

Design Review Board

Official Agenda



AGENDA

City of Greenville

Design Review Board – Neighborhood Panel

Agenda Workshop

2:00 PM Tuesday, August 30th, 2022

Please use the following methods to attend the meeting.

Virtual Meeting Viewing

<https://www.greenvillesc.gov/meeting>

Password: meetnow

Telephone: 1-415-655-0002

Note: The primary purpose of this workshop is for the Design Review Board – Neighborhood Panel to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the board on any agenda item at the workshop. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on September 1st, 2022.

Application materials are included with the Public Notice for the September 1st, 2022 Public Hearing.

1. **Welcome**

2. **OLD BUSINESS**

NONE

3. NEW BUSINESS

A. CA 22-546

Application by LUKE SIMS for a CERTIFICATE OF APPROPRIATENESS for a new residence at 211 West Earle Street (TM# 0008000400600)

Documents:

[22-0546 AGENDA POSTING 211 W EARLE ST.PDF](#)

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B. UH 22-547

Application by LUKE SIMS for UNREASONABLE HARDSHIP TO DEMO a structure at 215 West Earle Street (TM# 0008000400700)

Documents:

[22-0547 AGENDA PACKET 215 W EARLE ST.PDF](#)

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C. CA 22-548

Application by LUKE SIMS for CERTIFICATE OF APPROPRIATENESS for a new residence at 215 West Earle Street (TM# 0008000400700)

Documents:

[22-0548 AGENDA POSTING 215 W EARLE ST.PDF](#)

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D. RHP 22-551

Application by MARIAN KENNEDY for SPECIAL TAX ASSESSMENT for HISTORIC PROPERTIES at 24 West Earle Street (TM# 0005000101200)

Documents:

[22-0551 AGENDA POSTING 24 W EARLE ST.PDF](#)

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4. Other Business

A. None

5. Adjournment

City of Greenville Planning and Development | 864-467-4476



**Planning Staff Report to
Design Review Board - Neighborhood
July 29, 2022
for the August 4, 2022 Public Hearing**

Docket Number: CA 22-546
Applicant: Luke Sims
Property Owner: Nycole Bares, Northway Real Estate Company LLC
Property Location: 211 W. Earle Street
Tax Map Number: 0008000400600
Acreage: 0.25
Zoning: R-6, Colonel Elias Earle Preservation Overlay District
Proposal: New Residential Construction
Staff Recommendation: Approval with Conditions

Staff Analysis:

Background

An Unreasonable Hardship Exemption was approved in September of 2021 (CA 22-158) to demo the existing structure. A condition of the approval stated that the demolition application process may not begin until after the proposal is approved for the new home to be placed on the lot. A workshop was held in September of 2021 with the applicant, staff, and two members of the Neighborhood Panel to review the proposed design of the new home. A recommendation was made at that time to remove an extension off of the front of the home. The new proposed design removes that extension.

Proposed Structure

The proposed structure is a two-story, +/- 4,000 sf, brick Craftsman-style residence featuring three chimneys, a gabled roof, a large front porch that spans the entire front façade of the home, with a detached two-story +/- 1,000 sf garage in the rear of the home connected by a breezeway to the main structure. Proposed design details include wooden double-hung windows, painted wood siding accents, architectural asphalt shingles, craftsman style columns, copper chimney caps and a copper roof on the porch.

AR.1 of the design guidelines suggests that new buildings maintain the same setback as those existing structures within the block. The proposed building façade is 20 feet from the public right of way, which is in line with surrounding properties, all of which are set back from the right-of-way between 13 to 35 feet. Side setbacks are in line with surrounding homes as well, and within the zoning requirements for the area.

AR. 2 of the design guidelines suggests that the front of the home be oriented toward the street with a clearly identified front door and a porch that is similar in size and character to those of surrounding homes. The proposed home is oriented toward the street with a clearly identified entry and prominent porch.

AR.6 of the design guidelines requires that new buildings appear similar in scale to traditional single-family homes. The building scale of the proposed home is consistent in mass and height to traditional single-family homes in the area.

AR. 7 of the design guidelines states that the form of a new building should be similar to those seen traditionally in the historic district. The proposed structure is in keeping with the designs of neighboring homes within the Colonel Elias Earle Preservation District. The following characteristics found in the summary of key characteristics in the district are all incorporated into the proposed design:

- Uniform setbacks
- Detached garage accessed by side driveway
- Two-story building
- Brick and wood frame construction
- Large home
- Front porch
- Slate roof
- Gabled roof

The summary of key characteristics within the Colonel Elias Earle Preservation District also notes the presence of old growth oaks and mature landscaping. Staff recommends that the applicant submit a statement or drawing, prior to issuance of the CA, to acknowledge any existing trees to remain in place as well as any new trees to be planted.

AR.8 of the design guidelines suggests that all new construction should maintain the range of exterior wall materials currently found in the historic district, including lap siding and brick. Masonry should appear similar to that used historically. The applicant has proposed masonry that is similar to that used historically. Applicant is proposing a copper roofed porch. However, it is noted in the Design Guidelines that reflective materials, such as mirrored glass or polished metals, are inappropriate. Staff therefore recommends that the copper roof be weathered copper or asphaltic shingles to match proposed roof.

AR.9 recommends that new buildings, regardless of stylistic treatment, should appear similar in form and detail to houses in the area. A new building should be visually compatible. Staff finds that the design of the structure effectively emulates the fundamental similarities among the neighboring buildings.

AR.10 recommends that the visual impacts of parking should be minimized. Staff notes that the proposed design includes a detached garage at the rear of the home accessed by a ribbon driveway, which is appropriate for the district.

AR.12 states that an addition should be designed in a way that is compatible with the primary building. It is recommended that the addition be placed at the rear of the building and be compatible in scale, materials, and character. It is also recommended that the roof form of the addition be in character with that of the primary building. The detached garage is designed in a way that emulates the primary building in scale, material, character, and roofline but is subordinate in size to the primary structure.

AR.15 suggests that the structure incorporate a coordinated color scheme. The proposed design employs a coordinated color scheme.

Summary

In reviewing an application for new construction within an historic district, the Design Review Board shall consider whether the proposed structure relates to the mass, scale, and form of those seen traditionally in the historic district. Staff finds that the proposed structure is in character with the Colonel Elias Earle Preservation District in which it is located.

As such, staff recommends **approval with the following conditions**:

1. The applicant shall work with staff to identify any existing trees to be preserved on site as well as any additional proposed trees or plantings.
2. Porch roof shall be weathered copper or architectural asphalt shingles to match proposed roof treatment.
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 for New Construction in Preservation Overlay Districts:

AR.1 Maintain the line of building fronts in a block

- A. A building should fit within the range of yard dimensions seen in the block.
 - The front yard setback of a new building should match the established range of adjacent buildings.
 - Where the setbacks are uniform, the building should be placed in general alignment with its neighbors.
 - In those areas where setbacks vary slightly but generally fall within an established range, the new building should be within ten feet of the typical setback in the block.
- B. Maintain the uniform spacing of side yards.
 - Side yard setbacks should appear similar to others in the block, as seen from the street.

AR.2 Orient the front of the building to the street

- A. Orient the front of a house to the street and clearly identify the front door.
 - A prominent entry will contribute to the pedestrian-friendly character of the street.
 - Use a one-story porch element to define the entry.
 - In some cases, the front door itself is positioned perpendicular to the street. In such a case, the entry should still be clearly identified with a walkway and porch.
- B. The use of a porch is encouraged in any residential development.
 - A porch should be similar in character, design, scale and materials to those seen traditionally.
 - The size of a porch should relate to the overall scale of the primary structure to which it is attached.
 - A porch should use similar materials to that of the primary structure.
- C. Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.
 - Brick or wood columns are best for most structures in the neighborhood.

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

- A. New construction should appear similar in mass and scale to nearby historic structures.

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

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

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

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

- A. Maintain the existing range of exterior wall materials found in the historic district.
- Appropriate materials for primary structures include horizontal lap siding and brick.
 - Reflective materials, such as mirrored glass or polished metals, are inappropriate.
 - Rustic shakes are inappropriate.
- B. Exterior wood finishes should appear similar to those used historically.
- Maintain protective coatings of paint or stain on exterior wood siding
 - The lap dimensions of siding should be similar to that found traditionally (i.e., four to five inches of lap exposure).
- C. Masonry should appear similar to that used historically.
- Masonry unit sizes should be similar to those found traditionally.
 - Mortar joints should appear similar in color, texture, and joint width, to those seen historically.
- D. Materials should be applied in a manner similar to that used historically.
- For example, brick veneer should not “float” above a wood clapboard wall.
 - Traditionally, heavier materials (e.g., brick) were used for foundation piers.
 - More finished masonry or wood was used for primary walls, and wood was used for gable ends, roofs, and details.
 - This “hierarchy” of materials should be continued.
- E. Newer synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.
- New materials should have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.

- Details of synthetic siding should match those of traditional wood siding. The lap dimensions of synthetic siding should be similar to those of historic wood lap siding (i.e., four to five inches of lap exposure).
- F. Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally.
- Roof materials should be earth tones and have a matte, non-reflective finish.
 - Wood shakes are inappropriate.

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

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

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

- A. A parking pad, carport, or garage should be located to the side or rear of a lot, and detached from the main structure.
- Consider providing only ribbon paving. This will reduce visual impacts-as well as show more drainage through soils.
 - Consider sharing a single drive and curb cut where driveway sare needed.
 - A driveway should lead straight from the street to the parking area.
 - A parking pad located in the front of a residence is not appropriate.
- B. Although it is not encouraged, where a garage or carport must be “attached” to the primary structure, consider the following options:
- Locate the garage or carport at least ten feet behind the front of the main structure.
 - A garage and the garage doors should not be visually overpowering to the main structure. It should be detailed similar to that of the main structure.
 - A carport should have a painted, non-metallic finish. Consider a carport constructed from wood.
- C. Minimize the visual impact of parking areas.
- A parking area should be located to the rear of a site.

- Do not use a front yard for parking. Instead, use a long driveway, or alley access, that leads to parking located behind a building.

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

- A. Design a new addition such that the original character can be clearly seen.
 - In this way, a viewer can understand the history of changes that have occurred to the building.
 - An addition should be made distinguishable from the original building, even in subtle ways, such that the character of the original building can be interpreted.
 - Creating a jog in the foundation between the original and new structures may help to define an addition.
 - Even applying a new trim board at the connection point between the addition and the original structure can help define the addition.
- B. Place an addition at the rear of a building or set it back from the front to minimize visual impacts.
 - This will allow the original proportions and character to remain prominent.
 - Locating an addition in the front of a structure is inappropriate.
- C. Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
 - When preserving original details and materials, follow the guidelines presented earlier in this chapter.
- D. An addition should be compatible in scale, materials and character with the main building.
 - An addition should relate to this historic building in mass, scale, and form. It should be designed to remain subordinate to the main structure.
 - While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.
- E. An addition should be set back from any primary, character-defining façade.
 - An addition should be to the rear of the building, when feasible.
- F. The roof form of a new addition should be in character with that of the primary building.
 - Typically, gable, hip and shed roofs are appropriate for residential buildings. Flat roofs are appropriate for commercial buildings.
 - If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.

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

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



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:	Luke Sims	Nycole Bares, Northway Real Estate Co. LLC
*Title:	Architect	Property Owner
*Address:	53 Endel Street, Greenville	604 Old Williamston Rd.
*State:	South Carolina	South Carolina
*Zip:	29611	29673
*Phone:	864.395.2848	864.867.8804
*Email:	luke.sims@gmail.com	nycole.bares@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 211 W. Earle St., Greenville, SC, 29609

*TAX MAP #(S) 0008000400600

*PRESERVATION DISTRICT/SPECIAL DISTRICT COLONEL ELIAS EARLE HISTORIC DISTRICT

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

DESCRIPTION OF REQUEST

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

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

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

This project includes the replacement of an existing duplex back to its original single-family residence use. The Design Review Board originally approved the demolition of the existing house at the September 2nd, 2021 DRB meeting, pending the approval of the new structure. A workshop occurred with the architect (applicant), Edward Kinney, and two DRB members, Matt Tindall & Anatole Upart in September of 2021 to review the proposed design. The feedback was positive & the board members suggested removing an extension off of the front of the house. The owner & architect followed their direction & removed the extension before this submission.

The new structure is a simplified two-story brick Craftsman-style residence as seen in the current neighborhood. The two-story massing with multiple chimneys and deep front porch are typical for the Col. Earle Historic District.

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

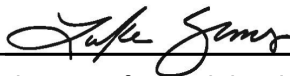
2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

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)

 X 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 1/4" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

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

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

ARCHITECTURAL REVIEW

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

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

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

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

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

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

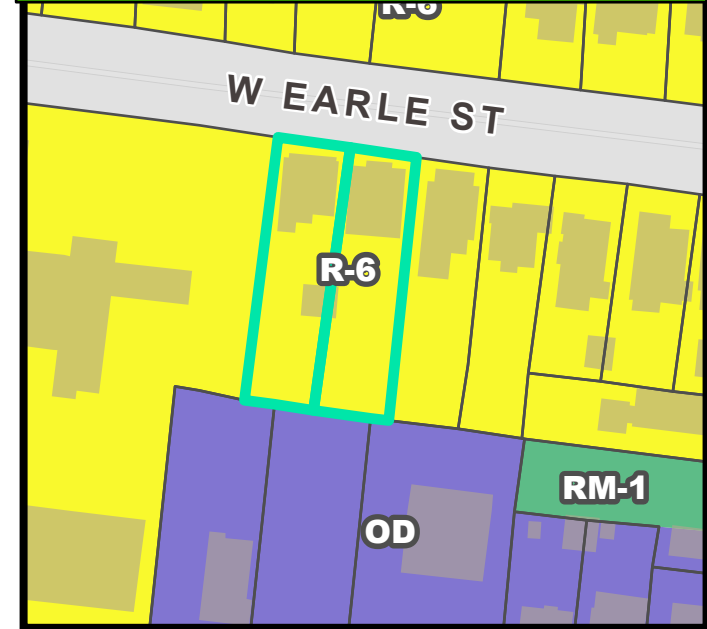
To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	07.31.2022
Property Owner/Authorized Agent	
Date	07.31.2022
Public Hearing information	
Public Hearing signs	

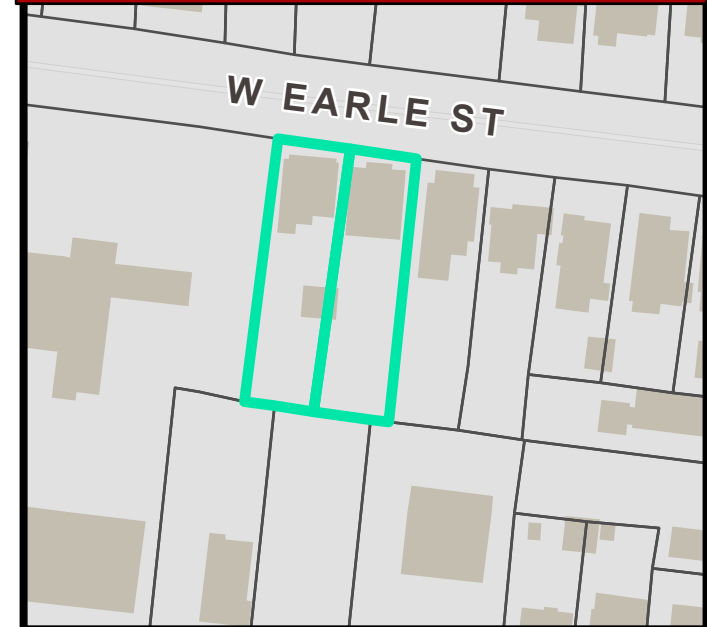
AERIAL VIEW



CURRENT ZONING



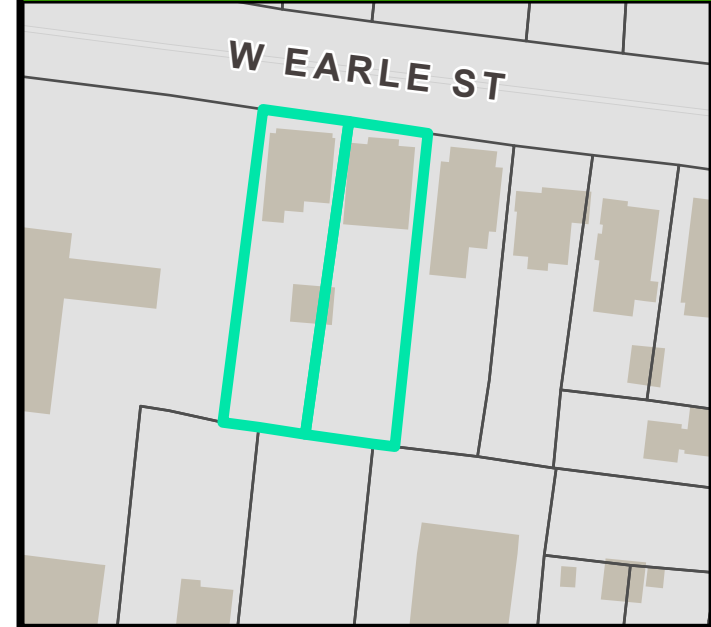
FUTURE LAND USE



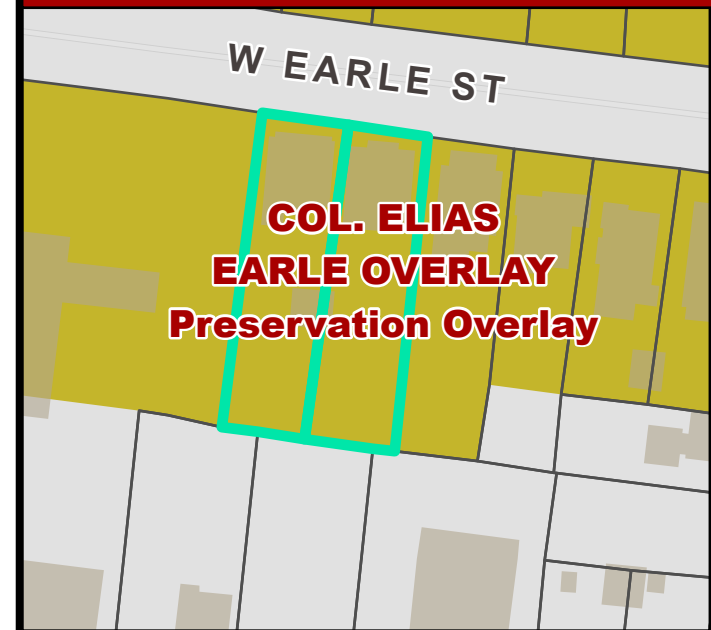
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



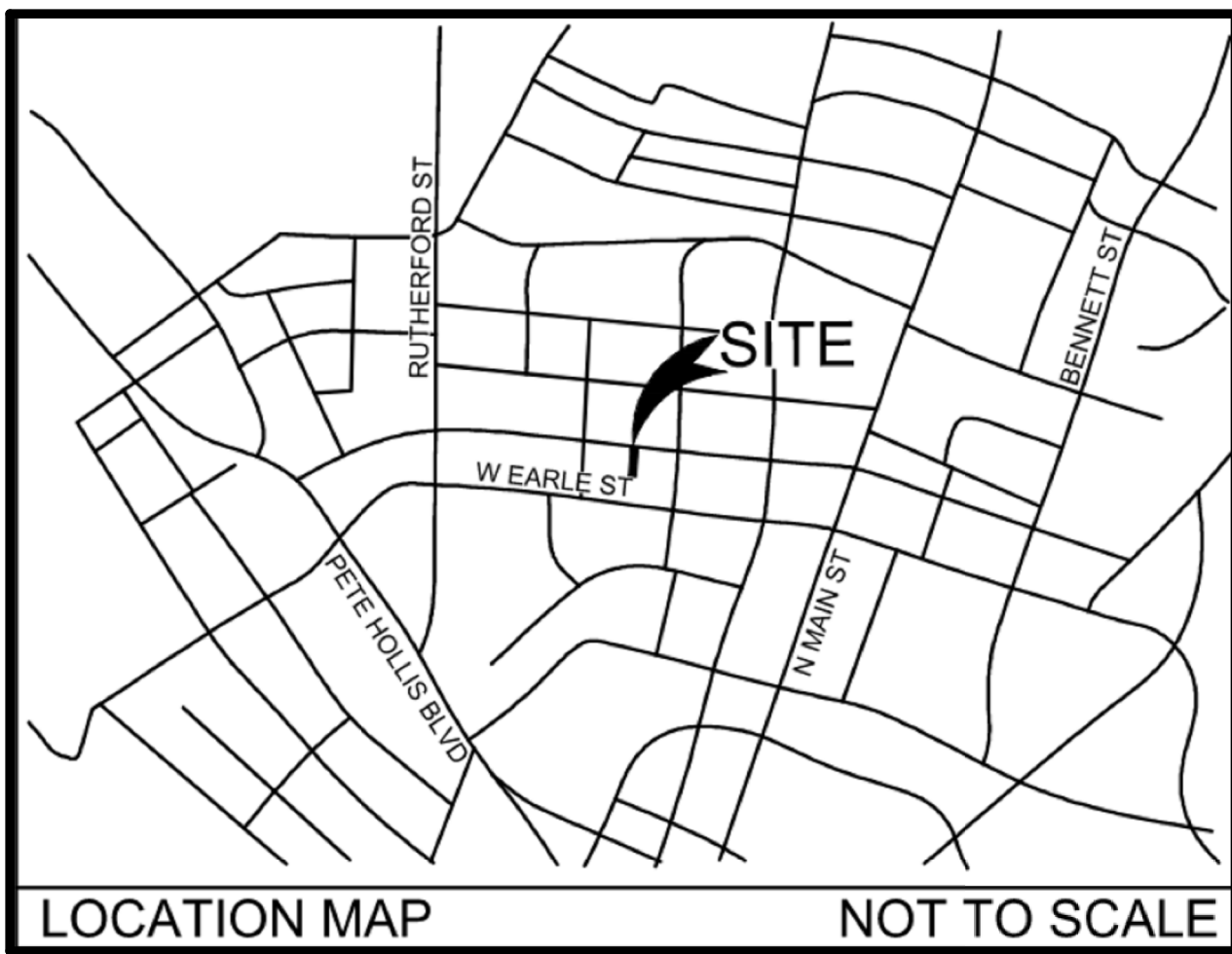
NEW RESIDENCE AT

211 West Earle Street

GREENVILLE, SOUTH CAROLINA 29609

DESIGN REVIEW BOARD SET

August 1st, 2022



DRAWING SHEET INDEX

A0.1	COVER SHEET
A0.2	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLANS
A5	ROOF PLANS
A6.1	ELEVATIONS
A6.2	ELEVATIONS
A6.3	STREET VIEW COMPARISON

LINE TYPES

BEYOND	---
CENTERLINE	---
DEMOLISHED	---
HIDDEN	---
OVERHEAD	---

ANNOTATIONS

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

③ STANDARD GRAPHICS
12" = 1'-0"

ANNOTATIONS

	NORTH (PROJECT OR TRUE)
	PROJECT NORTH
	TRUE NORTH
	WINDOW / CURTAIN WALL TAG
	LOUVER TAG
	WALL TAG
	DEMOLITION KEYNOTE
	KEYNOTE
	ACCESSORY TAG
	FURNITURE TAG
	EQUIPMENT TAG
	SIGNAGE TAG
	CEILING TAG
	CEILING TYPE (IF / WHEN INDICATED)
	CEILING HEIGHT

VIEW REFERENCE

	PHOTO REFERENCE TAG
	PLAN VIEW TITLE REFERENCE
	VIEW SCALE
	DETAIL VIEW TITLE REFERENCE
	VIEW SCALE
	PLAN / DETAIL CALLOUT
	REFERENCED SHEET

BUILDING SECTION CALLOUT

	REFERENCED SHEET
--	------------------

WALL SECTION CALLOUT

	REFERENCED SHEET
--	------------------

DETAIL SECTION CALLOUT

	REFERENCED SHEET
--	------------------

EXTERIOR ELEVATION CALLOUT

	REFERENCED SHEET
--	------------------

INTERIOR ELEVATION CALLOUT

	REFERENCED SHEET
--	------------------

ROOM TAG(S)

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

NORTHWAY REAL ESTATE COMPANY, LLC

211 W. Earle Street

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

No.	Description	Date
A	DRB REVIEW SET	08.01.2022

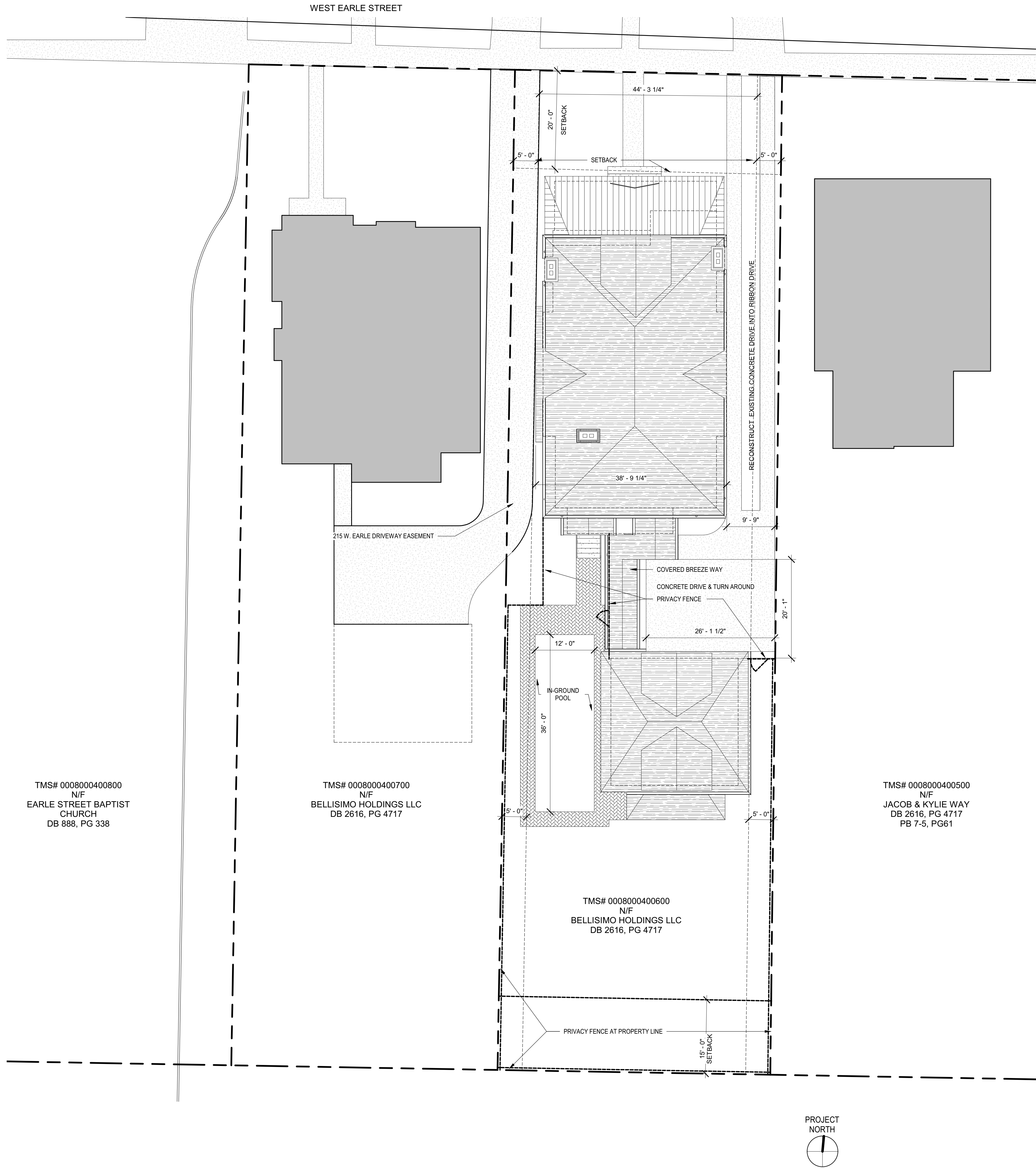
COVER SHEET

Project number 21.03
Date 2022.08.01

A0.1

Scale 12" = 1'-0"

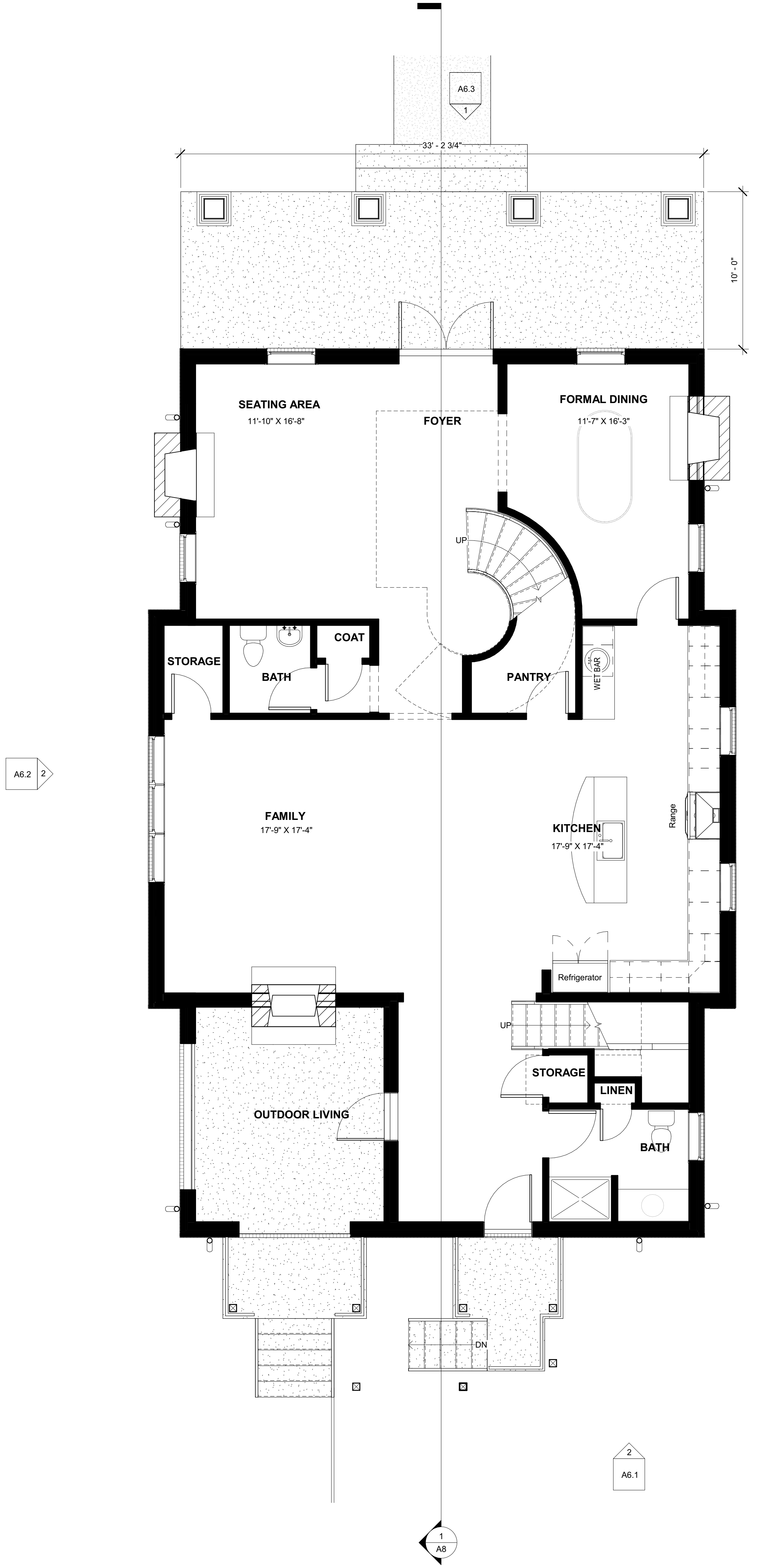
7/31/2022 5:43:38 PM



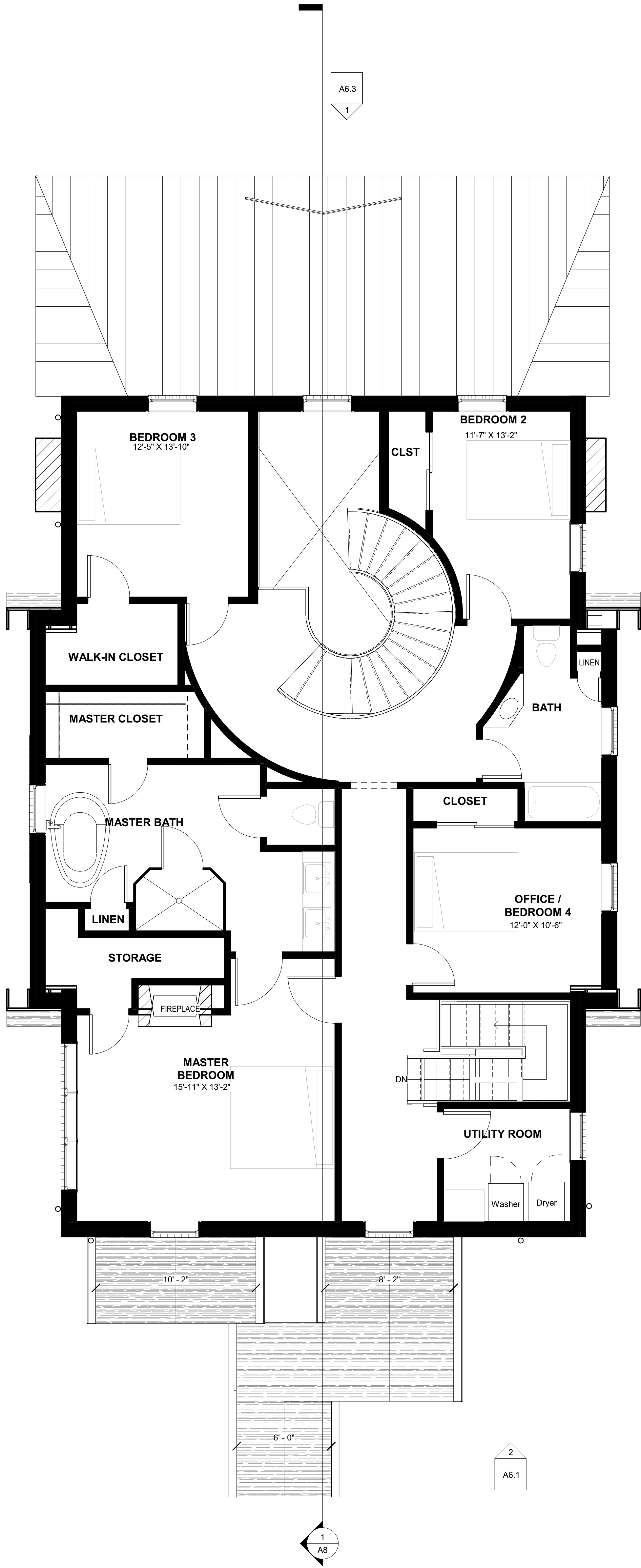
- ARCHITECTURAL SITE PLAN NOTES**
1. CONTRACTOR SHALL VERIFY LOCATION OF HOUSE, SEPTIC SYSTEM, AND DRAINFIELD WITH HEALTH DEPARTMENT OFFICIAL PRIOR TO ANY CONSTRUCTION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS AND LOCAL ORDINANCES.
 3. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.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

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

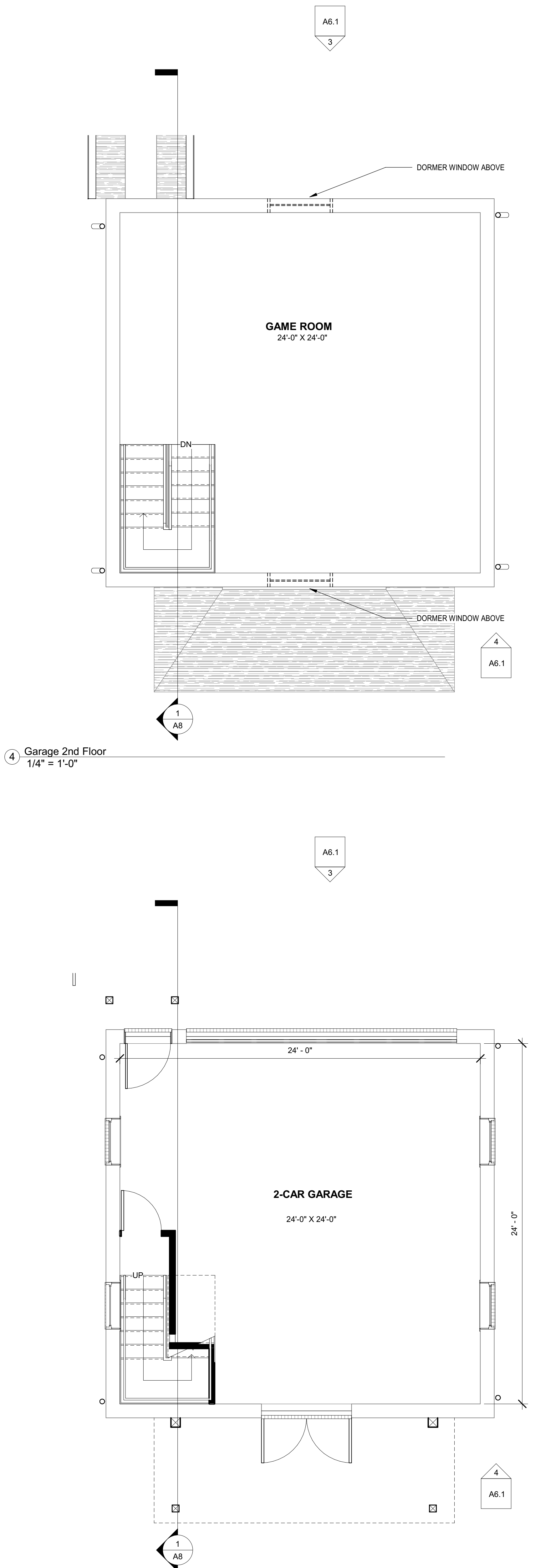
No.	Description	Date
A	DRB REVIEW SET	08.01.2022



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



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

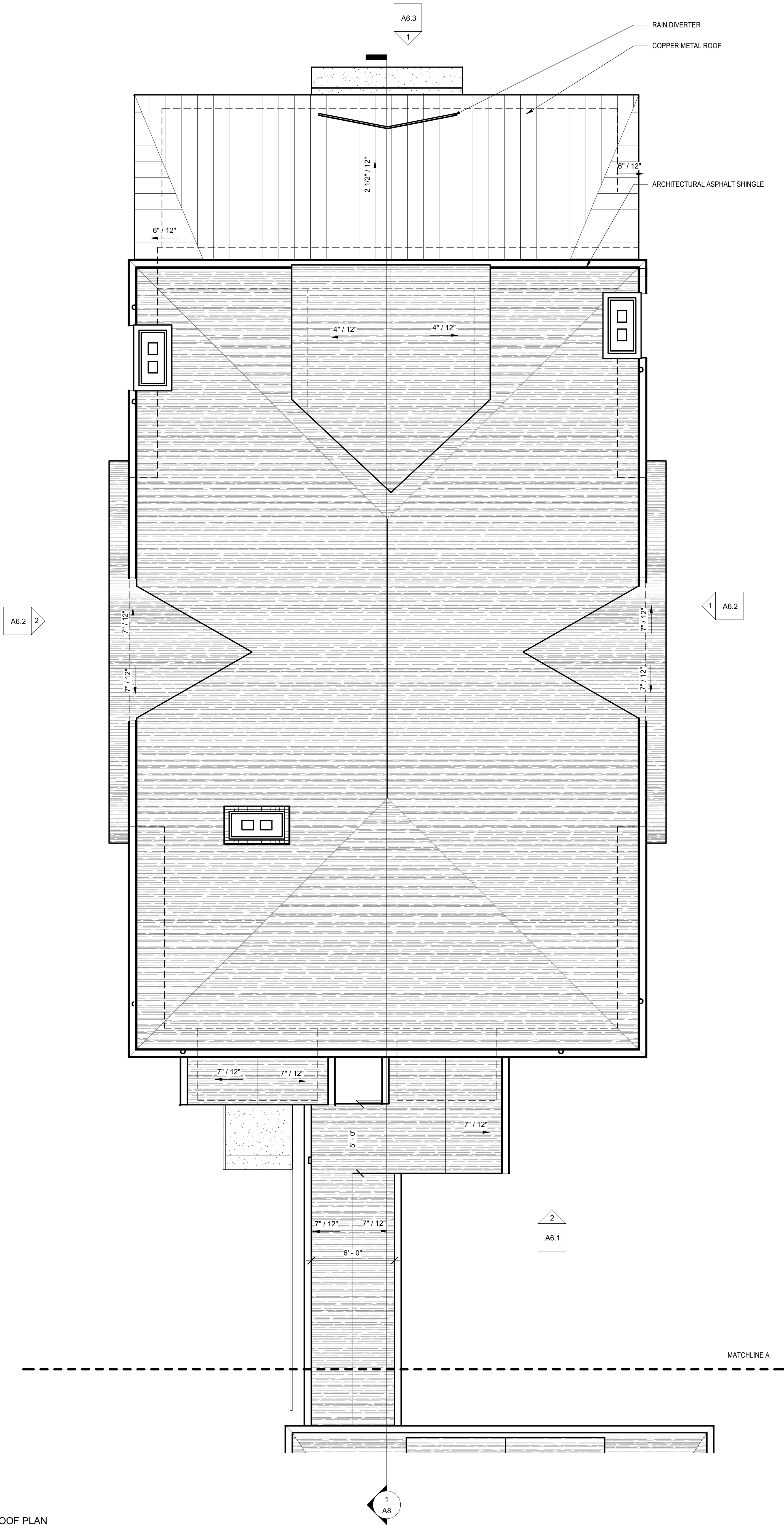


3 Garage Floor
1/4" = 1'-0"

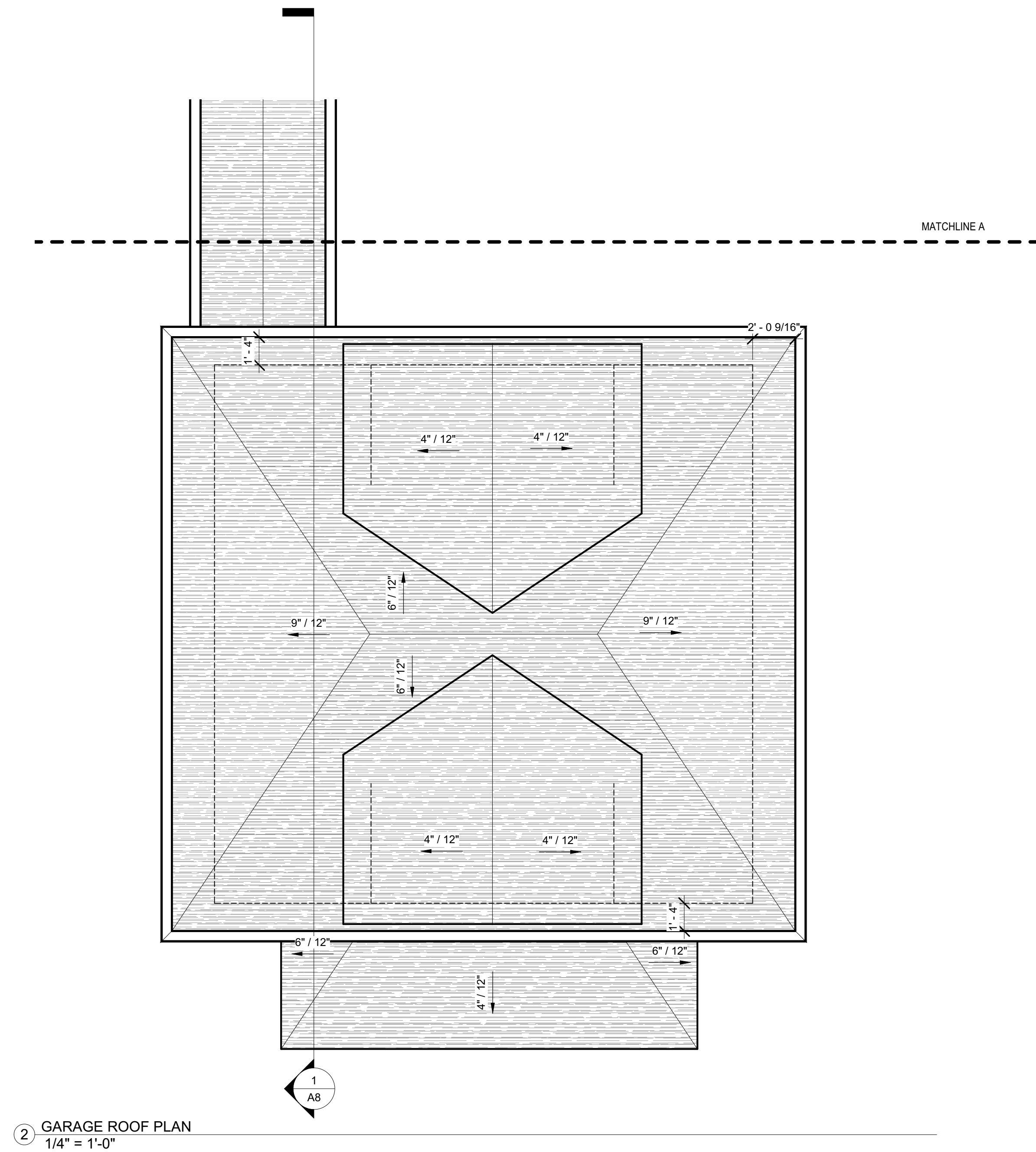
CONDITIONED SPACE
FIRST FLOOR = 1,839 SF
SECOND FLOOR = 1,981 SF
GARAGE SECOND FLOOR = 576 SF
TOTAL CONDITIONED = 4,376 SF

OUTDOOR SPACE
GARAGE = 576 SF
OUTDOOR AREA = 463 SF

No.	Description	Date
A	DRB REVIEW SET	08.01.2022

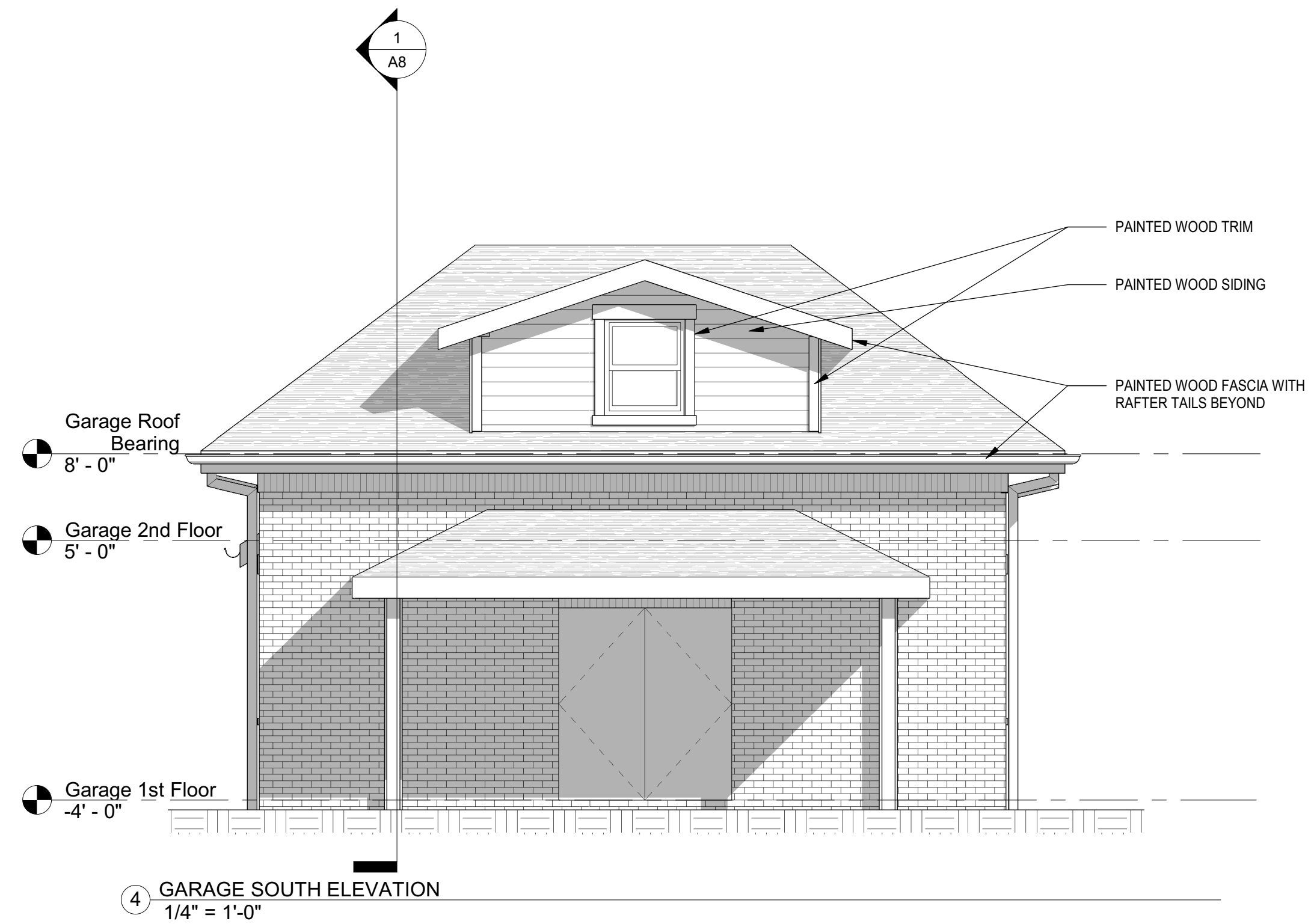
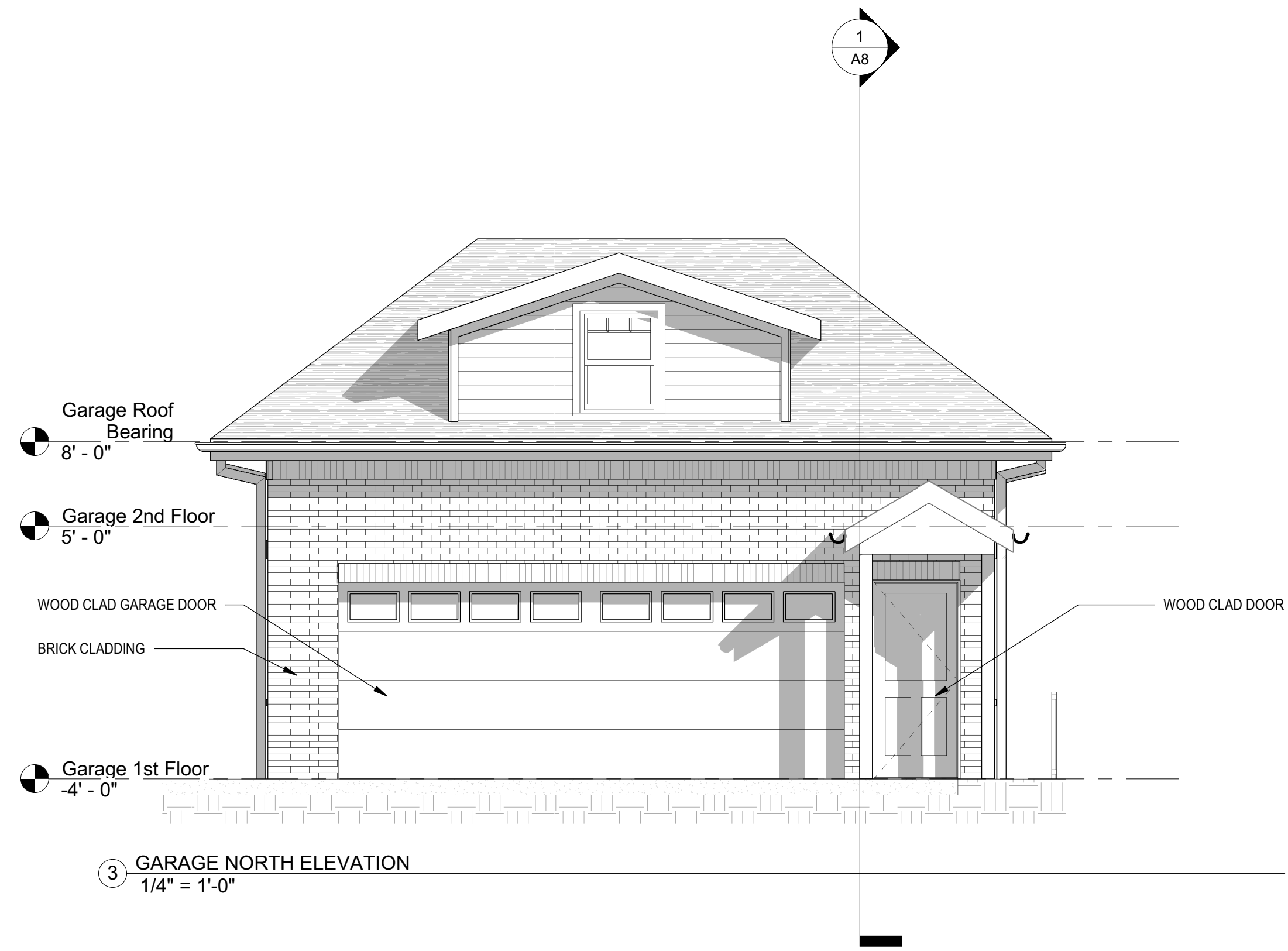


1 ROOF PLAN
1/4" = 1'-0"



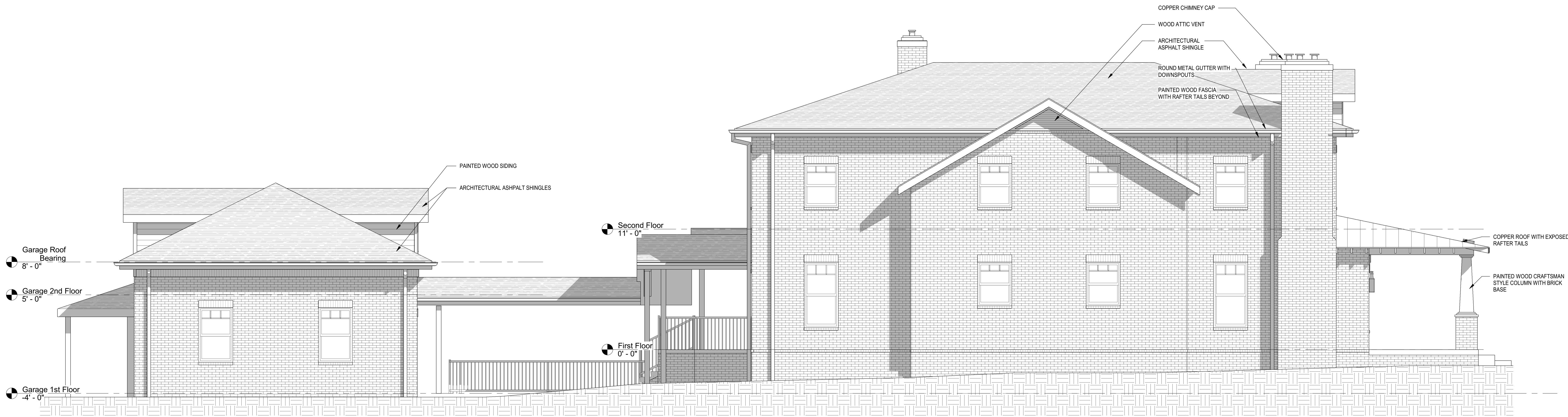
2 GARAGE ROOF PLAN
1/4" = 1'-0"

No.	Description	Date
A	DRB REVIEW SET	08.01.2022

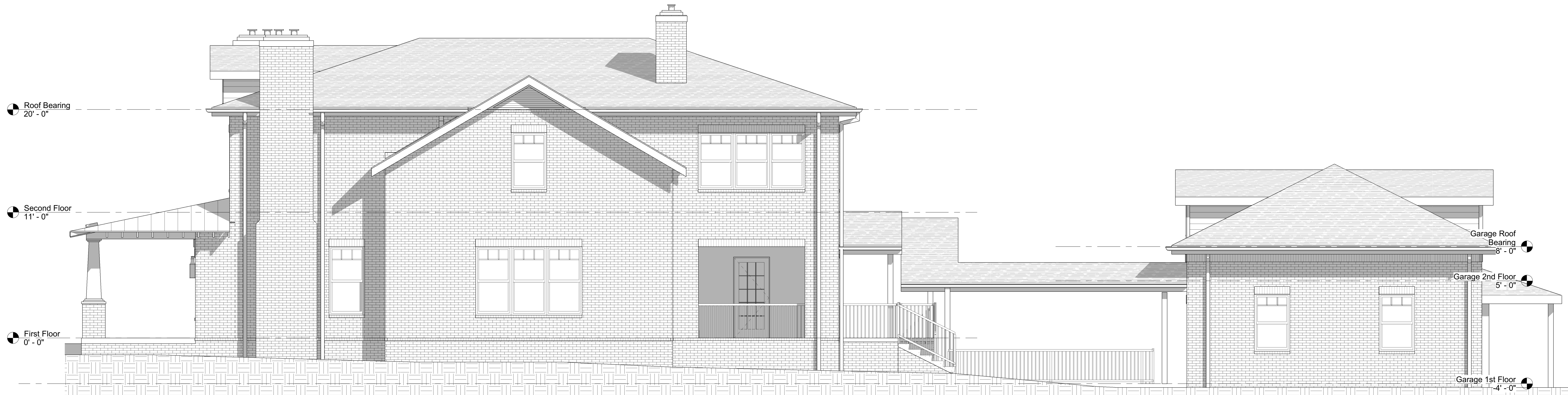


No.	Description	Date
A	DRB REVIEW SET	08.01.2022

ELEVATIONS		
Project number	21.03	A6.1
Date	2022.08.01	
Scale 1/4" = 1'-0"		



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



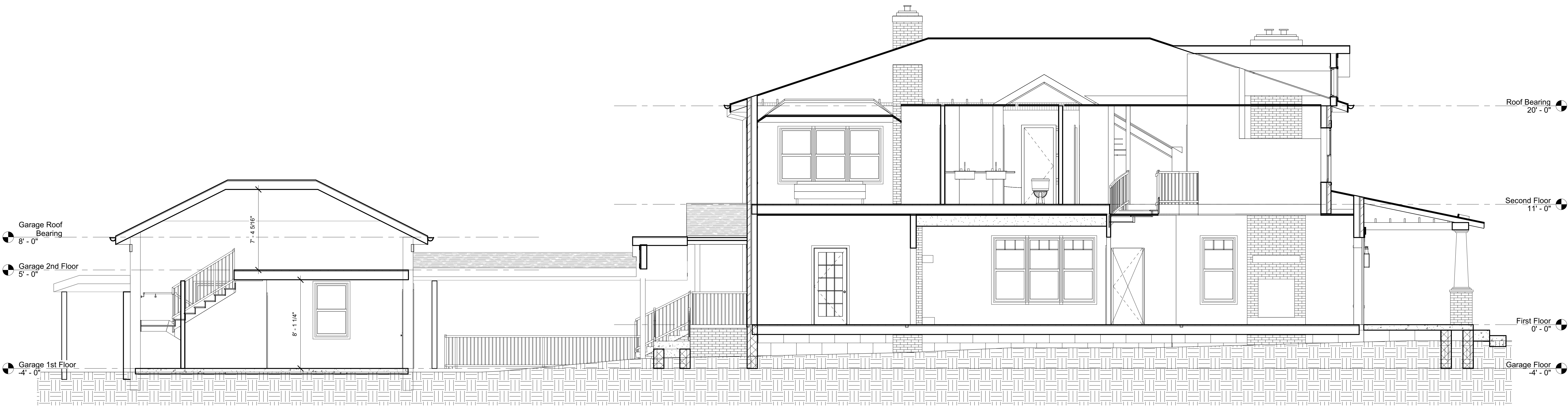
2 WEST ELEVATION
1/4" = 1'-0"

No.	Description	Date
A	DRB REVIEW SET	08.01.2022



1 EARLE STREET COMPARISON
ELEVATION
1/4" = 1'-0"

No.	Description	Date
A	DRB REVIEW SET	08.01.2022



1 LONGITUDINAL SECTION 1
1/4" = 1'-0"



2 STREET VIEW



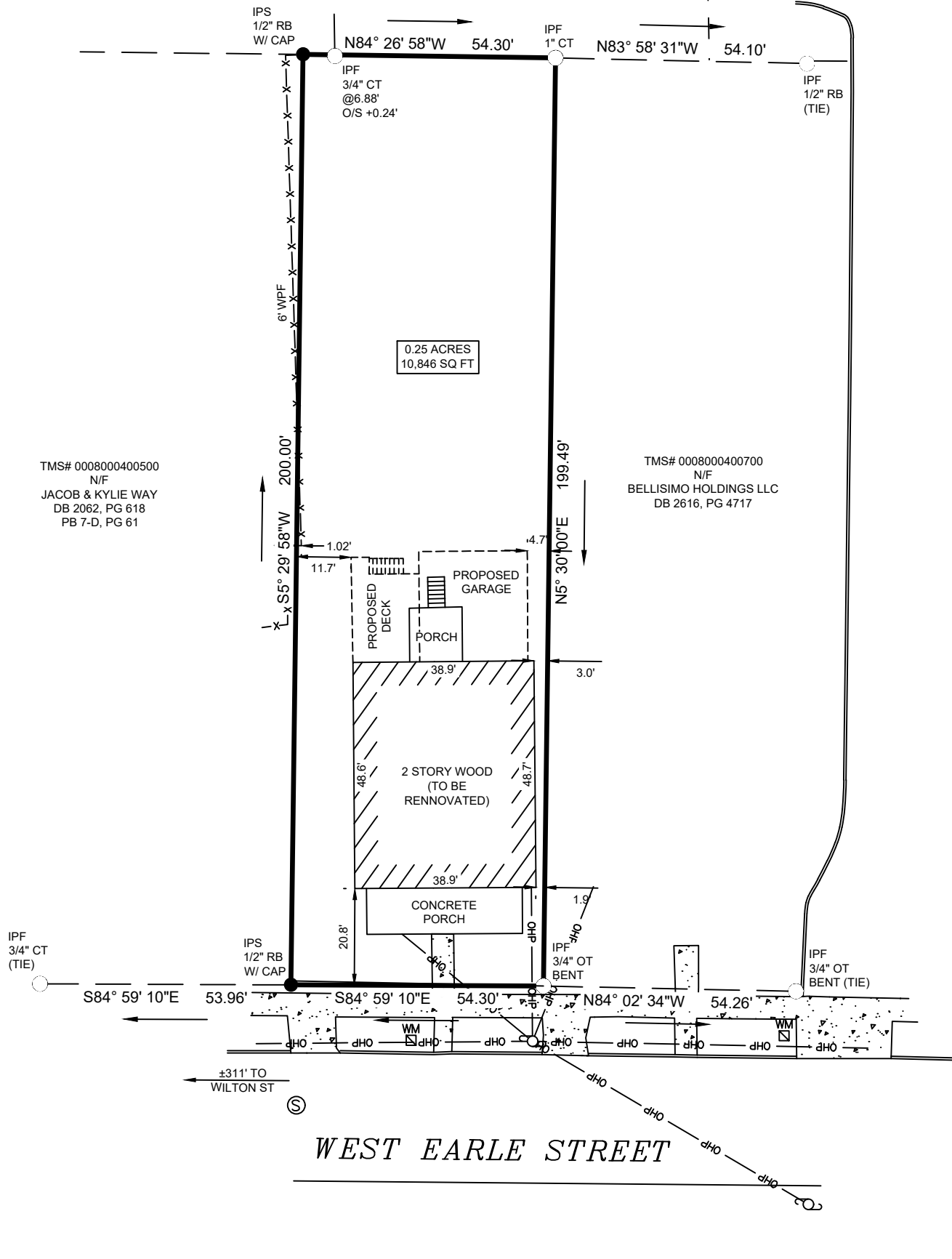
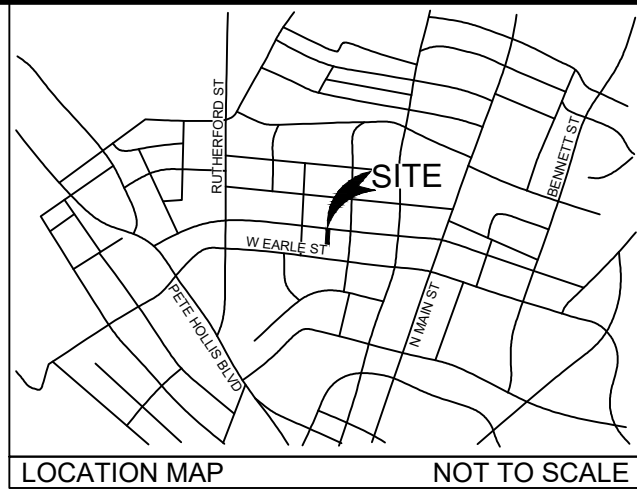
3 NORTHWEST AXON

TMS# 0008000401700
N/F
PENNEBAKER EDWARD C
TRUSTEE
DB 2153, PG 265
PB C, PG 191

TMS# 0008000401600
N/F
EARLE STREET BAPTIST CHURCH
DB 1894, PG 261

TMS# 0008000400500
N/F
JACOB & KYLIE WAY
DB 2062, PG 618
PB 7-D, PG 61

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

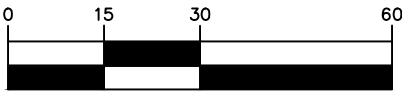


- IPF- ○ IRON PIN FOUND
- IPS- ● IRON PIN SET
- OT- ○ OPEN TOP
- RB- ○ REBAR
- CT- ○ CRIMP TOP
- R/W- ○ RIGHT OF WAY
- OHP- ○ OVERHEAD POWER
- FIRE HYDRANT
- POWER POLE
- x - x - x FENCE LINE
- x ○ GAS VALVE
- △ x △ GAS METER
- ⊙ SSMH
- SIGN
- TELE PED
- WM WATER METER

- NOTES:
- REFERENCE:
 - DEED DATED FEBRUARY 15, 2021, RECORDED IN DEED BOOK 2616, PAGE 4717 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
 - THIS PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA.
 - THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE CITY OF GREENVILLE.
 - THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGE TO EXISTING LOT LINES.

H & M Surveying, LLC

35 OELAND DRIVE, GREENVILLE, SC 29609 Phone: 864-335-8995 www.hmsurveying.com	
SITE PLAN SURVEY FOR	
TIM KEARNS	
211 WEST EARLE STREET GREENVILLE, SC 29609	
CITY OF GREENVILLE	GREENVILLE COUNTY
DATE: 3/05/2021	PROJECT #21-057
SCALE: 1" = 30'	TMS# 008000400600
JAY C. HIPPI, PLS REG. #29115	





JELD-WEN®
WINDOWS & DOORS

SITELINE®
WOOD AND CLAD-WOOD
WINDOWS AND PATIO DOORS





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DOUBLE-HUNG WINDOWS

State-of-the-art engineering meets traditional design, with a variety of elegant options and innovative features.



BEAUTY

Concealed jamb liners create a uniform appearance that's unique to Sitaline®.



DESIGN CHOICES

Options include simulated divided lites (SDLs), sash configurations, and wood/clad variations (wood frame/clad sash or clad frame/wood sash).

STRENGTH

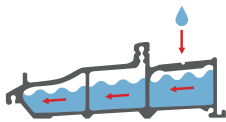
Built with chambered composite interior sills for added strength and thermal efficiency.

CONVENIENCE

Simply slide in the tabs and tilt in both sash for easy, safe cleaning.

INSWING PATIO DOOR WITH HYDROLOCK™ TECHNOLOGY

Featuring a redesigned sill with Hydrolock™ technology, these doors deliver robust water management that matches or surpasses industry-leading performance ratings.



HYDROLOCK™ TECHNOLOGY

INNOVATION

Patent-pending fiberglass sill and corner key design continually moves water away from the home.

RATINGS

PG45 rating on 1- and 2-panel systems up to 36" panel width; PG35 rating on 1- and 2-panel systems greater than 36" panel width and 3- and 4-panel systems.





BELMAR™ TRANSITIONAL

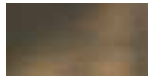


HARLESTON™ TRADITIONAL

Finishes will perform at or above PVD-tested finishes.

*Plated finish

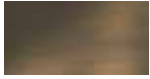
**Finish will not change over time

	
White	Polished Chrome*
	
Polished Brass*	Brushed Brass*
	
Antique Brass*	Satin Nickel*
	
Oil-Rubbed Bronze**	Chestnut Bronze
	
Matte Black	Black Chrome*

WINDOW HARDWARE

WINDOW HARDWARE OPTIONS

Casement and Awning	Double-Hung and Horizontal Sliding
STANDARD FOLDED NESTING HANDLE 	CONCEALED SASH LOCK 
PUSH-OUT HANDLE 	

		
White	Desert Sand	Satin Nickel
		
Brushed Chrome	Polished Brass	Antique Brass
		
Oil-Rubbed Bronze	Chestnut Bronze	Black Powdercoat

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

WINDOW OPENING CONTROL DEVICES (WOCD)

AVAILABLE ON DOUBLE-HUNG AND CASEMENT WINDOWS

Because windows can be necessary for emergency escape and rescue, building codes in your area may require certain windows to open fully. Factory-installed window opening control devices are designed to meet the current ASTM F2090 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than four inches, unless it is deliberately disengaged, allowing the sash to open fully.



Window Open

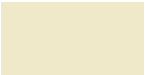


Window Closed



MOSS

EXTERIOR CLADDING COLORS

						
Bone White	Brilliant White	Ivory	French Vanilla	Heirloom White	Mocha Cream	Desert Sand
						
Silver	Smoke	Stone	Flagstone	Cocoa	Surf	



						
Sea Foam	Hunter Green	Moss	Hartford Green	Cranberry	Mesa Red	Stormy
						
Admiral	Navy	Steele Gray	Dark Chocolate	Chestnut Bronze	Luxury Bronze	Black

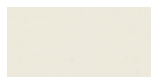
Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.



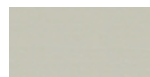
INTERIOR PAINTS



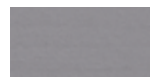
Brilliant
White



Ivory



Desert
Sand



Dove



Gunmetal



Black

INTERIOR STAINS



Fruitwood



Cordovan



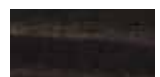
Walnut



Kodiak



Charcoal



Americano

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

GLASS

LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance.

DIRT-RESISTANT GLASS

Standard for all Siteline® products, this innovative product harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

PROTECTIVE FILM

Standard for all Siteline® products, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.

ENERGY STAR® OPTIONS

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner since 1998. Please see your local dealer for options in your area.

SPACERS

STANDARD

For even more versatility, spacer bar color options enhance the appearance of your windows.



THERMOPLASTIC

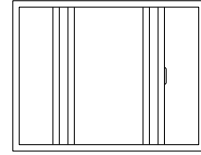
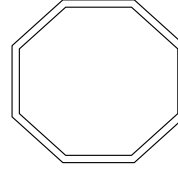
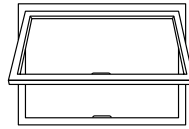
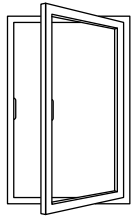
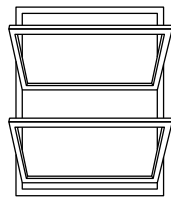
Our insulating glass may now be ordered with a state of the art black thermoplastic spacer that “disappears” into the window while providing the best thermal performance and the lowest seal failure rates of any spacer on the market.

BLINK® BLINDS

Select Siteline® windows and patio doors are available with Blink® Blinds + Glass. This exceptional blinds-between-the-glass offering delivers a clean, modern design with a choice of six colors, plus performance glass options. Blink blinds never need dusting, and there are no exposed cords.



PRODUCT DETAIL MATRIX



	Double-Hung	Casement	Awning	Geometric	Sliding
Hardware	Sash lock with integrated tilt latches	Nesting handle	Nesting handle	N/A	Sash lock
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min Max	21 3/8" x 32" 45 3/8" x 92"	18" x 18" 36" x 84"	18" x 18" 60" x 48"	18" x 18" 108" x 78"	29" x 23" 72" x 60"
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs
Performance Rating	45 3/8" x 80" - PG 50, WZ3 - PG +50/-65	36" x 72" - PG 50, WZ3 - PG +50/-65	48" x 48" - PG 50, WZ3 - PG +50/-65	84" x 84" - PG 50, WZ3 - PG +50/-65	72" x 60" - PG30
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Multiples	Special Mulls, Multiples	N/A
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
Blink® Blinds	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A

Other options available, including impact-rated options (depending on operating type) and screens.
For more information, please see your JELD-WEN representative or visit jeld-wen.com.



BRADFORD HALL TUDOR

Moncure, North Carolina

www.GeneralShale.com

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

BR-PSS 0282-0914


General Shale
Building The American Dream®

GALLERY[®] STEEL

garage doors

3-LAYER CONSTRUCTION



America's Favorite Garage Doors[®]



Model GD2SU; Shown in Black with SQ22 Windows



VINTAGE style with updated APPEAL

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

COLORS



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

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

† Additional charges apply.

Due to the printing process, colors may vary.

CUSTOM PAINT OPTION

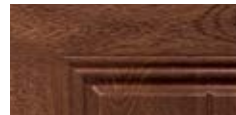


Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

ULTRA-GRAIN® FINISH OPTION



Ultra-Grain® Oak
Medium Finish



Ultra-Grain® Oak
Dark Finish



Ultra-Grain® Oak
Walnut Finish



Ultra-Grain® Oak
Slate Finish

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

Additional charges apply.

SHORT PANEL WINDOW DESIGNS AND TOP SECTION OPTIONS

MODELS
GD1SP, GD1SU,
GD2SP AND GD2SU

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

Illustrations simplified for clarity.

Long Top Section

Plain Short

Plain Long

REC12

REC14

SQ22

SQ24

Trenton® Short†

Trenton® Long†

Kristin® Short†

Kristin® Long†

Wrought Iron Short**

Wrought Iron Long**

ARCH1

Vertical Grille
on ARCH1

Grille on ARCH1

ARCH2

Vertical Grille
on ARCH2

Grille on ARCH2

ARCH3

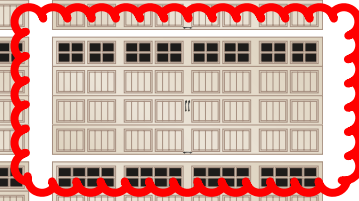
Vertical Grille
on ARCH3

Grille on ARCH3

Clayton™ Short†

Clayton™ Long†

Wrought Iron Arch**



*Acrylic

†Complements Clopay Entry Door glass.

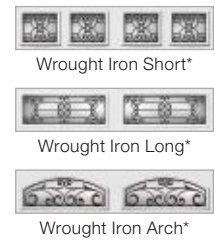
Note: Due to stile width restrictions, some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.

Windows

GLASS



ACRYLIC



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

*Complements Clopay Entry Door glass.

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

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



Additional Features



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



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

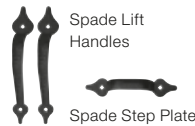


Energy-efficient thermal break. Polyurethane model shown.

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

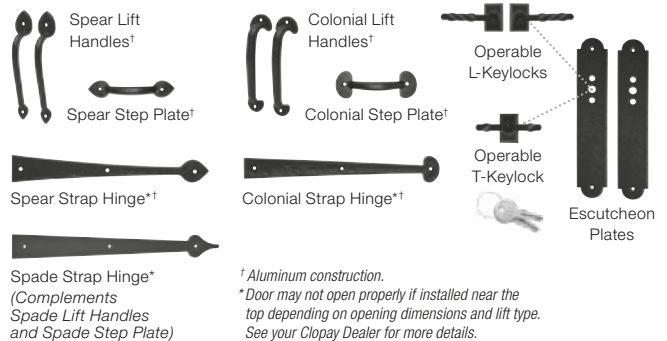
Decorative Hardware

STANDARD



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

OPTIONAL



† Aluminum construction.

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

Warranties



Environmental Assurance

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

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



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

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imagine



DESIGN YOUR DOOR
OPEN CAMERA
AND POINT!



Lock sold separately.

SELECT TYPE:

IN STOCK

SPECIAL ORDER

CUSTOMIZE

AIR 8 - DOUBLE ARCH \$5,299.09

SPECIAL ORDER. Ships within 12-14 weeks

PLEASE CUSTOMIZE YOUR PRODUCT BELOW:

SIZE	See options	GLASS	See glass options	SWING	See swing options	COLOR	See color options	JAMB	See options	SCREEN	See options
72" x 96"		Low-e Glass		Left Hand In Swing		Oil Rubbed Bronze		6" Jamb		Yes Screen + \$500	

1

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Details - What's Included	Description	Lock Compatibility
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ORIGINAL BRACKET

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

Standard Lantern Sizes

Height	Width	
24.0"	7.0"	7.0"
30.0"	8.8"	8.8"
36.0"	10.5"	10.5"



**Planning Staff Report to
Design Review Board - Neighborhood
August 12, 2022**
for the September 1, 2022 Public Hearing

Docket Number:	UH 22-547
Applicant:	Luke Sims
Property Owner:	Nycole Bares, Northway Real Estate Co. LLC
Property Location:	215 W. Earle St.
Tax Map Number:	000800-04-00700
Zoning:	R-6, Single-Family Residential District; Col. Elias Earle POD
Proposal:	UNREASONABLE HARDSHIP REQUEST FOR DEMOLITION OF EXISTING SINGLE-FAMILY HOME
Staff Recommendation:	Denial

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness
Sec. 19-4.4 Accessory uses and structures
Sec. 19-5.2 Definitions/measurement
Sec. 19-6.9 Single-family residential infill standards

Application Request:

The applicant proposes to demolish the existing duplex, located at 215 W. Earle Street. The subject property is located within the National and Local Historic Col. Elias Earle Preservation Overlay District and was constructed c.1905, as documented in the City of Greenville's Historic Survey list. The existing home is listed as a contributing structure to the National Historic Register. The 1920 Sanborn Map records the existing home as shown. Note that addressing at the time started with the 100 block west of Main Street, while today addressing starts with the 000 block, therefor 215 West Earle is shown as 315 West Earle in the Sanborn Map:

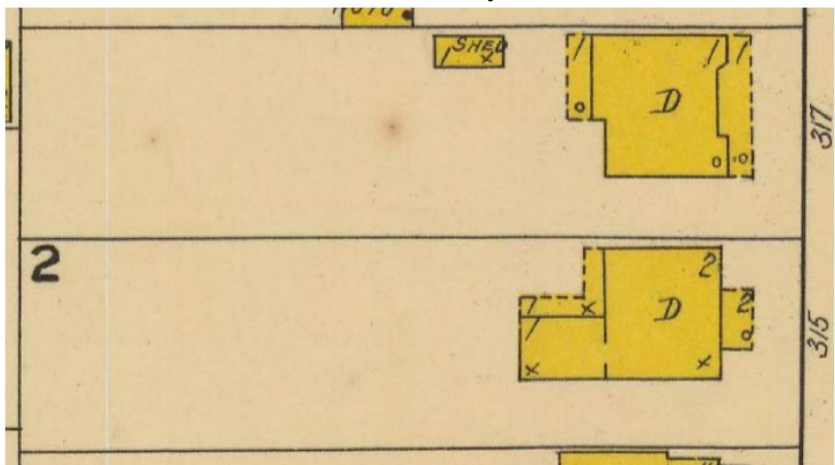


Figure 1: 1920 Sanborn Map

Application History:

A certificate of appropriateness was approved with conditions at the June 3rd, 2021 Design Review Board meeting for retroactive approval of unauthorized demolition of a garage/shed (CA 21-159) and the construction of a new garage as well as proposed renovations to the existing structure at 215 West Earle Street (CA 21-159). The proposed renovations were to include an addition to the rear of the home, replacement of windows, replacement of doors, painting, and the uncovering of and repairs to wood siding. A certificate of appropriateness application was submitted in January of 2022 to demo and build new, stating that a structural engineer deemed the intended renovations to be too costly. The January application was withdrawn prior to the Design Review Board meeting.



Rendering from approved CA 21-159

Staff Analysis:

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

1. The historic or architectural significance of the structure.
*The existing house is a one-story, hipped-roof home, with a large front porch spanning the front façade and symmetrical gabled dormers. The residence has seen a series of modifications over time, including conversion from single family to a duplex, a rear addition and the truncation of two chimneys above the roof line. The most recent proposal for renovations that was approved by the Design Review Board in June of 2021 involved converting the structure back to its original state as a single-family home, since the re-establishment of the duplex use is no longer allowed per the Land Management Ordinance. **The home is included within the locally designated Col. Elias Earle Preservation Overlay District and within the National Historic District. The survey card for the property notes the structure as contributing to the National Historic Register.***
2. The importance of the structure to the integrity and character of the district.
The home is located in between 211 West Earle Street, which has been approved for demolition upon design approval of a new proposed home, and the parking lot

of Earle Street Baptist Church. Staff notes that all seven (7) homes, on the south side of the "200" block of W. Earle Street, are historic homes constructed within the first quarter of the 20th Century. **As an identified contributing structure to the National Historic Register, demolition of the structure would constitute a loss of city history as well as pose a threat to the overall integrity of the nationally recognized Historic District fabric.**

3. The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.
*It is not feasible to effectively reproduce a structure that is listed as contributing to a national historic preservation district. **Despite its state of disrepair, the removal of the structure could cause a loss to the integrity of the Colonel Elias Earle Historic District as a whole.***
4. Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.
*The home is considered to be a contributing structure to the National Historic District. As such, the structure carries architectural value to the district that, if lost, could not be reconstructed. **However, staff notes that the architectural style of the structure is not particularly unique.***
5. Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.
As noted by the applicant's inspections, the home requires extensive interior, exterior, and foundational repair due to years of neglect.
6. Evidence presented by the applicant proving unreasonable hardship.
*The applicant states an estimated restoration and repair cost of \$415,250; existing home purchase cost of \$337,500; **the total to repair therefore being \$762,750.** The applicant's estimated cost of demolition is \$10,500; construction of new house \$586,250; existing home purchase cost of \$337,500; **the total to rebuild therefore being \$934,250.***

The cost to restore is less than the cost to demo and rebuild. However, the sale price of the restored house is less than the potential sale price of a new two-story home. The former resulting in financial loss, the latter in profit, assuming an identical square footage sales price.

Existing Structure Inspection Reports and Cost Estimates

As required in Design Guideline HR.25, an inspection was conducted by Sam Lane Home Inspections on January 29th, 2022. The report is provided within the application packet. The report summary cites the following deficiencies which affect the habitability of the dwelling:

- The roof covering must be replaced.
- The original siding must be repaired or replaced.
- All exterior doors and windows must be replaced.
- The porch is sagging due to water damage and likely needs to be replaced.
- Both sets of stairs have deteriorated and must be replaced.

- The ground on the right side of the house must be filled to keep water from entering the crawl space.
- Most of the hardwood floors have deteriorated. Remaining floor boards must be replaced.
- The entire wall structure in the front, right, and center rooms must be completely replaced due to water and termite damage.
- The exterior piers are deteriorating and must be replaced, which will likely lead to the need to replace the wall.
- There is a pit in the crawl space that must be filled in due to exposing the foundation wall below the footings of the piers and causing them to become unstable.
- The floor structure in the front and center rooms on the right side of the home must be completely replaced.
- There is no functional plumbing system.
- There is no functional electrical system.
- There is no functional HVAC or ductwork.
- All chimneys are deteriorated and must be removed. The top of one chimney has been removed.

In addition to the reports provided by the applicant, City of Greenville Building Codes viewed the property and noted that significant sections of the interior of the structure have been demolished down to bare walls and noted the following deficiencies:

- Interior ceiling joists and rafters have been removed, potential for collapse
- Portions of floor and floor joists have been removed
- Evidence of fire appears to have damaged remaining floor joists and wall studs
- Evidence of termite damage

The following responses were received by the applicant in relation to the Unreasonable Hardship Standards:

- 1. Describe the exceptional conditions and unreasonable circumstances relevant to the subject property which do not generally apply to other properties in the district.**
"Unfortunately, the existing structure has been neglected for years & beyond repair. If renovated, the entire floor structure and large sections of exterior walls would need to be demolition (sic) to provide access to new foundations & piers. The existing structure lacks any exterior sheathing. Per the structural report, exterior sheathing is required to meet the sheer requirements to extend the life of the home."
- 2. Describe the ways in which application of the standards required for a certificate of appropriateness effectively prohibits or unreasonably restricts the utilization of the property and results in an unreasonable hardship.**
"The home should not be occupied without the proper structural reinforcement as described in the attached structural report and response to question #1."
- 3. Describe the ways in which the granting of an unreasonable hardship exemption would be the minimum action that would make possible the reasonable use of the land or structure that is not contrary to the purpose and intent of the approved guidelines in the district.**

"If granted the unjust hardship & permitted to demolition the existing structure, a new single-family home would be constructed in its place. The design for the new home will fit within the architectural fabric of the Col. Earle Historic District."

4. Describe the ways in which the granting of an unreasonable hardship exemption would be consistent with the intent of the provisions of Section 19-2.3.8(C), Standards.

"The intent of the provisions references state that the replacement shall enhance the character, harmony, & economic health of the community. The current structure has been beyond repair for many years & continues to be an eyesore on West Earle Street. While unfortunate that the existing structure is beyond repair, the applicant submitted a design that will add to the character of the neighborhood & bring life back to the property."

Summary:

Staff provides the following summary of findings:

- The existing structure at 215 West Earle Street is listed by the National Register as a contributing structure to the Colonel Elias Earle Preservation Overlay District, which is itself on the National Register for historic districts.
- Based on engineer reports and building codes review, the structure is in a considerable state of disrepair.
- Proper due diligence of the property prior to purchase would have shown the current state of the property, its historic significance, and local guidelines regarding historic properties.
- The City's Special Tax Assessment program for Rehabilitated Historic Properties is in place for the purpose of providing support to property owners to encourage repair when demolition would otherwise be preferred.

Staff concludes that although the structure is in a considerable state of disrepair, the removal of the structure may set a precedent, thus impacting the federally recognized historic status of the district as a whole. Additionally, the purchase and demolition of neglected properties removes these properties from the market of potential rehabilitation efforts and sets a poor precedent for purposefully allowing properties to fall into disrepair to avoid rehab costs. Staff would remind applicant that the City has a Special Tax Assessment program for Rehabilitated Historic Properties in place to assist in rehab costs.

Given these facts staff is recommending denial of UH 22-547.

Staff Recommendation: Denial

Relevant Code Provisions:

Section 19-2.3.8 – Certificate of Appropriateness
(E) Standards.

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

Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



**Application For An
Unreasonable Hardship Exemption –
Design Review Board
(Urban Design Panel/Neighborhood Design Panel)**

Applicant/Owner Information

	Applicant	Property Owner
NAME:	<u>Luke Sims</u>	<u>Nycole Bares, Northway Real Estate Co. LLC</u>
ADDRESS:	<u>53 Endel St.</u> <u>Greenville, SC 29611</u>	<u>604 Old Williamston Rd</u> <u>Greenville, SC 29673</u>
PHONE:	<u>864.395.2848</u>	<u>864.867.8804</u>
FAX:	_____	_____
EMAIL:	<u>luke.sims@gmail.com</u>	<u>nycole.bares@gmail.com</u>

Property Information

STREET ADDRESS: <u>215 W. Earle St.</u> <u>Greenville, SC 29609</u>	DEED BOOK/PAGE _____
TAX PARCEL #: <u>008000400700</u>	ZONING DESIGNATION: <u>R6</u>
HISTORIC DISTRICT OVERLAY? <u>Col. E. Earle</u>	NATIONAL REGISTER? <u>Yes</u>
COA # APPROVED <u>CA21-159</u>	COA # DENIED _____

Description Of Request

This application is for the demolition of the current home located at 215 W. Earle Street. This property was originally planned to be renovated and added onto. However, after further investigation, the structural engineers, Royal Engineering Incorporated have determined that the original structure is beyond salvage. Their detailed report is attached to this application.

Instructions

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
2. See **Section 19-2.3.8(h), Unreasonable Hardship Exemption**, for additional information; you may attach a separate sheet addressing these questions.
3. You must attach one (1) complete set of scaled drawings of the property that reflects, at a minimum, the information reflected on page 4. Drawings must be drawn at an appropriate scale, such as 1"=20' or 1/4"=1', etc. In addition, you must address the requirements of **Section 19-2.3.8(h)(2), Unreasonable Hardship Standards**, as reflected on page 3 of this application. The commission may request additional information at any time to fully understand the proposal. Items submitted to the commission become the property of the city and will not be returned.
4. You must attach the required application fee:
 - a. Commercial - \$300.00
 - b. Signs - \$150.00
 - c. Single-family residential - \$150.00
 - d. Other - \$300.00
5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the Design Review Board agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

 X signs are acknowledged as received by the applicant

_____

7. 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 and property owner affirm that the tract or parcel of land subject of this application is, or is not, restricted by any recorded covenant that is contrary to, conflicts with, or prohibits, the requested activity.

If the Planning Office has actual notice* that a restrictive covenant* is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the Office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

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.

_____

APPLICANT

07.31.2022

DATE

_____

PROPERTY OWNER

07.31.2022

DATE

Unreasonable Hardship Standards

1. Describe the exceptional conditions and unreasonable circumstances relevant to the subject property which do not generally apply to other properties in the district.

Unfortunately, the existing structure has been neglected for years & beyond repair. If renovated, the entire floor structure and large sections of exterior walls would need to be demolition to provide access to new foundations & piers. The existing structure lacks any exterior sheathing. Per the structural report, exterior sheathing is required to meet the sheer requirements to extend the life of the home.

2. Describe the ways in which application of the standards required for a certificate of appropriateness effectively prohibits or unreasonably restricts the utilization of the property and results in an unreasonable hardship.

The home should not be occupied without the proper structural reinforcement as described in the attached structural report and response to question #1.

3. Describe the ways in which the granting of an unreasonable hardship exemption would be the minimum action that would make possible the reasonable use of the land or structure that is not contrary to the purpose and intent of the approved guidelines for the district.

If granted the unjust hardship & permitted to demolition the existing structure, a new single-family home would be constructed in its place. The design for the new home will fit within the architectural fabric of the Col. Earle Historic District.

4. Describe the ways in which the granting of an unreasonable hardship exemption would be consistent with the intent of the provisions of **Section 19-2.3.8(E), Standards**.

The intent of the provisions referenced state that the replacement shall enhance the character, harmony, & economic health of the community. The current structure has been beyond repair for many years & continues to be an eyesore on West Earle Street. While unfortunate that the existing structure is beyond repair, the applicant submitted a design that will add to the character of the neighborhood & bring life back to the property.

Plan Requirements

Application documents must be submitted as one (1) hard copy and, for DRB review, a digital copy in pdf format.

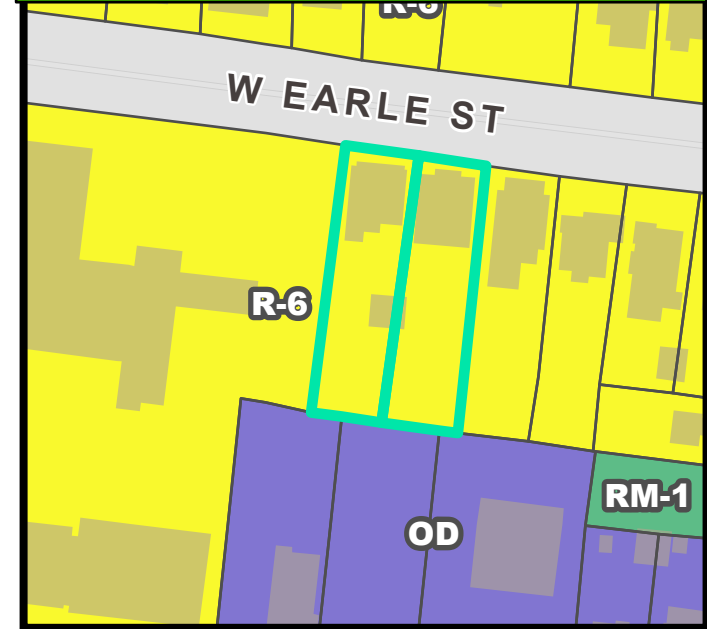
A. For Construction of a New Building or Structure and an Addition to an Existing Building or Structure: ____ 1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property and neighboring properties, as well as the relationship to property lines. ____ 2. Building elevations for all sides. Drawings for additions should illustrate the relationship to the existing structure. In commercial districts, drawings should show the relationship to buildings on the property and adjacent lots. ____ 3. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change. ____ 4. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant. ____ 5. Cut sheets or other information, illustrating the design and type of lighting and other details. ____ 6. Other information needed to clearly illustrate your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.
B. For Alteration of an Existing Building or Structure: ____ 1. Scaled drawings indicating the extent of the proposed alteration. ____ 2. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change. ____ 3. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant. ____ 4. Other information needed to best illustrate your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.
C. For Demolition or Relocation of an Existing Building or Structure: ____ 1. A written narrative indicating the reason for demolition or relocation and what steps have been taken to remedy the situation. If the reasons are structural reasons a technical report prepared by an engineer or architect must be submitted. ____ 2. If the structure is less than 50 years old and located in the Central Business District, submit documentation of its age ____ 3. Documentation on the costs of rehabilitation and forecast of possible economic return. ____ 4. Photographs of the property and surrounding properties, 1 color set, fully labeled. ____ 5. Site plan and or building plans for post demolition, including a time frame for development.
Site Design, Parking, Plazas, Landscape: ____ 1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property, streets, public property, and any structures on immediate adjacent lots. ____ 2. Landscape plan, indicating species and planting sizes, irrigation, lighting location and detail, hardscape materials and colors. ____ 3. Photographs of the property and surrounding properties, 1 color set, fully labeled. ____ 4. Cut sheets or other information, illustrating the design and type of lighting or details to better illustrate your request.
Signs: ____ 1. Scaled drawings for proposed signs. ____ a. Drawings for wall signs should include a scaled drawing of the façade on which the signs will be placed. ____ b. For free-standing signs, a site plan must include the location of signs and the relationship to existing building and other site features on the property. ____ 2. Photographs of the property and surrounding properties, 1 color set, fully labeled. ____ 3. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant. ____ 4. Cut sheets or other information, illustrating the design and type of lighting, if any.

UH 22-547 • 215 WEST EARLE STREET

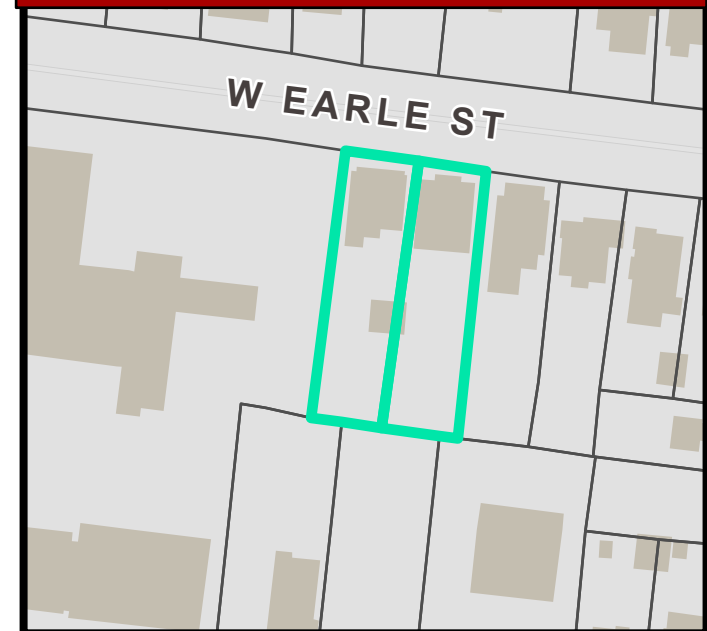
AERIAL VIEW



CURRENT ZONING



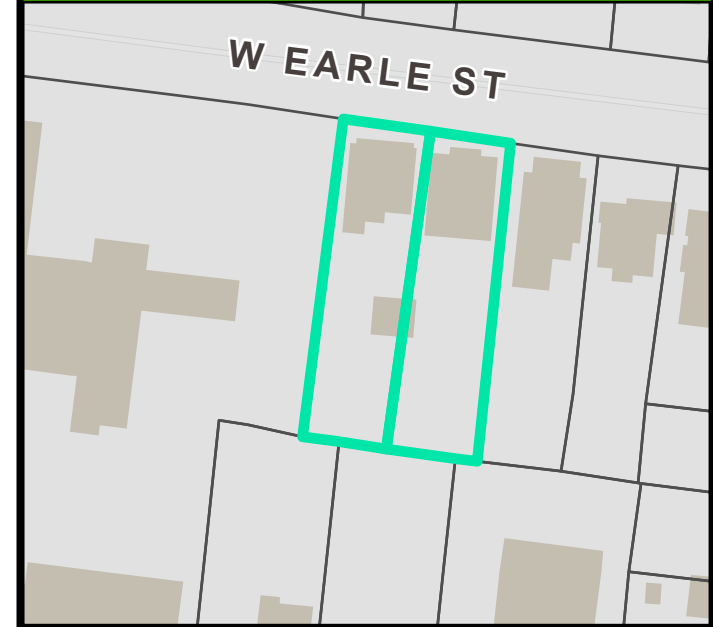
FUTURE LAND USE



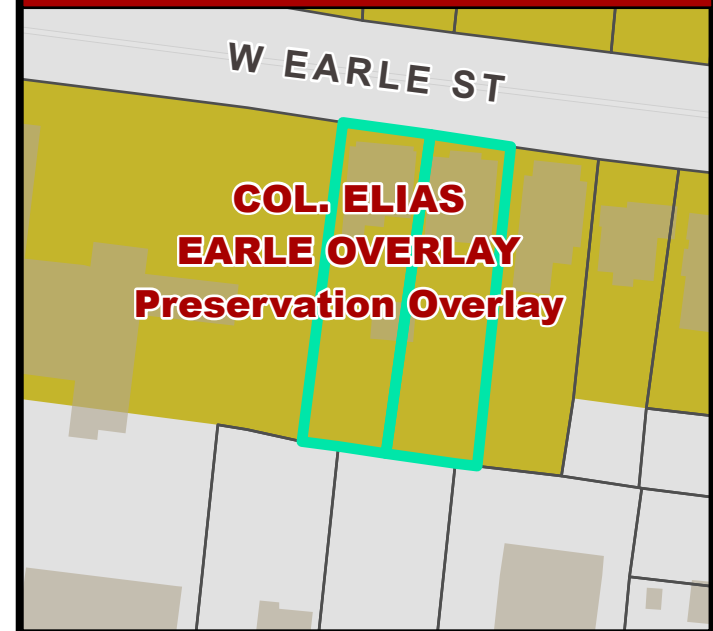
NATURAL / ENVIRONMENTAL FEATURES

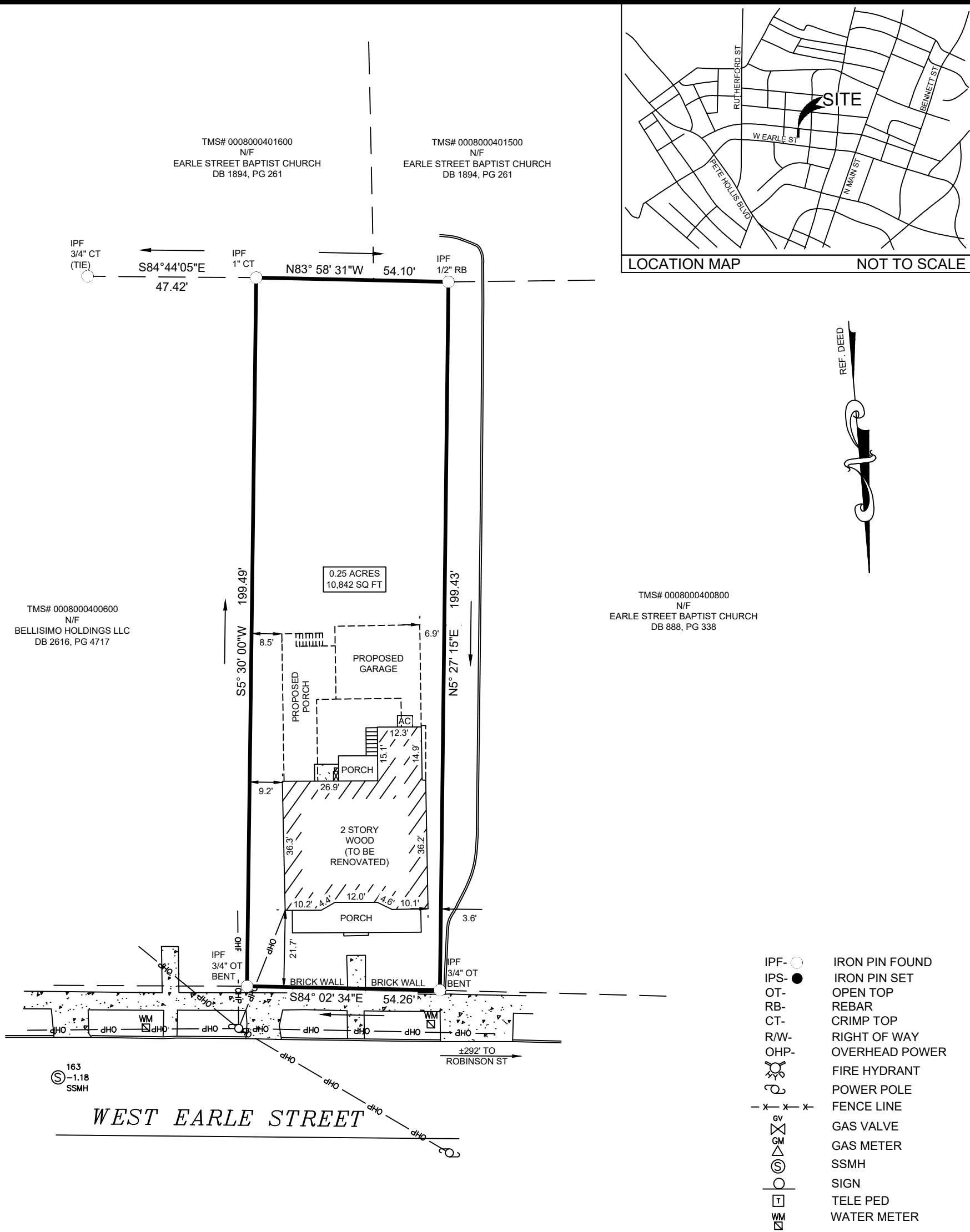


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





- NOTES:
- REFERENCE:
 - DEED DATED FEBRUARY 15, 2021, RECORDED IN DEED BOOK 2616, PAGE 4717 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
 - THIS PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA.
 - THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE CITY OF GREENVILLE.
 - EXEMPTION FROM REVIEW PROCESS:
THIS PLAT IS EXEMPT FROM THE REVIEW PROCESS. THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGE TO EXISTING LOT LINES.

H & M Surveying, LLC

35 OELAND DRIVE, GREENVILLE, SC 29609
Phone: 864-335-8995
www.hmsurveying.com

SITE PLAN FOR

TIM KEARNS

215 WEST EARLE STREET
GREENVILLE, SC 29609

CITY OF GREENVILLE

GREENVILLE COUNTY

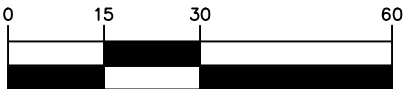
DATE: 3/05/2021

PROJECT #21-058

SCALE: 1" = 30'

TMS# 0008000400700

JAY C. HIPPI, PLS REG. #29115



Inspection Report

Tim Kearns

Property Address:
215 West Earle St.
Greenville SC



Sam Lane Home Inspections

Sam Lane
103 Perry Hill Rd , Easley SC 29640 864-508-4631

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Date: 1/29/2022	Time:	Report ID: kearsn 1-29-22 2
Property: 215 West Earle St. Greenville SC	Customer: Tim Kearns	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

over 90 years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Ground

Chimney (exterior):

Brick
unused.

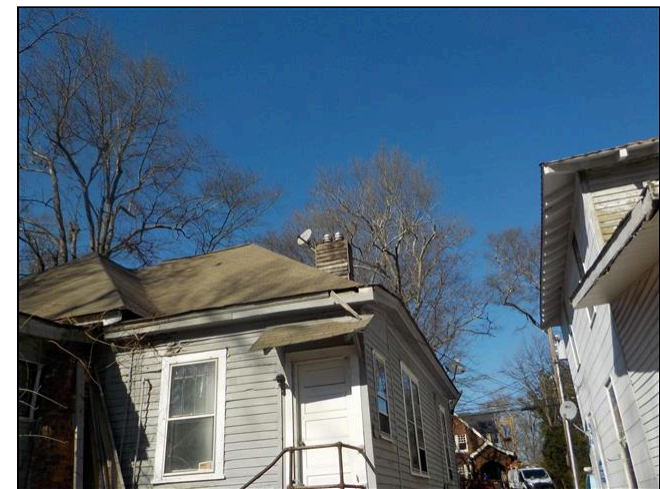
		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings			•	
1.2	Skylights, Chimneys and Roof Penetrations			•	
1.3	Roof Drainage Systems			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

1.0 The roof covering is old, and the life of covering has expired. The covering does need to be replaced.



1.0 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Lap	Siding Material: Wood	Exterior Entry Doors: Wood
Appurtenance: Covered porch Steps	Driveway: Dirt	

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				•
2.1	Doors (Exterior)				•
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

2.0 There are a good many areas the original siding is damaged . It may all need to be removed to repair the structure.



2.0 Item 1(Picture)

2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.1 All exterior doors need to be replaced

2.2 All windows are old and damaged and need to be replaced



2.2 Item 1(Picture)



2.2 Item 2(Picture)

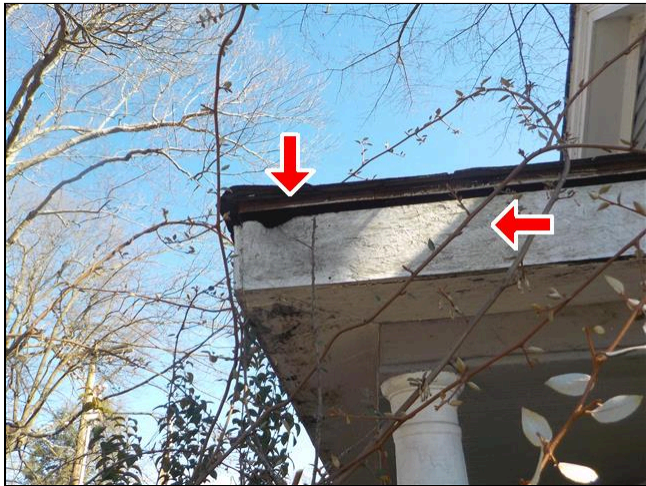
2.3 (1) Most of the front porch structure is covered. With the water that is dripping out of the roof and the way the porch is sagging there is a good possibility the front porch will need to be replaced. There has also been incorrect use of materials



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

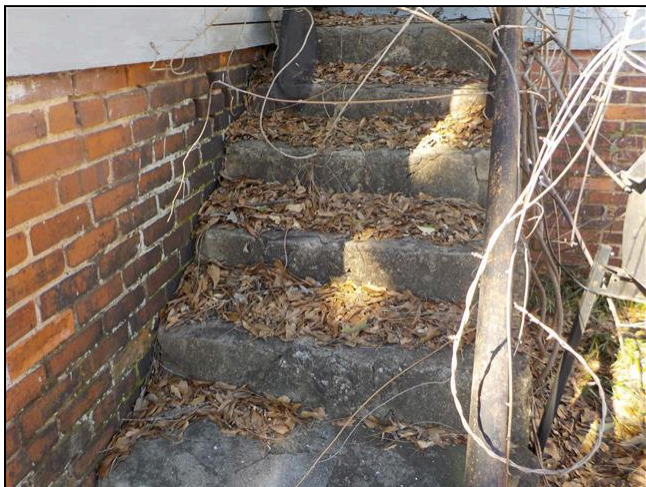


2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.3 (2) Both sets of stairs at rear are deteriorated and need to be replaced.



2.3 Item 7(Picture)

2.4 The ground on the right side of house will need filling to help keep water out of the crawl.



2.4 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Unfinished

Wall Material:
Unfinished

Floor Covering(s):
Unfinished

Window Types:
AGED
wood

		IN	NI	NP	RR
3.0	Ceilings			•	
3.1	Walls			•	
3.2	Floors				•
3.3	Steps, Stairways, Balconies and Railings			•	
3.4	Counters and Cabinets (representative number)			•	
3.5	Doors (representative number)			•	
3.6	Windows (representative number)		•		
		IN	NI	NP	RR

Comments:

3.1 There is no interior walls , doors or trim that is in the house. Just wall studs .



3.1 Item 1(Picture)

3.2 What's left of the hardwood floors will need to be replaced.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Brick

Method used to observe Crawlspace:

Crawled

Obstructed

Limited access

Floor Structure:

2 X 8

Wall Structure:

2 X 4 Wood

Columns or Piers:

Brick piers

Ceiling Structure:

2X4

2X6

Roof Structure:

2 X 6 Rafters

Roof-Type:

Hip

Method used to observe attic:

No attic

		IN	NI	NP	RR
4.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
4.1	Walls (Structural)				•
4.2	Columns or Piers				•
4.3	Floors (Structural)				•
4.4	Ceilings (Structural)	•			
4.5	Roof Structure and Attic				•

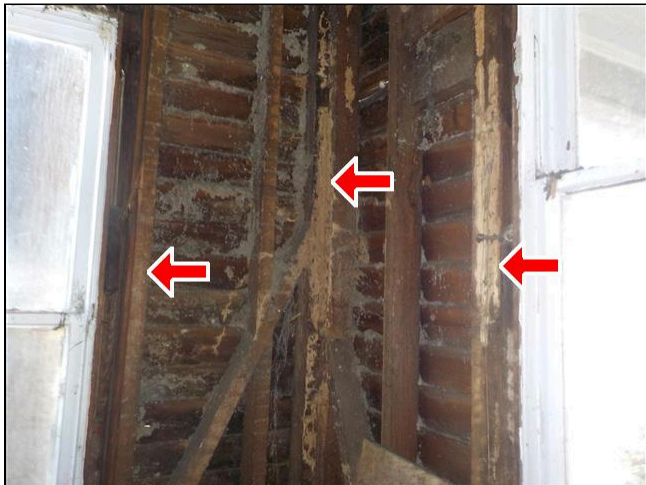
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

4.0 Water has damaged the structure of the house in multiple areas.

4.1 The wall structure in the front right and center rooms is damaged from water and termites. It will need to be completely replaced . Some of the front wall in the room will also be need to be replaced. There are some small areas of the structure in various places that will also needed repair



4.1 Item 1(Picture)



4.1 Item 2(Picture)

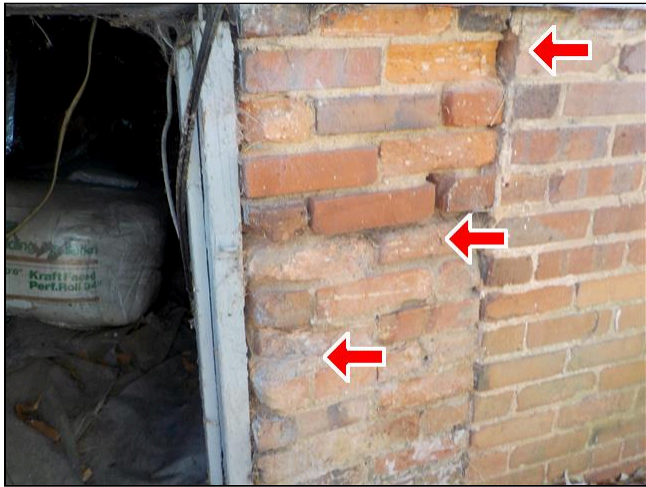


4.1 Item 3(Picture)



4.1 Item 4(Picture)

4.2 (1) The house was originally built on piers with no foundation wall. I believe the wall supports no load . The exterior piers are deteriorating and may need to be replaced . With this repair the wall may also need to be replaced. The internal piers appear in good shape but should be examined to make sure they are stable.



4.2 Item 1(Picture)

4.2 Item 2(Picture)

4.2 (2) The pit in the crawl at rear needs to be filled in . It has exposed the foundation wall below the footings of the piers and this makes them unstable



4.2 Item 3(Picture)



4.2 Item 4(Picture)

4.3 The floor structure in the front and center rooms on the right will need to be completely replaced. There are other small areas that will also need repair.



4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.3 Item 3(Picture)



4.3 Item 4(Picture)



4.3 Item 5(Picture)



4.3 Item 6(Picture)

4.5 For the most part the roof structure is in good shape. There are some small areas that have damage but should be able to be repaired. The last time shingles were installed OSB was used to cover the roof .



4.5 Item 1(Picture)



4.5 Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Not visible

Plumbing Waste:

unknown.

		IN	NI	NP	RR
5.0	Plumbing Drain, Waste and Vent Systems			•	
5.1	Plumbing Water Supply, Distribution System and Fixtures			•	
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents			•	
5.3	Main Water Shut-off Device (Describe location)			•	
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
5.5	Main Fuel Shut-off (Describe Location)			•	
5.6	Sump Pump			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

5.0 There is no functional plumbing system

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

220 volts

		IN	NI	NP	RR
6.0	Service Entrance Conductors			•	
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels			•	
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage			•	
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)			•	
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure			•	
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)			•	
6.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
6.7	Location of Main and Distribution Panels			•	
6.8	Smoke Detectors			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

6.0 The is no functional electrical system.



6.0 Item 1(Picture)

6.8 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

None

Types of Fireplaces:

Sealed off

Operable Fireplaces:

None

		IN	NI	NP	RR
7.0	Heating Equipment			•	
7.1	Normal Operating Controls			•	
7.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)			•	
7.3	Presence of Installed Heat Source in Each Room			•	
7.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•	
7.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)				•
7.6	Gas/LP Firelogs and Fireplaces			•	
7.7	Cooling and Air Handler Equipment			•	
7.8	Normal Operating Controls			•	
7.9	Presence of Installed Cooling Source in Each Room			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

7.0 There is no functional HVAC or ductwork.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

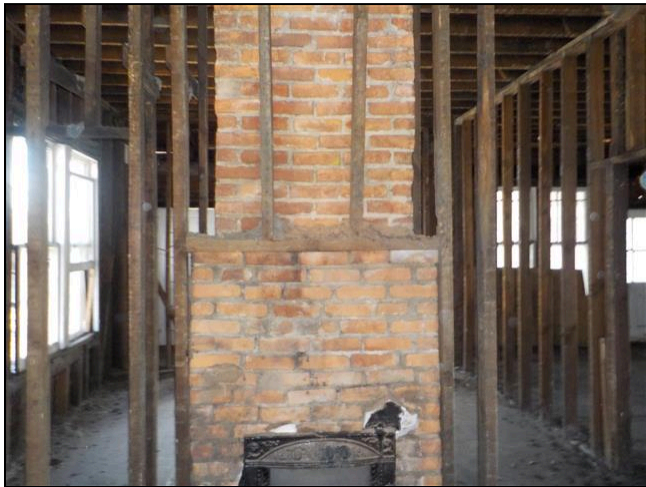
7.5 All chimneys are deteriorated and will need to be removed. The top has already been removed on one.



7.5 Item 1(Picture)



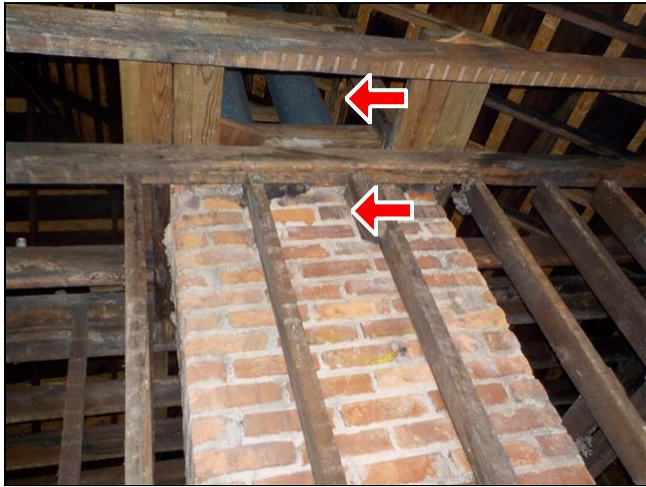
7.5 Item 2(Picture)



7.5 Item 3(Picture)



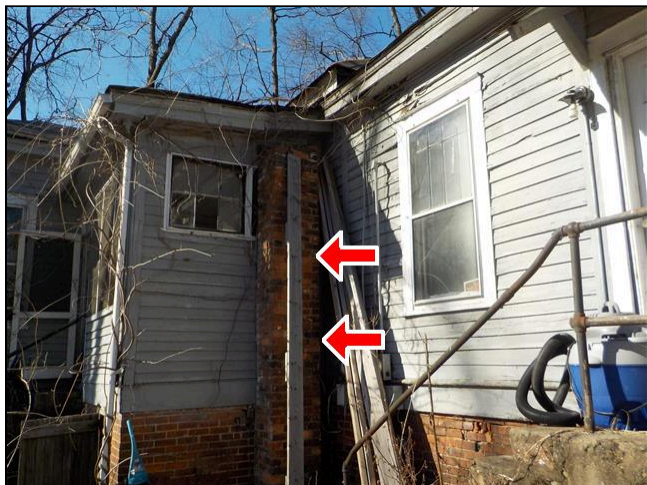
7.5 Item 4(Picture)



7.5 Item 5(Picture)



7.5 Item 6(Picture)



7.5 Item 7(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

None

		IN	NI	NP	RR
8.0	Insulation in Attic			•	
8.1	Insulation Under Floor System			•	
8.2	Vapor Retarders (in Crawlspace or basement)			•	
8.3	Ventilation of Attic and Foundation Areas			•	
8.4	Venting Systems (Kitchens, Baths and Laundry)			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

NONE

Disposer Brand:

NONE

Exhaust/Range hood:

NONE

Range/Oven:

NONE

Built in Microwave:

NONE

		IN	NI	NP	RR
9.0	Dishwasher			•	
9.1	Ranges/Ovens/Cooktops			•	
9.2	Range Hood (s)			•	
9.3	Food Waste Disposer			•	
9.4	Microwave Cooking Equipment			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

Sam Lane Home Inspections

103 Perry Hill Rd , Easley SC 29640 864-508-4631

Customer

Tim Kearns

Address

215 West Earle St.
Greenville SC

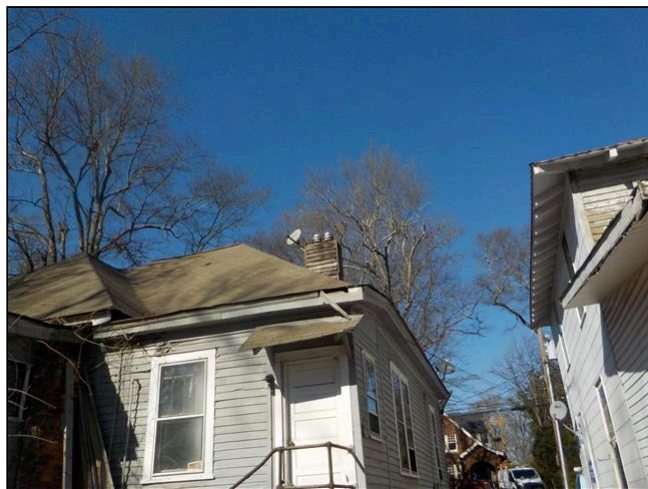
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Repair or Replace

The roof covering is old, and the life of covering has expired. The covering does need to be replaced.



1.0 Item 1(Picture)

2. Exterior

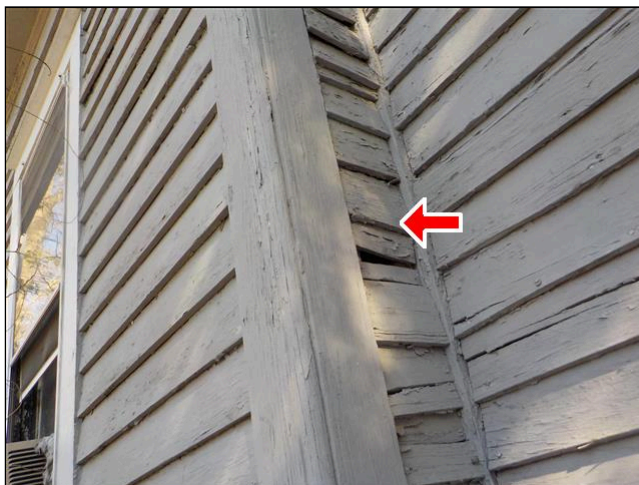
2.0 Wall Cladding Flashing and Trim

Repair or Replace

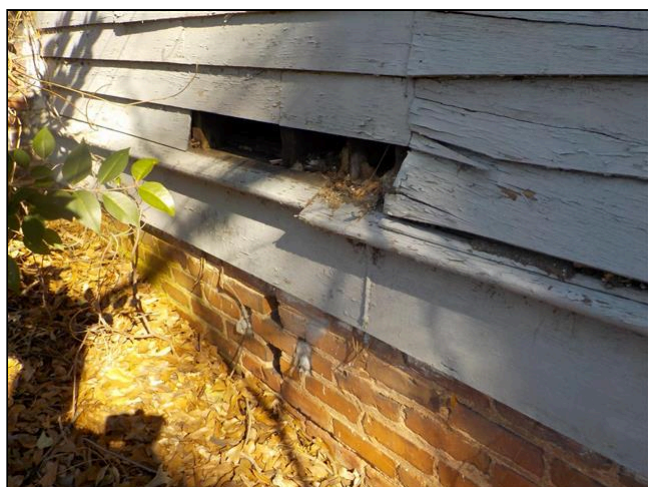
There are a good many areas the original siding is damaged . It may all need to be removed to repair the structure.



2.0 Item 1(Picture)



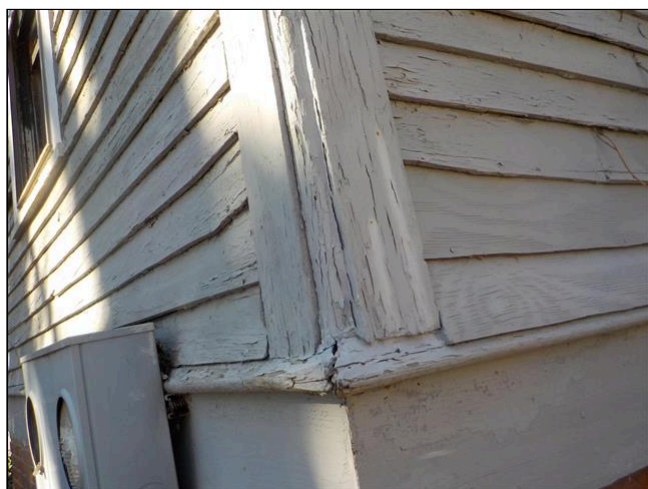
2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.1 Doors (Exterior)**Repair or Replace**

All exterior doors need to be replaced

2.2 Windows**Repair or Replace**

All windows are old and damaged and need to be replaced



2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings
Repair or Replace

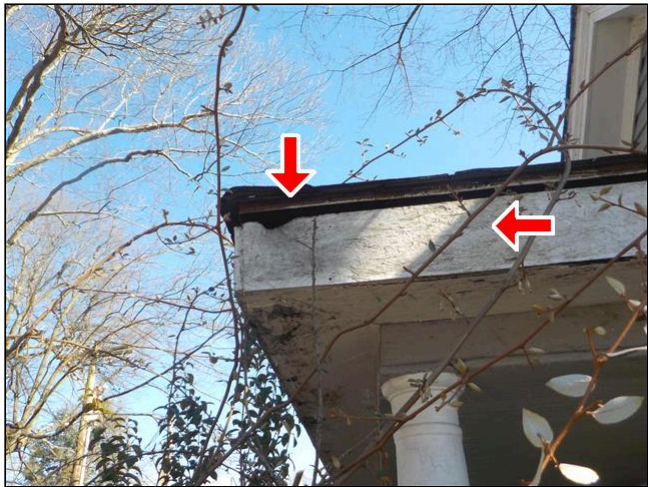
(1) Most of the front porch structure is covered. With the water that is dripping out of the roof and the way the porch is sagging there is a good possibility the front porch will need to be replaced. There has also been incorrect use of materials



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

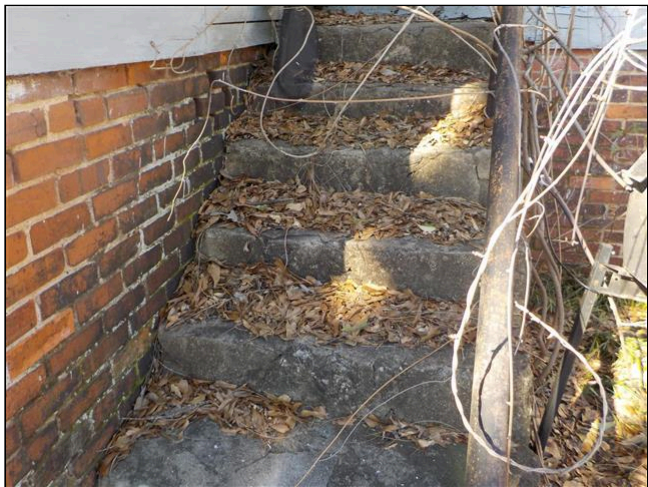


2.3 Item 5(Picture)



2.3 Item 6(Picture)

(2) Both sets of stairs at rear are deteriorated and need to be replaced.



2.3 Item 7(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

The ground on the right side of house will need filling to help keep water out of the crawl.



2.4 Item 1(Picture)

3. Interiors

3.2 Floors

Repair or Replace

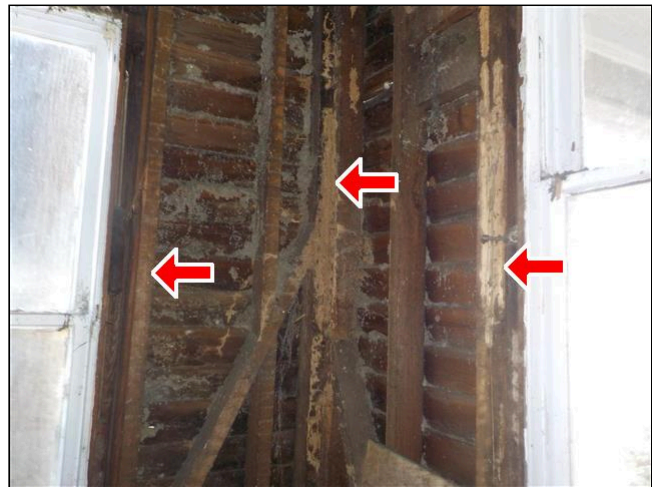
What's left of the hardwood floors will need to be replaced.

4. Structural Components

4.1 Walls (Structural)

Repair or Replace

The wall structure in the front right and center rooms is damaged from water and termites. It will need to be completely replaced . Some of the front wall in the room will also be need to be replaced. There are some small areas of the structure in various places that will also needed repair



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

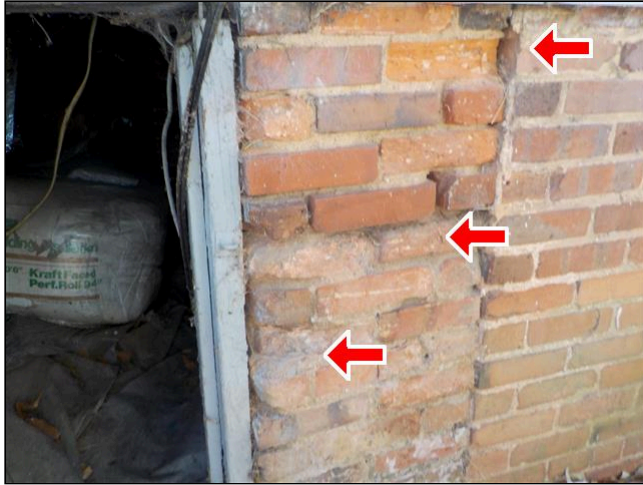


4.1 Item 4(Picture)

4.2 Columns or Piers

Repair or Replace

(1) The house was originally built on piers with no foundation wall. I believe the wall supports no load . The exterior piers are deteriorating and may need to be replaced . With this repair the wall may also need to be replaced. The internal piers appear in good shape but should be examined to make sure they are stable.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

(2) The pit in the crawl at rear needs to be filled in . It has exposed the foundation wall below the footings of the piers and this makes them unstable



4.2 Item 3(Picture)



4.2 Item 4(Picture)

4.3 Floors (Structural)
Repair or Replace

The floor structure in the front and center rooms on the right will need to be completely replaced. There are other small areas that will also need repair.



4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.3 Item 3(Picture)



4.3 Item 4(Picture)



4.3 Item 5(Picture)



4.3 Item 6(Picture)

4.5 Roof Structure and Attic
Repair or Replace

For the most part the roof structure is in good shape. There are some small areas that have damage but should be able to be repaired. The last time shingles were installed OSB was used to cover the roof .



4.5 Item 1(Picture)



4.5 Item 2(Picture)

5. Plumbing System

5.0 Plumbing Drain, Waste and Vent Systems

Not Present

There is no functional plumbing system

6. Electrical System

6.0 Service Entrance Conductors

Not Present

The is no functional electrical system.



6.0 Item 1(Picture)

7. Heating / Central Air Conditioning

7.0 Heating Equipment

Not Present

There is no functional HVAC or ductwork.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.5 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Repair or Replace

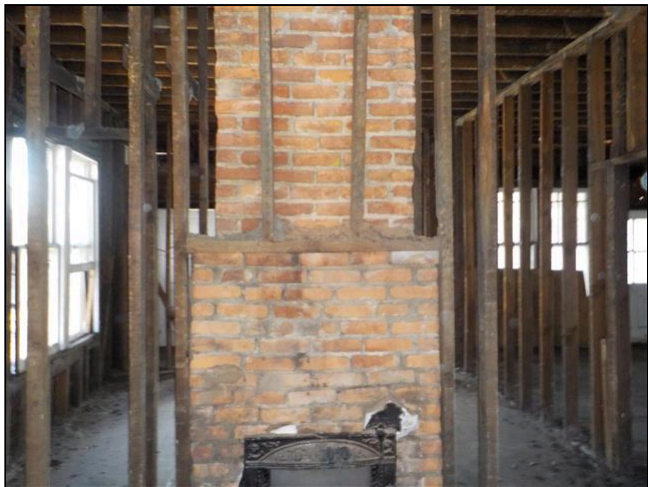
All chimneys are deteriorated and will need to be removed. The top has already been removed on one.



7.5 Item 1(Picture)



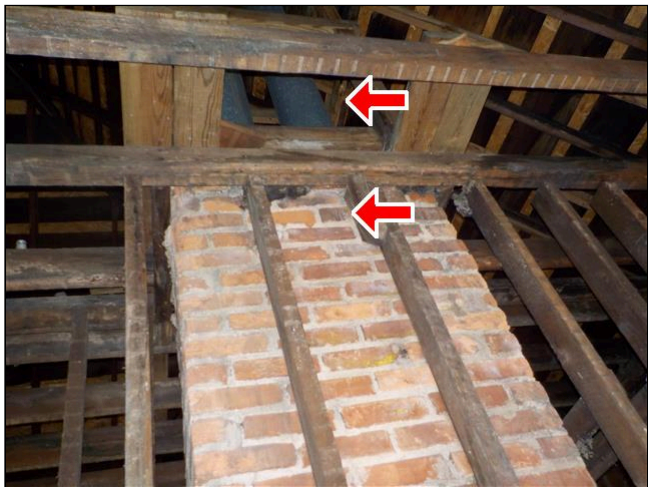
7.5 Item 2(Picture)



7.5 Item 3(Picture)



7.5 Item 4(Picture)



7.5 Item 5(Picture)



7.5 Item 6(Picture)



7.5 Item 7(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Sam Lane

INVOICE

Sam Lane Home Inspections
103 Perry Hill Rd , Easley SC 29640
864-508-4631
Inspected By: Sam Lane

Inspection Date: 1/29/2022
Report ID: kearsn 1-29-22 2

Customer Info:	Inspection Property:
Tim Kearns	215 West Earle St. Greenville SC
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,000	260.00	1	260.00
			Tax \$0.00
			Total Price \$260.00

Payment Method: Credit Card
Payment Status: Invoice Sent
Note:

October 4, 2021

Mr. Tim Kearns
Bellissimo Holdings
Greenville, SC
timkearns410@gmail.com

RE: Residence
215 W Earle Street
Greenville, SC
REI #21-088

Mr. Kearns:

A site visit was made on September 23, 2021, to visually inspect structural concerns and review the proposed plan to construct a second floor at the referenced house. Based on this inspection, the following observations, comments, and recommendations are offered:

OBSERVATIONS

1. The referenced house is a one-story wood framed structure with a brick pier and curtain wall foundation. From information provided, we think the building was constructed circa 1900's (see photo #1). It is our understanding that you plan to add a second floor to the existing structure if feasible.
2. Our observations regarding concerns with the present structure are as follows:
 - a. The headers over the doors and windows are typically one or two 2 x 4s turned in the weak direction (see photo #2). Deflection of the members was observed at some of the headers.
 - b. Termite damage was observed in the wall framing at the front right corner, front left corner, and rear wall of the building (see photos #3 and #4). We also observed that there is no sheathing or vapor barrier on the exterior face of the walls.
 - c. Water damage was observed at the floor framing in the Kitchen and Bathroom areas and along the band board that supports the exterior wall (see photo #5 and #6). Some of the floor framing in the Kitchen area has already been removed.

- d. The floor joists are 2 x 8's at 24" o.c. spanning about 13'-6". The beams and piers are not adequate to support the main floor framing, proposed second floor framing, and the new roof (see photo #7).
- d. The existing ceiling joists are 2 x 6's at 16" o.c. (see photo #8). They are not adequate to be floor joists for the proposed second floor.
- e. From the exterior appearance of the house, it is obvious that this house has not been properly maintained in several years (see photo #9).

COMMENTS

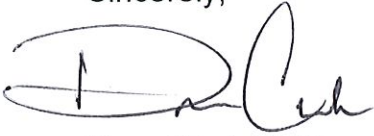
1. The exterior walls of this house have termite damage, water damage, lack of proper headers, and no sheathing or vapor barrier between the face of the studs and the shiplap wood siding. In order to support the proposed second floor and the new roof framing, it is our opinion that the exterior walls would have to be demolished and re-constructed with proper headers, jack studs, king studs, exterior sheathing, and a vapor barrier.
2. The floor joists and beams for this house have sustained water damage and typically exceed the allowable spans for the member sizes. In order to support the loads from the main floor, proposed second floor, and the new roof, additional drop beams, piers, and supplemental floor joists will be required.
3. In order to rebuild the walls, the existing ceiling joists and roof framing would have removed. New floor joists and roof framing would be required for the proposed second floor.

RECOMMENDATIONS

Based on our observations and review of the existing structure, it is our opinion that this house has too many structural issues to be effectively repaired and reinforced for the proposed second floor in a cost efficient manner. Considering the amount of demolition, re-building, and reinforcement of the existing structure to achieve the desired end results of a two story house, it is our recommendation to demolish the entire house and build a new two story house that will be architecturally in keeping with this historic district of the City and IRC code compliant.

Please contact us if you have any questions regarding this report.

Sincerely,

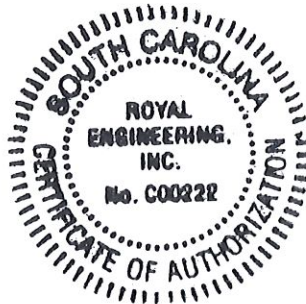


Drew Clark E.I.T.



Bruce Royal P.E.

attachments



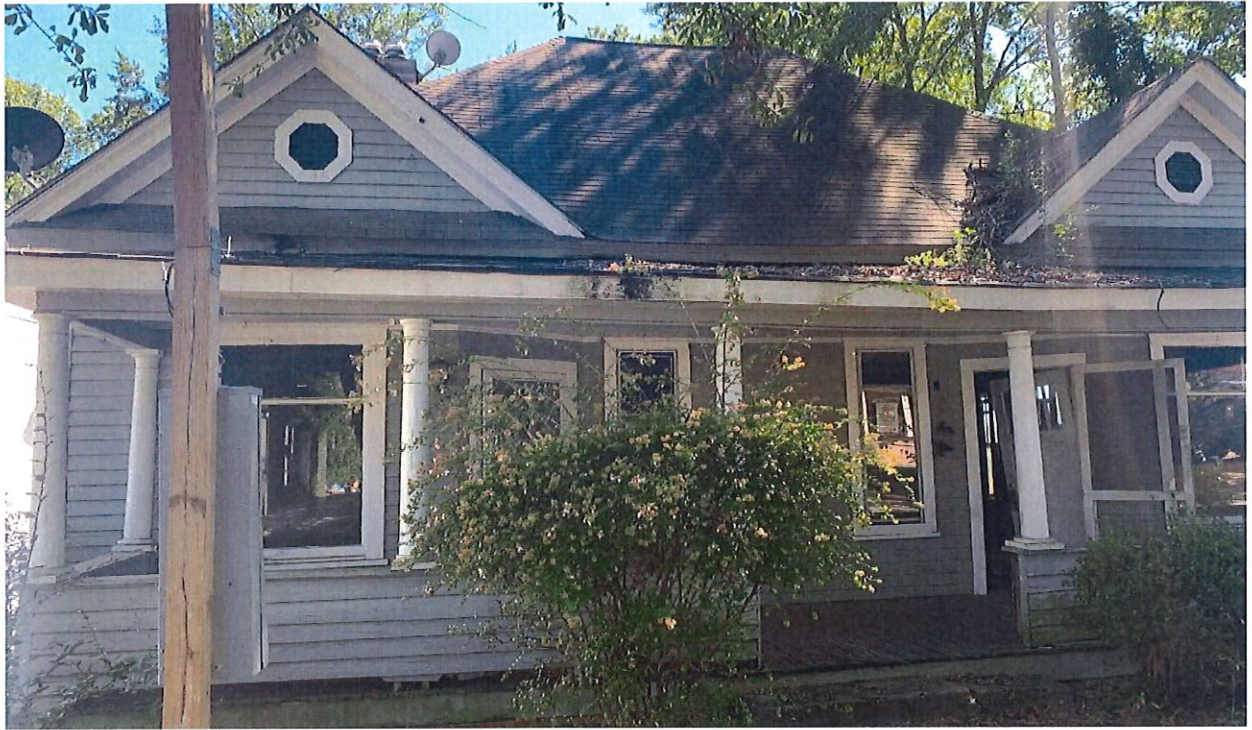


PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9

215 W. Earle Street Comparison

January 2nd, 2022

Timeline

- Demolition / New Construction
 - o Demolition = 3 Weeks
 - o 9 months
- Restoration
 - o 11 – 14 months

Estimated Construction Cost

Restoration

Task	Cost
Home Purchase	\$337,500
Restoration & Repair	\$415,250
Total	\$762,750

Demolition & New Construction

Task	Cost
Home Purchase	\$337,500
Demolition	\$10,500
New Construction (3,350 SF X \$175)	\$586,250
Total	\$934,250

Economic Hardship Comparison

New Construction Cost (including Demo & Land)	\$934,250
Sell Price (3,350 SF @ \$360/SF)	\$1,206,000
Profit	\$271,750

Restoration (including Land)	\$762,750
(1,750 SF @ \$243/SF)	
Sell Price (1,750 SF @ \$360/SF)	\$630,00
Profit	-\$132,750

Acres	0.25		
Number of Homes	1		
Average Home Size	3,350		
	0	0	0
Total Square Feet	3,350		
Total Finished S.F.	3,350		
Home Remodel Cost Per S.F.	\$160		
	\$0		

DEVELOPMENT COSTS	Total Cost	% of Cost	Per Home
Land Value	337,500	35.64%	337,500
Due Diligence / Pre-Closing Costs	2,500	0.26%	2,500
Home Construction Costs	536,000	56.61%	536,000
	0	0.00%	0
Architectural & Design Expenses	11,500	1.21%	11,500
Specialty Design Consultants	0	0.00%	0
Civil Engineering	0	0.00%	0
Development Managing Team (2% Hard Costs)	10,820	1.14%	10,820
Land Improvements	5,000	0.53%	5,000
Impact Fees (Tap Fees?)	0	0.00%	0
Taxes, Insurance & Misc.	2,750	0.29%	2,750
Legal/Closing	2,500	0.26%	2,500
Interior Design Services Fee	5,000	0.53%	5,000
Marketing	0	0.00%	0
Operating Expenses	6,000	0.63%	6,000
Contingency (5% Construction / 10% Site)	27,300	2.88%	27,300
Total Cost	\$ 946,870	100%	\$ 946,870
Sale Price	\$ 1,206,000		\$ 1,206,000
Profit	\$ 259,130	27%	\$ 259,130

REVENUE

Lot Sales Price	\$0	-
Revenue from Home Sales	\$1,206,000	360
	\$0	-
Total Revenue	\$1,206,000	
Realtor Fees (5%)	\$60,300	
Total Estimated Project Cost	\$946,870	
Net Profit	\$198,830	21.0%

215 W EARLE REPAIR ESTIMATE				
PERMITS / FEES			\$2,500	
DEMO / STRUCTURAL/ BRACING/ ROTTEN WOOD			\$19,000	
DUMPSTER			\$7,125	
DEMO / OLD MATERIALS / PLASTER/			\$12,000	
NEW FRAMING			\$29,000	
GRADING			\$5,500	
NEW ROOF WITH PLYWOOD			\$19,400	
FOOTINGS / STRUCTURAL			\$25,500	
FRAMING / STRUCTURAL			\$36,000	
EXTERIOR FINISHING(S) TO MATCH EXISTING			\$35,000	
WINDOWS/DOORS			\$39,000	
HVAC			\$16,000	
PLUMBING			\$8,700	
ELECTRICAL			\$12,550	
FLOORING			\$17,500	
CABINETS			\$11,000	
COUNTERTOPS			\$8,900	
CLOSETS			\$6,500	
TRIM WORK			\$12,750	
SPECIALTY CABINETS			\$5,500	
TILE			\$9,000	
ELECTRICAL FINISHINGS			\$8,500	
PLUMBING FINISHINGS			\$9,500	
GLASSWORK FOR SHOWERS			\$2,500	
DRYWALL			\$7,000	
PAINTING			\$12,000	
SPECIALTY WIRING			\$7,000	
SPECIALTY ITEMS / LIGHTING / PLUMBING FIXTURES			\$9,500	
DECKING			\$11,000	
LANDSCAPPING			\$9,000	
APPLIANCES			\$10,500	
CONCRETE			\$5,500	
Due Diligence / Pre-Closing Costs			\$2,500	
Architectural & Design Expenses			\$11,500	
Development Managing Team (2% Hard Costs)			\$7,100	
Land Improvements			\$5,000	
Taxes, Insurance & Misc.			\$2,750	
Legal/Closing			\$2,500	
Interior Design Services Fee			\$5,000	
Operating Expenses			\$6,000	
Contingency (5% Construction / 10% Site)			\$18,000	
			\$490,775	TOTAL COST
			\$337,500	LAND COST
			\$828,275	TOTAL COST
			\$630,000	SALE PRICE
			-\$198,275	PROFIT



**Planning Staff Report to
Design Review Board - Neighborhood
August 15, 2022
for the September 1, 2022 Public Hearing**

Docket Number:	CA 22-548
Applicant:	Luke Sims
Property Owner:	Nycole Bares, Northway Real Estate Company LLC
Property Location:	215 W. Earle Street
Tax Map Number:	0008000400700
Acreage:	0.25
Zoning:	R-6, Colonel Elias Earle Preservation Overlay District
Proposal:	New Residential Construction
Staff Recommendation:	Approval with Conditions

Application Request:

The proposed structure is a +/- 2,000 square foot 2-story house featuring steep roofs, elaborate masonry chimneys, window groupings, and exposed trim, billed as a “Tudor-style home” by the applicant.

Staff Analysis:

Staff notes that this CA shall be contemplated **only if** the existing structure at 215 West Earle Street has been approved for demolition by the DRB per the granting UH 22-547.

Staff also notes that the proposed plan appears to be a spec house by Visbeen Architect, Inc. PLAN 928-245. The description of the plan reads:

“Here's a home that's full of terrific surprises. Designed by Visbeen Architects, the Shingle-style exterior displays beautiful stone, columns, and eye-catching windows. Step through the entry arch into the foyer. To the left, the spacious family room invites you to get cozy by the fireplace. A built-in booth adds casual seating to the island kitchen. The master suite offers lots of storage, a private foyer that buffers the bedroom from public view, and a comfortable bathroom.”

While nothing in the Design Guidelines specifically prohibits catalog homes from historic districts, it should be noted that a common feature of the Colonel Elias Earle historic district is the individual uniqueness of the structures. This distinctiveness may be diluted by a catalogue home seen elsewhere in the country.



Fig 1. Screenshot of architectural clearinghouse website

Proposed Structure

AR.1 of the design guidelines suggests that new buildings maintain the same setback as those existing structures within the block. The proposed building façade is 20 feet from the public right of way, which is in line with surrounding properties, all of which are set back from the right-of-way between around 13 to 35 feet. Side and rear setbacks are in line with surrounding homes as well, and within the zoning requirements for the area.

AR. 2 of the design guidelines suggests that the front of the home be oriented toward the street with a clearly identified front door and a porch that is similar in size and character to those of surrounding homes. The proposed home is oriented toward the street. Rather than a clearly identified front porch, there are 2 separate entries on the street-facing façade of the home. Both are significantly less prominent than the traditional large front porches found elsewhere within the neighborhood but are appropriately sized for traditional Tudor style homes.

AR.6 of the design guidelines requires that new buildings appear similar in scale to traditional single-family homes. The building scale of the proposed home is consistent in mass and height to traditional single-family homes in the area.

AR. 7 of the design guidelines states that the form of a new building should be similar to those seen traditionally in the historic district. The proposed form is not in line with the simple character of homes of its size within the Colonel Elias Earle Preservation District. The following characteristics found in the summary of key characteristics in the district are incorporated into the proposed design:

- Uniform setbacks
- Two-story building
- Large home
- Front porch
- Slate roof
- Gabled roof

Other design elements within the summary of key characteristics of the district are not incorporated into the design. For example, the entry and building materials vary from the customary style of the neighborhood. The entries are much less prominent than the traditional single prominent front porch. The use of stone is not common within the district. Structures within the neighborhood are primarily brick and

wood frame construction. Additionally, the summary of key characteristics for the district notes the presence of simple detailing on the simple cottages versus elaborate detailing on “larger, high-style residences”. The detailing in the proposed design is much more intricate than the detailing of other homes of its scale in the neighborhood. Further, there are unnecessary design details, such as the bump-out and columns in the center of the front façade, decorative variation in materials, exposed rafters, and the arched primary entry.

The summary of key characteristics within the Colonel Elias Earle Preservation District also notes the presence of old growth oaks and mature landscaping. Staff recommends that the applicant submit a statement or drawing, prior to issuance of the CA, to acknowledge any existing trees to remain in place as well as any new trees to be planted. The architectural site plan states that all trees to be removed shall be marked prior to work for review.

AR.8 of the design guidelines suggests that all new construction should maintain the range of exterior wall materials currently found in the historic district, including lap siding and brick. Masonry should appear similar to that used historically. The use of stone does not relate to other homes within the neighborhood. Staff recommends that the applicant remove the stone from the proposed design and utilize only traditional brick and wood materials.

AR.9 recommends that new buildings, regardless of stylistic treatment, should appear similar in form and detail to houses in the area. A new building should be visually compatible. Staff finds that the design of the structure could be visually compatible with surrounding homes if some of the extravagant design elements and materials are simplified to match those of other structures.

AR.10 recommends that the visual impacts of parking should be minimized. It appears that parking will be located on a flat surface in the rear of the home, which would later be replaced by a detached garage. This is in keeping with the design guidelines.

AR.15 suggests that the structure incorporate a coordinated color scheme. The proposed design employs a coordinated color scheme but the elaborate use of materials and unnecessary design details overwhelms the simple character of the district.

Summary

In reviewing an application for new construction within an historic district, the Design Review Board shall consider whether the proposed structure relates to the mass, scale, and form of those seen traditionally in the historic district. Staff finds that the proposed structure’s mass and form are in character with the Colonel Elias Earle Preservation District but the material and detailing is not.

As such, staff recommends **approval with the following conditions**:

- 1. Materials shall be simplified to primarily wood and brick as is seen throughout the district.**
- 2. Double front entries shall be reconfiguration to one large entry as is common in the district.**
- 3. Reverse ogee arched front entrance shall be simplified to match gabled porch or simple arched entry as seen in the neighborhood.**
- 4. Excessive detailing shall be removed / rethought, including pilasters, exposed rafters, and shingle varieties not in keeping with local historic style.**
- 5. Staff and two members of the DRB shall review and approve new design prior to issuance of a CA.**
- 6. The applicant should work with staff to identify any existing trees to be preserved on site as well as any additional proposed trees or plantings. Landscaping is important to address within the plans due to the mention of old growth oaks and mature landscaping in the Summary of Key Characteristics of the district.**

7. 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.
8. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Relevant Design Guidelines for New Construction in Preservation Overlay Districts:

AR.1 Maintain the line of building fronts in a block

- A. A building should fit within the range of yard dimensions seen in the block.
 - The front yard setback of a new building should match the established range of adjacent buildings.
 - Where the setbacks are uniform, the building should be placed in general alignment with its neighbors.
 - In those areas where setbacks vary slightly but generally fall within an established range, the new building should be within ten feet of the typical setback in the block.
- B. Maintain the uniform spacing of side yards.
 - Side yard setbacks should appear similar to others in the block, as seen from the street.

AR.2 Orient the front of the building to the street

- A. Orient the front of a house to the street and clearly identify the front door.
 - A prominent entry will contribute to the pedestrian-friendly character of the street.
 - Use a one-story porch element to define the entry.
 - In some cases, the front door itself is positioned perpendicular to the street. In such a case, the entry should still be clearly identified with a walkway and porch.
- B. The use of a porch is encouraged in any residential development.
 - A porch should be similar in character, design, scale and materials to those seen traditionally.
 - The size of a porch should relate to the overall scale of the primary structure to which it is attached.
 - A porch should use similar materials to that of the primary structure.
- C. Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.
 - Brick or wood columns are best for most structures in the neighborhood.

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

- A. New construction should appear similar in mass and scale to nearby historic structures.
 - Structures in the Preservation Overlay Districts range from one to two stories, but most are typically one and one-half stories.
 - The primary plane of the building front should not appear taller than those of typical historic structures in the block.

- B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.
- Historic residences within a 300 foot radius of the new structure should be used in calculating the height of the surrounding context.

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

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

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

- A. Maintain the existing range of exterior wall materials found in the historic district.
- Appropriate materials for primary structures include horizontal lap siding and brick.
 - Reflective materials, such as mirrored glass or polished metals, are inappropriate.
 - Rustic shakes are inappropriate.
- B. Exterior wood finishes should appear similar to those used historically.
- Maintain protective coatings of paint or stain on exterior wood siding
 - The lap dimensions of siding should be similar to that found traditionally (i.e., four to five inches of lap exposure).
- C. Masonry should appear similar to that used historically.
- Masonry unit sizes should be similar to those found traditionally.
 - Mortar joints should appear similar in color, texture, and joint width, to those seen historically.
- D. Materials should be applied in a manner similar to that used historically.
- For example, brick veneer should not "float" above a wood clapboard wall.
 - Traditionally, heavier materials (e.g., brick) were used for foundation piers.
 - More finished masonry or wood was used for primary walls, and wood was used for gable ends, roofs, and details.
 - This "hierarchy" of materials should be continued.
- E. Newer synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.
- New materials should have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.
 - Details of synthetic siding should match those of traditional wood siding. The lap dimensions of synthetic siding should be similar to those of historic wood lap siding (i.e., four to five inches of lap exposure).
- F. Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally.

- Roof materials should be earth tones and have a matte, non-reflective finish.
- Wood shakes are inappropriate.

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

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

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

- A. A parking pad, carport, or garage should be located to the side or rear of a lot, and detached from the main structure.
 - Consider providing only ribbon paving. This will reduce visual impacts-as well as show more drainage through soils.
 - Consider sharing a single drive and curb cut where driveway sare needed.
 - A driveway should lead straight from the street to the parking area.
 - A parking pad located in the front of a residence is not appropriate.
- B. Although it is not encouraged, where a garage or carport must be “attached” to the primary structure, consider the following options:
 - Locate the garage or carport at least ten feet behind the front of the main structure.
 - A garage and the garage doors should not be visually overpowering to the main structure. It should be detailed similar to that of the main structure.
 - A carport should have a painted, non-metallic finish. Consider a carport constructed from wood.
- C. Minimize the visual impact of parking areas.
 - A parking area should be located to the rear of a site.
 - Do not use a front yard for parking. Instead, use a long driveway, or alley access, that leads to parking located behind a building.

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

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



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:	Luke Sims	Nycole Bares, Northway Real Estate Co. LLC
*Title:	Architect	Property Owner
*Address:	53 Endel Street, Greenville	604 Old Williamston Rd.
*State:	South Carolina	South Carolina
*Zip:	29611	29673
*Phone:	864.395.2848	864.867.8804
*Email:	luke.sims@gmail.com	nycole.bares@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 215 W. Earle St., Greenville, SC, 29609

*TAX MAP #(S) 0008000400700

*PRESERVATION DISTRICT/SPECIAL DISTRICT COLONEL ELIAS EARLE HISTORIC DISTRICT

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

DESCRIPTION OF REQUEST

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

*ORIGINAL APPLICATION # (put N/A if new application) CA21-159

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

The proposed residence includes steep roofs, elaborate masonry chimneys, window groupings, & expose wood trim. All these traits will allow this two-story Tudor-style home fit into the fabric of Earle Street. While the new structure does not try to replicate the original Cottage-style architecture in the current property, Tudor-style architecture is seen throughout Earle Street & even mentioned in the original historic district application.

There will be a separate application to the DRB if the homeowner decides to construct a garage.

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)

 X 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 1/4" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

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

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

ARCHITECTURAL REVIEW

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

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

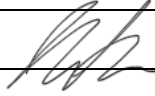
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

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

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

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

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

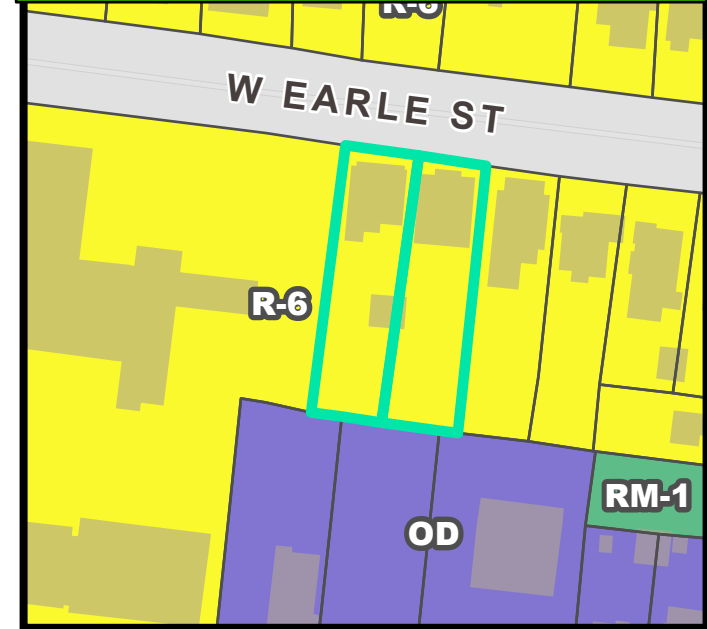
*Signatures	
Applicant	
Date	07.31.2022
Property Owner/Authorized Agent	
Date	07.31.2022
Public Hearing information	
Public Hearing signs	

UH 22-547 • 215 WEST EARLE STREET

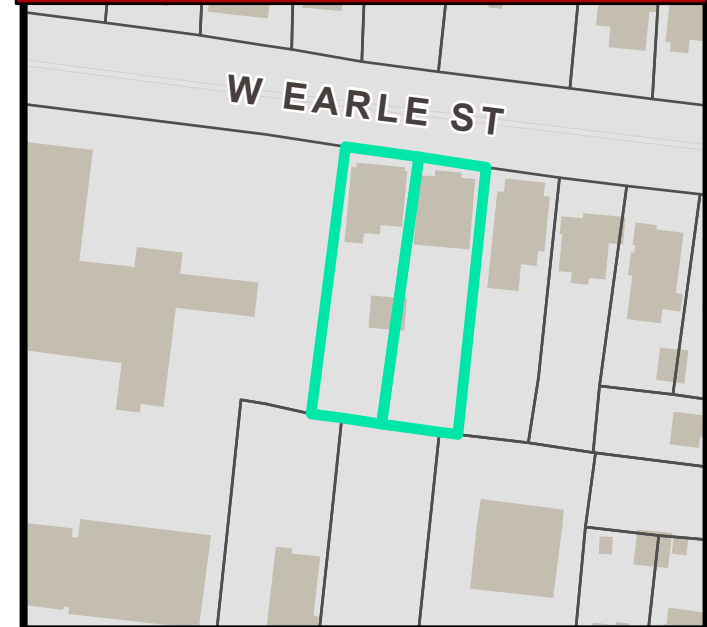
AERIAL VIEW



CURRENT ZONING



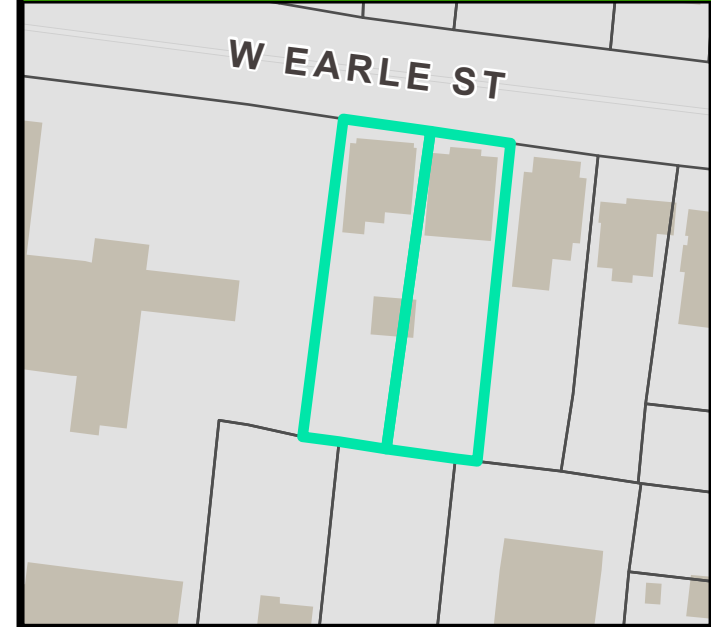
FUTURE LAND USE



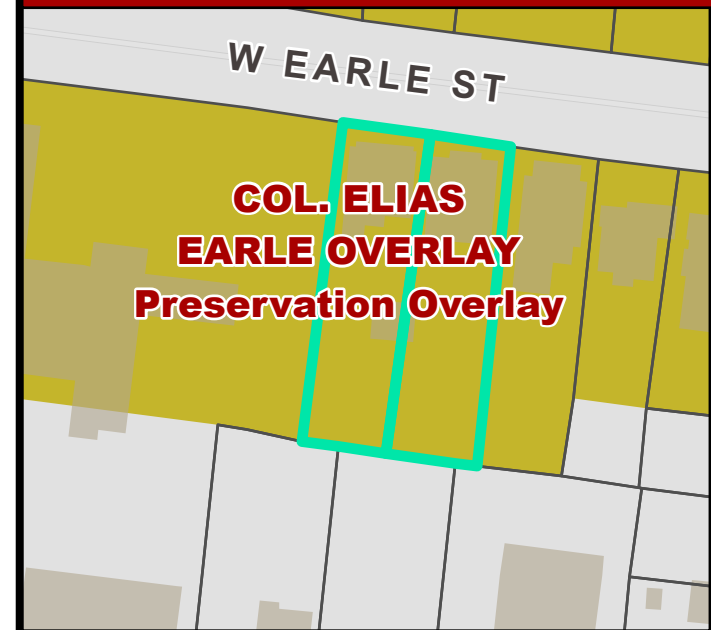
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



NEW RESIDENCE AT

215 West Earle Street

GREENVILLE, SOUTH CAROLINA 29609

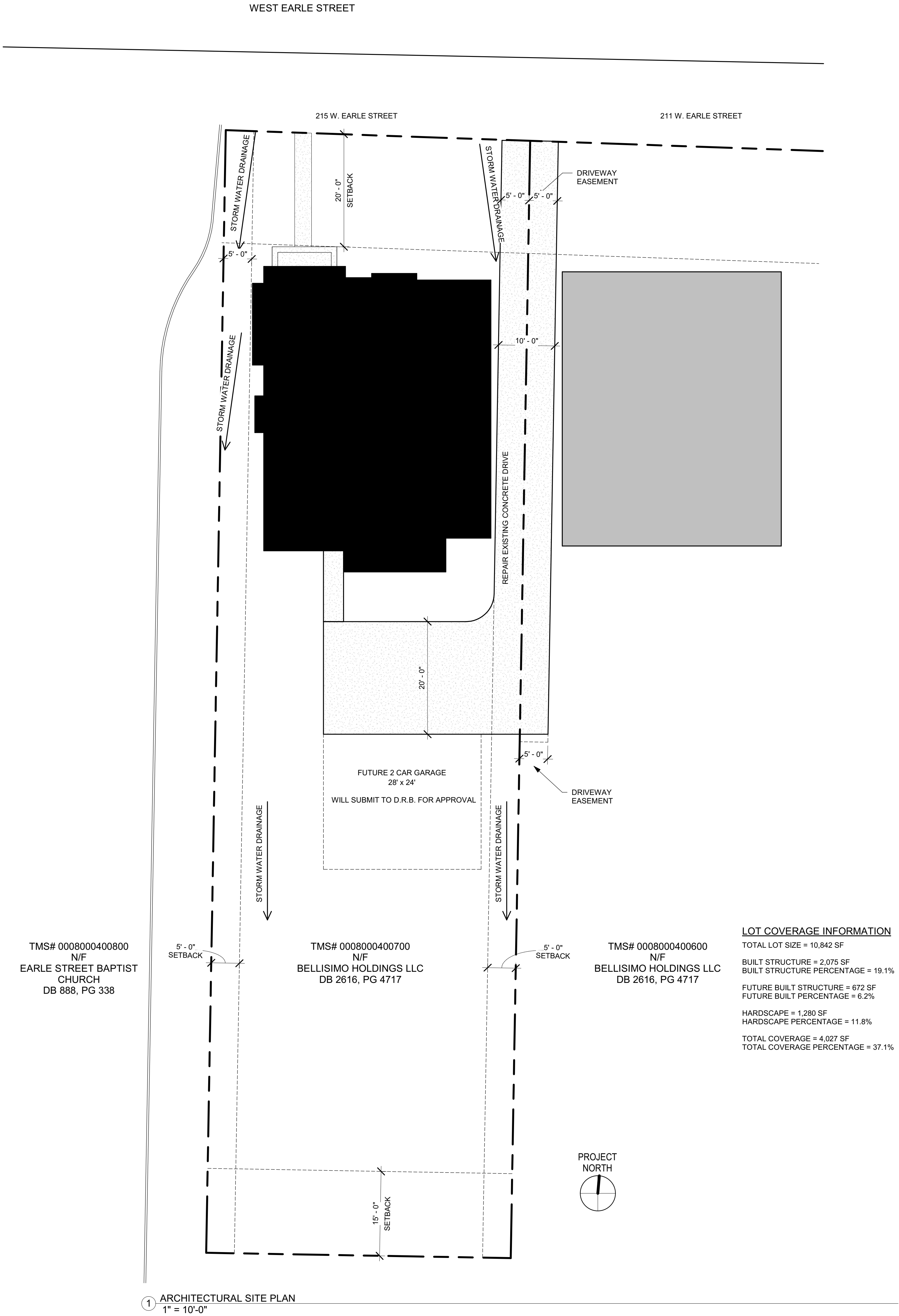
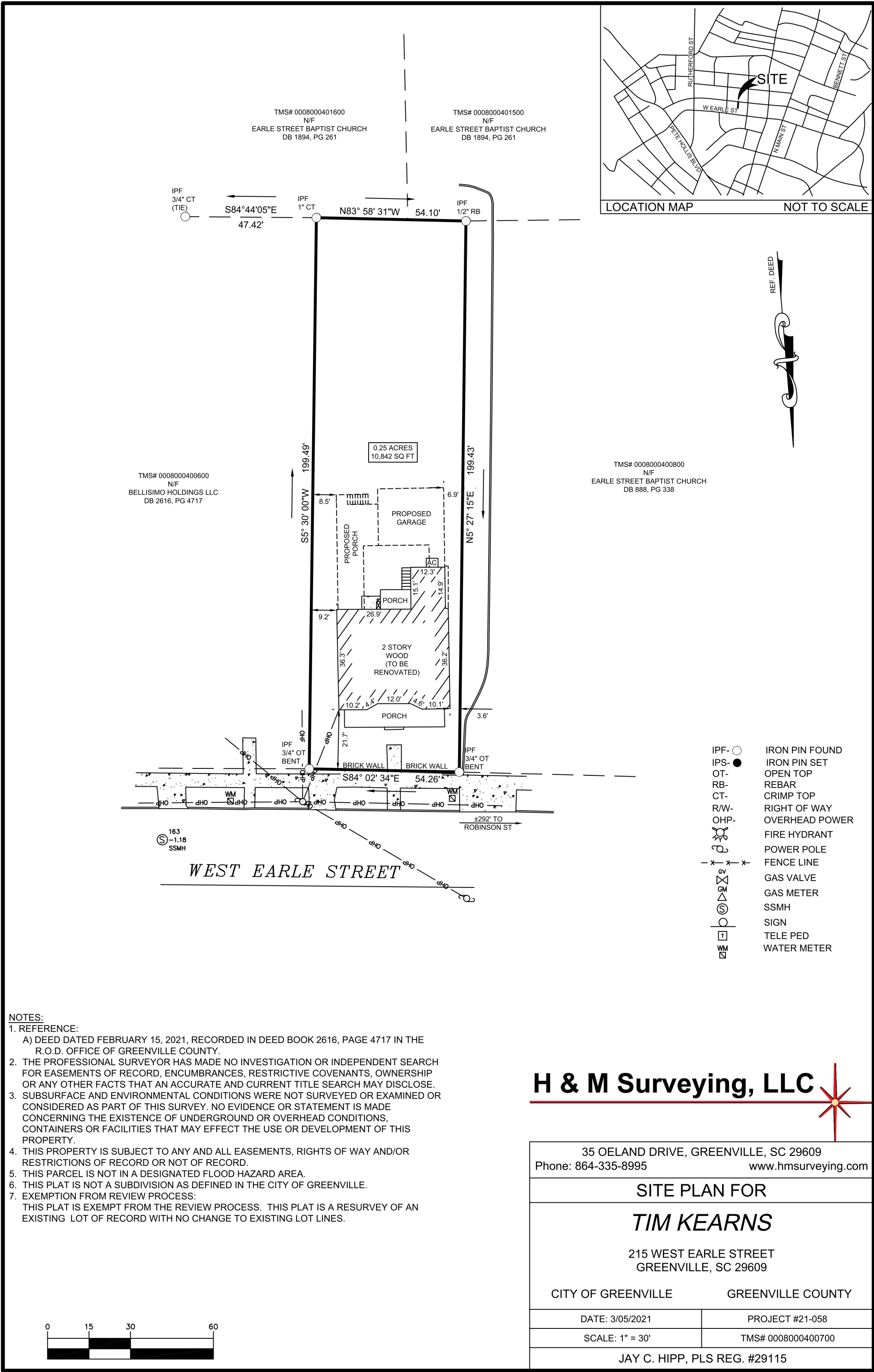
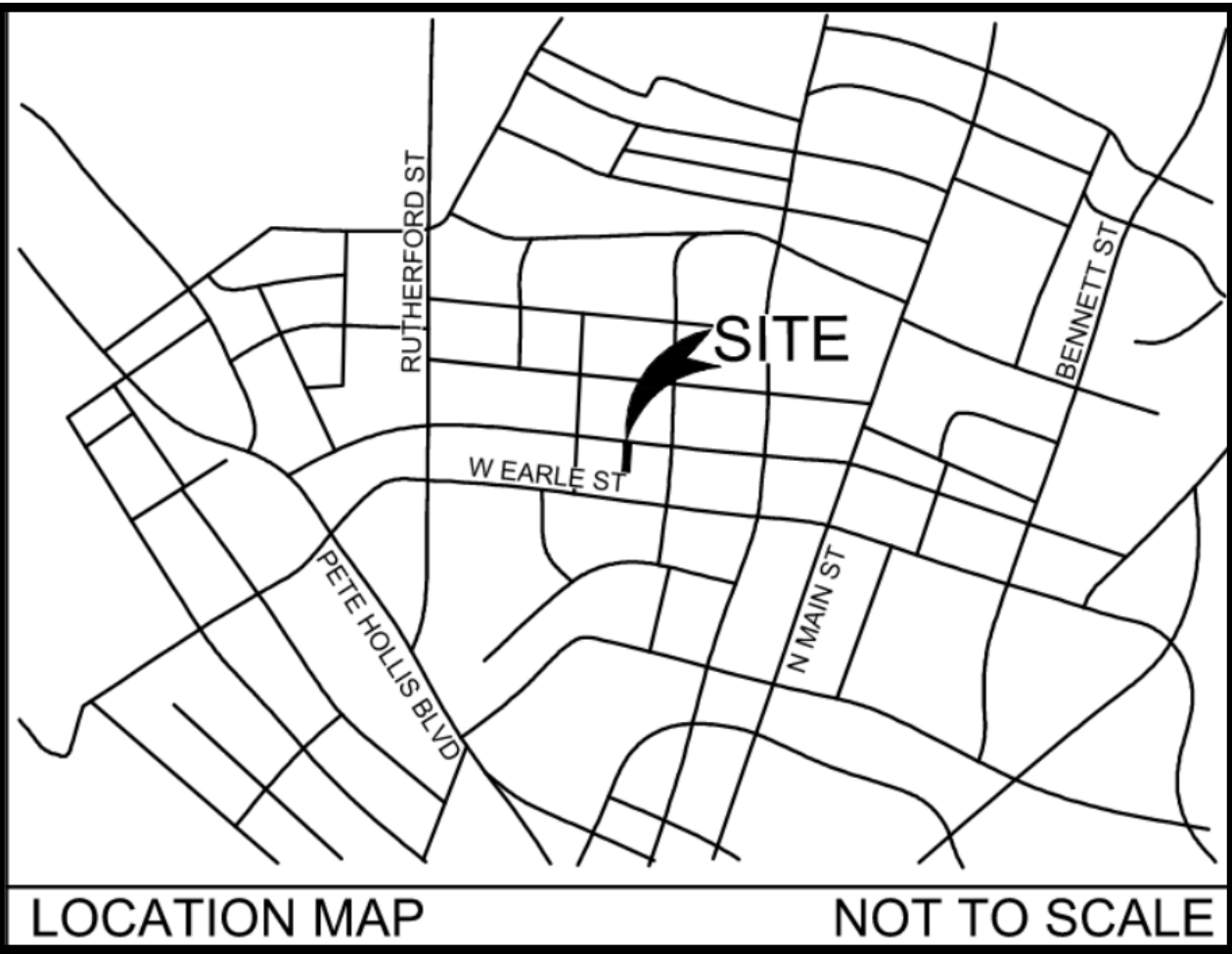
DRB SET

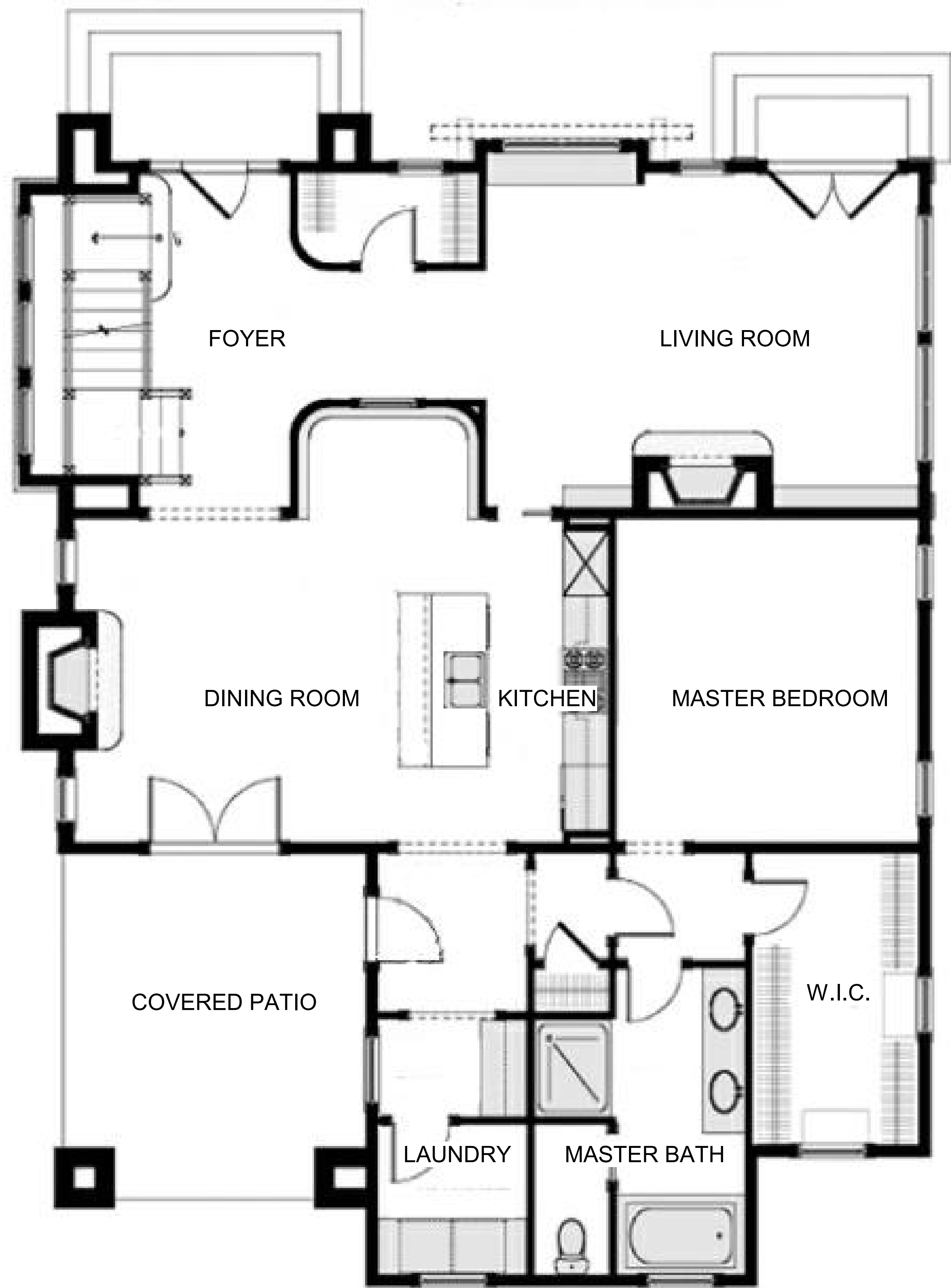
August 1st, 2022



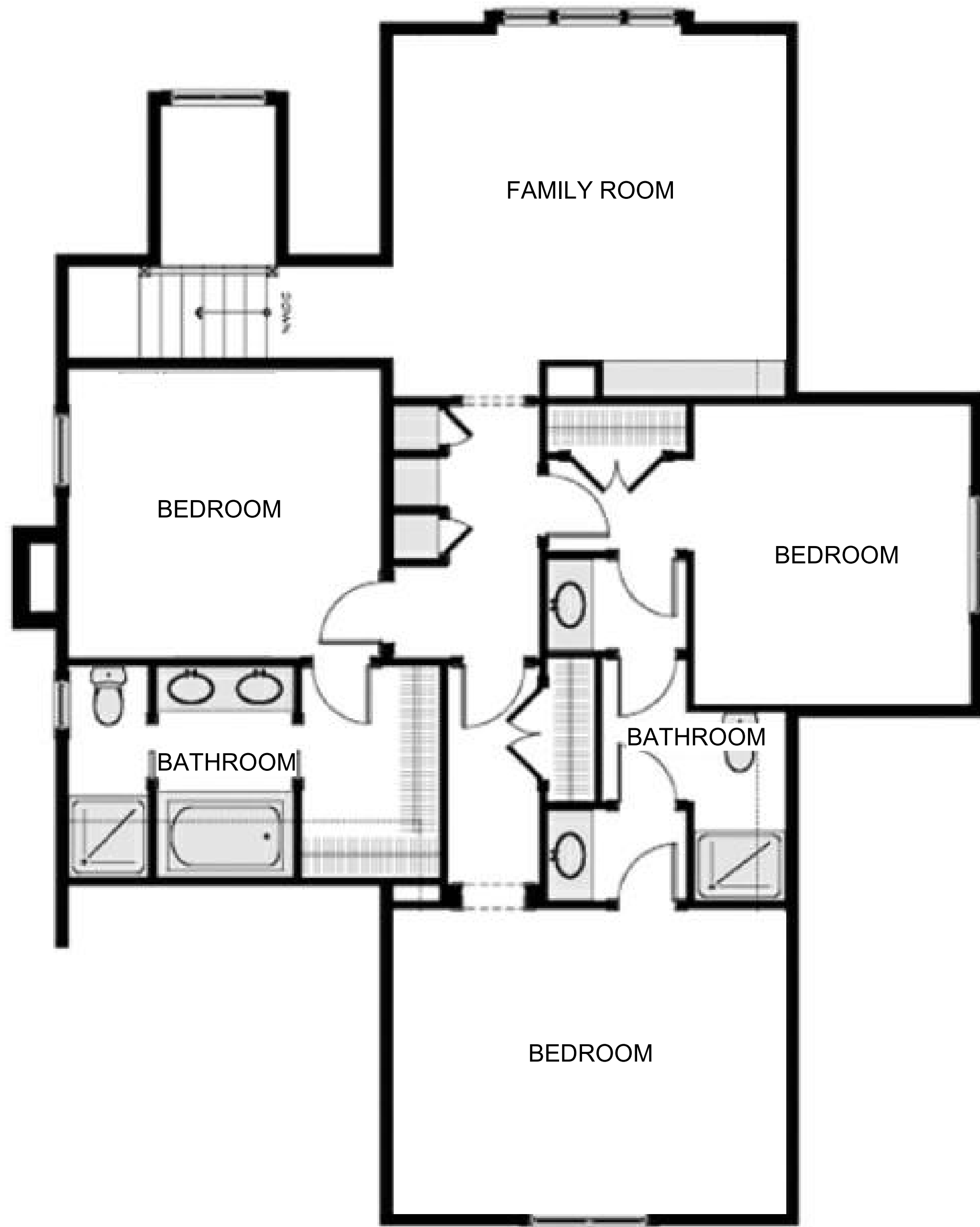
DRAWING SHEET INDEX

A0.1	COVER SHEET
A0.2	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLANS
A6.1	ELEVATIONS





① FIRST FLOOR PLAN
1/4" = 1'-0"



② SECOND FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date
A	DRB REVIEW SET	08.01.2022

FLOOR PLANS

Project number 22.02
Date 2022.08.01

A1.1

Scale 1/4" = 1'-0"



NORTH (EARLE STREET) ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



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



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

No.	Description	Date
A	DRB REVIEW SET	08.01.2022

ELEVATIONS

Project number 22.02
Date 2022.08.01

A6.1

Scale



**Planning Staff Report to
Design Review Board - Neighborhood
August 15, 2022
for the September 1, 2022 Meeting**

Docket Number: RHP 22-551
Applicant: Marian Kennedy
Property Owner: Marian Kennedy and Dylan Morris
Property Location: 24 West Earle Street
Tax Map Number: 005000-10-1200
Zoning: R-6, Colonel Elias Earle Historic District
Proposal: Preliminary Tax Assessment for Rehabilitated Historic Properties
Staff Recommendation: Approval

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 40, Article IV. – Special Tax Assessment for Rehabilitated Historic Property

Staff Analysis:

Background

The property was built in 1926 and is listed on the National Register of Historic Places as a contributing structure to the Colonel Elias Earle Historic District. At some point, the property was converted from a single-family home to a triplex. The applicant is continuing renovation efforts that began with the previous owner in 2020 as part of CA 20-603 to convert the structure back into a single-family home. Renovations approved in 2020 included repairs to the brick and stucco, replacing all windows, interior renovations, a new roof, new landscaping, other minor exterior modifications, and a new detached garage. Since then, there have been additional CA approvals for minor modifications, including CA 22-272 for a color change to the original windows, CA 22-439 for a change to the window design, and CA 22-558 for color modifications to the stucco, window and door frames and trim, a new carriage style garage door on the detached garage, and a new carriage style basement door in place of the full lite double doors to match the garage. All renovations are compliant with the National Park Service's Standards for Historic Rehabilitation.

According to the local ordinance, the special tax assessment may apply to the following:

1. Structure(s) rehabilitated; and/or
2. Real property on which the building is located.

Further, State regulations indicate that special assessments shall not apply to rehabilitation expenses on buildings or structures that are not historic (State Code of Regulations, Section 12-121, Part B).

There are **three** findings the Board must make to grant the preliminary certification:

1. The property must qualify as historic. A property shall qualify as "historic" for the special assessment when "it is at least 50 years old and is designated as a historic property by the design review board in accord with this article." In order for a building which is 50 years old to qualify as "historic" when it is not within a preservation overlay district and when it is not listed on the National Register of Historic Places, the building must be shown to meet at least one of the following criteria:

- The structure's architectural design and materials are good examples of those types of design and construction recognized among architects and preservationists as having had historical significance in the city's development;
- The structure is associated in a meaningful way with a person or group who made a significant contribution to the city's political, economic, religious, social, artistic, or literary development; or
- The structure is associated with a person or group recognized on the state or national level as having made significant contributions to science, religion, politics, business, literature, the arts, or other professions.

Staff Findings: Staff finds that criteria 1 has been met. The structure is 96 years old and is located within the Colonel Elias Earle Historic District. It is listed as a contributing structure to the district.

2. The rehabilitation is appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the Secretary of the Interior's Standards for Rehabilitation and applicable City of Greenville design guidelines. The following work will be reviewed according to these standards:

- a. Repairs to the exterior of the designated building;
- b. Alterations to the exterior of the designated building;
- c. New construction on the property on which the building is located;
- d. Alterations to interior primary spaces; and
- e. Any remaining work, where the expenditures for such work are used to satisfy the minimum expenditures for rehabilitation.

Staff Findings: Staff finds that criteria 2 has been met. All renovations have been approved and are consistent with the guidelines of the Colonel Elias Earle Historic District in which the structure is located and are consistent with the Secretary of the Interior's Standards for Rehabilitation.

3. The minimum expenditures for rehabilitation must exceed 50% of the fair market value of an owner-occupied building. The fair market value of the property may also be the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted. Expenditures for rehabilitation mean the actual cost of rehabilitation relating to one or more of the following:

- a. Improvements located on or within the historic building as designated;
- b. Improvements outside of but directly attached to the historic building, which are necessary to make the building fully useable (such as vertical circulation), but shall not include rentable/habitable floor space attributable to new construction;
- c. Architectural and engineering services attributable to the design of the improvements; or
- d. Costs necessary to maintain the historic character or integrity of the building.

Staff Findings: Staff finds that criteria 3 has been met. The fair market value of the property is listed as \$168,830. Expenses submitted in this application for rehabilitation are estimated at \$189,800.

Based on these findings, staff recommends approval of the Preliminary RHP with the following condition:

- 1. Per Section 40-153(5) of the City's Code of Ordinances, if the project is not complete after two years, but the minimum expenditures for rehabilitation have occurred, the property will continue to receive the special tax assessment until the project is complete, but not more than five years.**



**APPLICATION FOR HISTORIC PROPERTIES
SPECIAL TAX ASSESSMENT**

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:	Marian Kennedy	Marian Kennedy and Dylan Morris
*Title:	Dr.	
*Address:	18 W Earle Apt A	
*State:	SC	
*Zip:	29601	
*Phone:	864 784 3454	
*Email:	kennedy.m.s@gmail.com	

PROPERTY INFORMATION

*STREET ADDRESS 24 W Earle St, Greenville, SC 29601

*TAX MAP #(S) 005.00-01-012.00

*PRESERVATION DISTRICT Colonel Elias Earle

PROJECT INFORMATION

*TYPE OF APPLICATION: ☒ Preliminary ☐ Final

*ORIGINAL APPLICATION # (put N/A if not applicable) NA

*USE: ☒ Owner-occupied ☐ Income-producing

*(ESTIMATED) PROJECT START DATE August 5th, 2022

*(ESTIMATED) PROJECT COMPLETION DATE August 1st, 2023

*(ESTIMATED) PROJECT COSTS \$ 579,000

*(ESTIMATED) QUALIFIED HISTORIC EXPENDITURES \$ 189,800

*FAIR MARKET VALUE OF BUILDING/PROPERTY \$ 168,830

TAXABLE VALUE OF PROPERTY \$ _____

HISTORIC DESIGNATION

HISTORIC NAME OF PROPERTY (IF KNOWN) NA

***THIS BUILDING IS:** ___ City Landmark Building
 ___ Contributing structure in local historic district
 X Contributing structure in National Register District
 ___ National Register Structure
 ___ Other: Give brief overview of the history of the building

INSTRUCTIONS

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

A. APPLICATIONS FOR OWNER OCCUPIED BUILDINGS	\$150.00
B. APPLICATIONS FOR INCOME-PRODUCING BUILDINGS	\$300.00
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. You must attach the following required documents. 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.

Please submit the following supporting documentation:

- Approval and or review of a Federal Tax Application from the SC Department of Archive and history, if applicable.
- Value of the property prior to the rehabilitation
- Written narrative indicating how the property qualifies as historic (Sec.40-15 (C and D))
- Plans and other documents detailing the proposed rehabilitation and
- Estimated qualifying rehabilitation expenditures.

Please verify that all required information is reflected in the submittal package. Please submit one paper copy and one (1) electronic version of the submittal package.

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.

5. 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	<i>Marian S. Kennedy</i>
Date	07/20/2022
Property Owner/Authorized Agent	
Date	

Special Tax Assessment for Rehabilitated Historic Properties A Quick Reference

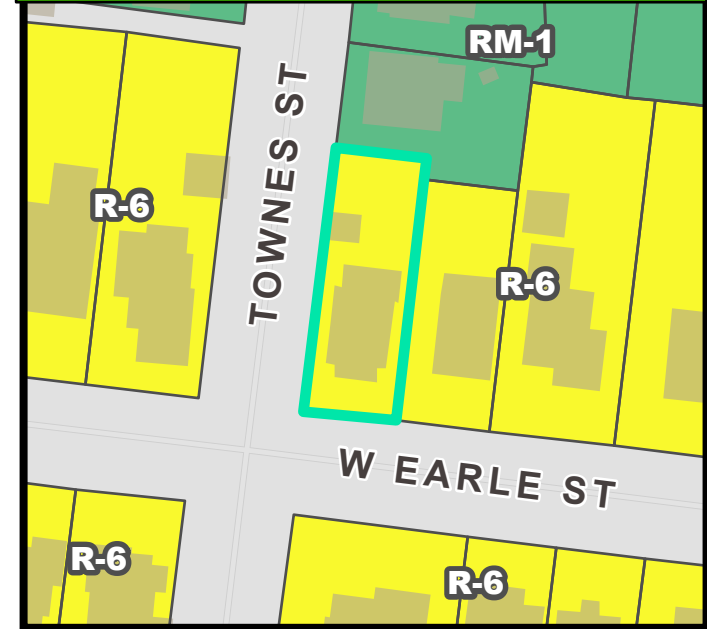
1. The special tax assessment for rehabilitated properties allows a historic property tax assessment to be 'frozen' at pre-rehabilitation value for up to 10 years for qualifying rehabilitation work.
2. A request for special tax assessment is evaluated by and acted upon by the Design Review Board (DRB), a ten-member board of Greenville citizens appointed by City Council
3. The Board is split into two Panels: the Neighborhood Design Panel hears applications in the Preservation Overlay Districts; the Urban Design Panel hears applications in the Central Business District
4. The property being considered for special tax assessment must be designated as 'historic' based on the following standards:
 - A. It is listed in the National Register of Historic Places.
 - B. It is at least 50 years old and is designated as a historic property by the DRB in accord with this article; or
 - C. It is at least 50 years old and is located in a historic district which has been designated as a preservation overlay district by the city zoning ordinance.
 - D. It meets such other and additional requirements as may be established by the General Assembly in the future.
 See Sec. 40-152, *Certification; Criteria for "historic" designation*, of the City Code for more details.
5. Obtaining a special tax assessment is a two-step process:
 - A. Preliminary Certification: The DRB determines that the building qualifies as 'historic', and determines that the proposed rehabilitation work complies with design standards and required expenditures. Preliminary certification begins the special tax assessment and it valid for 2 years. During these 2 years, the rehabilitation work should be completed.
 - B. Final Certification: Once the project is completed, the DRB will verify the work was completed as approved and that qualified expenditures were made. Upon final certification, the special tax assessment will continue for the remainder of up to 10 years.
6. The Design Review Board evaluates the proposed rehabilitation work for consistency with The Secretary of the Interiors Standards and the City of Greenville design guidelines through a Certificate of Appropriateness application and process. Because most of the qualifying expenditures will be on interior work, the DRB will evaluate proposed rehabilitation on the interior of the building. The DRB will be focused on the public/semi-public spaces of the building (i.e. the foyer/living room/dining room in a residential building; the lobby/assembly spaces in a nonresidential building).
7. The qualifying expenses in the rehabilitation work must exceed 50% of the fair market value of an owner-occupied building, and 100% of an income-producing property.
8. Qualifying expenses include work required to stabilize and restore the historic structure, and to upgrade systems for modern occupancy (including kitchens, baths, HVAC, electrical and plumbing). The costs of additions are not qualifying expenditures. See Sec. 40-153, *Standards for review of rehabilitation work*, of the City Code for more specifics.
9. The Special Tax Assessment can be de-certified for the following reasons:
 - A. Written notice by the owner to the DRB and Greenville County Auditor to remove the preferential assessment;
 - B. Sale or transfer of ownership during the special assessment period, other than in ordinary course within probate proceedings;
 - C. Removal of historic designation by the Greenville City Council; or
 - D. Rescission of the approval of rehabilitation work by the DRB because of alterations or renovations by the owner or his estate which cause the property to no longer possess the qualities and features which made it eligible for Final Certification.
10. For more information regarding Special Tax Assessment for Rehabilitated Historic Properties see Chapter 40 of the Greenville City Code at www.municode.com/library/sc/greenville/codes/code_of_ordinances?nodeId=COOR_CH40TA

RHP 22-551 • 24 WEST EARLE STREET

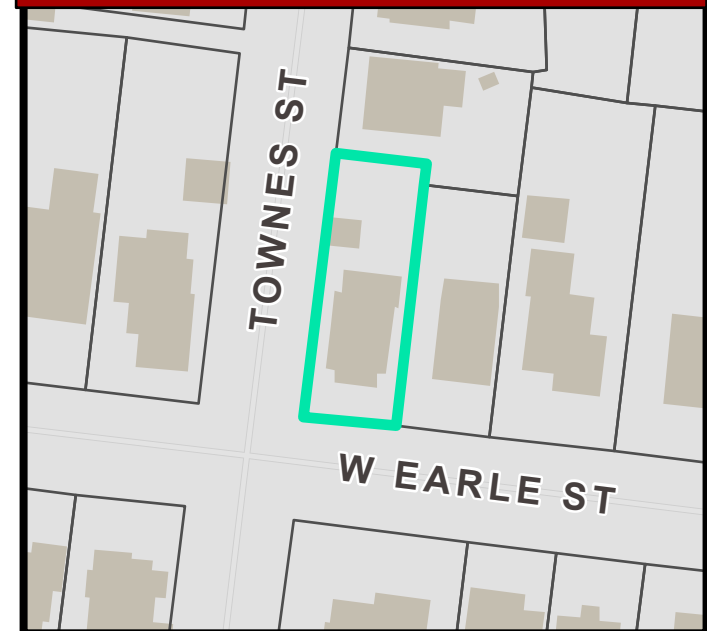
AERIAL VIEW



CURRENT ZONING



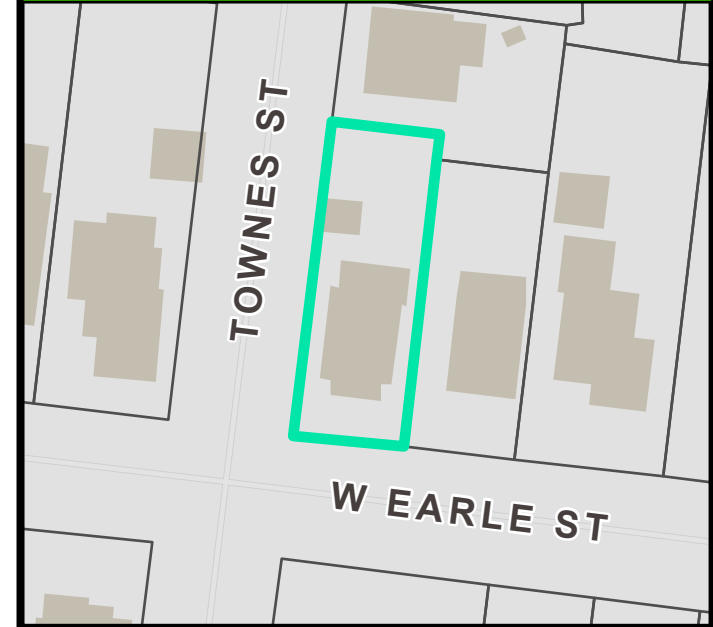
FUTURE LAND USE



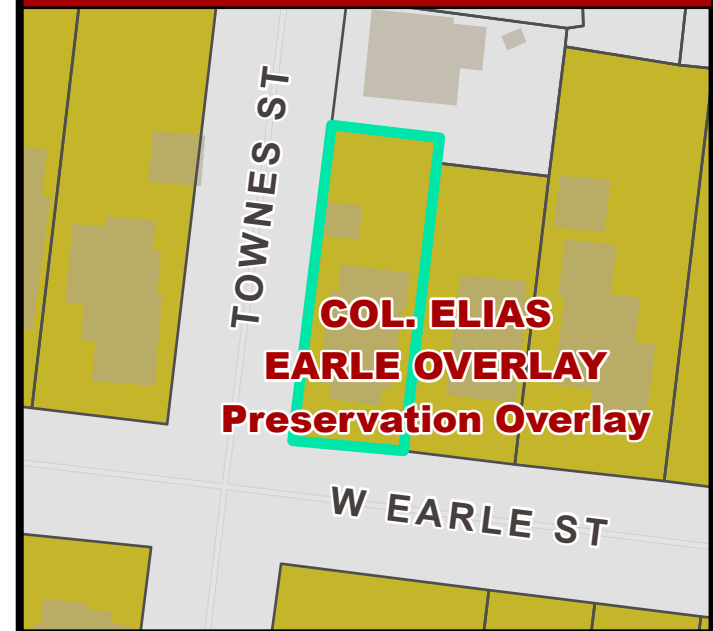
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



HISTORIC RENOVATION

24 WEST EARLE STREET

NOT FOR CONSTRUCTION

August 1, 2022

3511-224245



ARCHITECTURAL

LS3P ASSOCIATES LTD.
2 W Washington St. Suite 600
Greenville, SC 2901
tel: (864)235-0405
email: johnedwards@ls3p.com

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

NOT FOR
CONSTRUCTION

HISTORIC RENOVATION

MARIAN KENNEDY + DYLAN MORRIS
24 WEST EARLE STREET

LS3P PROJECT: 3511-224245

[illegible]

SHEET NAME:
FOUNDATION PLAN

ORIG SUBMISSION: 09/19/13
CURRENT:

SHEET:

A-100

FLOOR PLAN NOTES:

1. ALL WINDOW REPLACED TO MATCH EXISTING SIZES WITHOUT MUNTINS, TYP. U.N.O.

2. ALL EXTERIOR CEILINGS, WINDOWS, DOORS, GARAGE DOORS, TRIM, SOFFITS, DORMER SIDING & GUTTERS SHALL BE CHARCOAL BLACK. REFERENCE 106 W EARLE FOR PRECIDENT EXAMPLES. REFERENCE 3D PERSPECTIVES AND MATERIALS BOARD FOR MORE INFORMATION.

3. BOTH GARAGES RESTORED TO ORIGINAL OPENING WITH CARRIAGE STYLE DOORS.

4. BOTH CHIMNEYS STABILIZED AND RESIZED TO CURRENT CODE STANDARDS.

5. REPAIR AND PATCH EXISTING STUCCO FINISH AT BUILDING BASE, TYP. ALL ELEVATIONS. PREPARE FOR NEW PAINT. REFERENCE 3D PERSPECTIVES FOR STUCCO COLOR.

6. REPLACE EXISTING ASPHALT SHINGLES WITH NEW.

7. REPLACE EXISTING GUTTER WITH NEW PRE FINISHED K STYLE GUTTER.

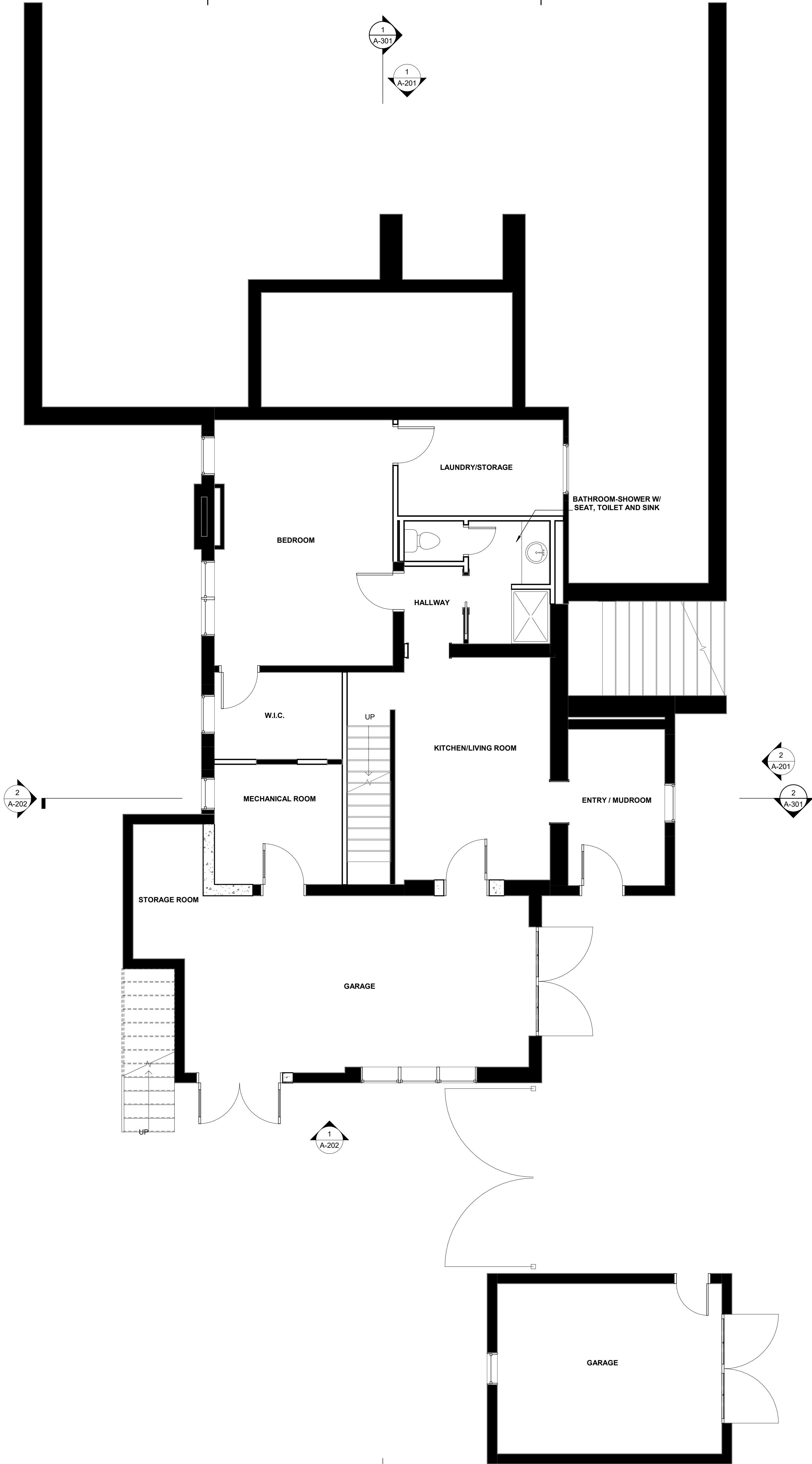
8. REPAIR EXISTING BRICK MASONRY AND MORTAR AS REQUIRED.

9. REPAIR EXISTING CONCRETE STEPS AND PAINT TO MATCH EXISTING COLOR.

10. WROUGHT IRON METAL RAILINGS REPLACED AS REQUIRED TO MATCH EXISTING. NEW WROUGHT IRON METAL RAILING ADDED AT 2ND FLOOR PORCH AT SOUTH ELEVATION.

11. FLUSH SHIPLAP CYPRESS SIDING AT DORMERS, PAINT TO MATCH TRIM.

12. CARBON MONOXIDE DETECTION REQUIRED AT ALL FLOORS.



1 FOUNDATION
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

HISTORIC RENOVATION

MARIAN KENNEDY + DYLAN MORRIS
24 WEST EARLE STREET

LS3P PROJECT: 3511-224245

[illegible]

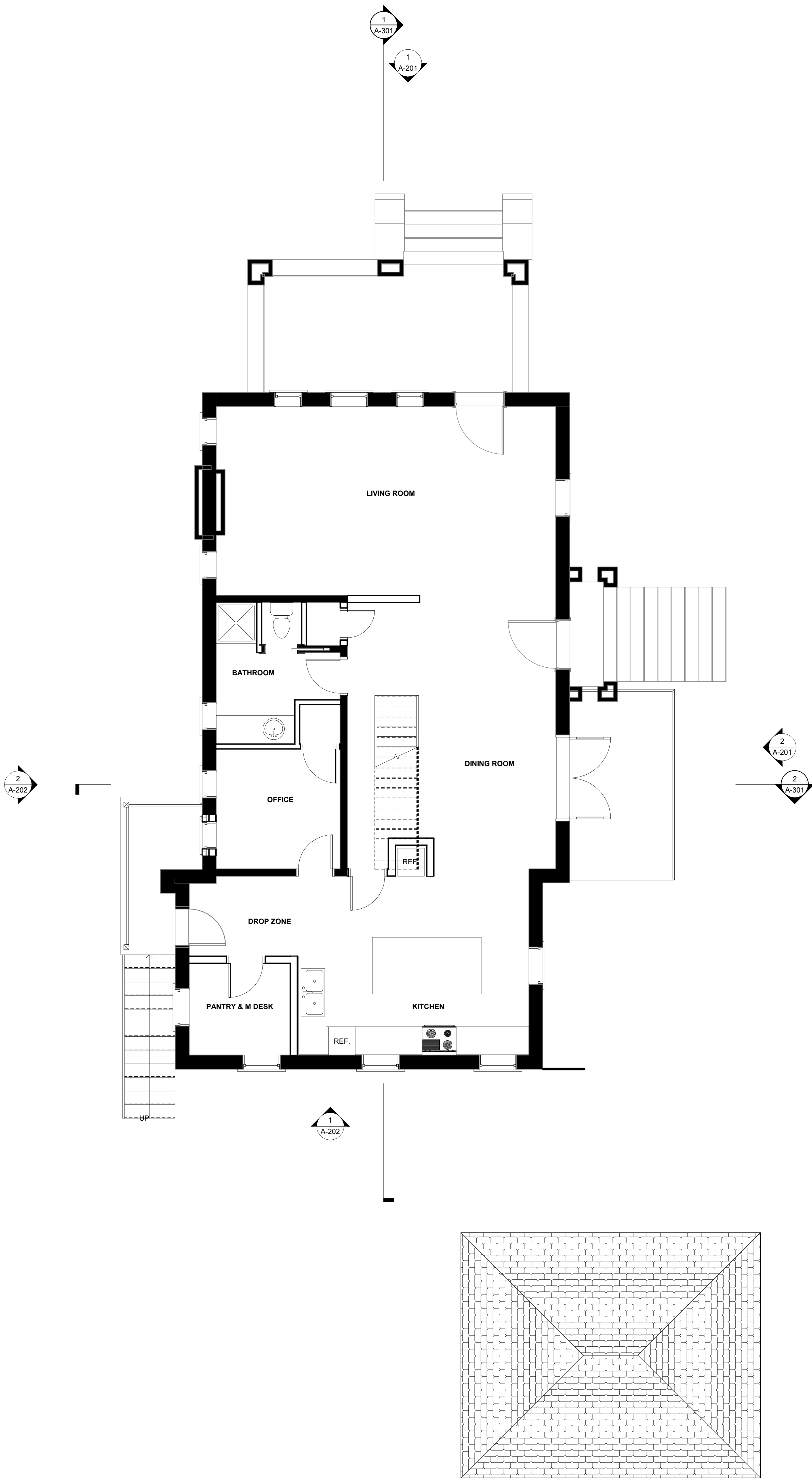
SHEET NAME:
FIRST FLOOR PLAN

ORIG SUBMISSION: 06/01/08
CURRENT:

SHEET:

A-101

1. ALL WINDOW REPLACED TO MATCH EXISTING SIZES WITHOUT MUNTINS, TYP. U.N.O.
2. ALL EXTERIOR CEILINGS, WINDOWS, DOORS, GARAGE DOORS, TRIM, SOFFITS, DORMER SIDING & GUTTERS SHALL BE CHARCOAL BLACK. REFERENCE 106 W EARLE FOR PRECIDENT EXAMPLES. REFERENCE 3D PERSPECTIVES AND MATERIALS BOARD FOR MORE INFORMATION.
3. BOTH GARAGES RESTORED TO ORIGINAL OPENING WITH CARRIAGE STYLE DOORS.
4. BOTH CHIMNEYS STABILIZED AND RESIZED TO CURRENT CODE STANDARDS.
5. REPAIR AND PATCH EXISTING STUCCO FINISH AT BUILDING BASE, TYP. ALL ELEVATIONS. PREPARE FOR NEW PAINT. REFERENCE 3D PERSPECTIVES FOR STUCCO COLOR.
6. REPLACE EXISTING ASPHALT SHINGLES WITH NEW.
7. REPLACE EXISTING GUTTER WITH NEW PRE FINISHED K STYLE GUTTER.
8. REPAIR EXISTING BRICK MASONRY AND MORTAR AS REQUIRED.
9. REPAIR EXISTING CONCRETE STEPS AND PAINT TO MATCH EXISTING COLOR.
10. WROUGHT IRON METAL RAILINGS REPLACED AS REQUIRED TO MATCH EXISTING. NEW WROUGHT IRON METAL RAILING ADDED AT 2ND FLOOR PORCH AT SOUTH ELEVATION.
11. FLUSH SHIPLAP CYPRESS SIDING ON DORMERS, PAINT TO MATCH TRIM.
12. CARBON MONOXIDE DETECTION REQUIRED AT ALL FLOORS.



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

NOT FOR
CONSTRUCTION

HISTORIC RENOVATION

MARIAN KENNEDY + DYLAN MORRIS
24 WEST EARLE STREET

LS3P PROJECT: 3511-224245

[illegible]

SHEET NAME:
SECOND FLOOR
PLAN

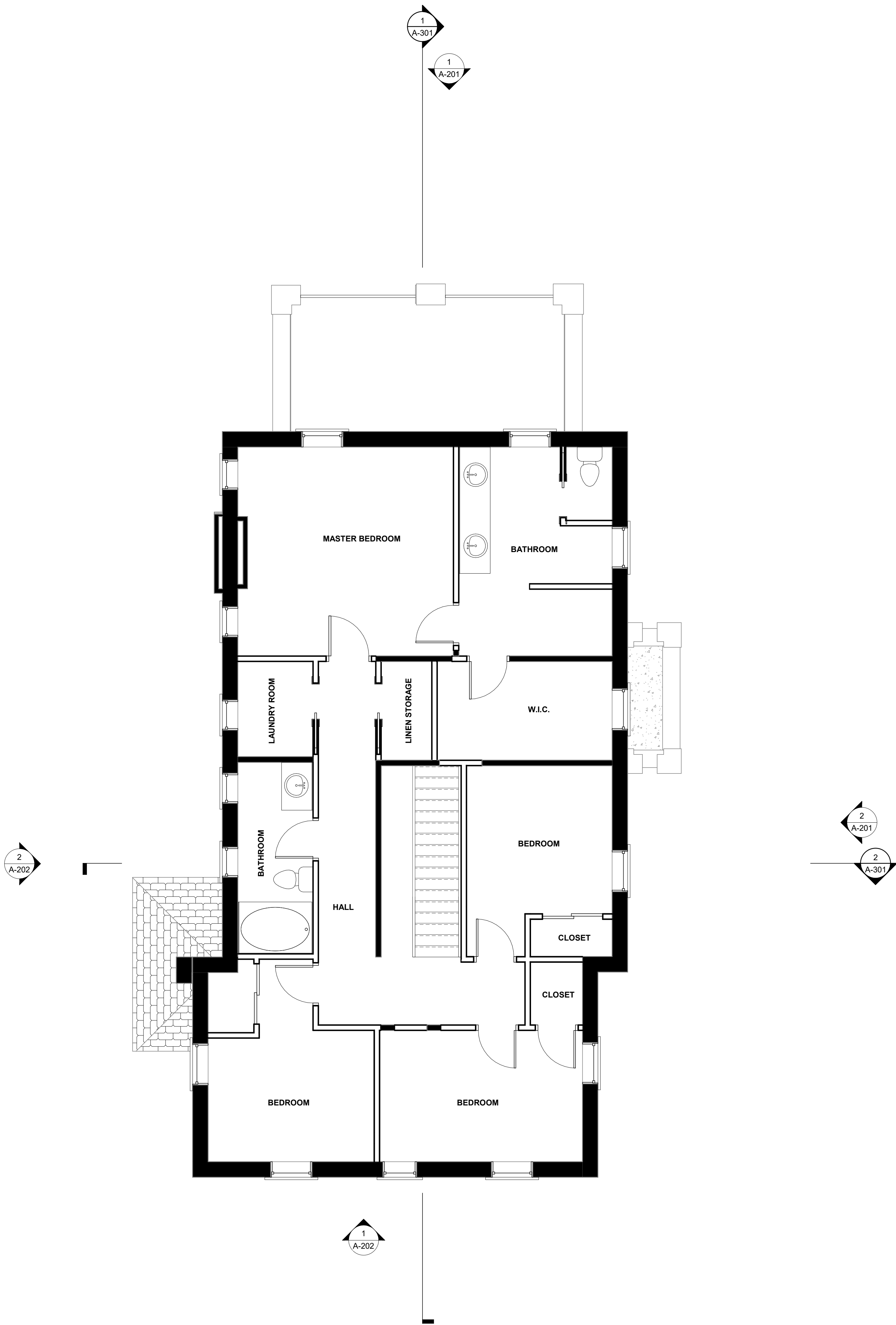
ORIG SUBMISSION: 06/01/08
CURRENT:

SHEET:

A-102

FLOOR PLAN NOTES:

1. ALL WINDOW REPLACED TO MATCH EXISTING SIZES WITHOUT MUNTINS, TYP. U.N.O.
2. ALL EXTERIOR CEILINGS, WINDOWS, DOORS, GARAGE DOORS, TRIM, SOFFITS, DORMER SIDING & GUTTERS SHALL BE CHARCOAL BLACK. REFERENCE 106 W. EARLE FOR PRECIDENT EXAMPLES. PERSPECTIVE 3D PERSPECTIVES AND MATERIALS BOARD FOR MORE INFORMATION.
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4. BOTH CHIMNEYS STABILIZED AND RESIZED TO CURRENT CODE STANDARDS.
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11. FLUSH SHIPAL CYPRESS SIDING AT DORMERS, PAINT TO MATCH TRIM.
12. CARBON MONOXIDE DETECTION REQUIRED AT ALL FLOORS.



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

E

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C

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12. CARBON MONOXIDE DETECTION REQUIRED AT ALL FLOORS.

NOT FOR
CONSTRUCTION

HISTORIC RENOVATION

MARIAN KENNEDY + DYLAN MORRIS
24 WEST EARLE STREET

LS3P PROJECT: 3511-224245

[illegible]

SHEET NAME:
ROOF PLAN

ORIG SUBMISSION: 06/01/08
CURRENT:

SHEET:

A-151

ROOF PLAN

1/4" = 1'-0"

1

2

3

4

5

6

7/28/2022 7:22:10 PM

E

D

C

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A

1

2

3

4

5

6

1. ALL WINDOW REPLACED TO MATCH EXISTING SIZES WITHOUT MUNTINS, TYP. U.N.O.

2. ALL EXTERIOR CEILINGS, WINDOWS, DOORS, GARAGE DOORS, TRIM, SOFFITS, DORMER SIDING & GUTTERS SHALL BE CHARCOAL BLACK. REFERENCE 106 W EARLE FOR PRECIDENT EXAMPLES. REFERENCE 3D PERSPECTIVES AND MATERIALS BOARD FOR MORE INFORMATION.

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4. BOTH CHIMNEYS STABILIZED AND RESIZED TO CURRENT CODE STANDARDS.

5. REPAIR AND PATCH EXISTING STUCCO FINISH AT BUILDING BASE, TYP. ALL ELEVATIONS. PREPARE FOR NEW PAINT. REFERENCE 3D PERSPECTIVES FOR STUCCO COLOR.

6. REPLACE EXISTING ASPHALT SHINGLES WITH NEW.

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9. REPAIR EXISTING CONCRETE STEPS AND PAINT TO MATCH EXISTING COLOR

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HISTORIC RENOVATION

MARIAN KENNEDY + DYLAN MORRIS
24 WEST EARLE STREET

LS3P PROJECT: 3511-224245

[illegible]

SHEET NAME:
EXTERIOR
ELEVATIONS

ORIG SUBMISSION: 06/01/08
CURRENT:

SHEET:

A-201

NOT FOR
CONSTRUCTION

HISTORIC RENOVATION

MARIAN KENNEDY + DYLAN MORRIS
24 WEST EARLE STREET

LS3P PROJECT: 3511-224245

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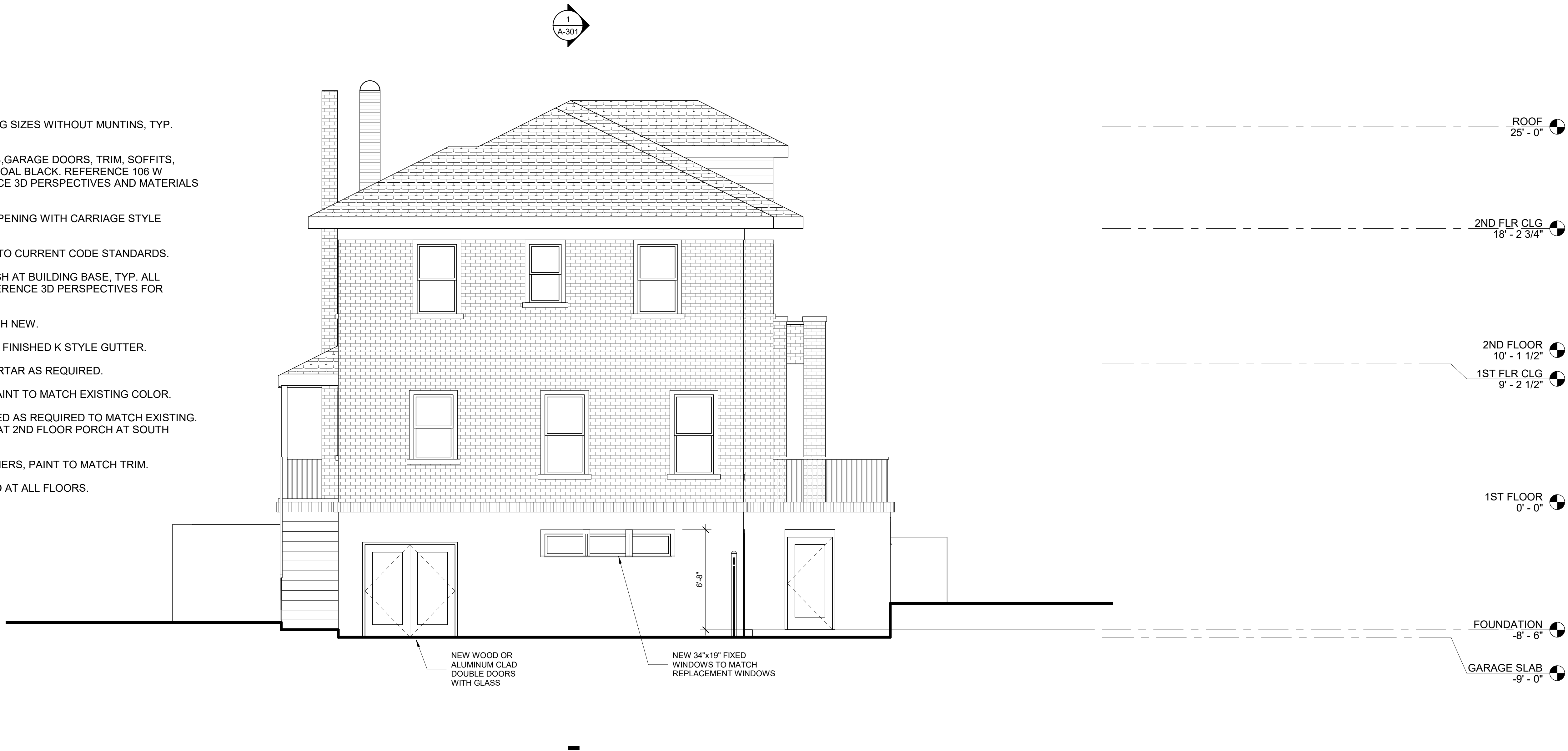
SHEET NAME:
EXTERIOR
ELEVATIONS

ORIG SUBMISSION: 06/01/08
CURRENT:

SHEET:

A-202

1. ALL WINDOW REPLACED TO MATCH EXISTING SIZES WITHOUT MUNTINS, TYP. U.N.O.
2. ALL EXTERIOR CEILINGS, WINDOWS, DOORS, GARAGE DOORS, TRIM, SOFFITS, DORMER SIDING & GUTTERS SHALL BE CHARCOAL BLACK. REFERENCE 106 W EARLE FOR PRECIDENT EXAMPLES. REFERENCE 3D PERSPECTIVES AND MATERIALS BOARD FOR MORE INFORMATION.
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4. BOTH CHIMNEYS STABILIZED AND RESIZED TO CURRENT CODE STANDARDS.
5. REPAIR AND PATCH EXISTING STUCCO FINISH AT BUILDING BASE. TYP. ALL ELEVATIONS. PREPARE FOR NEW PAINT. REFERENCE 3D PERSPECTIVES FOR STUCCO COLOR.
6. REPLACE EXISTING ASPHALT SHINGLES WITH NEW.
7. REPLACE EXISTING GUTTER WITH NEW PRE FINISHED K STYLE GUTTER.
8. REPAIR EXISTING BRICK MASONRY AND MORTAR AS REQUIRED.
9. REPAIR EXISTING CONCRETE STEPS AND PAINT TO MATCH EXISTING COLOR.
10. WROUGHT IRON METAL RAILINGS REPLACED AS REQUIRED TO MATCH EXISTING. NEW WROUGHT IRON METAL RAILINGS ADDED AT 2ND FLOOR PORCH AT SOUTH ELEVATION.
11. FLUSH SHIPLAP CYPRESS SIDING AT DORMERS, PAINT TO MATCH TRIM.
12. CARBON MONOXIDE DETECTION REQUIRED AT ALL FLOORS.



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



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

E

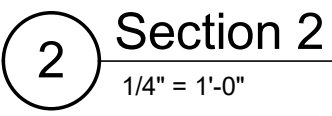
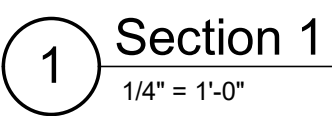
D

C

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A

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NOT FOR
CONSTRUCTION

HISTORIC RENOVATION

MARIAN KENNEDY + DYLAN MORRIS
24 WEST EARLE STREET

LS3P PROJECT: 3511-224245

[illegible]

SHEET NAME:
BUILDING SECTIONS

ORIG SUBMISSION: 06/01/08
CURRENT:

SHEET:

A-301

ARTIST RENDERING NOT TO SCALE. FOR FINAL COLOR SELECTIONS SEE MATERIALS BOARD SHEET.



A NEW RESIDENCE FOR

CLIENT NAME
ADDRESS

LS3P PROJECT: 3501-#####

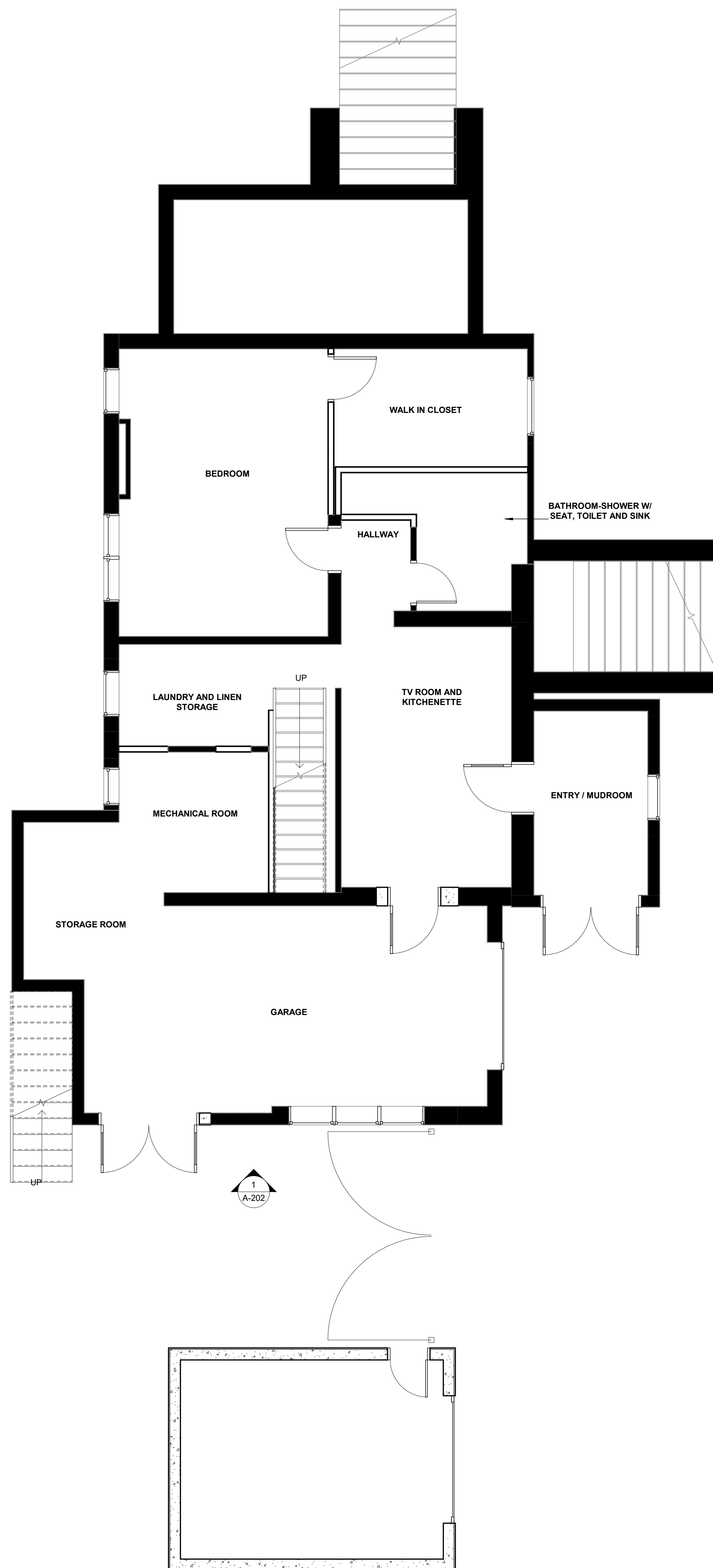
[illegible]

SHEET NAME:
FOUNDATION PLAN

ORIG SUBMISSION: 09/19/13
CURRENT:

SHEET:

A-100



1 FOUNDATION
1/4" = 1'-0"

A NEW RESIDENCE FOR

CLIENT NAME
ADDRESS

LS3P PROJECT: 3501-#####

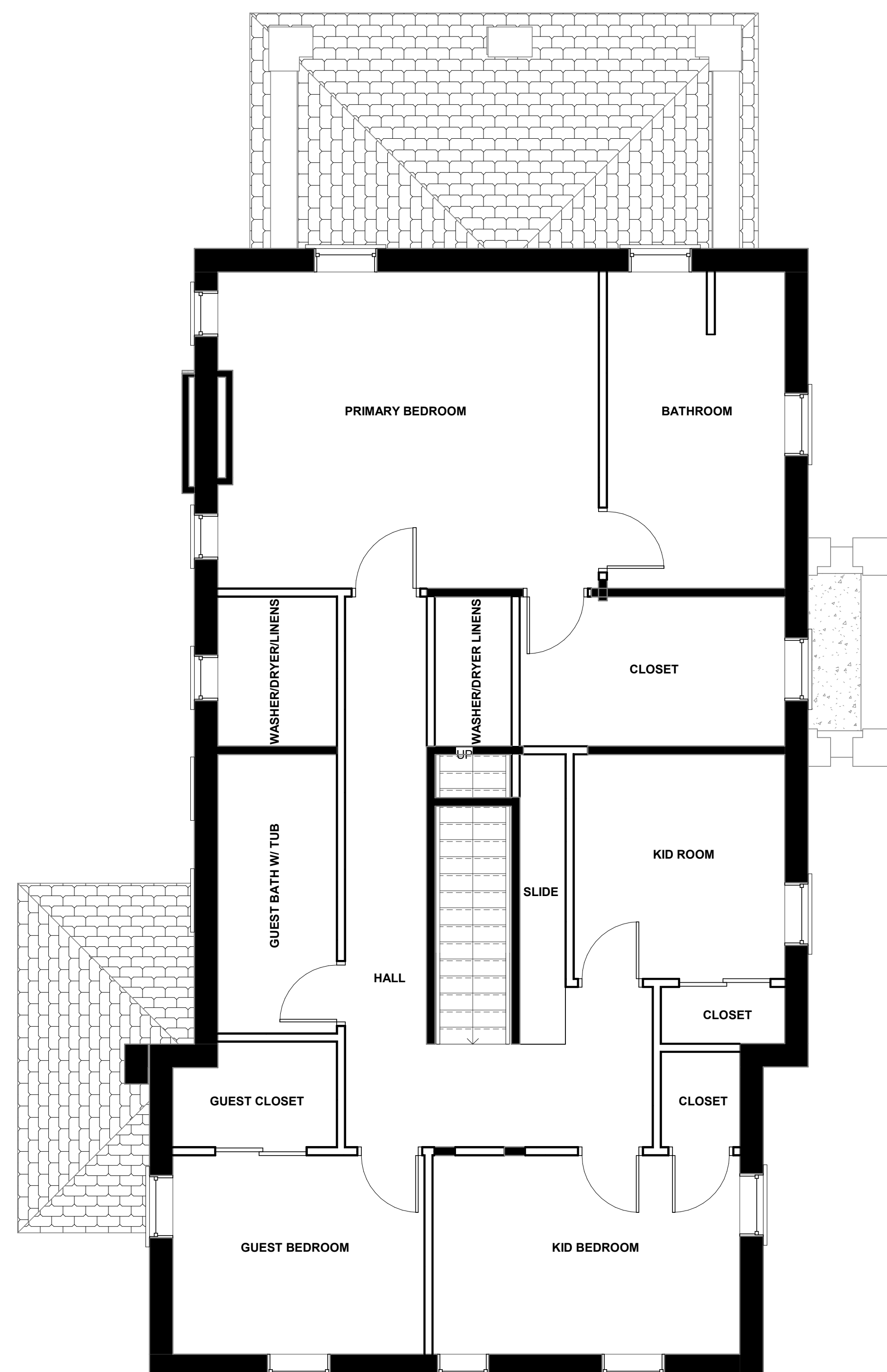
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SHEET NAME:
SECOND FLOOR
PLAN

ORIG SUBMISSION: 06/01/08
CURRENT:

SHEET:

A-102



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

NOT FOR
CONSTRUCTION

A NEW RESIDENCE FOR

CLIENT NAME
ADDRESS

LS3P PROJECT: 3501-#####

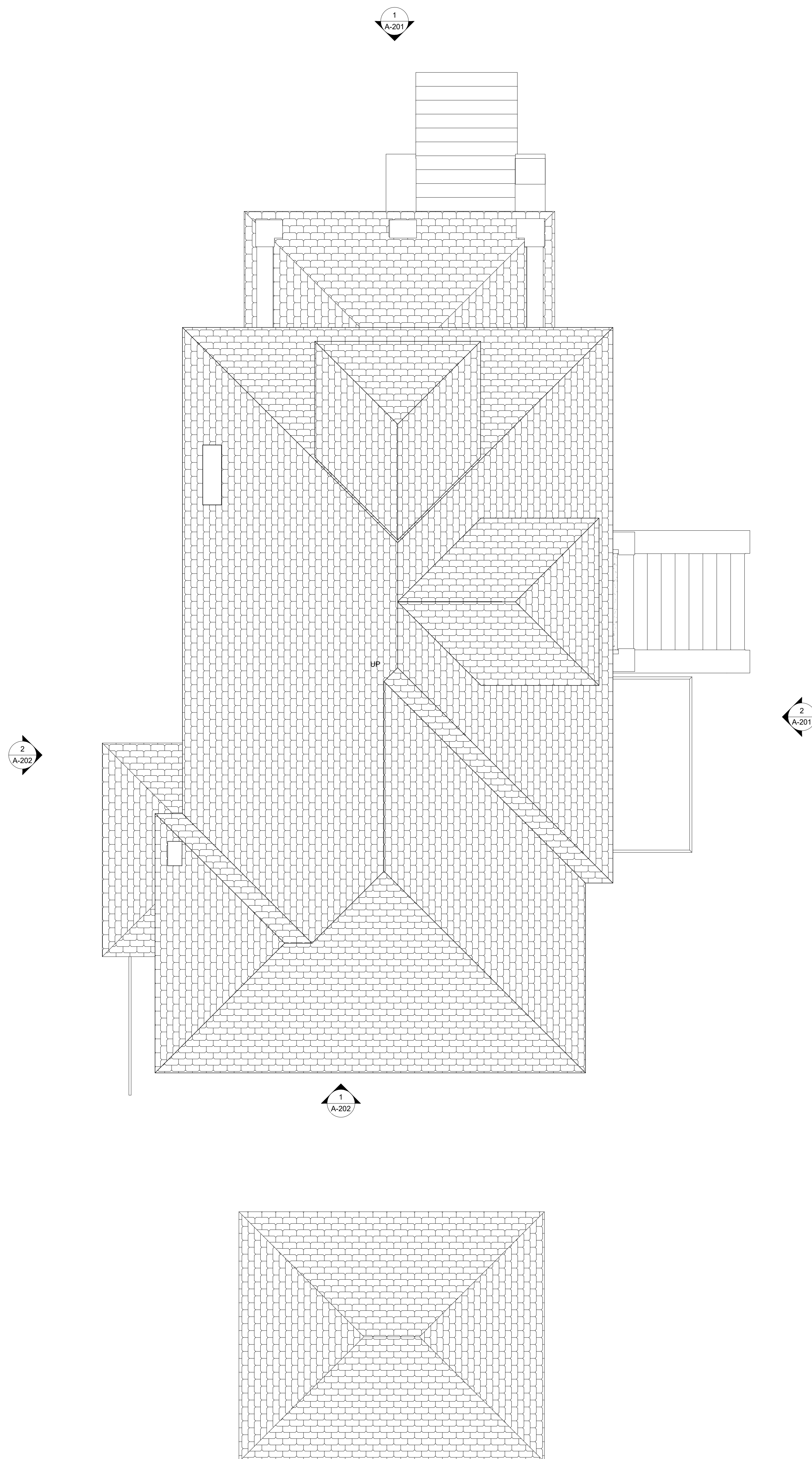
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SHEET NAME:
ROOF PLAN

ORIG SUBMISSION: 06/01/08
CURRENT:

SHEET:

A-151



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

NOT FOR CONSTRUCTION

A NEW RESIDENCE FOR

CLIENT NAME
ADDRESS

LS3P PROJECT: 3501-#####

[illegible]

HEET NAME:
EXTERIOR
ELEVATIONS

ORIG SUBMISSION: 06/01/08
CURRENT:

HEET:

A-201



1 Elevation 3 - a
1/4" = 1'-0"



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

THE LINE SHOWN ABOVE
INDICATES THE LOCATION OF
THE FOUNDATION SLAB

E

D

C

B

A

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1

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6

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



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



ROOF
25' - 0"

2ND FLR CLG
18' - 2 3/4"

2ND FLOOR
1ST FLR CLG
9' - 2 1/2"

1ST FLOOR
0' - 0"

FOUNDATION
GARAGE SLAB
-9' - 0"

ROOF
25' - 0"

2ND FLR CLG
18' - 2 3/4"

2ND FLOOR
10' - 1 1/2"

1ST FLR CLG
9' - 2 1/2"

1ST FLOOR
0' - 0"

FOUNDATION
GARAGE SLAB
-9' - 0"

LS3P

321 WEST CONGRESS STREET STE 301
SAVANNAH, GEORGIA 31401
TEL. 912.695.2111 FAX 912.298.0206
WWW.LS3P.COM

NOT FOR
CONSTRUCTION

A NEW RESIDENCE FOR

CLIENT NAME
ADDRESS

LS3P PROJECT: 3501-####

DATE	DESCRIPTION

SHEET NAME:
EXTERIOR
ELEVATIONS

ORIG SUBMISSION: 06/01/08
CURRENT:

SHEET:

A-202

UNITED STATES DEPARTMENT OF THE INTERIOR
Heritage Conservation and Recreation Service

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY
NOMINATION FORM

Continuation Sheet

Item Number

Page

<u>Name</u>	Historic	Col. Elias Earle Historic District	<u>Location</u>	Along sections of Earle Street, James Street, North Main Street, and Rutherford Street
	Common		<u>Classification</u>	
<u>Owner</u>	Multiple ownership			District

Representation in Existing Surveys Inventory of Historic Places in South Carolina, 1981

Description The Col. Elias Earle Historic District is located to the north of downtown Greenville. The district contains eighty-seven properties of which a large percentage are residential. The district is well intact with few intrusions and most buildings share a uniform setback. Within the district are two properties currently listed in the National Register of Historic Places, Whitehall, built in 1813, and the Earle Town House, ca. 1810. The majority of the buildings in the district were constructed between 1915 and 1930 and are one to two stories in height of brick and frame construction. The major styles in the district include Colonial Revival, shingle, Tudor, and early twentieth century vernacular forms.

Significance The Col. Elias Earle Historic District is significant for its mixture of early twentieth century architecture. The district was originally part of the estate of Col. Elias Earle, a prominent early nineteenth century Greenville citizen. After 1900, the area was subdivided into residential lots and houses began being built in the area soon afterwards. Following the demand for textile products during World War I, Greenville experienced a building boom and the James-Earle Street area became a major middle-class neighborhood. Most of the homes in the district were built during the 1920s by businessmen who prospered in the post-war era. The district contains excellent examples of Colonial Revival, bungalow, shingle, and Tudor housing as well as many vernacular forms. The Col. Elias Earle Historic District is an intact residential neighborhood with few intrusions and retains its 1920s appearance.

Acreage approximately 46 acres

Verbal Boundary Description The boundary of the Col. Elias Earle Historic District is shown as the heavy red line on the accompanying Greenville County Tax Maps #5, 30, and 31, drawn at a scale of 1 inch = 50 feet; #8, at a scale of 1 inch = 60 feet; and #35, at a scale of 1 inch = 80 feet. This boundary includes the greatest number of contributing properties and the fewest non-historic properties.

<u>UTM Reference Point</u>	A. 17/372637/3858580	B. 17/372650/3858438
	C. 17/371319/3858441	D. 17/371240/3858762

Other Information

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NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER

PAGE

Key properties contributing to the character of the district:

18. 104 W. Earle Street: 1931, this two-and-one-half-story Tudor influenced brick house has a tile gable roof. The facade consists of a projecting gable pavilion flanked by two arcaded loggias. The main feature of the facade is a wrought iron balcony which is flanked by decorative stone insets with a quatrefoil motif.
19. 100 W. Earle Street: 1926, two-and-one-half-story brick building. This Tudor Revival building features a pedimented entryway with a fanlight and sidelights and a central bay with casement windows. Other features include an elliptical stained glass and leaded glass window, and five lunettes. The building has a high-pitched, multi-gable roof.
26. 117 W. Earle Street: 1919, two-story brick building with a hipped roof. A one-story porch with brick piers supporting tapered wooden pillars spans the facade. Other features include modillions under the wide cornice and one interior brick chimney.
30. 715 N. Main Street: This two-and-one-half-story brick Neoclassical house was constructed in 1906-10. The main feature of the facade is a monumental elliptical portico with Tuscan columns. The central doorway has leaded glass sidelights and fanlights and is flanked by two sets of windows. The windows have flat-arched lintels with keystones. Two gable roof dormers with dentils and a boxed cornice are located on the facade and rear elevations of the hipped roof. The house has two exterior brick chimneys with panels, stone weatherings and decorative stone caps.
36. 23 W. Earle Street: This 1924 Tudor Revival brick building has a hipped roof. A central entryway is framed by an arched vestibule. The facade is further enhanced by a jerkinhead wall dormer. The west facade is adorned with a long, sloping roof and centered with a stuccoed shed dormer. The windows have flat-arched lintels and stone sills.
47. 340 W. Earle Street: ca. 1925, two-story frame building with weatherboard siding. This five-bay-wide house has six-over-six lights, boxed cornice with returns and gable, and brick chimneys. The central bay has an arched pediment with Tuscan columns flanking the central door with sidelights, corner lights and transom. Alterations to the house consist of the pedimented doorway, enclosed porch on the west elevation and a two-story frame wing on the east elevation.

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INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

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51. 328 W. Earle Street: 1925, one-and-one-half-story brick building with a gable roof. The bungalow has two porches, one on the facade and the other on the east elevation. These porches have stone piers supporting wooden pillars. The gable ends have exposed decorative structural members. Other features include multilight transom, sidelights and corner lights, exposed rafters and purlins.
57. 310 W. Earle Street (Whitehall): This vernacular, central-hall summerhouse was constructed in 1813 as a summer home for Governor Henry Middleton. The two-story weatherboard house is five bays wide. A two-tier porch with wooden pillars on the first tier and turned posts and balusters on the second tier spans the facade.
67. 323 W. Earle Street: 1920, one-and-one-half-story frame building with shingle siding. The gable roof bungalow has a one-story porch with shingled piers and wooden posts that spans the facade. Two shed dormers add a horizontal appearance to the house. Other features include sidelights, exposed rafters, purlins and a full basement.
68. 327 W. Earle Street: 1915, two-and-one-half-story frame building with shingle siding. This four square house has a one-story wraparound porch with stone piers and tapered wooden pillars grouped in pairs. The west elevation has a two-story square bay window. The hipped roof building has wide eaves with modillions and a hipped dormer on the facade.
80. 215 W. Earle Street: This cottage with weatherboard siding was constructed in 1905. The facade consists of two projecting gables and is fronted by a one-story porch with weatherboard parapet and Doric columns. The one-story house features transoms above the single light facade windows.
81. 225 W. Earle Street, Earle Street Baptist Church: This two-story brick church, constructed in 1923 in the Neo classical style, has a monumental portico in the Roman Doric Order. The portico has a pedimented roof, raking cornice, modillions, and an oculus in the tympanum. The L-shaped church has tall round arched windows on the side elevations.
84. 118 James Street: This two-and-one-half-story brick Colonial Revival house was constructed ca. 1922. The central doorway is topped by a transom and flanked by a stone pediment with stone Tuscan columns. The square plan house is flanked by two one-story porches with dentils. The gable slate roof has two pediment dormer windows.

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INVENTORY -- NOMINATION FORM

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86. 106 James Street: 1920, two-story brick building with a hipped roof. This Colonial Revival house features a monumental portico with Doric columns and pilasters supporting a pediment with modillions and dentils. The central doorway is flanked by leaded glass sidelights and cornerlights and topped by a leaded glass transom. A balcony with turned balusters and paired brackets surmounts the doorway. Two one-story wings with wrought-iron balustrades flank the house. Other features include, brick chimneys with stucco panels and a cornice with modillions and dentils.
87. 102 James Street: This two-and-one-half-story weatherboard, Queen Anne style house was constructed ca. 1895. It features a one-story porch with turned posts, pilasters, balusters, and spindles. The projecting gables from the hipped roof have wood shingles and decorative bargeboard.
88. 100 James Street: ca. 1900, one-and-one-half-story frame building with weatherboard siding. This hipped roof house with Eastlake ornamentation has three projecting gables with returns. A one-story wraparound porch has turned posts and balusters.
93. 107 James Street: ca. 1810, two-story frame building with weatherboard siding and a hipped roof. The late Georgian style Earle Town House is rectangular in design with a central doorway. The door has multi-light sidelights, cornerlights and transom within a fluted surround with corner blocks. A Palladian window is above the central entryway on the second floor. A small one-story porch with paneled pillars flanks the west elevation. This house, listed in the National Register of Historic Places, is set well back from the street with imposing gardens.
100. 800 N. Main Street: 1910, two-and-one-half-story frame building with brick and stucco siding. Influenced by the Prairie style, this rectangular building has a one-story porch with brick pillars. The first and second floors are divided by a beltcourse and the second floor (stucco) has wooden frame panels between the windows.

Other properties contributing to the character of the district:

1. 24 W. Earle Street: ca. 1915, two-and-one-half-story brick building with a hipped slate roof. The house features wide eaves, two hipped dormer windows, one central interior brick chimney and two exterior brick chimneys. The brick is laid in Flemish bond with flat-arched lintels.
2. 22 W. Earle Street: ca. 1920, one-and-one-half story brick building. This gabled roof bungalow has a one-story porch with brick pillars. The house is

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INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

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highlighted with a double gable roof with purlin brackets. The windows have heavy flat-arched lintels with keystones and impost blocks.

3. 20 W. Earle Street: ca. 1925, two-story brick building with a gable roof. This bungalow has a one-story wrap-around porch with brick piers supporting wooden pillars. The house also features a two-story bay window, purlins, purlin brackets, and an exterior brick chimney.
6. 12 W. Earle Street: ca. 1925, one-and-one-half-story brick building. This gable roof bungalow has a porch with tapered pillars on brick piers topped by the low gable roof line. The house features a central gable dormer window and one interior brick chimney.
9. 6 W. Earle Street: 1910, one-and-one-half-story frame building with weatherboard siding. Its features include plain brackets, exposed rafters, one interior brick chimney and two exterior brick chimneys. The one-story porch with brick pillars is topped by a projecting gable.
10. W. Earle Street: Open wooded lot.
12. 118 W. Earle Street: 1919, one-and-one-half-story frame building with pressed board siding. The house has a one-story porch with brick piers supporting wooden pillars grouped in pairs. The door is flanked by multi-light sidelights and a long shed roof dormer tops the porch.
13. 116 W. Earle Street: 1925, two-and-one-half-story brick building. This Colonial Revival style home has a central doorway flanked by fluted pilasters supporting a pediment with a fanlight motif. Two windows are topped by flat-arched lintels with keystones. Two enclosed porches with pillars and full entablatures flank the house and are topped by a lunette. The gable roof has a boxed cornice with returns and dentils.
14. 114 W. Earle Street: 1925, two-and-one-half-story brick Colonial Revival residence. A one-bay portico with attenuated Doric columns frames the doorway which is flanked with sidelights and topped by a transom.
15. 110 W. Earle Street: 1928-9, two-story brick building with a gable roof with returns. A one-story pedimented portico with Tuscan columns frames the central doorway which is flanked by sidelights and topped by a fanlight.

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

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16. 108 W. Earle Street: 1916, one-and-one-half-story frame building with weatherboard siding. This gambrel roof dwelling has a one-story porch supported by two stone pillars. The central doorway is flanked by sidelights and topped by a fanlight.
17. W. Earle Street: Open wooded lot.
20. 101 W. Earle Street: 1928, one-and-one-half-story brick building with gable roof. The vestibule is topped by a semicircular arch with a keystone. Other features include casement windows, three shed roof dormers, and a sunroom.
21. 103 W. Earle Street: This one-and-one-half-story 1910 Colonial Revival house has a rock-faced concrete block siding on the first floor and weatherboard siding in the gambrel ends. A small one-story porch wraps around the north east corner forming a pedimented entryway. Shed roof dormers are located on the east and west side of the gambrel roof.
22. 107 W. Earle Street: 1910, one-and-one-half-story frame building with shingle siding. This gambrel roof Colonial Revival house has a one-story porch with shingled pillars. The door is flanked by sidelights and topped by a transom. Other features include a bay window and two shed roof dormers.
23. 109 W. Earle Street: This two-story brick Colonial Revival was constructed in 1924. A one-story pedimented portico with attenuated Doric columns frames the central doorway which is topped by a transom and flanked by sidelights and corner lights. Two tripartite windows flank the central entryway. A porte-cochere with brick pillars and wrought-iron balustrade flanks the west elevation. This hipped roof building also features brackets grouped in pairs, one exterior brick chimney and flat-arched lintels.
24. W. Earle Street: Open wooded lot.
25. 115 W. Earle Street: 1918, one-story frame building with shingle siding and gable roof. The facade of this bungalow is composed of a one-story porch, with brick pillars, and purlins. A square-shaped bay is located on the west elevation, and the house has one central interior brick chimney.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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27. 119 W. Earle Street: 1922-3, one-and-one-half-story brick building with a gable roof. Two doors form the central entryway, one with sidelights and the other with a transom. Other features include modillions, boxed cornices, soldier arches, and one central interior brick chimney.
28. 123 W. Earle Street: 1908, one-story frame building with weatherboard siding. This hipped roof house has a projecting gable with decorative bargeboard. A one-story porch with plain balusters and frieze continues the facade. A polygonal bay is located on the east elevation at the end of the facade porch. The large picture window on the facade has been added.
29. 125 W. Earle Street: 1924, two-story brick building with a hipped roof. The offset entryway has two arched openings on the facade and an arched opening on the west elevation. The windows have vertical lights over one light and are topped by soldier courses.
31. W. Earle Street: Open wooded lot.
32. 11 W. Earle Street: 1911, two-and-one-half-story frame building with weatherboard siding. This gabled roof bungalow has a one-story porch with large pillars spanning half of the facade. Other features include purlin brackets and two exterior brick chimneys.
34. 17 W. Earle Street: 1922, two-story brick building with a hipped roof. A central one-bay, one-story porch with brick pillars frames the entryway which is flanked by sidelights.
35. 19 W. Earle Street: ca. 1918, one-story frame building with asbestos siding. This gabled roof bungalow has a one-story porch with brick piers and wooden pillars. Two modified Palladian air vents are located in the gable ends on the facade.
37. W. Earle Street: Open wooded lot.
38. 220-222 W. Earle Street: 1925, two-and-one-half-story brick building with a hipped roof. The facade has two one-story porches with brick piers supporting tapered wooden pillars. The house has one interior brick chimney and three shed roof dormer windows.

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39. 218 W. Earle Street: 1925, two-story brick building with a hipped roof. The first floor of the facade is fronted by a one-story wraparound porch with brick pillars.
40. 216 W. Earle Street: 1920, two-story brick building with a hipped, slate roof. The one-story front porch has large wooden pillars.
41. 212 W. Earle Street. This 1926 two-and-one-half-story brick house has a gable roof with purlins. The facade consists of a gable end chimney with stone weatherings, flanked by two tripart windows.
42. 210 W. Earle Street: 1927, two-and-one-half-story brick building with a gable roof. This "L"-shaped Colonial Revival house has a one-story porch and porte-cochere with Ionic columns. Other features include a lunette with tracery, boxed cornices, two interior brick chimneys and one exterior gable end chimney.
43. 206 W. Earle Street: ca. 1925, two-and-one-half-story brick and stucco structure. The first story is brick and the second and half stories are stucco. This bungalow with a multi-gabled facade has a one-story porch with brick pillars and purlin brackets. The house also features a square bay on the east elevation and a string course.
44. 204 W. Earle Street: 1922, two-story brick building with a hipped roof. The offset entryway with sidelights is framed by a modest one-story pedimented portico. Other features include paired brackets, hipped dormer window and two exterior brick chimneys.
45. W. Earle Street: Open wooded lot.
46. 200 W. Earle Street: 1921, two-story brick building with a hipped, tile roof. The house is flanked by two one-story wings.
49. 334 W. Earle Street: 1926, one-story brick building with a jerkinhead and gable roof. This bungalow has a one-story porch with tapered brick pillars. The central doorway has sidelights and is flanked by attenuated Tuscan columns. The gables contain half-timbering, stucco, and purlin brackets.
50. 332 W. Earle Street: 1927-8, two-story brick building with a gable roof. The facade consists of a projecting gable with returns and a one-story porch with brick pillars.

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52. 324 W. Earle Street: 1920, one-and-one-half-story brick building with a gable roof. This bungalow has paired brackets and a one-story porch with large stone pillars. It is topped by a gable dormer with exposed rafters and paired brackets.
53. W. Earle Street: Open lot.
54. 320 W. Earle Street: 1920, two-story frame building with weatherboard siding on the first floor and shingle siding on the second floor. A one-story porch with brick piers supporting small posts has a modified pediment with Tuscan columns.
58. 306 W. Earle Street: 1929, one-and-one-half-story brick building with a gable roof. This bungalow features sidelights, Tuscan columns, exposed rafters, purlins, half-timbering and a stucco finish.
59. 304 W. Earle Street: 1927, two-story brick building with a hipped roof. This house has a one-story wraparound porch with brick pillars that forms a porte-cochere.
60. 300-302 W. Earle Street: This three-story brick Colonial Revival apartment building was constructed in 1920. The entryways are flanked by sidelights. Other features include a water table, modillion brackets and three brick interior chimneys.
61. 301 W. Earle Street: 1915, two-story brick building with a hipped roof. The facade features a one-story porch with brick pillars topped by a wrought-iron balustrade.
62. 303 W. Earle Street: 1927, one-story brick building with a hipped roof. This bungalow has a one-story porch with brick pillars and piers.
63. 305 W. Earle Street: 1916. This one-story brick bungalow has a one-story porch with brick pillars. Other features of this gable roof building include multi-light sidelights, a water table, purlins, purlin brackets, and exposed rafters.
65. W. Earle Street: Open wooded lot.
66. W. Earle Street: Open wooded lot.

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69. 329 W. Earle Street: 1930, two-story brick building with a hipped roof. The facade of this Colonial Revival house is adorned with a one-story portico supported by Tuscan columns. The portico is topped by a wrought-iron balcony. The house also features windows with vertical lights over one light and modillions.
71. 333 W. Earle Street: This two-and-one-half-story brick Colonial Revival house was constructed in 1924. The central doorway is flanked by sidelights and cornerlights and topped by a transom. A one-story portico with attenuated Tuscan columns and topped by a wrought-iron balustrade frames the central entryway. Tripartite windows flank the portico, and the house is flanked by two one-story porches with attenuated Tuscan columns. Other features include a gable, slate roof, boxed cornices, and lunettes and round arched windows in the gable ends.
72. 335 W. Earle Street: 1921, two-and-one-half-story frame building with shingle siding. The hipped roof house has a one-story porch that has been enclosed. A one-story square bay window is on the west elevation. A hipped dormer window tops the building. The house has modillions and one exterior end brick chimney.
73. 312 Rutherford Street: 1925, one-and-one-half-story brick building with a gable roof. The house features a transom, watertable, denticulated eave brackets and a shed dormer.
74. 201 W. Earle Street: 1923, two-story frame building with shiplap siding. The gabled roof bungalow features a one-story porch with brick piers and short, tapered pillars. The house also has a one-story square bay window on the west elevation, purlin brackets and exposed rafters.
75. 203 W. Earle Street: 1923-4, one-story brick building with a gable roof. The bungalow features a one-story porch with brick pillars, purlins, and a lunette air vent.
76. 205 W. Earle Street: 1920, one-story brick building with a gable roof. The features of this bungalow are a one-story porch with stone pillars, wood shingles in the gable, transom, purlins and exposed rafters.
77. 207 W. Earle Street: 1926, one-story brick building with a gable roof. A one-story porch with brick piers and tapered pillars form a porte-cochere. Other features include multi-light sidelights and purlins.

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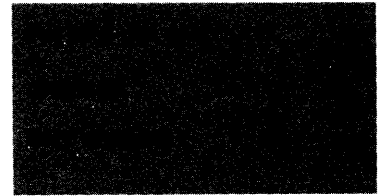
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79. 211 W. Earle Street: ca. 1915, two-story frame building with asbestos siding. The four-square, hipped roof house has a monumental portico supported by two pillars.
82. 126 James Street: 1920, two-story brick building with a gable roof. A one-story porch with brick pillars and wrought-iron posts spans the facade. The house features purlins, exposed rafters, and lunette air vents.
83. 122 James Street: 1920, one-and-one-half-story brick building with a jerkinhead slate roof. A recessed porch with arched openings is located on the northeast corner. The facade has a wrought-iron balcony. Other features include purlins, exposed rafters, and a lunette.
85. James Street: Open wooded lot.
89. 10 James Street: ca. 1915, one-story frame building with weatherboard siding. This hipped roof bungalow has a porch with brick piers and tapered wooden pillars.
91. 11 James Street: ca. 1925, one-story brick structure with a hipped roof. The facade of this bungalow is dominated by a porch with brick pillars and an arched entrance. The projecting gable has purlin brackets.
92. 101 James Street: ca. 1920, two-and-one-half-story brick building with a gable roof. This Colonial Revival house has an asymmetrical front entrance with sidelights and a fanlight. The doorway is framed by a one-story portico with attenuated Tuscan columns and topped by a wrought-iron balcony.
94. 113 James Street: ca. 1920, two-story frame building with weatherboard siding and a hipped roof. The facade is dominated by a one-story portico with Tuscan columns and a wrought-iron balcony. The entryway has sidelights and a fanlight.
95. 117 James Street: ca. 1920, two-story brick building with a hipped roof. The dominating feature of the facade is a one-story portico with Doric columns framing the sidelights and fanlight entryway. A one-story porte-cochere with Doric columns flanks the west elevation and the east elevation is flanked by a one-story porch with Doric columns.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

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96. 119 James Street: ca. 1925, two-story brick building with a gabled roof. A one-story porch with brick pillars and relieving arch opening projects from the gable facade. The porch frames the central doorway that has a transom, corner lights and sidelights.

97. 123 James Street: ca. 1922, two-and-one-half-story brick building with a slate gable roof. The facade of this Colonial Revival house is dominated by an enclosed one-story portico with plain pilasters and wrought-iron balcony. The portico is flanked by two tripartite windows and topped by a brick belt course.

98. James Street: Open wooded lot.

99. 714 N. Main Street: ca. 1925, two-story brick building with a gable roof. A one-story porch with arched openings fronts the asymmetrical facade. Above the porch is a small projecting gable with bargeboard matching that of the porch.

Noncontributing properties:

4. 16-18 W. Earle Street: ca. 1935, two-story brick building featuring a one-story portico with pillars and topped by wooden balustrade.

5. 14 W. Earle Street: ca. 1935, two-story brick building.

7. 10 W. Earle Street: ca. 1935, two-and-one-half-story brick building, Tudor Revival style house.

8. 8 W. Earle Street: 1905, two-story frame building with asbestos siding. The central doorway has a one-story pedimented porch with fluted pillars. The east elevation consists of a one-story porch with turned posts and spindled balusters.

11. 120 W. Earle Street: ca. 1965, one-story brick building.

33. 15 W. Earle Street: 1915, two-story frame building with asbestos siding. The hipped roof structure has exposed rafters and a central interior brick chimney.

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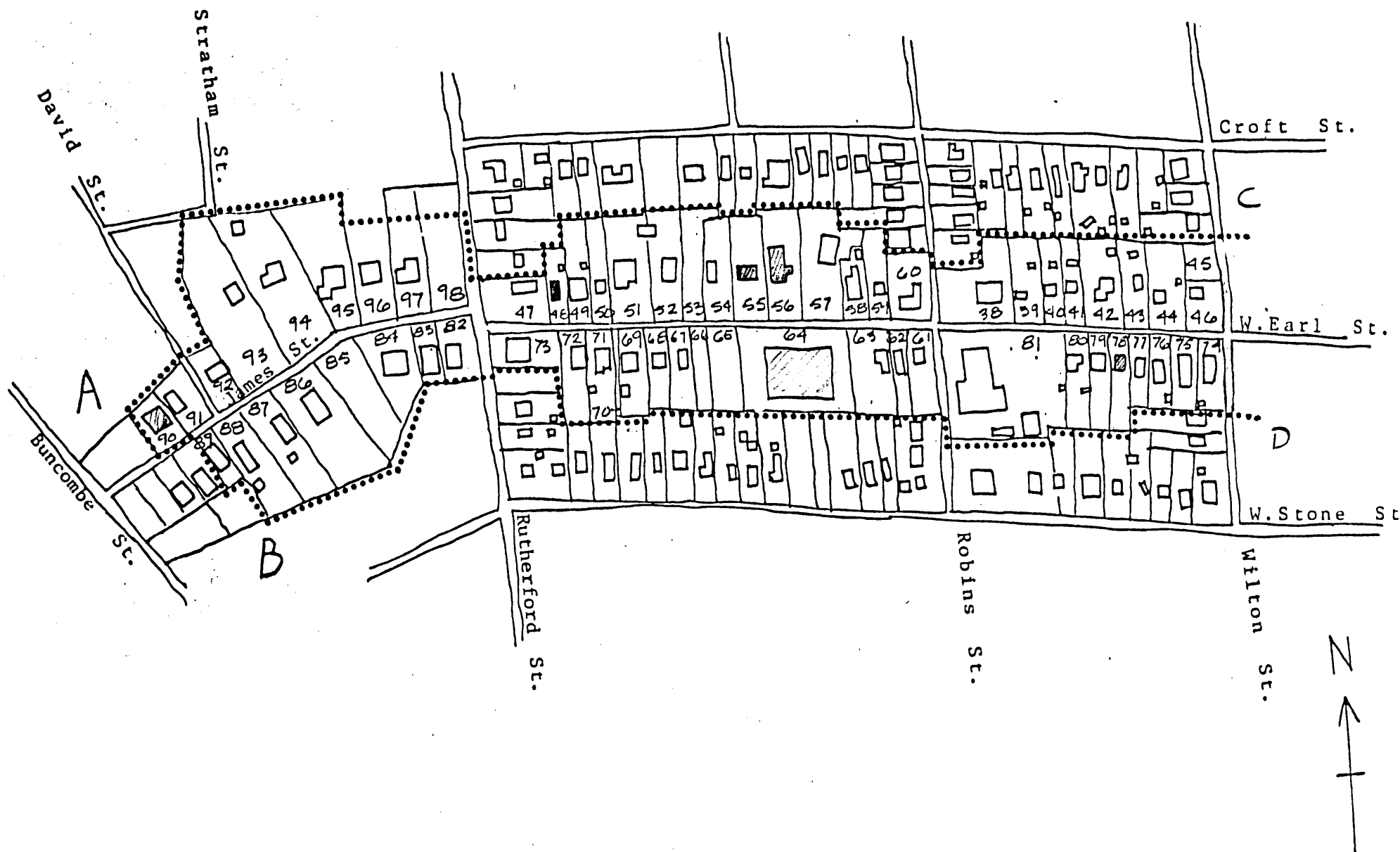
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48. 336 W. Earle Street: 1927, one-and-one-half-story frame building with aluminum siding. The bungalow has a one-story porch with brick piers supporting wooden pillars grouped in pairs.
55. 314 W. Earle Street: ca. 1970, one-story brick building.
56. 312 W. Earle Street: This one-story frame bungalow with asbestos siding was constructed in 1920. The facade has a one-story porch with brick piers supporting Tuscan columns grouped in pairs. The gable roof is decorated with purlin brackets.
64. 311 W. Earle Street: ca. 1970, two-story frame apartment complex.
70. W. Earle Street: Small vacant lot.
78. 209 W. Earle Street: 1910, one-and-one-half-story frame building with asbestos siding. This gable roof Colonial Revival building has a one-story porch with pillars which is topped by a wrought-iron balustrade. Other features include a multi-light transom and two gable dormers.
90. 9 James Street: ca. 1900, one-story frame building with aluminum siding. A one-story wraparound porch with stone piers and Tuscan columns grouped in pairs spans the facade. The porch has turned balusters and the door has sidelights, corner lights and a transom. The hipped roof has two projecting gables, one over the porch and the other forming a polygonal bay on the west elevation.



Col. Elias Earle Historic District

scale: 1 inch = 400 feet

2021

GREENVILLE COUNTY CONSOLIDATED TAX NOTICE
www.greenvillecounty.org

61939

DIST	TOTAL TAX VALUE	RATIO	ASSESSED VALUE	MILLAGE
500	168830	6%	10130	.33930

ACCT #: 2100018498877
DATE PRINTED: 10/29/2021
MAP #: 0005.00-01-012.00

28711 1 AV 0.423 P:28711 / T:112 / S:



77 P R DESIGN INC
101 W EARLE ST
GREENVILLE SC 29609-5511



CURRENT YEAR TAX AMOUNT DUE

TAXABLE MARKET VALUE: 168,830
ASSESSED VALUE: 10,130
TOTAL TAX \$ 3,437.11
SANITATION

COUNTY STORMWATER
CITY STORMWATER \$ 237.99
HOMESTEAD LESS SCHOOL OPERATIONS
SCHOOL TAX CREDIT SAVINGS

PAY THIS AMOUNT ON OR BEFORE JANUARY 15, 2022* **\$ 3,675.10**

PAY JAN 16, 2022 - FEB 01, 2022
(INCLUDES ADDITIONAL 3% PENALTY)* \$ 3,778.21

PAY FEB 02, 2022 - MAR 16, 2022
(INCLUDES ADDITIONAL 7% PENALTY)* \$ 4,018.81

PAY AFTER MAR 16, 2022
(INCLUDES ADDITIONAL 5% PENALTY PLUS \$40.00 COST)* \$ 4,230.66

P R DESIGN INC
YOUR PROPERTY IS ASSESSED AT 6%
IF THIS IS YOUR LEGAL RESIDENCE
CONTACT REAL PROPERTY SERVICES
AT 864-467-7300.

ALLOCATION OF TAX MONEY

GREENVILLE SCHOOL	57%	1,967.25	
GREENVILLE CITY TAX	24%	824.58	
GREENVILLE COUNTY	16%	494.34	
LIBRARY	2%	81.04	
GREENVILLE TECH	1%	50.65	
ART MUSEUM	%	15.20	
ARENA DEBT SERVICE	%	4.05	
CITY STORMWATER FEE		\$ 237.99	
TOTAL TAX AND FEES		\$ 3,675.10	



Scan And Pay
Your Bill Now

Want to switch to paperless billing? Go to www.greenvillecounty.org/TaxCollector/OnlineTax.aspx to Opt-In & sign up with this user ID **ilR-758**

ACRES: .179
24 W EARLE ST
LOT/TRACT/UNIT NONE

DO NOT PAY THIS AMOUNT

PRIOR YEAR AMOUNT PAID: \$3,379.18

After Mar 31, 2022 send Payment to:

Greenville County Tax Collector
301 University Ridge, Suite 700
Greenville, SC 29601

Please allow at least 3 weeks for processing

AVOID LINES PAY BY CERTIFIED U.S. MAIL, REGULAR MAIL, INTERNET or TELEPHONE 1-844-257-6200 [Charges apply]

(<http://www.greenvillecounty.org/TaxCollector/OnlineTax.aspx>), or use our lobby kiosk or Drop Box (located outside of office) - Payments received by closing will be counted as made the same day.

SAVE TIME - Please read Both sides of bill before calling.

FOR QUICKER PROCESSING, USE ONE CHECK PER PAYMENT STUB

* If the Tax Collector's Office is closed on the due date, then the due date is extended until the close of the next business day

KEEP THIS STATEMENT FOR YOUR RECORDS

PLEASE DO NOT STAPLE, CLIP, TAPE, FOLD OR MUTILATE

DETACH AND RETURN THIS STUB WITH PAYMENT

Make all checks payable to Greenville County Tax Collector



2100018498877 3,675.10
MAP #: 0005.00-01-012.00 3,778.21
P R DESIGN INC 4,018.81
4,230.66

IF YOUR ADDRESS IS NOT CORRECT PLEASE MAKE CHANGES IN THE BOX BELOW

TAX COLLECTOR'S COPY

Greenville County Tax Collector
Department 390
PO Box 100221
Columbia SC 29202-3221

2100018498877200000367510000003778210000040188100000423066

VISIT OUR WEB SITE AT WWW.GREENVILLECOUNTY.ORG

REVIEW YOUR TAX NOTICE BEFORE YOU PAY

- PARTIAL OR INCORRECT PAYMENTS WILL BE RETURNED AND MAY RESULT IN PENALTIES BEING DUE
- Appeals do not prevent penalties accruing for unpaid accounts. **DO NOT WAIT FOR APPEAL RESULTS PRIOR TO PAYING YOUR TAX BILL.**
- PAYMENTS MUST BE RECEIVED AT OR BEFORE CLOSE OF BUSINESS ON THE DAY BEFORE PENALTIES ARE IMPLEMENTED TO AVOID PENALTIES. PAYMENTS RECEIVED AFTER NORMAL BUSINESS HOURS WILL INCUR A STATUTORY PENALTY.
- THE UNITED STATES POSTMARK IS THE ONLY DETERMINING DATE FOR MAILED PAYMENTS
- USE OF ONE CHECK TO PAY MULTIPLE ACCOUNTS **WILL INCREASE** PAYMENT PROCESSING TIME
- CONFIRMATION OF PROOF OF MAILING OR RECEIPT OF PAYMENT IS PROVIDED BY THE U.S. POSTAL SERVICE
- ANY QUESTIONS ABOUT BOAT, AIRPLANE, MOTOR HOME, OR BUSINESS TAX NOTICES, CALL THE **COUNTY AUDITOR** AT 864 467 7040
- ANY QUESTIONS CONCERNING REAL ESTATE ASSESSMENT, CALL THE **COUNTY ASSESSOR** AT 864-467-7300
- ANY QUESTIONS ABOUT PAYMENTS, CALL THE COUNTY TAX COLLECTOR AT 864-467-7050
- *DUE DATES:** If the office is closed on the due date, then the due date is extended until close of the next business day.
- DISHONORED OR FAILED E-CHECKS, BANK CHECKS OR OTHER ELECTRONIC PAYMENTS WILL INCUR A RETURNED PAYMENT PROCESSING FEE.
- PAY EARLY AS INTERNET AND DROP BOX PAYMENT METHODS WILL HALT AT CLOSE OF BUSINESS PRIOR TO PENALTY IMPOSITION DATES FOR ACCOUNT RECONCILIATION

**TAX RECEIPTS ARE NULL AND VOID IF PAYMENT IS MADE WITH A CHECK THAT FAILS TO CLEAR THE BANK.
AND A RETURNED CHECK PROCESSING FEE WILL BE IMPOSED**

LEGAL RESIDENCE AND AGRICULTURAL USE In accordance with S.C. Code of Law 12-43-220, as amended, property owners are required to file an initial application for special assessment ratios for legal residence and agricultural property used for such purposes. To qualify for owner occupied residence or agricultural use rates, the owner must file a special assessment application with the Assessor's Office on or before the first penalty date on this notice. Legal Residence and Agricultural Use Questions 864-467-7300	HOMESTEAD EXEMPTION You may qualify for a homestead exemption if you were at least 65 years of age, certified as legally blind by a licensed ophthalmologist or permanently and totally disabled as of December 31 of the preceding calendar year. You must file an application to claim this exemption. Homestead Questions 864-467-7300
REAL ESTATE VALUE APPEALS In years when there is an assessment notice of change, written objections must be filed within ninety days from the date of notice. In years when there is no notice of change, written objections must be filed before the first penalty date. An appeal filed on or after the first penalty date applies for the following property tax year. Filing an appeal does not extend the time to pay without penalty. Value Questions 864-467-7300	TO APPEAL A STORM WATER FEE You may complete the Impervious Area Modification Request Form located on our website at: www.greenvillecounty.org/land_development/billing.asp within thirty days from the delivery date of the tax bill. Other questions about storm water fee, please contact one of the designated storm fee offices listed below:
MORTGAGE ESCROW If your mortgage company should be making your tax payment and this is not indicated on the front of this notice, contact your mortgage company immediately. Late payment penalties must be collected for all accounts not paid by the dates shown on this notice regardless of escrow. Escrow Questions 864-467-7040	CHECKS All checks are accepted subject to collection. Returned checks will not be redeposited. Accounts with returned checks are considered unpaid and will accrue late payment charges if not paid before the penalty dates shown on this notice. Do NOT stop payment on checks. We do not accept starter or counter checks. Checks must have name and address imprinted. Returned Check Questions 864-467-7050

OTHER QUESTIONS?

PLEASE CALL THE APPROPRIATE NUMBER TO AVOID A DELAY IN THE PROPER RESPONSE TO YOUR QUESTION

REAL ESTATE, MOBILE HOME VALUES 864-467-7300	LAKE VIEW ACRES CID 864-467-7110
OTHER VALUES (BOAT, AIRPLANE, BPP) 864-467-7040	MAULDIN CITY SERVICE FEE 864-288-4910
PAYMENTS AND RECEIPTS 864-467-7050	COUNTY STORM WATER FEE 864-467-4650
GREATER GREENVILLE SANITATION FEE 864-232-6721	CITY OF GREENVILLE STORM FEE 864-467-4400
SIMPSONVILLE PUBLIC WORKS FEE 864-967-9526	CITY OF GREER STORM FEE 864-801-2026
FOUNTAIN INN PUBLIC WORKS FEE 864-409-3334	PARKER SEWER REHAB FEE 864-467-4030
RE: CODE ENFORCEMENT ACTIONS 864-467-7090	TAYLORS SEWER FEE 864-244-5596
GREER PUBLIC SERVICE FEE 864-848-2150	TRAVELERS REST PUBLIC WORKS FEE 864-834-7958

PAYMENTS MAILED AFTER 31 MAR 2022 - Please call 864-467-7050 for updated mailing address