of the cantilever back span. The new framing will require new footings at the new columns, supplemental framing for brick header support, and possible bracing/anchorage for seismic and wind stability. See the sketch on the following page for any additional information.

Conclusion

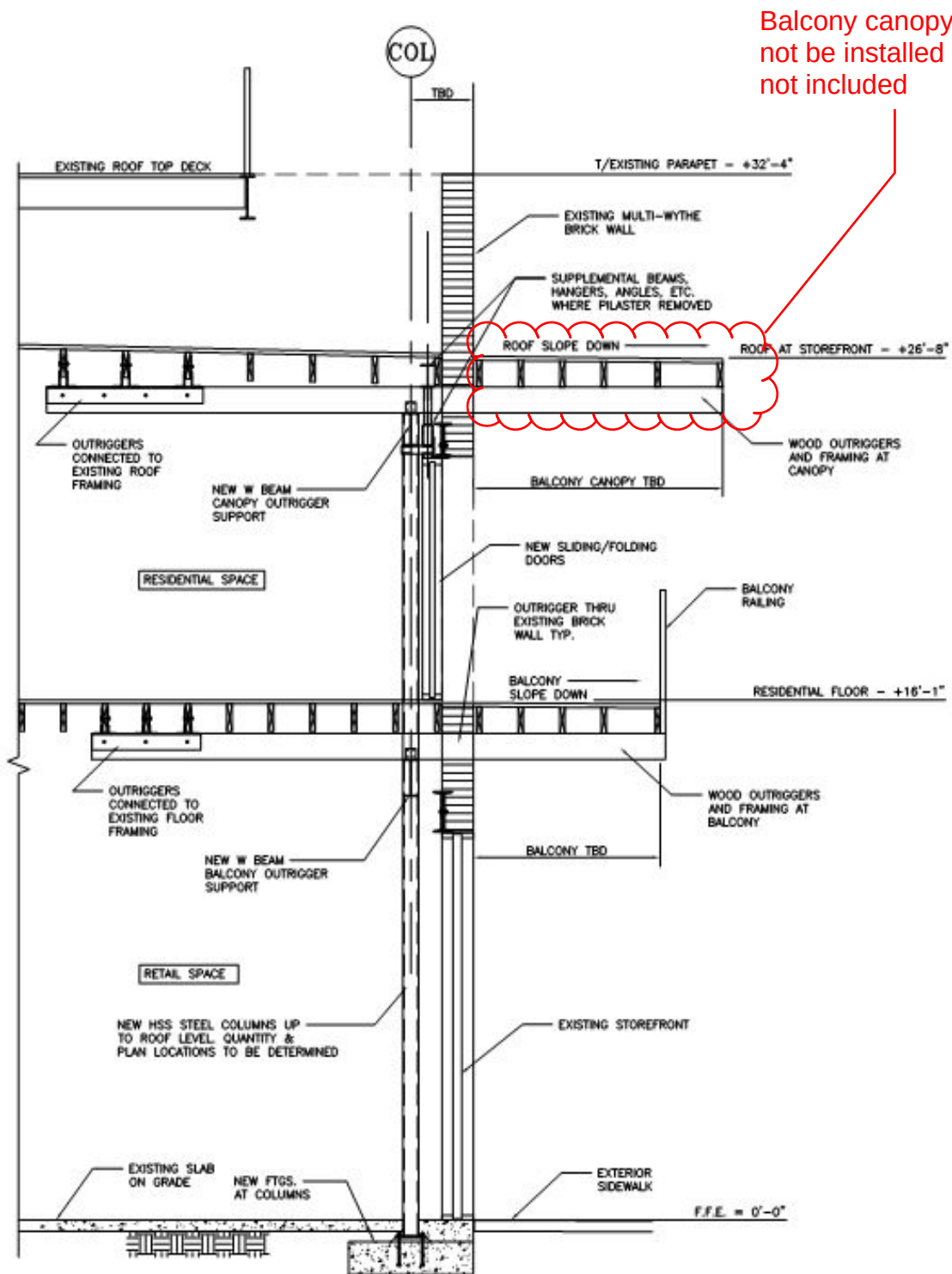
Because of the age of the building and the unknown assemblies for the existing steel headers we need to avoid adding more load onto these elements. The structural support depicted in the sketch on the following page will not impart any additional load on the existing steel headers. Additionally, the loads at the existing floor and roof framing for the support of the cantilevered back span will counteract existing floor and roof loads, thus minimizing structural impact on the existing structure.

We appreciate the opportunity to perform the structural engineering for this project. If there are any questions or comments, please feel free to contact us.

Sincerely,
Haines, Gipson, and Associates

A handwritten signature in black ink, appearing to read "David Connor", with a long horizontal flourish extending to the right.

David Connor, SE, PE
Associate Structural Engineer



Existing Building Front Wall Section with Additions

HOPE'S®



HOPE'S®

Congratulations on discovering Hope's – the source for the world's finest windows and doors.

Of course, that's exactly what you would expect the president of the company to say. The difference here is that I know from decades of industry experience that it's absolutely true – as do the thousands who have enjoyed the opportunity to design and specify Hope's custom windows and doors.

For design professionals yet to explore Hope's, or those who have known us for decades, we proudly provide you this detailed overview.

On behalf of all of us at Hope's, we look forward to working with you on your next project with the shared goal of creating remarkable, efficient, and enduring architecture according to your vision.

Enjoy,



Randall P. Manitta
CEO/President
Hope's Windows, Inc.

P.S. Should your travels bring you to western New York, please be sure to schedule a visit to the Hope's campus. I'd enjoy meeting you in person. Also, our plant tour qualifies for two AIA CES learning units.



Photo: IMG_INK

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THE GENESIS OF HOPE'S WINDOWS & DOORS

The story of Hope's custom windows and doors starts with artisans that transform solid steel billet into a variety of slim, geometrically complex, and remarkably strong profiles. This transformation is achieved through hot-rolling, a process where steel is heated to be malleable, then formed through an array of precision tooling to its final geometry.

With these precision-made profiles, Hope's crafts the world's finest windows and doors that provide unprecedented freedom of architectural expression.



Photos: Courtesy of Montanstahl



Photo: IMG_INK

THE MATERIAL DIFFERENCE

Hope's is committed to crafting windows and doors only from materials with proven ability to last for a century or longer, while providing timeless aesthetic appeal.

SOLID HOT-ROLLED STEEL

For more than 150 years, windows and doors have been crafted from solid hot-rolled steel. Many of our nation's historic buildings dating from the 1860s and earlier feature these handcrafted materials. Today, it is common for new structures to utilize wood or aluminum windows and doors, not because these materials are superior – they're simply less expensive.

What makes solid hot-rolled steel a superior material? For starters, it's three times stronger than aluminum and sixteen times stronger than wood. This strength allows Hope's to make windows and doors with the slimmest frames, the greatest amount of glass, and in virtually unlimited scale, shapes, and configurations.

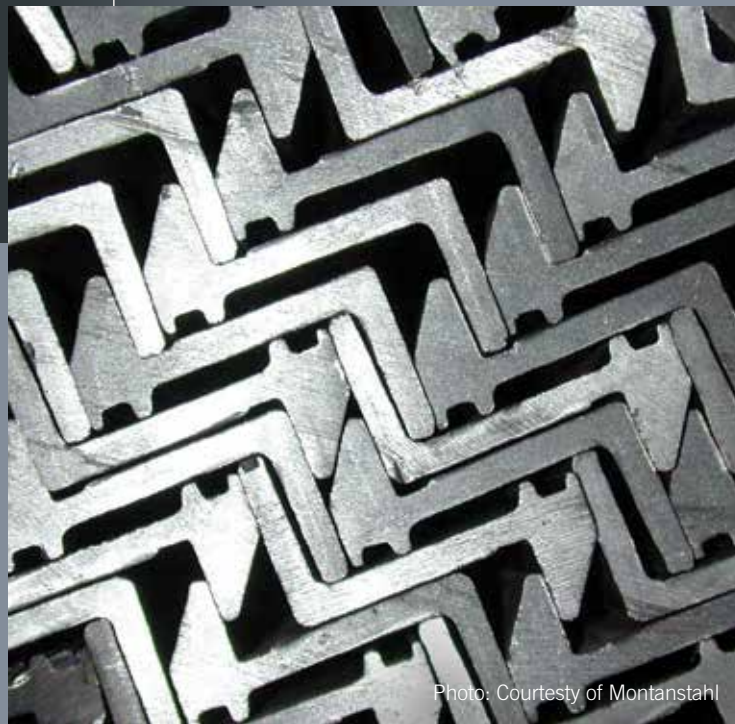
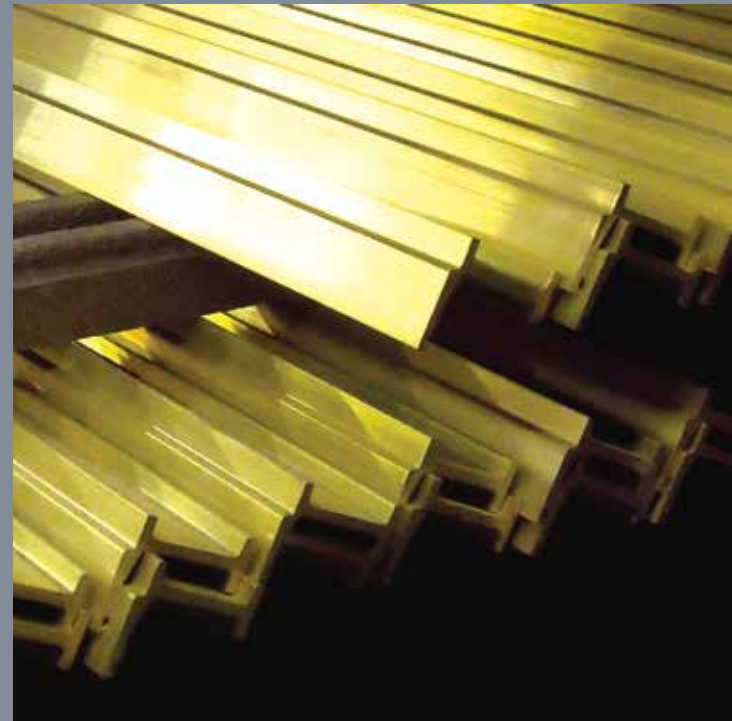


Photo: Courtesy of Montanstahl



SOLID BRONZE

For centuries, bronze has been the material of choice for the most prestigious structures. Bronze is unmatched for its ultimate durability and timeless beauty. Solid bronze offers unprecedented resistance to corrosion, even in coastal environments.

CUSTOM FORMED STEEL OR BRONZE

To achieve certain performance or aesthetic requirements, Hope's also handcrafts windows and doors by transforming heavy gauge steel, stainless steel, or bronze into custom formed profiles.



MINIMALIST, SLENDER, INVITING, REFINED

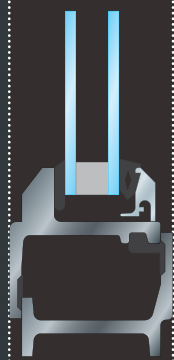
These words often describe the unique look of Hope's windows and doors. The narrow and graceful lines of Hope's windows and doors belie their formidable strength and ultimate durability. Hope's windows and doors are timeless in appearance and endure generations.

Owing to the inherent strength of solid hot-rolled steel, extremely narrow frame dimensions of Hope's windows maximize glass area.

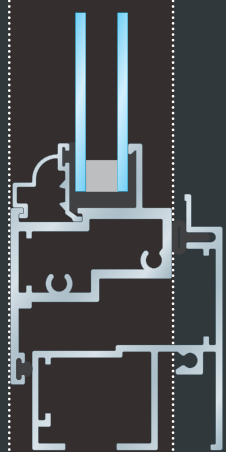


Photo: IMG, INK

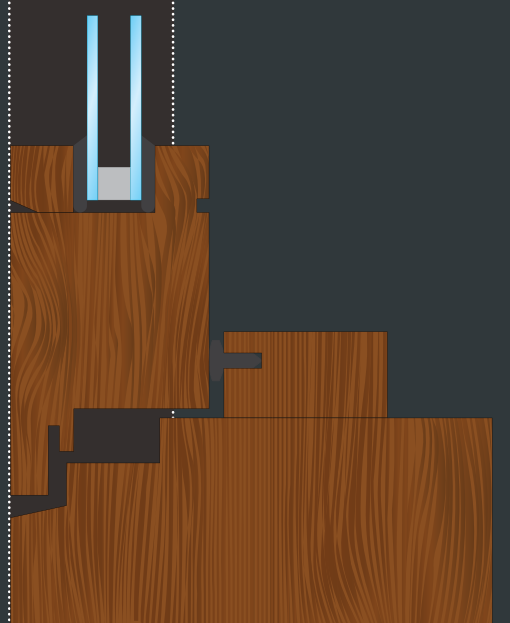
Steel



Aluminum



Wood



CUSTOM CHOICES AT EVERY PHASE OF DESIGN

Every Hope's window and door is custom designed by you – to achieve your specific aesthetic and performance criteria. You choose the material – steel or bronze. You choose your frame profile, shape, size, and glass. You choose true divided lites or simulated divided lites. You choose fixed or operable windows, and you decide where and how your windows open and close. You choose the functionality of your doors – swing-in, swing-out, lift-slide, or slide-fold. You choose your desired hardware – hinges, locks, handles, kick plates, and more – to ensure the longest-lasting and smoothest operation.

ANY STYLE IMAGINABLE

Whether new construction, retrofit, or historic preservation, designers incorporate Hope's windows, skylights, and doors into every variety of architectural style.

LONG-LASTING FINISHES

To achieve the longest product life cycle, Hope's employs the world's most advanced finishing system. Developed in cooperation with top U.S. metallurgists and architectural coatings suppliers, Hope's finishing system is engineered to ensure that windows and doors remain pristine and free from corrosion decade after decade, even in the harshest environments.

Hope's finishing process is the most comprehensive coating system available. For the top coat, pick from our Artistic Expression Palette and unlimited color choices to perfectly integrate your design.



Photo: IMG_INK



Photo: IMG_INK



Photo: IMG_INK



Solid hot-rolled steel or solid bronze profiles are formed perfectly to specified shapes, including complex curves.



Steel profiles are joined by fusion welding, a process that fuses the steel together, forming one continuous frame.



Hope's 5-axis laser precision cuts heavy gauge steel and bronze for complete design flexibility.

ATTENTION TO YOUR EVERY DETAIL

Hope's custom crafts each and every window and door to the absolute highest standards of quality and excellence.

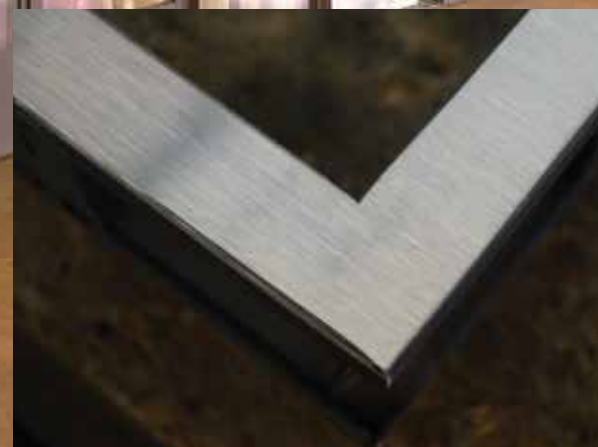


Hope's continually invests in new high-tech manufacturing equipment, when and where technology can enhance quality and product performance.



Photo: IMG_INK

The slag that forms at welded joints is ground and sanded smooth until visually imperceptible. Windows and doors appear to have been made from a single piece of solid steel or bronze.



Formed steel and bronze windows undergo the same rigorous fabrication procedures to achieve structural and visual perfection.



Windows and doors equipped with Thermal Evolution™ technology feature fiber-reinforced polymer (FRP) isolators. These isolators are precision machined to nest perfectly within Hope's traditional hot-rolled solid steel frame profiles where they are permanently bonded.

PROVEN PERFORMANCE YOU SHOULD EXPECT FROM CUSTOM CRAFTED WINDOWS AND DOORS

Hope's custom crafted windows and doors set the standard for performance excellence that no other steel manufacturer has ever equaled. Hope's provides peace of mind with products that are tested and proven to deliver protection solutions for inclement weather, harsh and extreme environments, and even dangerous situations caused by man or Mother Nature.

THIRD-PARTY TESTING AND CERTIFICATION

Hope's prides itself on its long-standing commitment to testing and certification, subjecting its products to more third-party testing and certifications than any other steel window and door manufacturer. The process of exceeding both rigorous, independent testing and customer expectations begins with the engineering and design of Hope's products – expertise derived from more than 100 years of experience. For detailed testing results from industry organizations such as ASTM, NFRC, The Florida Building Code, and others, contact Hope's.

CODE COMPLIANCE

Hope's provides custom solutions to satisfy local, state, and national building code requirements of any building project. Regardless of how complex or challenging a building code, there is a solution, and Hope's can provide it.



Photo: IMG INK

AIR, WATER, AND STRUCTURAL PERFORMANCE

Air infiltration and water penetration are two of the biggest issues that can affect performance. That's why Hope's windows and doors are rigorously tested for structural performance against exterior wind load, air leakage, and water penetration.

■ TESTING: ASTM E283 – Air Infiltration

ASTM E331 – Water Penetration

ASTM E330 – Structural Loading

THERMAL PERFORMANCE AND ENERGY EFFICIENCY

Hope's is committed to crafting energy-efficient windows and doors. The intrinsic properties of Hope's solid bronze and solid hot-rolled steel windows and doors provide optimal thermal performance as substantiated by third-party testing and NFRC certifications. With pioneering innovation, Hope's has developed Thermal Evolution™ technology. This advanced thermal-break technology provides exceptional thermal performance and condensation resistance. The patented Thermal Evolution technology is third-party tested and NFRC certified.

■ TESTING: NFRC 100 – Thermal U-Value

NFRC 200 – Solar Heat Gain

NFRC 400 – Air Infiltration

NFRC 500 – Condensation Resistance

PROTECTION FROM CORROSIVE ENVIRONMENTS

Hope's low-maintenance protective coating and finishing system provides incomparable long-term protection against corrosion and abrasion whether your building is inland or oceanfront. Hope's coating and finishing processes exceed the most rigorous testing standards and are carefully scrutinized to ensure products will perform, both aesthetically and functionally, for decades to come.

■ TESTING: ASTM D174 – Paint Blistering

ASTM D4585 – Humidity

ASTM B117 – Salt Spray and Fog

ASTM D1654 – Painted Products in Corrosive Environments

ASTM G85 – Cyclic Fog and Dry (Prohesion)

ASTM D5894 – Salt Fog/UV Painted Metal

ASTM D4541 – Pull Off Strength of Coating

HURRICANE AND IMPACT RESISTANT

Designed and tested to protect against the most brutal storms and flying debris, Hope's impact-rated hurricane windows and doors eliminate the maintenance and added cost of hurricane shutters. Hope's offers the industry's largest selection of fully tested and certified windows and doors for use within hurricane and impact zones – including lift-slide and slide-fold door systems. Available in solid hot-rolled steel or bronze, Hope's custom crafted windows and doors provide timeless aesthetics, enhanced views, and passive storm protection.

■ TESTING: ASTM E1996 – Impact (Hurricane)

ASTM E1886 – Cyclic Pressure

TAS 201, TAS 202, and TAS 203 – Florida Building Code testing protocol for hurricane resistant product approvals, including High Velocity Hurricane Zone (HVHZ) areas



Photo: IMG_INK

FIRE RESISTANCE

Hope's windows and doors are subjected to fire resistance testing, certification, and labeling. Fire resistance is just one more way Hope's demonstrates commitment to the safety and welfare of people and property.

- TESTING: ASTM E119 – Standard Test Methods for Fire Tests of Building Construction and Materials
- NFPA 251 – Standard Methods of Tests of Fire Resistance of Building Construction and Materials
- NFPA 252 – Standard Methods of Fire Tests of Door Assemblies
- UBC Standard 7-1-97 – Fire Tests of Building Construction and Materials
- UBC Standard 7-2-97 – Fire Tests of Door Assemblies
- UL 10c – Standard for Positive Pressure Fire Tests of Door Assemblies
- UBC 7-4 – Fire Tests of Window Assemblies

BULLET RESISTANCE

For the highest security needs, Hope's offers life-saving protection against bullets in gunfire situations. From government buildings and safe rooms to storefronts and banks, these windows provide the best protection available today with the superior aesthetic that is standard with Hope's.

- TESTING: UL752 – Bullet Resistance



BLAST PROTECTION

High-risk buildings, such as government facilities and airports, must be designed with windows and doors that complement their structural integrity and mitigate the hazardous effects of flying glass and other debris following an explosion. Hope's blast protection can be integrated into any existing Hope's design suite, providing life-saving protection with the same narrow profiles and elegant sightlines.

■ TESTING: ASTM F1642 – Glazing and Glazing Systems
Subject to Airblast Loading

GSA TSO1 Level C and Level D. Exceeds the Department of
Defense Anti-terrorism Standard #UFC 4-010-01

FORCED ENTRY SECURITY

Safety and security are of utmost concern to building owners and to Hope's. These concerns are taken into consideration with every window and door. Rest assured that Hope's offers window and door solutions that are designed, tested, and manufactured to stand up to forced entry, ensuring life safety and protection of property.

■ TESTING: ASTM 588 – Forced Entry



Photo: Lara Swimmer

ADA AND EGRESS COMPLIANCE

All Hope's windows and doors can meet ADA and egress requirements. Because these codes vary by location, Hope's depends on its years of industry experience to work with design professionals to ensure all requirements are met.

NATURAL DAYLIGHTING

Hope's windows allow for narrower frames which, in turn, allow more natural daylight to fill a room. Studies prove that natural daylight promotes the feeling of well-being, helps the healing process in medical facilities, and positively affects the mood and productivity of building occupants. Additionally, improved daylighting can significantly reduce the energy consumption for electric lighting.

LOW-MAINTENANCE AND SUSTAINABILITY

Every Hope's custom crafted window and door is built to last a century or longer with minimal maintenance requirements. Hope's is committed to crafting energy-efficient windows and doors from sustainable materials. And Hope's superior coating and finishing system requires less maintenance than other window and door materials. Compare this long life cycle to alternatives, and it's clear that Hope's is the best long-term investment, both environmentally and financially. Contact Hope's for additional sustainability and LEED® information.



Photo: IMG_INK

Solid steel fixed window with
Thermal Evolution technology

THERMAL EVOLUTION™ TECHNOLOGY

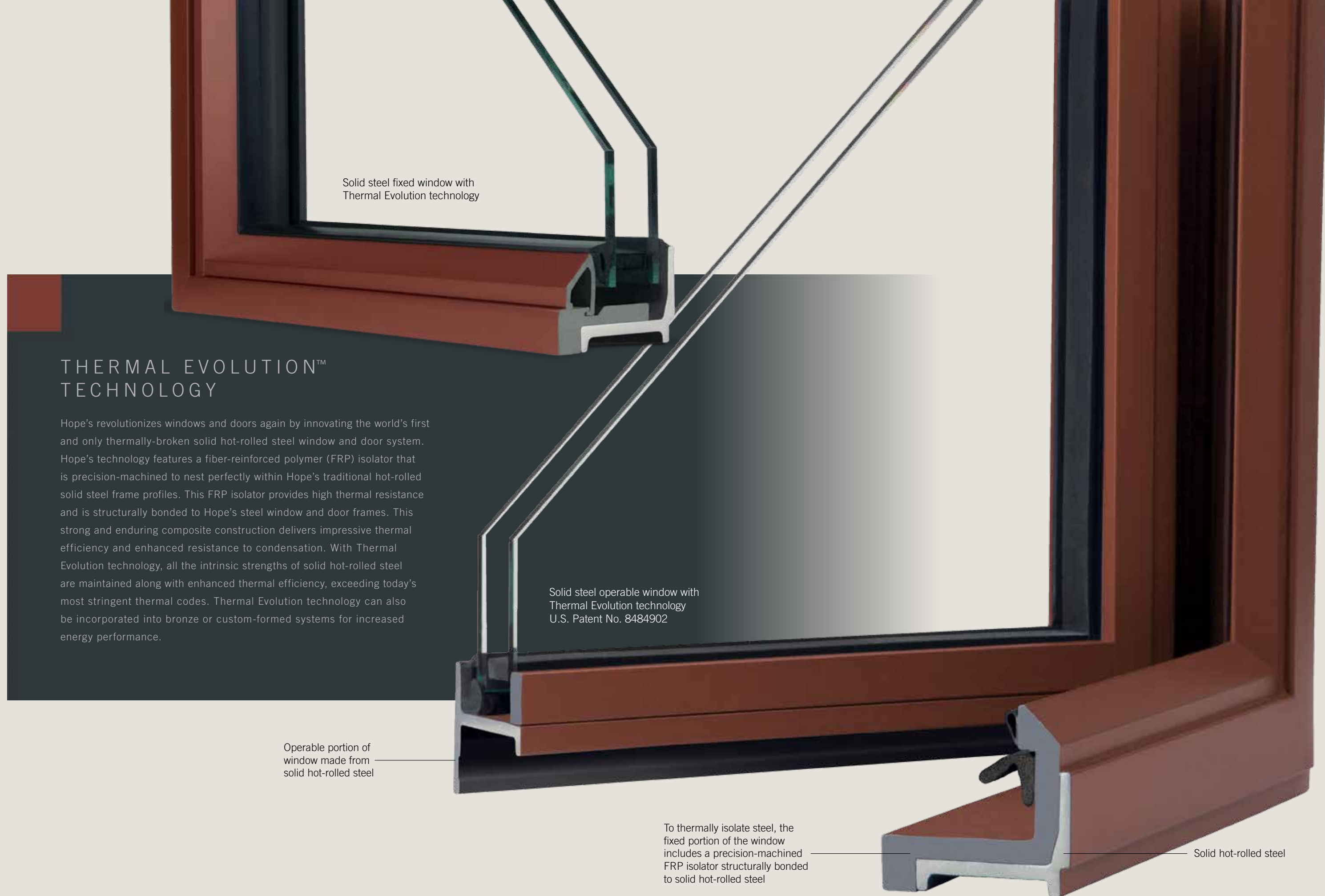
Hope's revolutionizes windows and doors again by innovating the world's first and only thermally-broken solid hot-rolled steel window and door system. Hope's technology features a fiber-reinforced polymer (FRP) isolator that is precision-machined to nest perfectly within Hope's traditional hot-rolled solid steel frame profiles. This FRP isolator provides high thermal resistance and is structurally bonded to Hope's steel window and door frames. This strong and enduring composite construction delivers impressive thermal efficiency and enhanced resistance to condensation. With Thermal Evolution technology, all the intrinsic strengths of solid hot-rolled steel are maintained along with enhanced thermal efficiency, exceeding today's most stringent thermal codes. Thermal Evolution technology can also be incorporated into bronze or custom-formed systems for increased energy performance.

Solid steel operable window with
Thermal Evolution technology
U.S. Patent No. 8484902

Operable portion of
window made from
solid hot-rolled steel

To thermally isolate steel, the
fixed portion of the window
includes a precision-machined
FRP isolator structurally bonded
to solid hot-rolled steel

Solid hot-rolled steel



YOUR DESIGN PALETTE

Designing a Hope's window or door begins with the selection of one of Hope's exclusive design suites – Jamestown175™ Series, Landmark175™ Series, University Series™, One55™ Series, 5000 Series™, or Empire Bronze™. Each design suite consists of complementary framing and muntin profiles. A window or door may also be designed with a framing profile from one suite and a muntin profile from another. Again, the design is entirely yours.

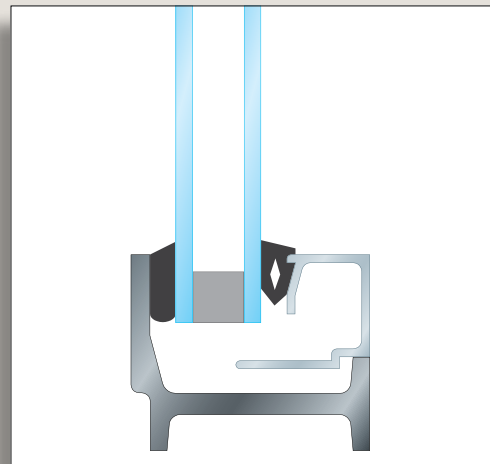


Photo: IMG_INK

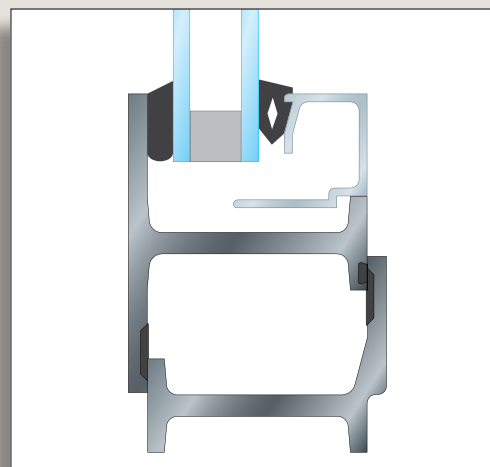
STEEL

JAMESTOWN175™ SERIES

Ideal for projects requiring oversize windows and doors, while providing a narrow 1-7/16" sightline for fixed windows and a narrow 2-5/8" sightline for operable windows and doors.



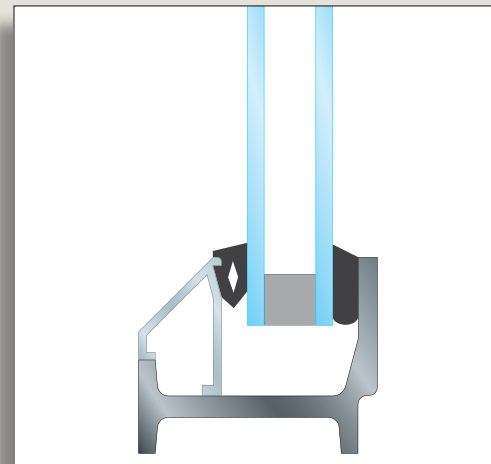
Fixed



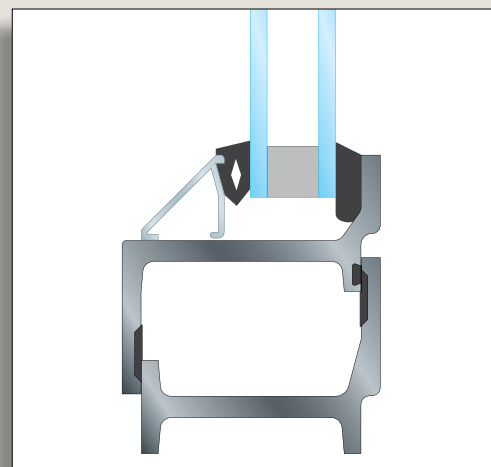
Operable

LANDMARK175™ SERIES

Ideal for projects requiring large windows and doors, while providing a narrow 1-7/16" sightline for fixed windows and a slim 2-3/16" sightline for operable windows and doors.



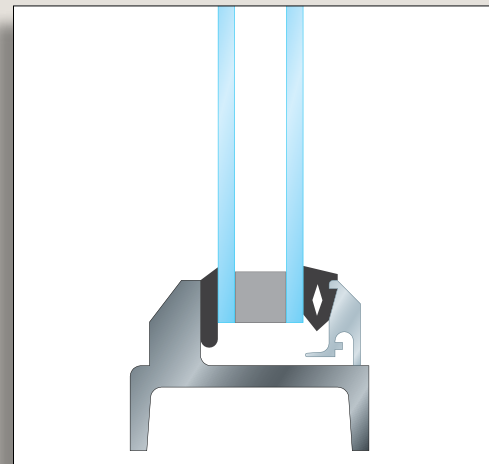
Fixed



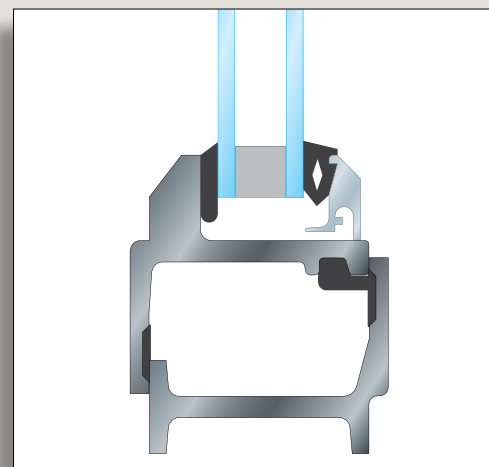
Operable

UNIVERSITY SERIES™

Designed for projects requiring historic replication of exterior putty-glazed steel windows and doors. The unique profile and narrow sightlines are ideal for new construction as well as replacement projects.



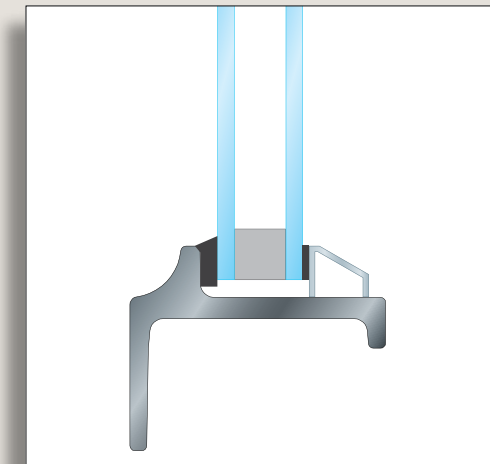
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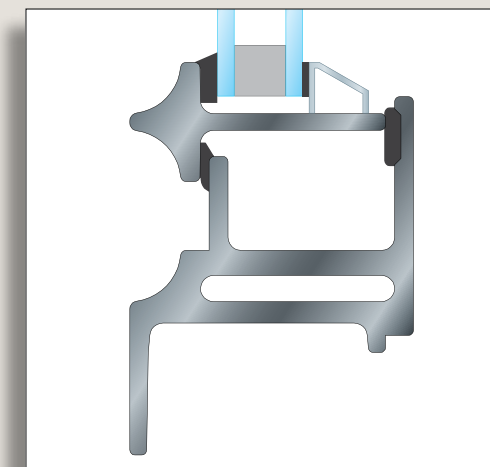
Operable

ONE55™ SERIES

Designed for projects requiring replication of historic steel windows with arrow-shaped profiles.



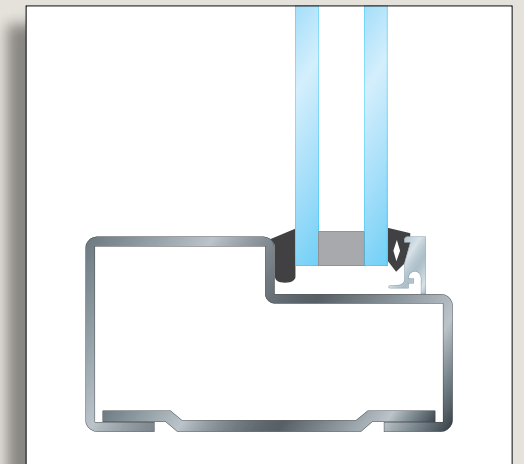
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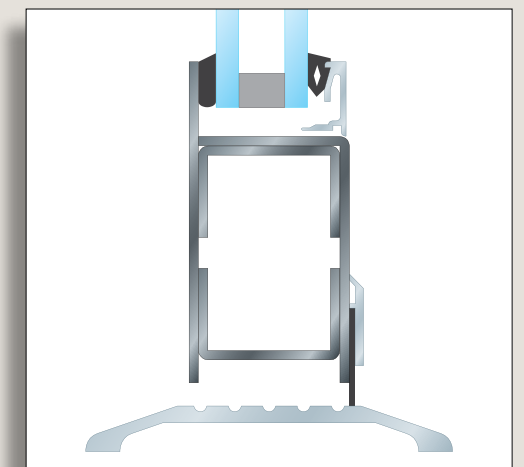
Operable

5000 SERIES™

Custom formed from heavy gauge steel and provides the greatest latitude for design flexibility and hardware options for high-traffic areas.



Fixed

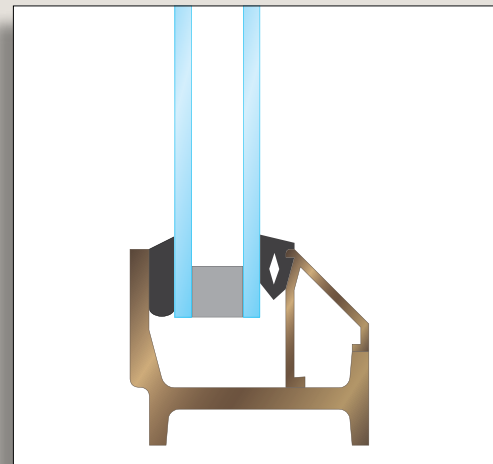


Door

BRONZE

EMPIRE BRONZE™ JAMESTOWN175™ SERIES

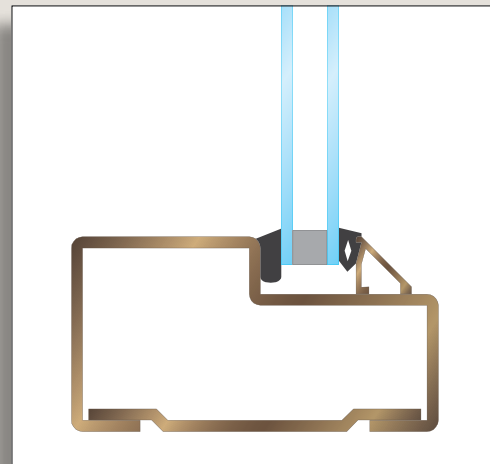
Offers the ageless beauty of solid bronze with the elegant sightlines, durability, and meticulous manufacturing techniques synonymous with all Hope's products.



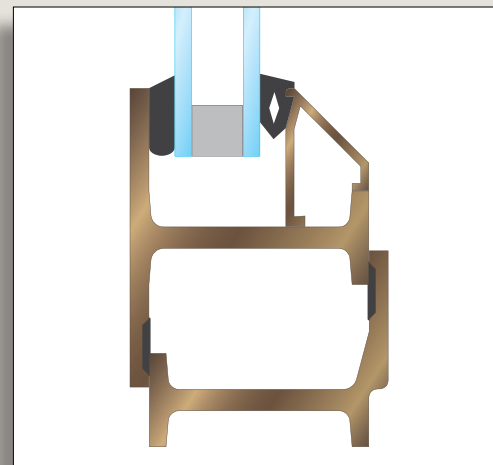
Fixed

EMPIRE BRONZE™ 5000 SERIES™

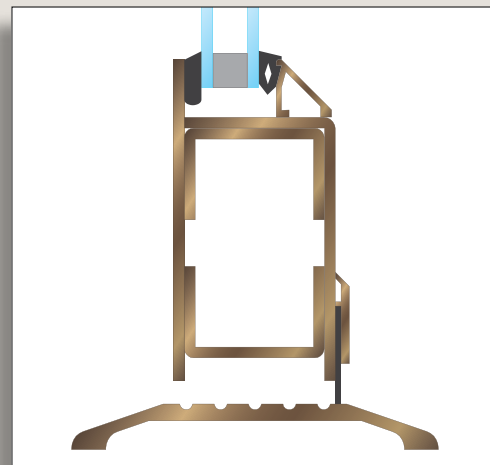
Custom formed from heavy gauge bronze and provides the greatest latitude for design flexibility and hardware options for high-traffic areas.



Fixed



Operable



Door



Photo: IMG_INK

MUSIC BOX FILMS

PROJECT

When film distributor Music Box Films decided to convert a 7,000-square foot, two-story space into a single-story building with a mezzanine for its new offices, Hope's was selected to provide custom, handcrafted steel windows and doors. Located in Chicago's West Loop enterprise zone, the project was awarded a prestigious Small Project Award from the Chicago Chapter of the American Institute of Architects (AIA).

RETROFIT

ARTFULLY HARMONIZING OLD WITH NEW

APPLICATION & BENEFITS

Hope's provided Jamestown175™ Series solid hot-rolled steel windows and 5000 Series™ steel doors – along with custom mullion, muntin, and glazing solutions – to meet the design requirements for the exterior façade and vestibule. *Chicago Architect* magazine quoted an AIA award juror who referred to the “juxtaposition between modern and old,” a common design objective Hope's windows and doors have fulfilled for more than a century.



Photos: Shapiro Associates

“Our space was renovated with the aesthetic of the sci-fi classic ‘Blade Runner’ in mind. The building speaks to our vision and commitment to artistry.”

Music Box Films

Architect: Shapiro Associates, Chicago, IL

Contractor: Knudsen Construction, Inc., Calumet City, IL

Engineering Consultants: McGuire Engineers, Inc., Chicago, IL, and Samartano & Co., Chicago, IL

Owner: Music Box Films

Windows: Jamestown175 Series steel windows

Doors: 5000 Series steel doors

MARY E. SWITZER BUILDING

PROJECT

Built in the 1930s and listed on the National Register of Historic Places, the 592,000-square foot Mary E. Switzer Building in Washington, D.C. required a complex, two-phase modernization inside and out. Hope's was recruited to design and fabricate historically compliant blast protection windows with updated thermal qualities, conforming to the existing Egyptian Revival architectural details.

GOVERNMENT

BLAST PROTECTION, HISTORICALLY CONSISTENT

APPLICATION & BENEFITS

To meet governmental standards for anti-terrorism and historical compliance, Hope's steel windows with blast protection were custom designed to complement the integrity of this important period building. Hope's successfully open-air tested its blast resistant windows and met the General Services Administration (GSA) security criteria for Level C and the Department of Defense (DoD) Anti-terrorism Standards.



Photo: IMG_INK

“Hope's has earned a heartfelt ‘thank you’ for everything they have done to make the windows on our project a resounding success. The project could not have come to fruition so seamlessly or expeditiously without the dedication and attention to detail by the whole organization.”

Jonathan Mitz
Senior Project Manager
Grunley Construction Co., Inc.

Architect: HNTB, Arlington, VA

Contractor: Grunley Construction Co., Inc.,
Rockville, MD

Engineering/Construction: Amco Metal Products, Inc.,
Gaithersburg, MD

Owner: U.S. General Services Administration

Windows: Liberty Series™ steel blast resistant windows

UNIVERSITY OF CALIFORNIA SCHOOL OF CINEMATIC ARTS

PROJECT

Hope's steel windows and doors were installed in the new home of the University of Southern California's School of Cinematic Arts – a four-acre complex of six buildings, including two named after George Lucas and Steven Spielberg. The project was sparked by a \$175 million donation from Lucas, who specifically requested the new campus reflect the historic Mediterranean (or Southern California Mission) style prevalent in 1929, the year USC adopted film studies as part of its curriculum.

EDUCATION

CINEMA SCHOOL PROJECT, A BLOCKBUSTER SUCCESS

APPLICATION & BENEFITS

Hope's Jamestown175™ Series solid hot-rolled steel windows and doors were installed in all three phases of the project. The design elements included 200 custom crafted arched and rectangular windows. In addition to providing an elegant aesthetic, the durability and structural strength of Hope's products enabled the project team to achieve another design objective: create buildings that would last for generations. Even before the final phase began, the project received the prestigious Grand Prize at the 41st annual Los Angeles Architectural Awards.



Photos: John Linden

“A high-profile project like this must satisfy some of the most creative minds in the world. The university is very pleased by the elegant look realized by the quality of Hope's steel windows and doors.”

Carter Moore, Architect
Urban Design Group

Architect: Urban Design Group, Dallas, TX

Contractor (Phases 1 and 2): Hathaway Dinwiddie, Los Angeles, CA

Contractor (Phase 3): MATT Construction, Santa Fe Springs, CA

Glazier (Phases 1 and 2): Vision Systems, El Cajon, CA

Glazier (Phase 3): Giroux Glass Inc., Los Angeles, CA

Owner: University of Southern California

Windows: Jamestown175 Series steel windows

Doors: Jamestown175 Series steel doors

BIRTHPLACE OF COUNTRY MUSIC MUSEUM

PROJECT

After more than a decade of planning and fundraising, the restoration of an historic 1920s-era, 24,000-square foot building quickly became the home of the newly created, state-of-the-art Birthplace of Country Music Museum. An affiliate of the Smithsonian Institution, the museum celebrates the 1927 Bristol Sessions, the first commercially successful recordings of country music, a milestone recognized by the Library of Congress. Johnny Cash declared it to be “the single most important event in the history of country music.”

PRESERVATION

AUTHENTIC COUNTRY

APPLICATION & BENEFITS

Architects Peyton Boyd and Michael Haslam worked with Hope's to specify University Series™ windows – solid hot-rolled steel window profiles designed for projects requiring historic replication of exterior putty glazed steel windows. Hope's 5000 Series™ steel doors are formed from heavy-gauge steel and offer the greatest latitude for customization.

“Because everyone wanted to see the exterior of this building restored to its former self, it was essential to select a window product with historically appropriate frame profiles,” says Boyd. “We always design with energy efficiency in mind and love that Hope's products feature frames, mullions, and applied muntins that are handled in a way that delivers the performance we expect of our windows and doors.”



Photos: Fresh Air Photo

“The Hope's windows were one of the first components to go in. At that point, we instantly knew this project was destined to succeed. The windows give the building a specific character that would have been missing if windows of a lesser quality had been chosen.”

Jessica Turner
Director and Head Curator
Birthplace of Country Music Museum

Architect: Peyton Boyd Architect PC,
Abingdon, VA

Owner: Birthplace of Country Music,
Bristol, TN

Windows: University Series steel windows

Doors: 5000 Series steel doors



CHAPEL OF THE RESURRECTION, VALPARAISO UNIVERSITY

PROJECT

Rising over the highest point on the campus of Valparaiso University is the Chapel of the Resurrection. After celebrating its 50th anniversary in 2009, the beloved chapel, used for both religious services and secular events, underwent an extensive preservation project that included the replacement of its 24 soaring windows that surround the chapel's nave. The original 58-foot tall windows covering 16,700 square feet were removed and replaced with a combination of both fixed and operable Hope's solid hot-rolled steel windows. Hope's Jamestown175™ Series design suite was selected to precisely match the sightlines of the original windows, which were also precisely color-matched to the originals.

RELIGIOUS

WINDOWS FOR WORSHIP

APPLICATION & BENEFITS

Hope's Jamestown175 Series windows feature solid hot-rolled steel – strong enough to allow for the narrowest frame dimensions and maximum glass area producing the best views possible. The 1-3/4" deep Jamestown175 Series windows are handcrafted, feature fully-welded construction, and are energy efficient. Hope's custom crafts every window for each project's design vision.



Photos: Jon Hendricks/Valparaiso University

“The Chapel of the Resurrection is grand and peaceful, beckoning students and campus visitors to come within, take a seat, and spend a little quiet time in meditation and prayer.”

The Times of Northwest Indiana

Preservation Consultant: Architexas, Dallas, TX

General Contractor: The Hagerman Group, Fort Wayne, IN

Original Architect: Charles Stadel and Associates, Park Ridge, IL

Owner: Valparaiso University, Valparaiso, IN

Windows: Jamestown175 Series steel windows

THE GRILL AT BAL HARBOUR

PROJECT

When the architect of Hillstone Restaurant Group was given the green light to design a new restaurant in Bal Harbour, Florida, he knew that only one manufacturer of steel windows and doors could help him achieve his unique vision and, at the same time, meet the stringent Miami-Dade impact and wind loading hurricane standards.

RETAIL

FORM OF ART, HURRICANE SAFE

APPLICATION & BENEFITS

The Grill at Bal Harbour features Hope's Jamestown175™ Series steel windows and doors and a 5000 Series™ pocket door. Transparency abounds thanks to narrow sightlines, maximum glass area, and custom engineered vertical sliding windows able to create an outdoor dining experience. Most importantly, the windows and doors are poised to help protect people and property in the event of a hurricane.



Photo: Dencon Architectural, Inc.



Photo: Kate McBride of Ellie Kay

“To us, Hope's windows are a form of art, elegantly working with the architecture...greatly contributing to the uninterrupted safety and comfort of our customers in the event of a hurricane.”

Rakesh Patel
Senior Project Architect
Hillstone Restaurant Group

Architect: Hillstone Restaurant Group

Owner: Hillstone Restaurant Group

Windows: Jamestown175 Series steel windows

Doors: Jamestown175 Series steel doors
5000 Series pocket door

PROFESSIONAL SERVICES

Hope's provides professional services including design consultation, technical assistance, project-specific details and specifications, budgetary pricing, project management, custom submittal drawings, and engineering. To begin achieving your vision, contact Hope's today.

Photo: IMG_INK



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