



AGENDA

MEETING OF HISTORIC REVIEW BOARD

THURSDAY, AUGUST 21, 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. LLDE 25-373
Application by Charles Tate for a **Local Landmark Request** at **117 Ridgecrest Avenue**
10. Advice and Comment (no public comment)
11. Other Business (no public comment)
 - a. Review and Voting on Updated Bylaws
12. Informal Review (no public comment)
13. Adjournment



**Planning Staff Report to
Historic Review Board
August 12, 2025**
for the August 21, 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.

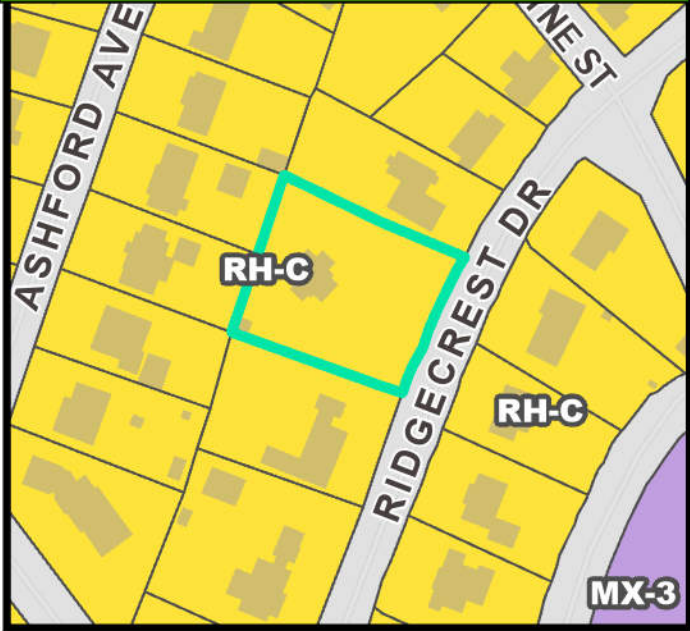
*Signatures	
Applicant	<u>Bryan Tate</u>
Date	<u>4-28-25</u>
Property Owner/Authorized Agent	<u>Joseph Brown Jones</u>
Date	<u>4-28-25</u>
Public Hearing information	
Public Hearing signs	

LLDE 25-373 • 117 RIDGECREST DRIVE

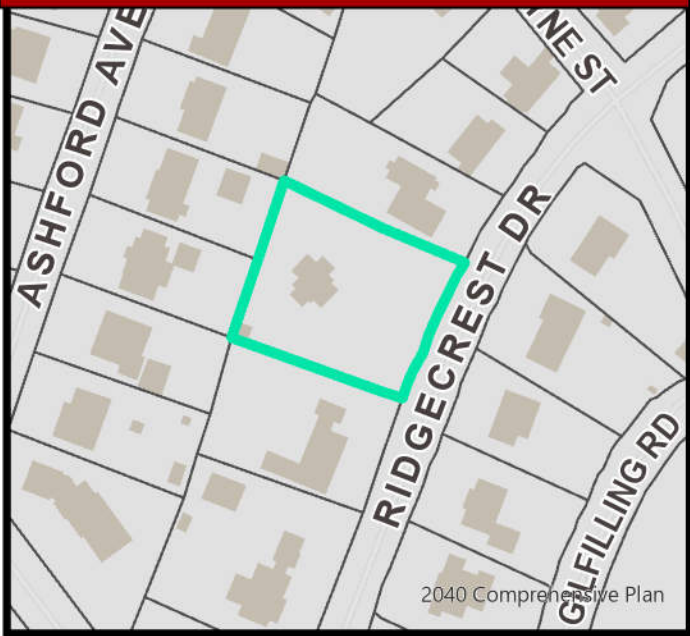
AERIAL VIEW



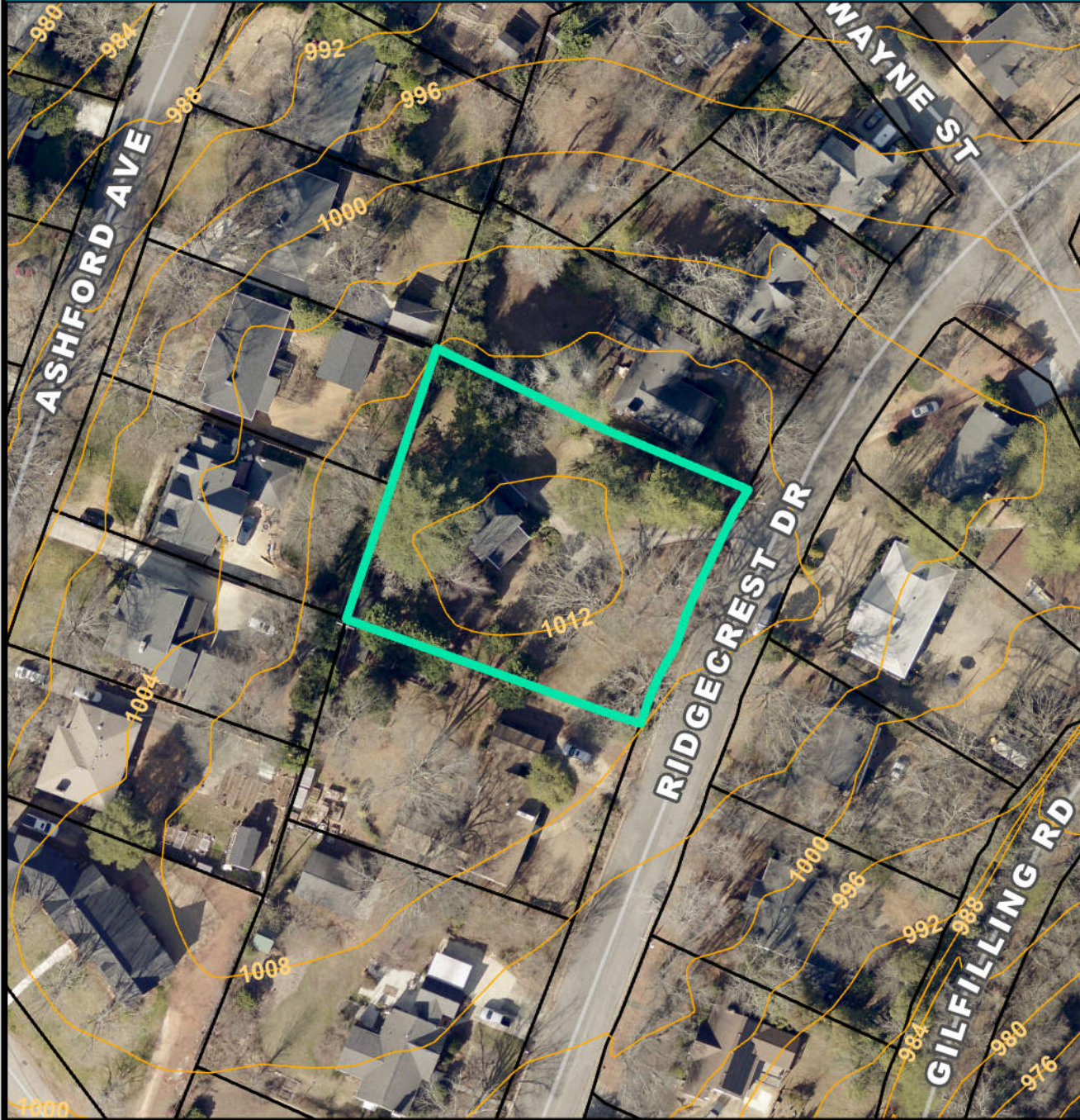
CURRENT ZONING



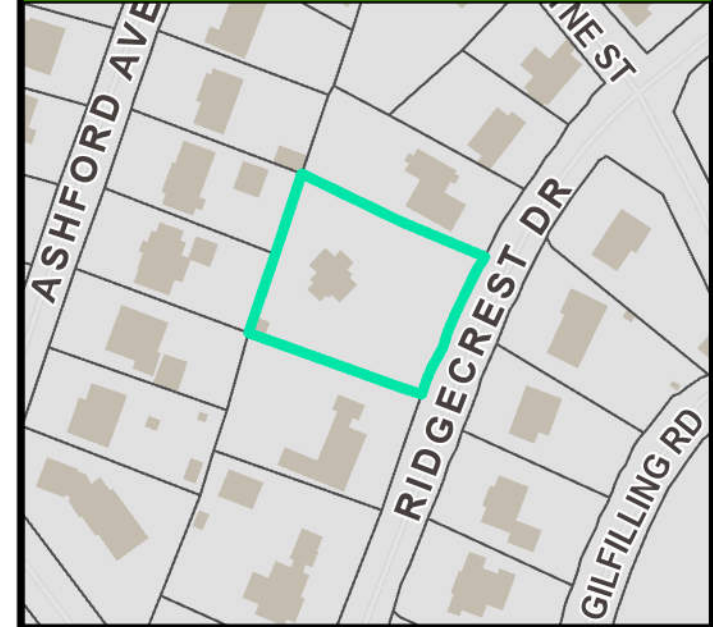
FUTURE LAND USE



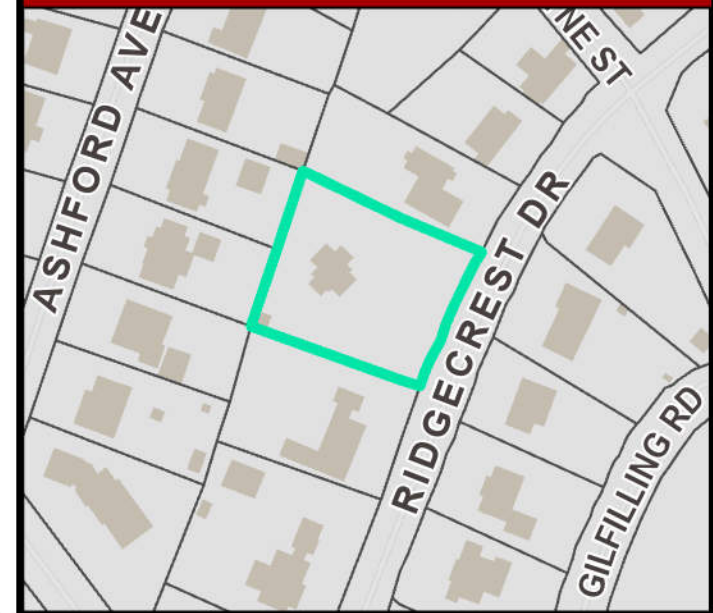
NATURAL / ENVIRONMENTAL FEATURES



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.







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