



AGENDA

MEETING OF HISTORIC REVIEW BOARD

THURSDAY, JUNE 19, 2025 - 3:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street

Citizens may access the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
4. Approval of the Minutes
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business
9. New Business (public comment)
 - a. CA 25-346
Application by Brandon Smith for a **Certificate of Appropriateness** at 208 East Earle Street
 - b. LLDE 25-373
Application by Charles Tate for a **Local Landmark Request** at 117 Ridgecrest Drive
10. Advice and Comment (no public comment)
11. Other Business (no public comment)
12. Informal Review (no public comment)
13. Adjournment



**Planning Staff Report to
Historic Review Board
June 10, 2025**
for the June 19, 2025 Public Meeting

Docket Number: CA 25-346
Applicant: Brandon Smith
Property Owner: Garrison and Jamie Wier
Property Location: 208 East Earle Street
Tax Map Number: 0035000600700
Zoning: RH-C, Colonel Elias Earle Preservation Overlay District
Proposal: Residential Addition
Staff Recommendation: Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.7 Major Historic Certificate of Appropriateness

Staff Analysis:

Background

The subject structure is a 2-story hip roof house with a 1 story flat roof screened in porch, front-gable, and front portico supported by Tuscan columns, located within the Colonel Elias Earle Preservation Overlay District. The home was constructed in 1930 and is on the City of Greenville's Architectural Inventory of historic resources as a contributing structure to the district. Previous recorded modifications to the home include enclosure of the screened in porch per CA 19-085 and replacement of original windows with aluminum windows to match the originals per CA 06-265.



Architectural Historic Resource Inventory Photo, 2002

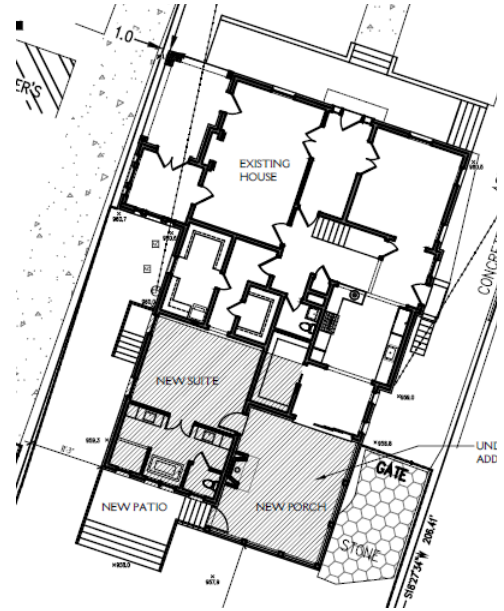


Current Photo

Proposed Addition

The proposed 820 square foot rear addition replaces an existing multi-level deck. The addition includes a new bedroom, bathroom, and a new screened in porch. The addition exceeds the 25% threshold of the existing building footprint per the Greenville Development Code, which requires review by the Historic Review Board. The proposed addition would have minimal visibility from the public right-of-way. There are no proposed modifications to the front or side facades of the existing home.

AR. 7 states that roofs should be similar in scale and form to those existing, and that additions should be located to the rear of the main building. Staff finds that the new standing seam metal roof form of the proposed addition is compatible with the existing roof form and the character of the neighborhood. The addition is smaller in scale and height than the primary house, in conformance with this criteria.

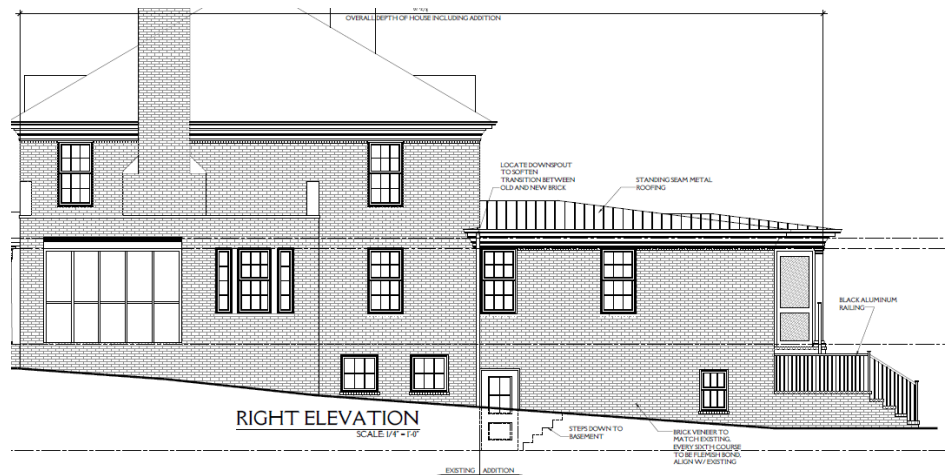


Per **AR.8**, the existing range of exterior wall materials should be maintained in new construction. Materials should be applied in a manner similar to that used historically. The applicant proposes brick veneer and Flemish bond to match the existing brick. The materials are in keeping with the existing home.

AR.9 states that new architectural details should relate to existing historic elements in order to maintain the architectural character.

The proposed windows on the addition are of similar size and configuration to the existing windows.

AR.12 states that an addition must be compatible with the primary structure and should remain subordinate to the main historic structure to allow the original proportions and character to remain prominent. The proposed addition is materially and formally compatible with the existing home. **Staff recommends that the addition be offset from the primary structure to delineate the new portion versus the historic structure, in keeping with this guideline.**



Summary

Overall, staff finds that the proposed structure is in character with the Heritage Preservation District in which it is located.

Staff recommends **approval with the following conditions:**

1. An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.
2. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.6-9 *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.



APPLICATION FOR **HISTORIC REVIEW CERTIFICATE OF APPROPRIATENESS**

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Brandon Smith	Garrison and Jamie Wier
*Title:	Senior Designer, Design Elite Architects, LLC	
*Address:	1 Caledon Court, Suite c	208 E. Earle Street
*State:	Greenville, SC	Greenville, SC
*Zip:	29615	29609
*Phone:	864-234-7695	770-354-2717
*Email:	brandon@design-elite.com	gpwier@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 208 E. Earle Street, Greenville, SC 29609

*TAX MAP #(S) 003 5000 600 700

*ZONING CLASSIFICATION RH-C

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

☐ Downtown Review District ☐ West End Overlay ☐ Pettigru ☐ East Park ☐ Overbrook

☐ Hampton-Pinckney ☐ Heritage ☒ Colonel Elias Earle ☐ Local Landmark ☐ National Register

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. Initial: bss

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

DESCRIPTION OF REQUEST

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

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

Removal of existing multi-level deck and addition of new bedroom, bathroom, and screened porch. Addition is

approximately 820 square feet under roof.

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 prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A. SIGNS	\$150.00
B. HISTORIC REVIEW BOARD	\$150.00
C. MINOR APPLICATION (STAFF REVIEW)	\$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by HRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
E. INFORMAL REVIEW	\$50.00
2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB.
5. Unless expressly determined by the administrator, all applications must contain the following:

☐ **SITE PLAN REVIEW**

- a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).
- b. 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.).
- c. Model (digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the Design Review boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file.***

☐ **ARCHITECTURAL REVIEW**

- d. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, 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).
- e. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- f. 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).
- g. Renderings (include perspective drawings, including views from pedestrian and public realm).

- h. Model (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 sign location).

Please reference the [Greenville Design Guidelines for the Preservation Overlay Districts](#).

Greenville Design Boundary Contextual Model: <https://greenvillesc.gov/364/Access-GIS-Data>, (.skp file)

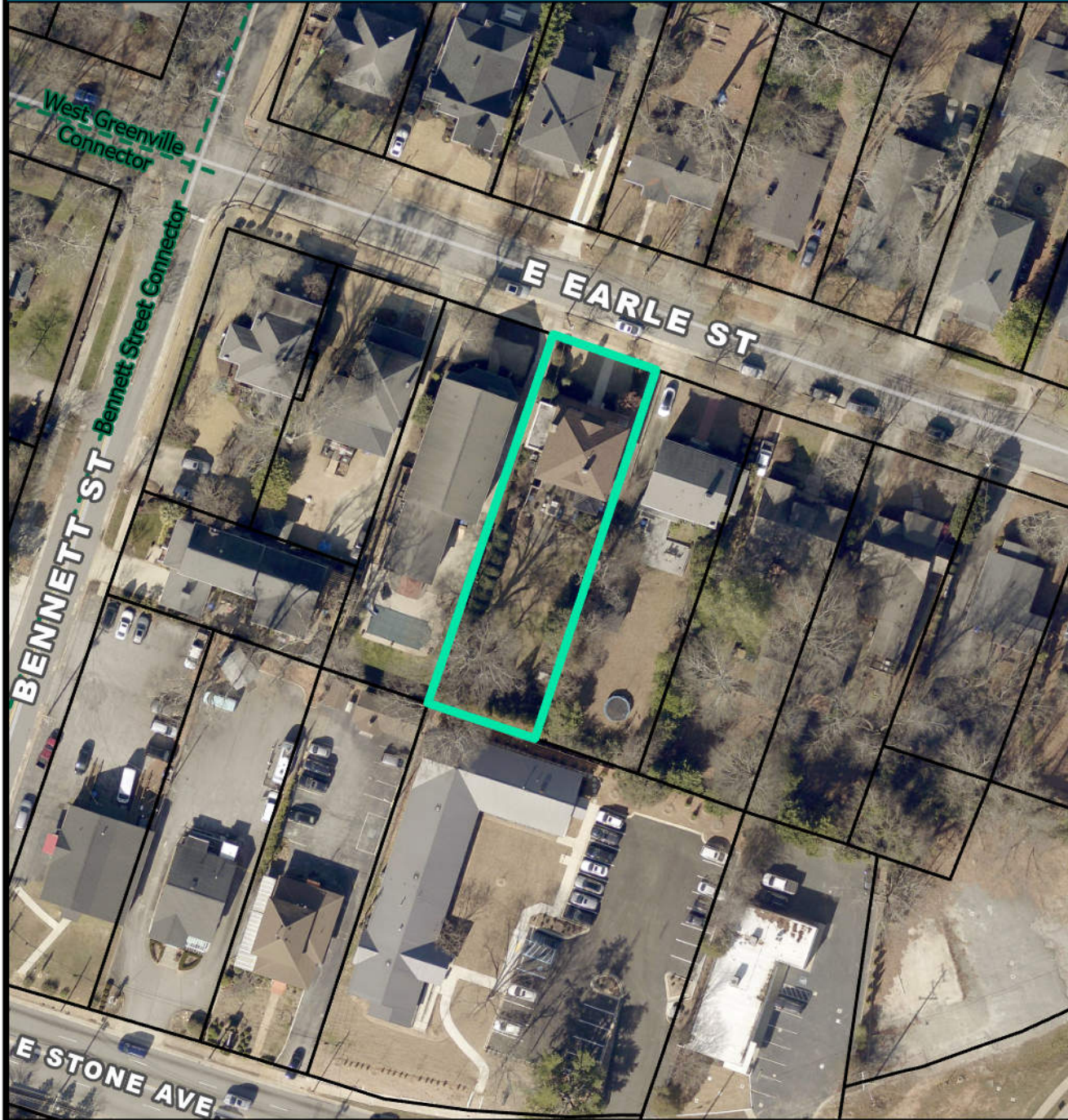
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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

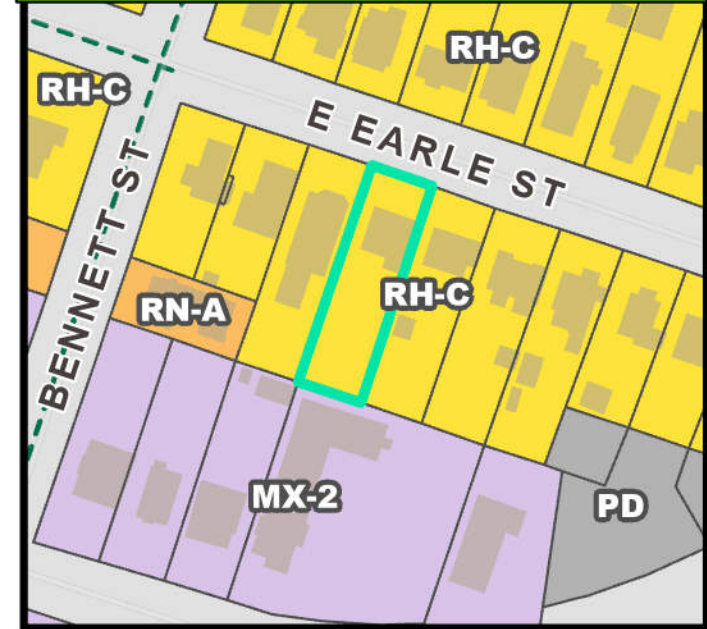
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	Brandon Smith
Date	04-17-24
Property Owner/Authorized Agent	Garrison Wier
Date	04-17-24

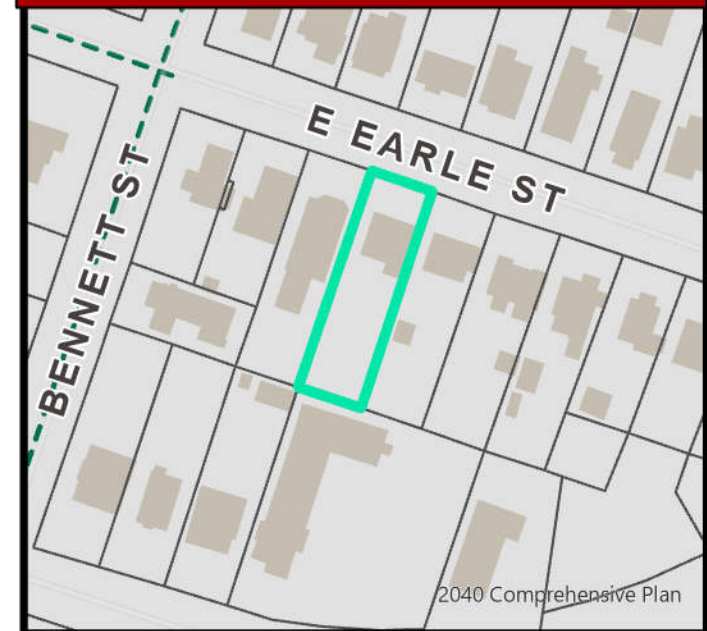
AERIAL VIEW



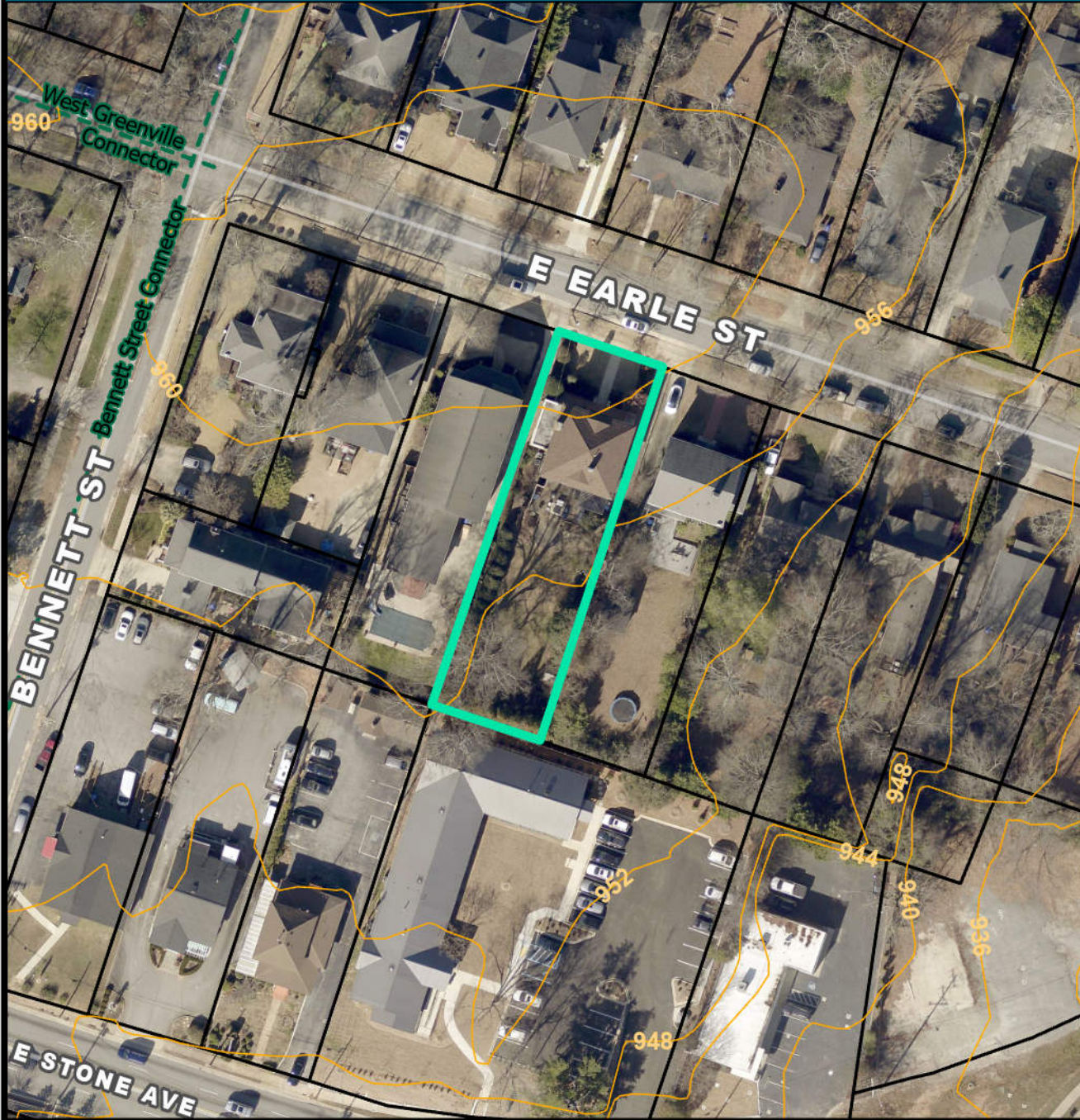
CURRENT ZONING



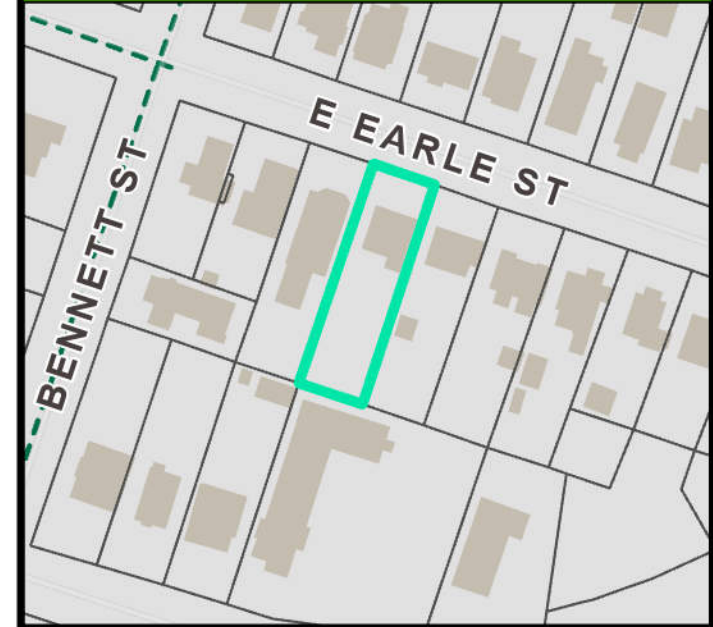
FUTURE LAND USE



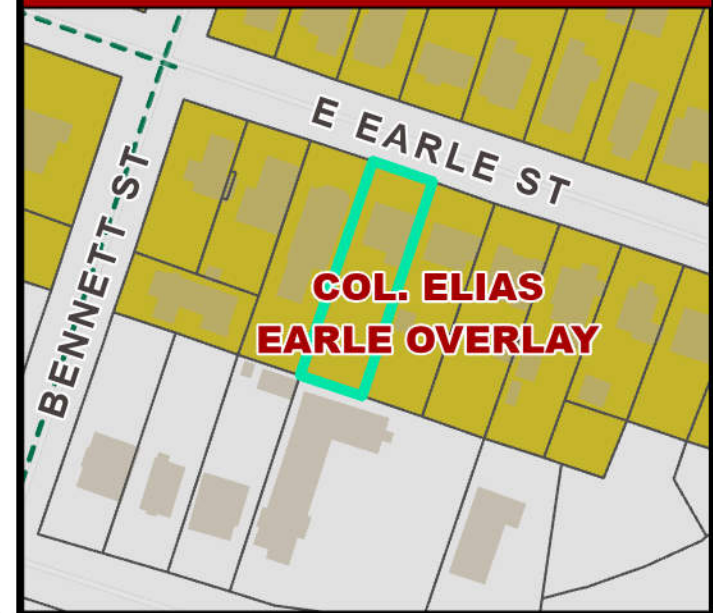
NATURAL / ENVIRONMENTAL FEATURES



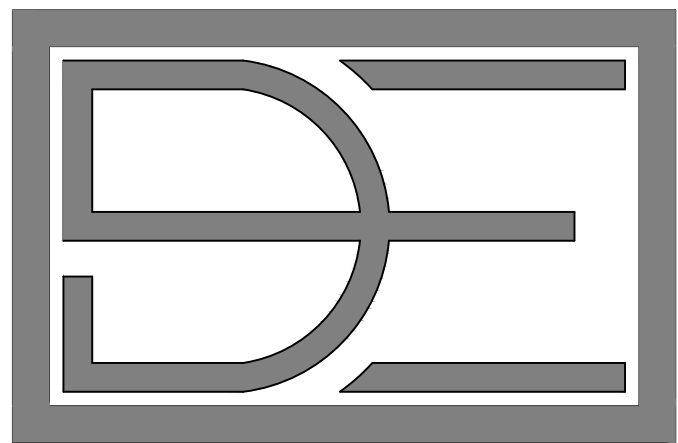
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



RENOVATIONS TO THE WIER RESIDENCE
208 E. EARLE ST.
GREENVILLE, SOUTH CAROLINA



DESIGN ELITE
ARCHITECTURE

INDEX TO DRAWINGS	
SHEET NUMBER	DESCRIPTION
T1	TITLE SHEET
S1	SITE PLAN
EX1	EXISTING FLOOR PLANS
EX2	EXISTING EXTERIOR
A1.1	BASEMENT LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	UPPER LEVEL PLAN
A1.4	ROOF PLAN
A2.1	FRONT AND REAR ELEVATIONS
A2.2	SIDE ELEVATIONS
A2.3	PERSPECTIVE VIEWS
A3.1	WALL SECTION

DESIGN ELITE
ARCHITECTURE

THE WIER RESIDENCE
208 E. EARLE STREET
GREENVILLE, SOUTH CAROLINA
TAX MAP #0035000600700

REVISIONS

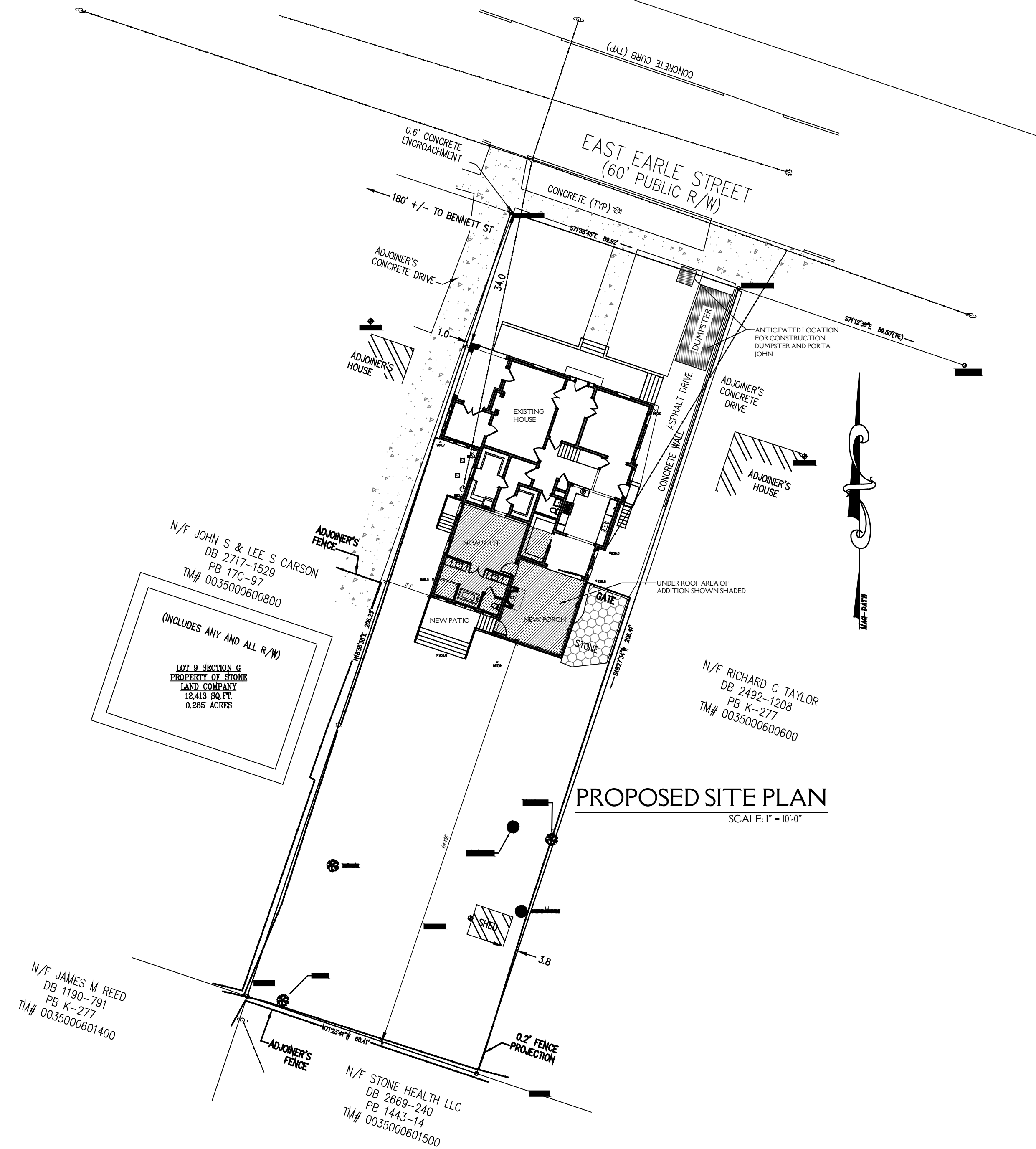
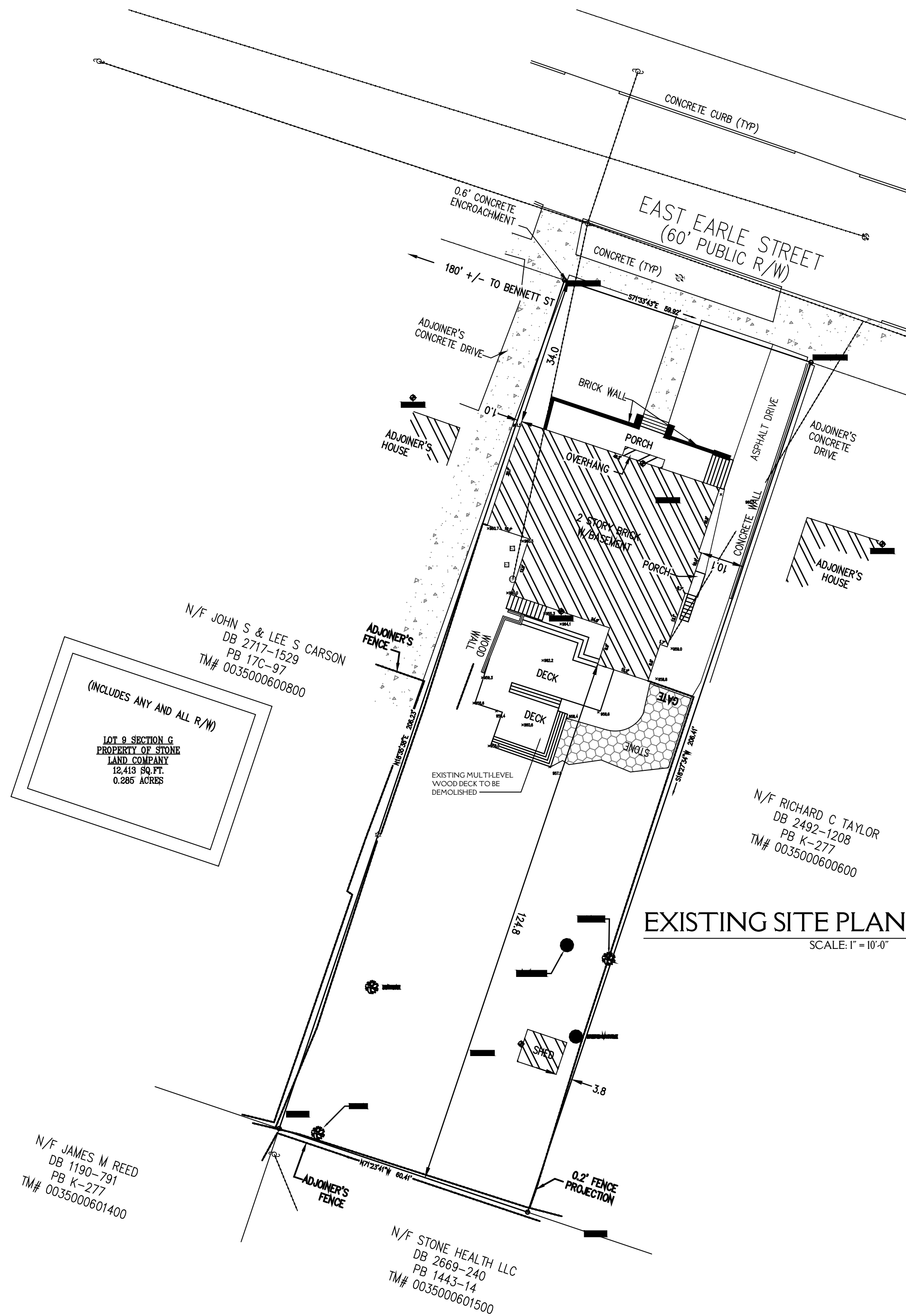
PROJECT
#24021

DRAWN BY:
BSS

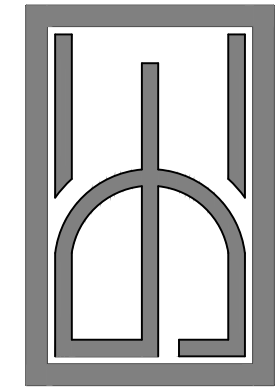
ISSUED FOR
REVIEW: 4-16-25

T1
PROJECT
TITLE
SHEET

© 2024 DESIGN ELITE, LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.



DESIGN ELITE
ARCHITECTURE



THE WIER RESIDENCE
208 E. EARLE STREET
GREENVILLE, SOUTH CAROLINA
TAX MAP #0035000600700

REVISIONS

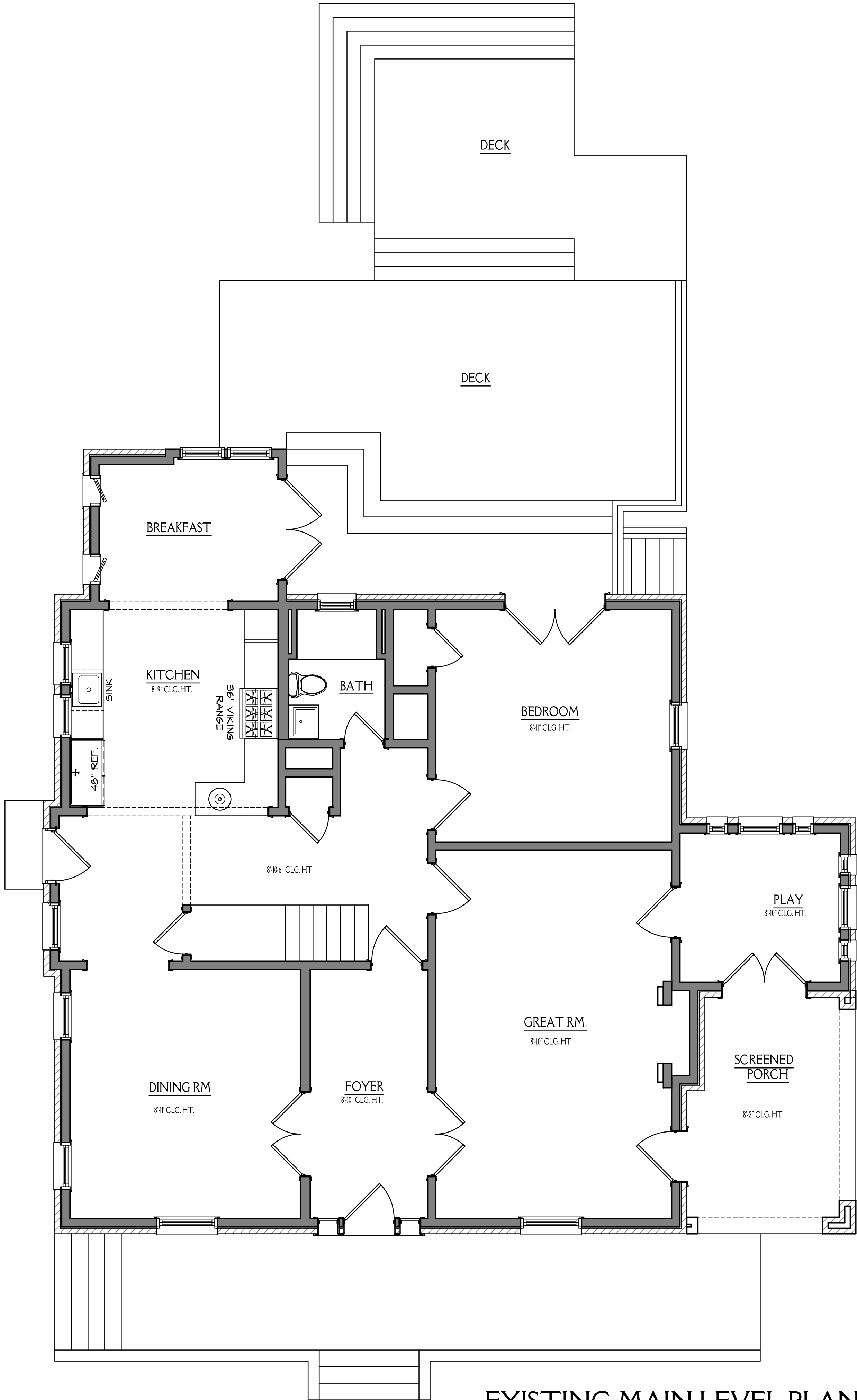
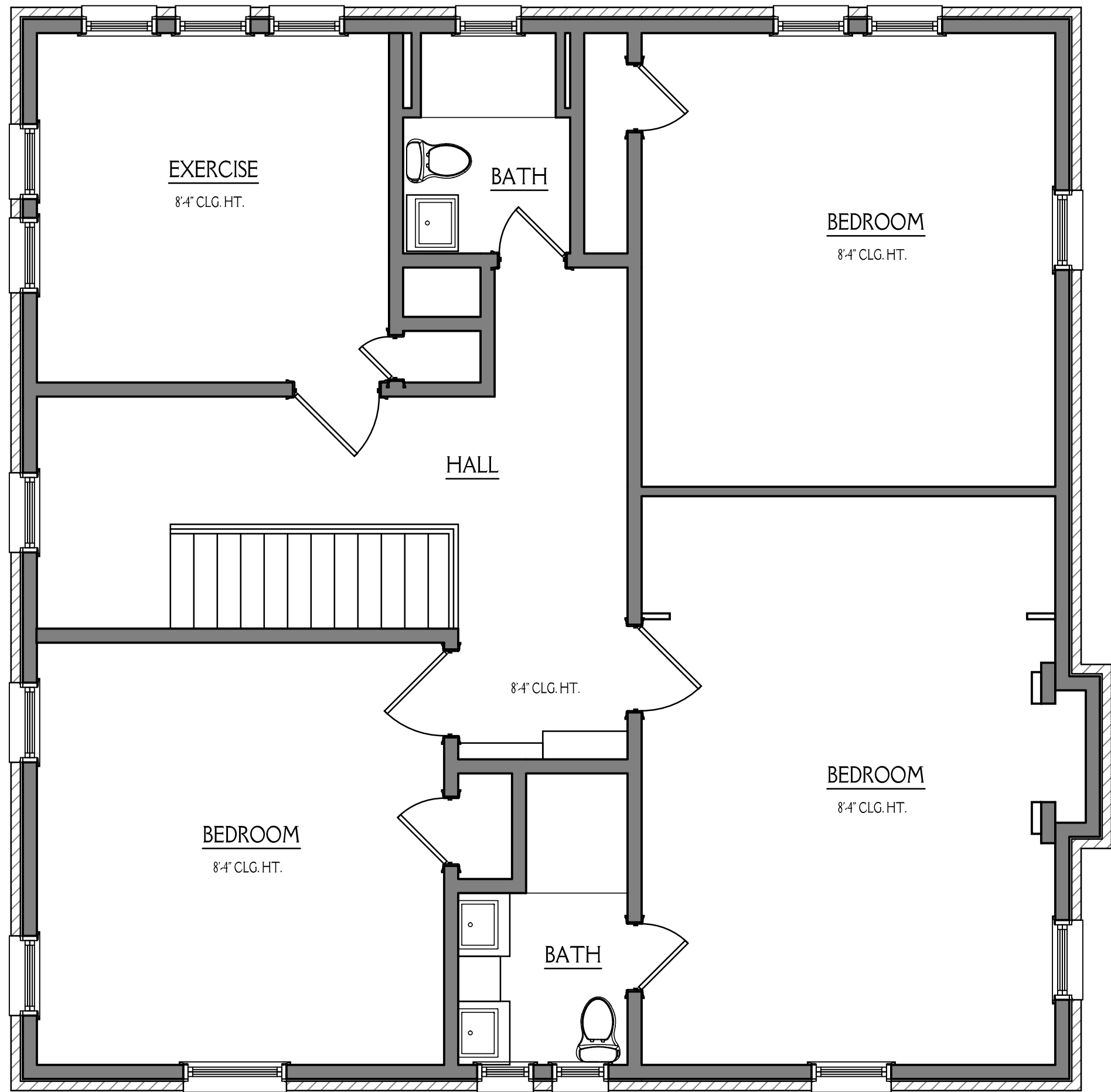
PROJECT
#24021

DRAWN BY:
BSS

ISSUED FOR
REVIEW: 4-16-25

S1
SITE PLAN

© 2024 DESIGN ELITE LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY, UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.



DESIGN ELITE
ARCHITECTURE

THE WIER RESIDENCE
208 E. EARLE STREET
GREENVILLE, SOUTH CAROLINA
TAX MAP #0035000600700

REVISIONS

PROJECT
#24021

DRAWN BY:
BSS

ISSUED FOR
REVIEW: 4-16-25

EXI
EXISTING
FLOOR
PLANS

© 2024 DESIGN ELITE, LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY, UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.



EXISTING EXTERIOR IMAGES



REVISIONS

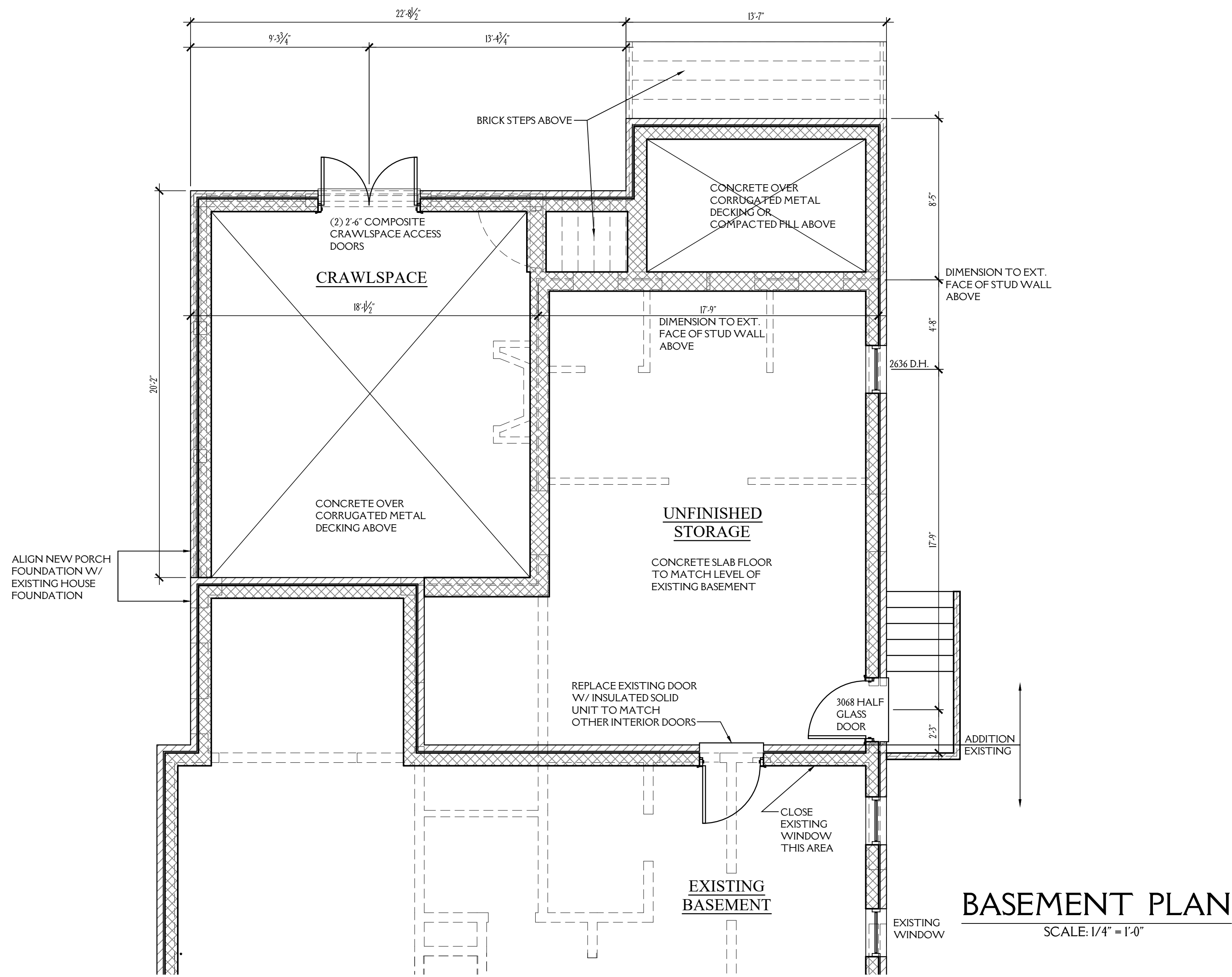
PROJECT
#24021

DRAWN BY:
BSS

ISSUED FOR
REVIEW: 4-16-25

EX2
EXISTING
EXTERIOR
IMAGES

© 2024 DESIGN ELITE, LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY, UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.



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

REVISIONS	

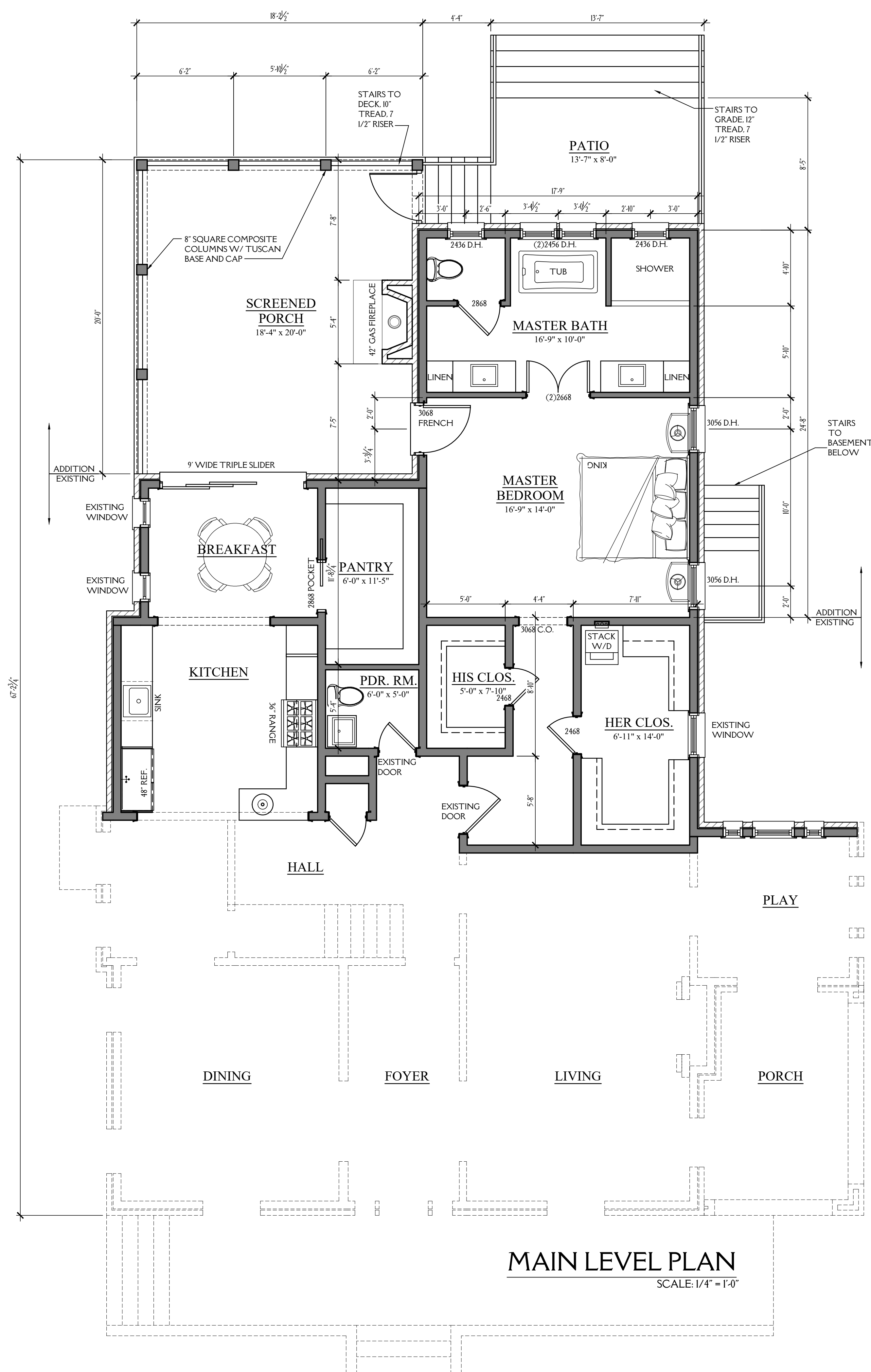
PROJECT #24021
DRAWN BY: BSS
ISSUED FOR REVIEW: 4-16-25

REVISIONS

PROJECT
#24021

ISSUED FOR
REVIEW: 4-16-25

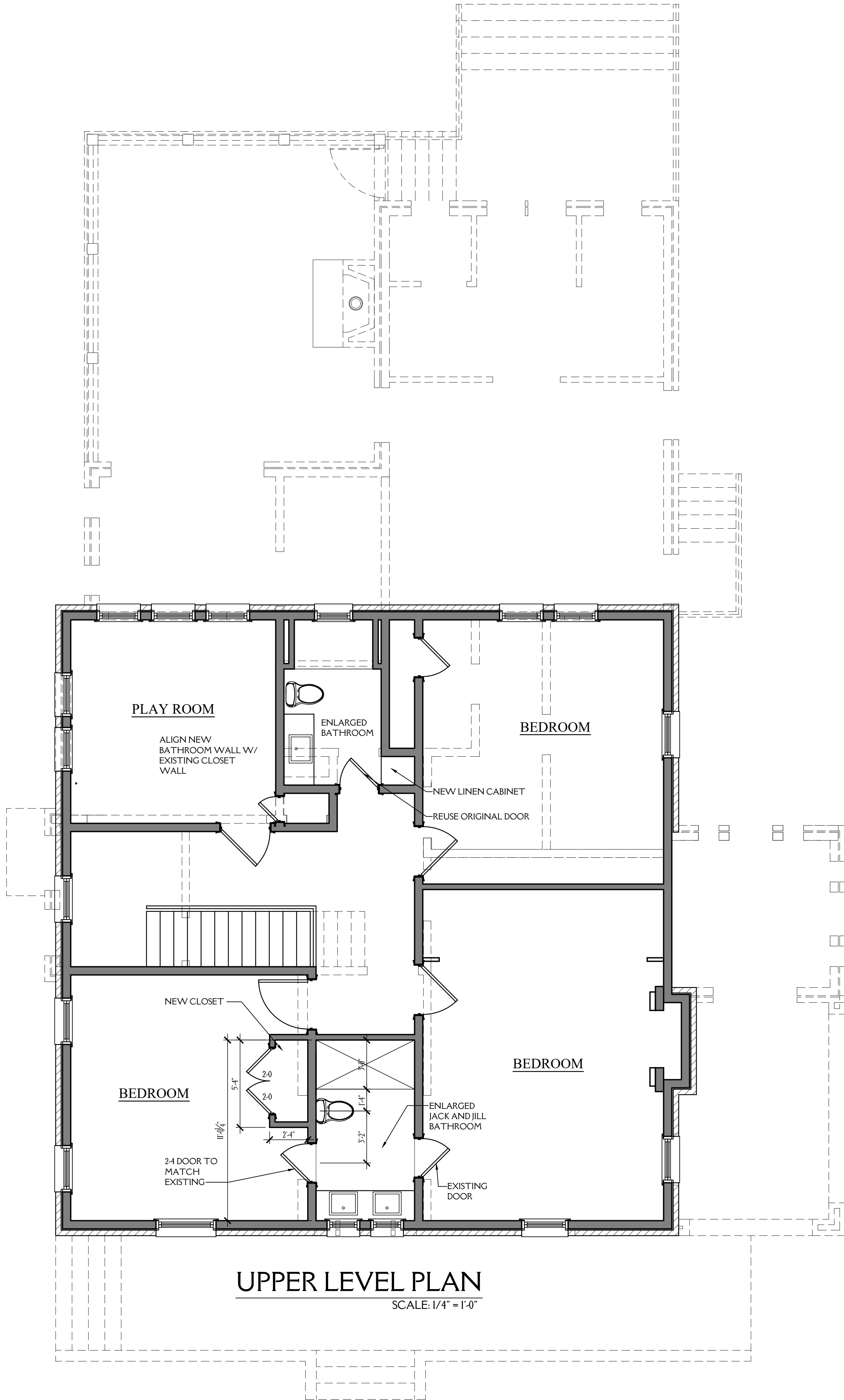
A1.2
MAIN LEVEL
PLAN



MAIN LEVEL PLAN

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

© 2024 DESIGN ELITE LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.



REVISIONS

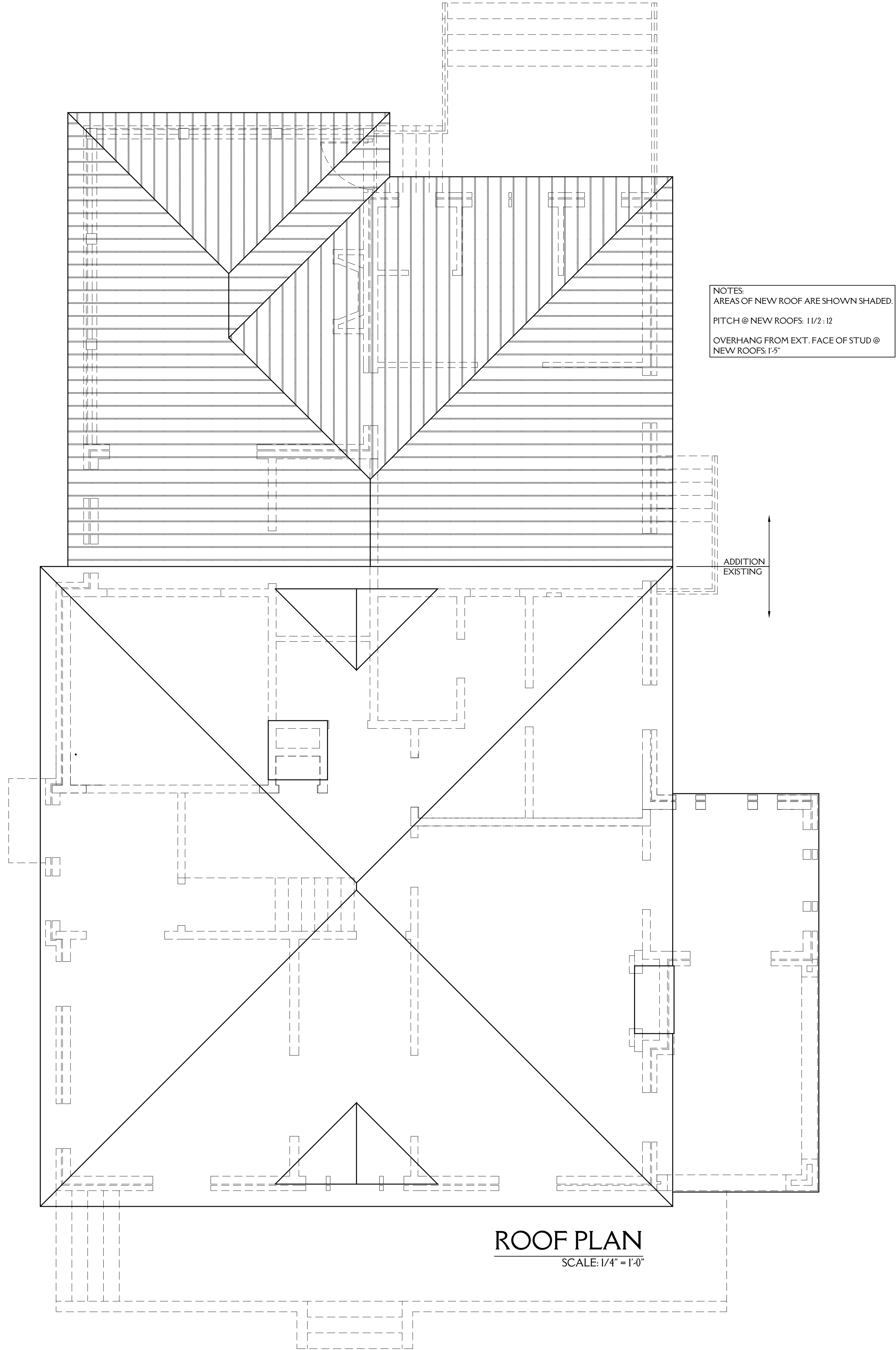
PROJECT
#24021

DRAWN BY:
BSS

ISSUED FOR
REVIEW: 4-16-25

A1.3
UPPER
LEVEL
PLAN

© 2024 DESIGN ELITE, LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY, UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.



THE WIER RESIDENCE
208 E. EARLE STREET
GREENVILLE, SOUTH CAROLINA
TAX MAP #0035000600700

REVISIONS

PROJECT
#24021

DRAWN BY:
BSS

ISSUED FOR
REVIEW: 4-16-25

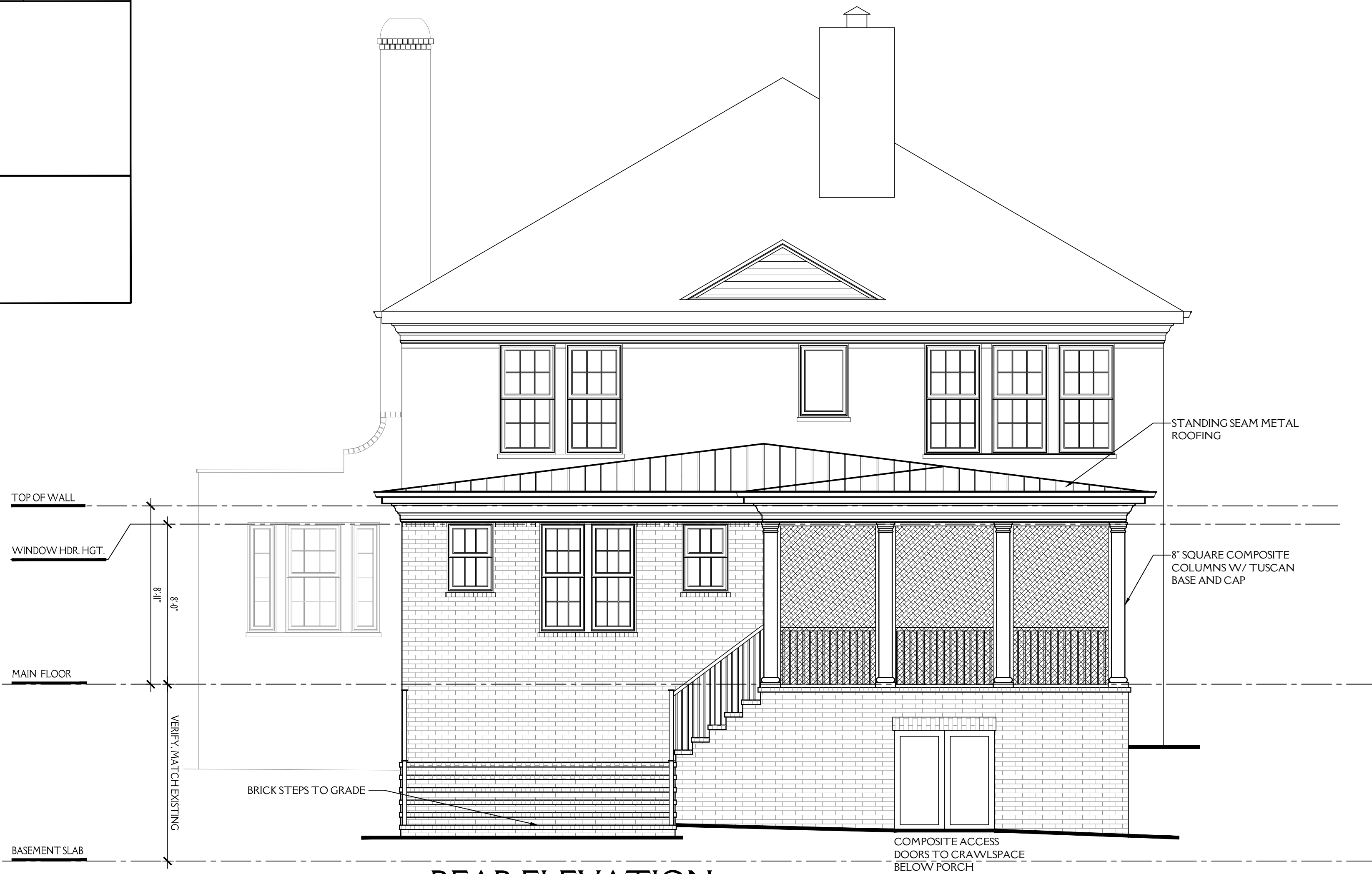
A1.4
ROOF
PLAN

© 2024 DESIGN ELITE LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.

EXTERIOR MATERIALS		
ITEM	DESCRIPTION	SAMPLE
BRICK AND MORTAR	TO MATCH EXISTING	
ROOFING	STANDING SEAM METAL ROOFING, BRONZE COLOR	
WINDOWS	OFF WHITE CLAD WOOD, SIMULATED DIVIDED LIGHT, w/BRICK MOULD TO MATCH EXISTING	
PORCH RAILING	BLACK POWDER COATED ALUMINUM	
PORCH COLUMNS	OFF WHITE PAINTED SQUARE COMPOSITE W/ TUSCAN BASE AND CAP	
GUTTERS AND DOWNSPOUTS	OFF WHITE ALUMINUM TO MATCH EXISTING	

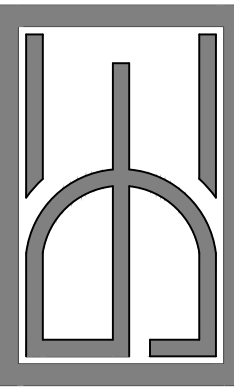


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

DESIGN ELITE
ARCHITECTURE



THE WIER RESIDENCE
208 E. EARLE STREET
GREENVILLE, SOUTH CAROLINA
TAX MAP #0035000600700

REVISIONS

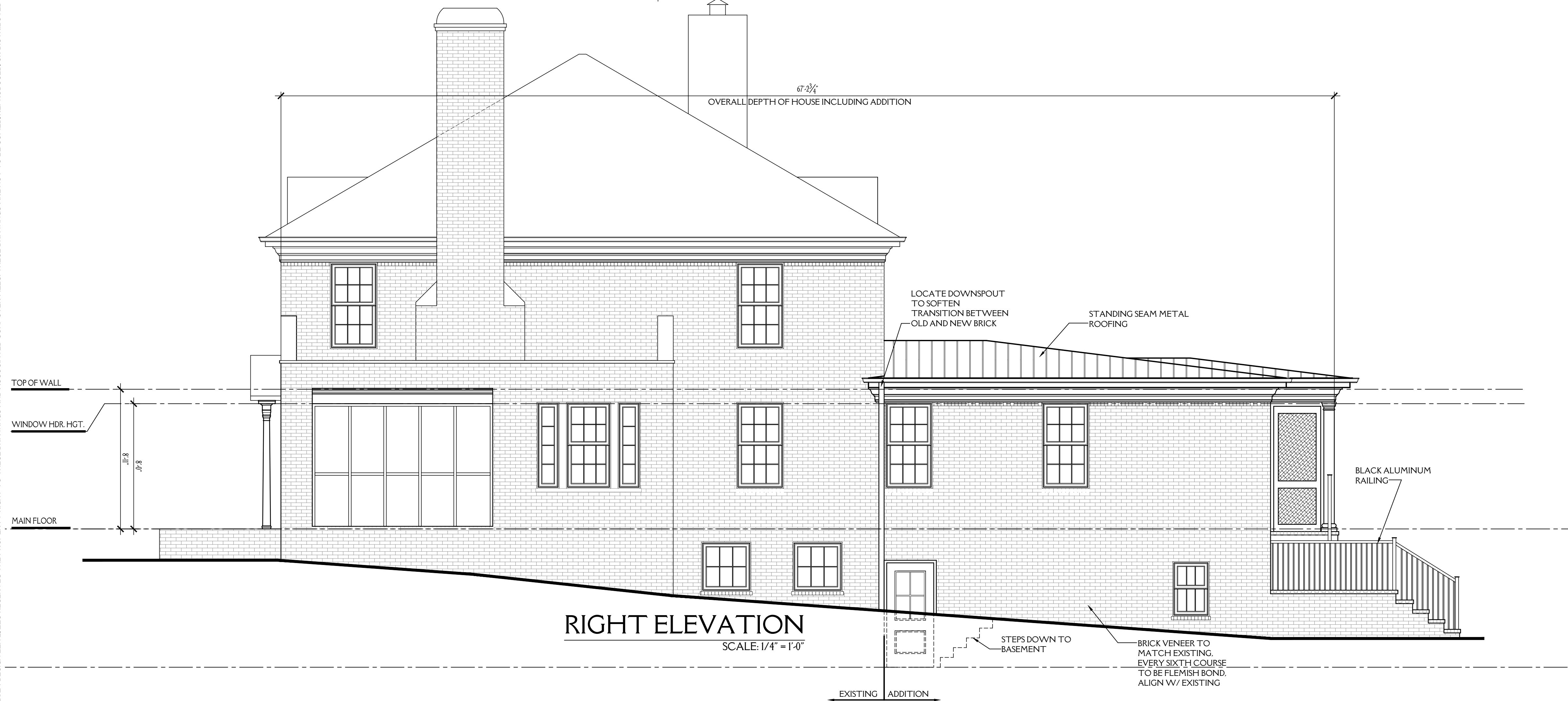
PROJECT
#24021

DRAWN BY:
BSS

ISSUED FOR
REVIEW: 4-16-25

A2.1
ELEVATIONS

© 2024 DESIGN ELITE LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.



REVISIONS

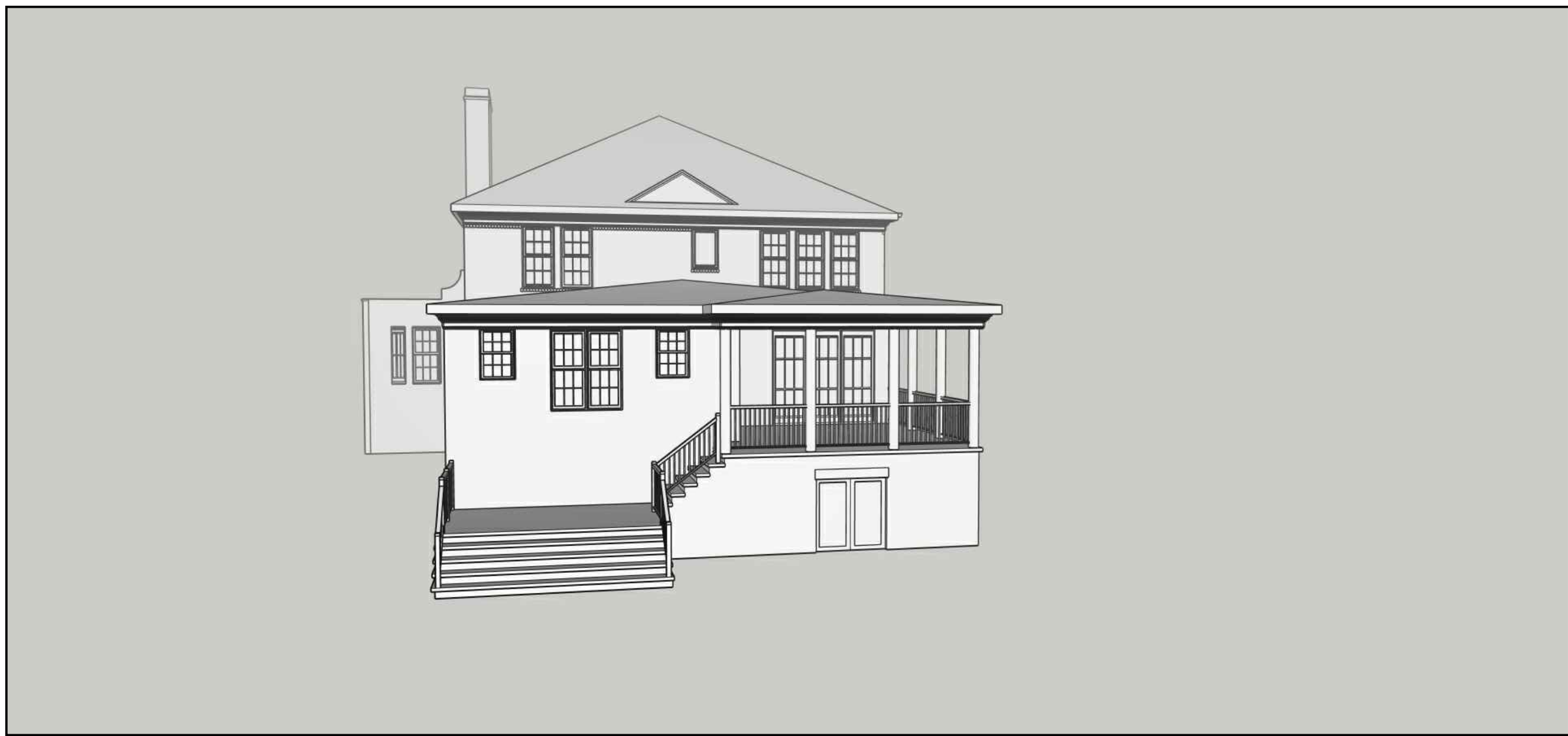
PROJECT
#24021

DRAWN BY:
BSS

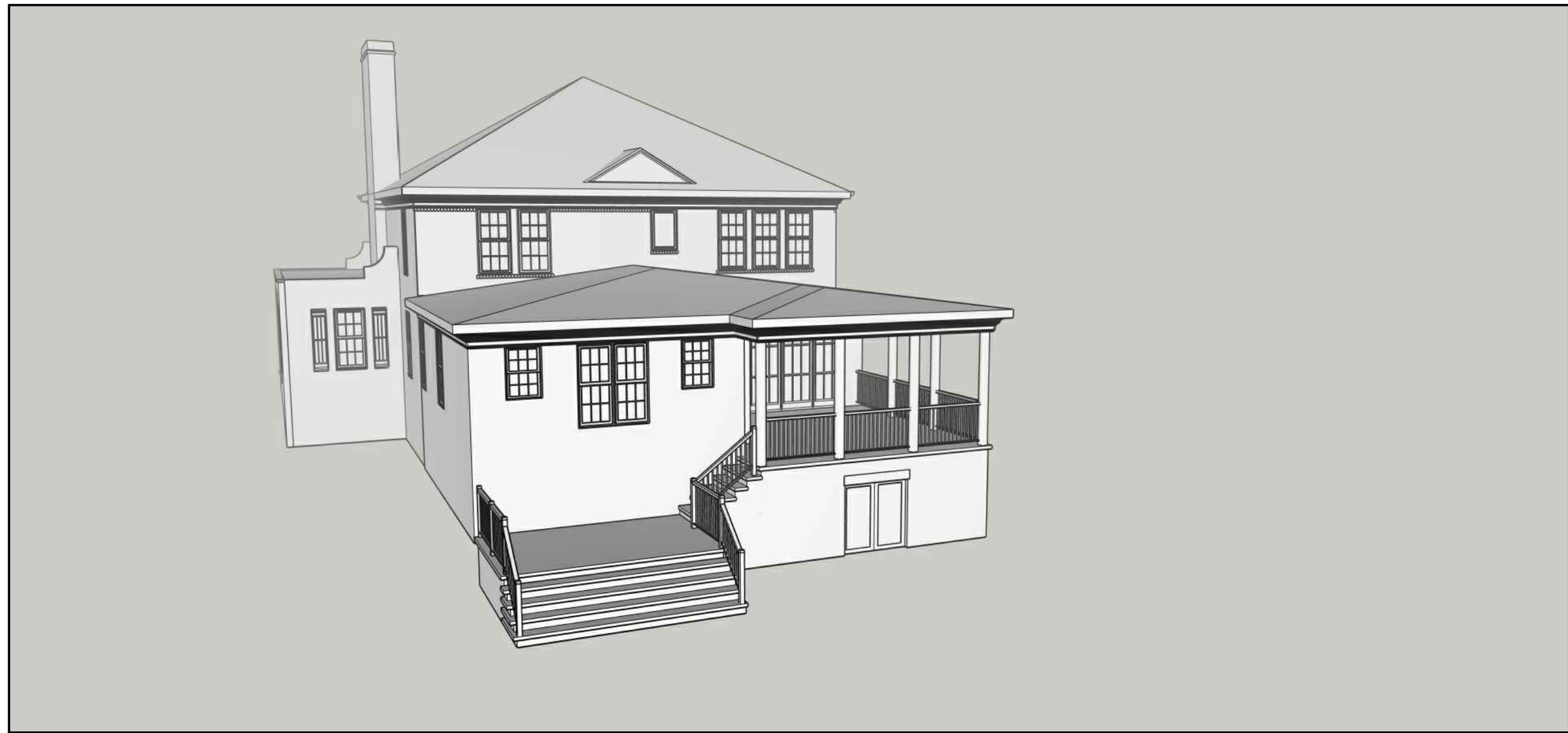
ISSUED FOR
REVIEW: 4-16-25

A2.2
ELEVATIONS

© 2024 DESIGN ELITE, LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY, UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.

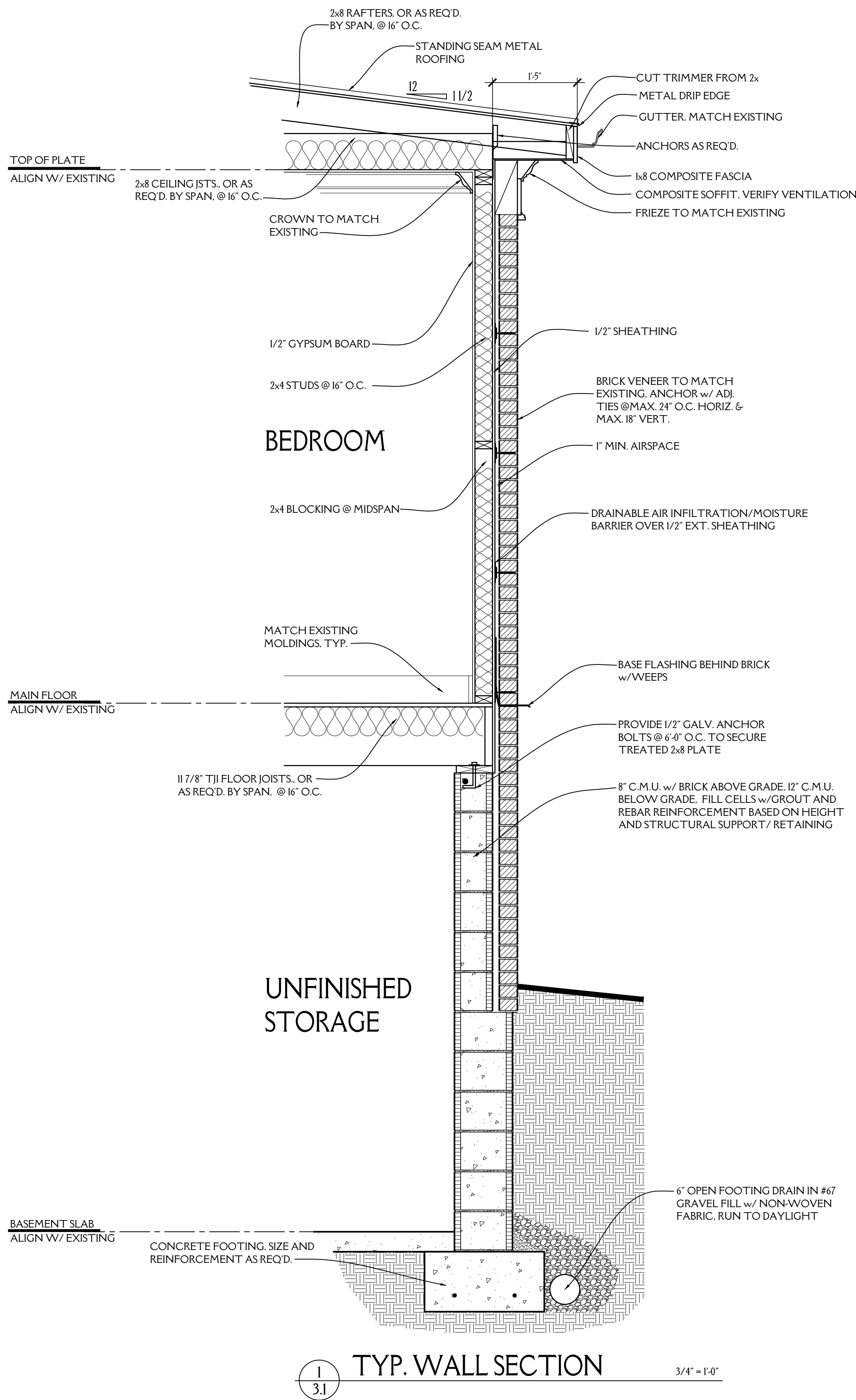


PERSPECTIVE VIEWS



REVISIONS

© 2024 DESIGN ELITE, LLC RESERVES THE PROPERTY RIGHT TO THESE DRAWINGS AND ASSOCIATED COMPUTER FILES. THESE DRAWINGS ARE NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED TO A THIRD PARTY UNLESS REQUIRED FOR PROPER BIDDING AND CONSTRUCTION ON THE SPECIFIC SITE INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.



REVISIONS

PROJECT #24021
DRAWN BY: BSS
ISSUED FOR REVIEW: 4-16-25



**Planning Staff Report to
Historic Review Board
June 10, 2025**
for the June 19, 2025 Public Hearing

Docket Number: LLDE 25-373
Applicant: Charles Bryan Tate
Property Owner: Jennifer Love
Property Location: 117 Ridgecrest Drive
Tax Map Number: 0189010501400
Zoning: RH-C, House-Scale
Proposal: **LOCAL LANDMARK DESIGNATION**
Staff Recommendation: **Approve**

Applicable Sections of the City of Greenville Development Code:

19-6.2.16 LOCAL LANDMARK DESIGNATION

Background:

The 1658 square foot home was constructed in 1926 and is situated on a half-acre lot, not located within a preservation overlay district and not listed on the city's historic architectural inventory. The applicant requests local landmark designation.



Staff Analysis:

To be approved as a local landmark, a structure must meet the criteria of Greenville Development Code Division 19-6.2.16:

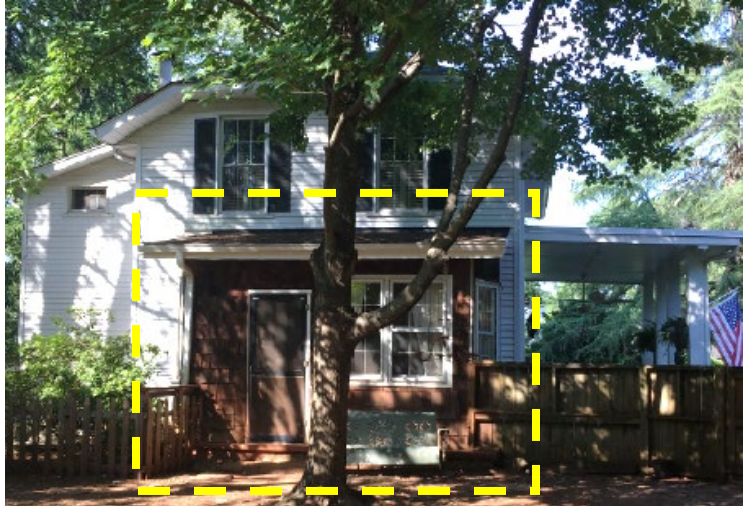
Local Landmark Designation must be based on one or more of the below determinants:

- a. **The historic or architectural significance of the landmark as it may relate to an event, person, design/ construction, or information potential.**
- b. The importance of the structure to the integrity and character of a district or area.
- c. The difficulty or impossibility or reproducing such a landmark because of its design, material, detail, or unique location.

- d. Whether the landmark is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.
- e. **The landmark is at least 50 years in age, unless the Historic Review Board finds it to be in the best interest of the community to provide an exception to the age requirement for ensuring protection and recognition of significant local resources.**
- f. Whether the property is listed on the National Register of Historic Places or National Historic Landmarks

Based on the narrative and findings provided by the applicant, staff finds the structure to be both architecturally and culturally significant, and meets the 50 year age criteria.

The home has maintained its character as an example of Colonial Revival architecture, despite minor renovations over time. There are no recorded modifications to the home in permit records. However, historic imagery confirms a small rear addition was added roughly between 1979 and 1990. Additionally, the original wood siding has been replaced with vinyl.



The home was originally the Gilfillin Farm House. Eugene Alexander Gilfillin was a notable figure in Greenville's History. He cofounded a real estate company, Gilfillin and Houston, which financed historically significant projects such as the Gilfillin and Houston Building and the Davenport Apartments. Both are listed on the National Register of Historic Places, and both are still standing. The Davenport received Local Landmark Designation by the Historic Review Board in 2023.

Staff recommends approval of the Local Landmark Designation with no additional conditions.

Applicable Ordinance sections

Criteria for Review and Action

Local Landmark Designation

To qualify as a designated local landmark, the Historic Review Board must consider the following criteria:

- a. The historic or architectural significance of the landmark as it may relate to an event, person, design/ construction, or information potential.
- b. The importance of the structure to the integrity and character of a district or area.
- c. The difficulty or impossibility of reproducing such a landmark because of its design, material, detail, or unique location.
- d. Whether the landmark is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.

- e. The landmark is at least 50 years in age, unless the Historic Review Board finds it to be in the best interest of the community to provide an exception to the age requirement for ensuring protection and recognition of significant local resources.
- f. Whether the property is listed on the National Register of Historic Places or National Historic Landmarks

Effect of Local Landmark Designation

Designated Local Landmarks are subject to the following general preservation standards. These standards and design guidelines are considered a material part of the designation and may be modified by the Historic Review Board at the time of the public hearing.

1. The Secretary of Interior Standards for Rehabilitation must be followed with any modifications, additions, demolitions, relocations, or similar treatments to a designated local landmark.
2. If the landmark is located within a Preservation (-P) overlay district or within the Downtown Design (-DD) overlay district, then any proposed work to the local landmark must comply with the applicable design guidelines and standards, in addition to the Secretary of Interior Standards for Rehabilitation.
3. A structure designated as a local landmark will be added to the City's historic structures inventory, if not already included.
4. Proposed demolition or relocation of a designated local landmark requires a Major Historic Certificate of Appropriateness prior to submittal of a demolition permit request. The Historic Review Board will consider the request per Sec. 19-6.2.7



city of greenville

APPLICATION FOR LOCAL LANDMARK DESIGNATION

Contact Planning & Development:

Planning@GreenvilleSC.Gov

(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:	Charles Bryan Tate	Jennifer Lowe
*Title:		
*Address:	117 Ridgcrest Dr.	
*State:	SC	
*Zip:	29609	
*Phone:	864-630-5633	
*Email:	bryan_tate69@hotmail.com	

PROPERTY INFORMATION

*STREET ADDRESS 117 Ridgcrest Dr.

*TAX MAP #(S) 0189010501400

*PRESERVATION DISTRICT/SPECIAL DISTRICT _____

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

*USE: ☒ Residential ☐ Commercial ☐ Other _____

HISTORIC DESIGNATION

*HISTORIC NAME OF PROPERTY (IF KNOWN): _____

*CONSTRUCTION DATE (Circa): 1926

*THIS BUILDING IS:

- ☒ Contributing structure in Local Historic district
- ☐ Contributing structure in National Register district
- ☐ Non-Contributing structure in district
- ☐ National Register structure
- ☒ Other: Give brief overview of the history of the building
see the attached pdf in the email

INSTRUCTIONS

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

A. APPLICATIONS FOR LOCAL LANDMARK DESIGNATION

\$150.00*

**Fee includes all related processing fees and cost of historic plaque*

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 for Local Landmark Designation 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

Bryan Tate ***APPLICANT SIGNATURE** 4/18/25 ***DATE**

4. 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 National Register from the SC Department of Archive and history, if applicable.
- Photographs documenting the property and/or structure
- Written narrative indicating how the property qualifies as historic (Sec.40-15 (C and D))

Please verify that all required information is reflected on the documents. Please submit one (1) electronic version of the documents to Planning@GreenvilleSC.Gov

5. **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.

6. 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.

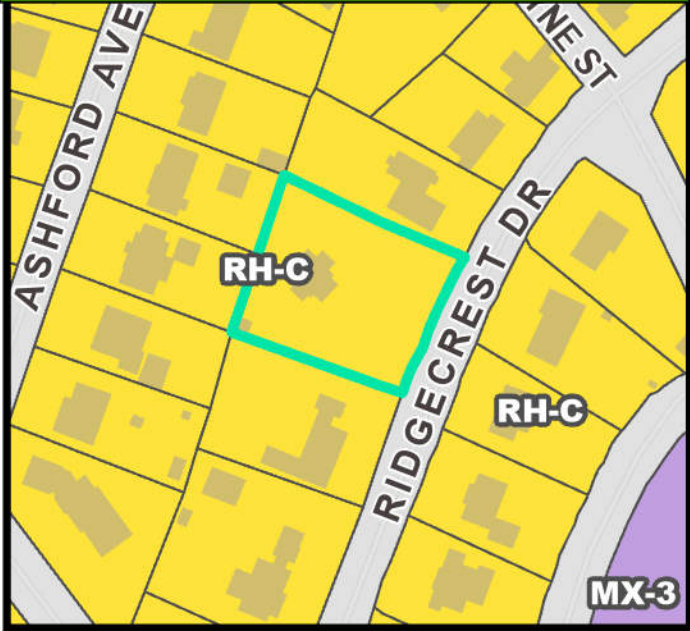
*Signatures	
Applicant	<u>Bryan Tate</u>
Date	<u>4-28-25</u>
Property Owner/Authorized Agent	<u>Joseph Brown Jones</u>
Date	<u>4-28-25</u>
Public Hearing information	
Public Hearing signs	

LLDE 25-373 • 117 RIDGECREST DRIVE

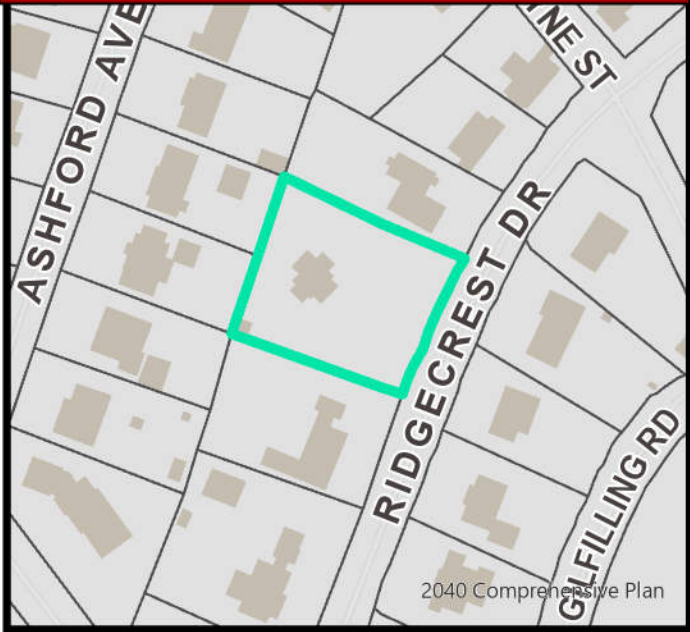
AERIAL VIEW



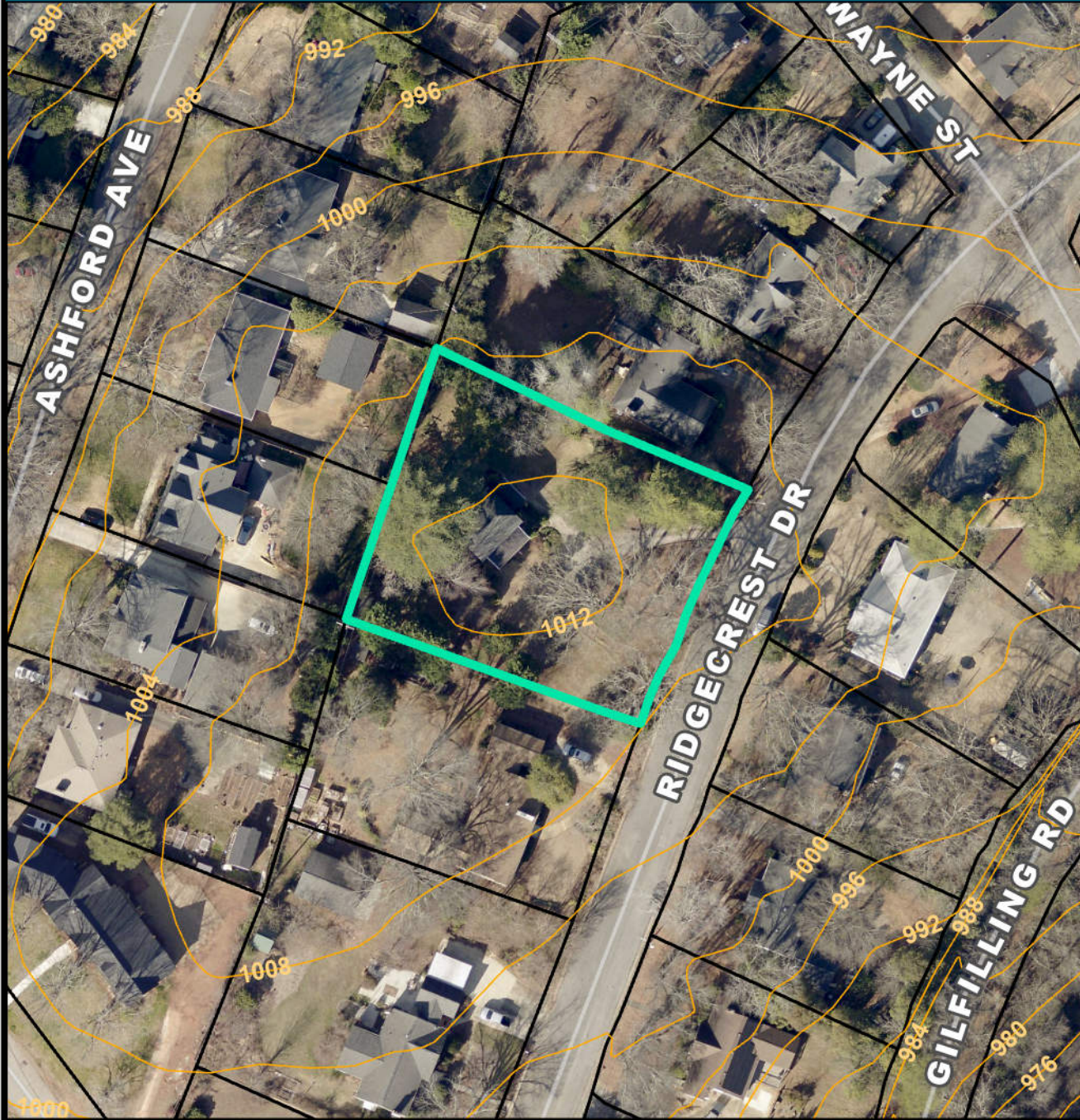
CURRENT ZONING



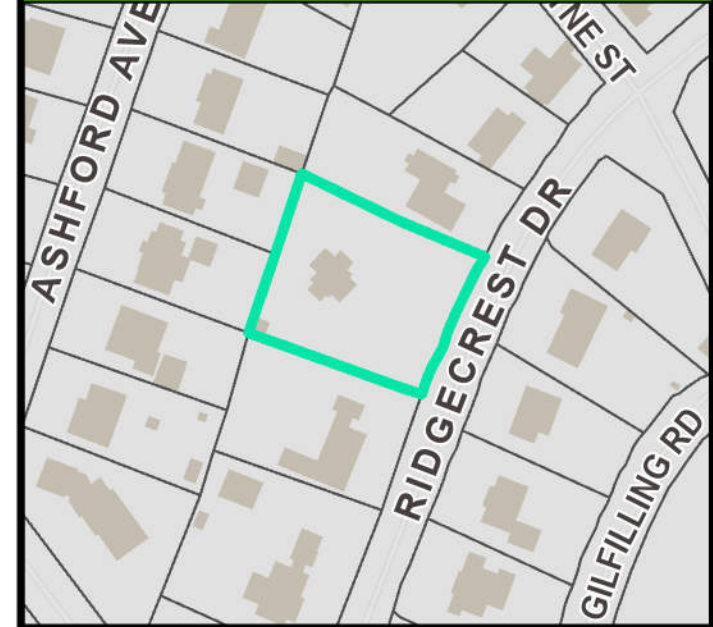
FUTURE LAND USE



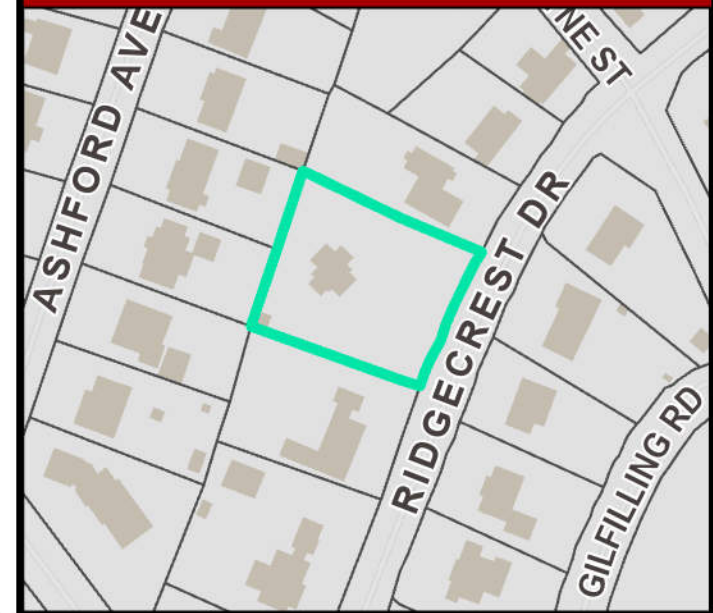
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



The Gilfillin Farm House – 117 Ridgecrest Dr., Greenville, SC 29609

The Legacy of Eugene Alexander Gilfillin: A Pillar of Greenville's Development

Eugene Alexander Gilfillin was a prominent figure in the early 20th century in Greenville, South Carolina, whose business acumen and community involvement significantly shaped the city's growth and development. Born in the late 19th century, he co-founded Gilfillin & Houston, a real estate and insurance company, in 1899. This company played a vital role in Greenville's transition into a textile manufacturing hub. Gilfillin's work in real estate and his connections to the city's financial institutions helped pave the way for the rapid urbanization and industrialization that marked the early 20th century in Greenville.

Gilfillin's influence extended far beyond his business ventures. He served in a variety of significant roles, both in the private sector and within the community. For years, he was a director of the South Carolina National Bank, a director of the Piedmont Plush Mill, and a member of the board of Anderson Fertilizer Company. His leadership abilities were also recognized in the civic sphere, where he was appointed as a trustee of the Greenville Public Library in 1926, and chairman of the United Way of Greenville County the same year. His commitment to the well-being of the community was further exemplified by his role as chairman of the Greenville Community Chest, an organization that played a crucial role in raising funds for local charities.

In addition to these positions, Gilfillin served as president of the Greenville Building & Loan Association starting in 1927 and as a director of Liberty Life Insurance in 1943. His involvement with the local Greenville County Tuberculosis Sanatorium further cemented his legacy as a philanthropist deeply concerned with the health and prosperity of the people in the region.

Perhaps one of his most lasting contributions to Greenville's landscape is the architectural heritage left behind by his real estate projects. The Gilfillin & Houston building, constructed by his company, is now listed on the National Register of Historic Places (NRHP reference #: 04000589). Another notable structure is the Davenport Apartments, which Gilfillin constructed in 1915-16. This building is also listed on the National Register of Historic Places (NRHP reference #: 82003855). These buildings serve as a testament to his vision and dedication to the city's growth.

Gilfillin's personal life and properties are also tied to the history of Greenville. In 1927, he purchased a significant piece of land, 75.8 acres, where he built his farmhouse. The farmhouse was constructed around the early to mid-1920s, with the unique feature of being built with well water and without electricity—a reflection of the times. The house itself was designed in the Gambrel roof style, a design that remains iconic today. The road

leading to the property, Gilfillin Road, is named in honor of the family and runs across the original 75.8 acres of land that Gilfillin once owned. This road is a reminder of the Gilfillin family's deep connection to the area.

The 75.8-acre farm would later be developed into the community of Vista Hills in the 1940s, further solidifying the Gilfillin family's legacy in the region. Eugene's father, James Gilfillin, a Civil War veteran who served in the Palmetto Guards of Charleston, moved the family to Greenville in 1877. James' dedication to his family and his influence on Eugene contributed to the success of the Gilfillin name in Greenville.

In conclusion, Eugene Alexander Gilfillin's life and work left an indelible mark on the development of Greenville, South Carolina. From his early work in real estate and finance to his leadership roles in local charitable organizations, Gilfillin's legacy continues to be felt today. The historic buildings he constructed, the roads named in his family's honor, and the community that developed on his land all stand as enduring symbols of his contributions to the growth of Greenville. His life serves as a testament to the power of business, philanthropy, and civic engagement in shaping the future of a community.







117















