



AGENDA

MEETING OF DESIGN REVIEW BOARD

THURSDAY, AUGUST 21, 2025 - 4:00 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
 - a. **CA 25-295**
Application by Kavneet Sethi for a **Certificate of Appropriateness** at **426 and 430 North Main Street**
 - b. **UH 24-941**
Application by Jenny Reyes for **Unreasonable Hardship** to Demolish an Historic Resource Structure at **9 Watson Avenue**
 - c. **UH 24-942**
Application by Jenny Reyes for **Unreasonable Hardship** to Demolish an Historic Resource Structure at **11 Watson Avenue**
9. New Business (public comment)
 - a. **CA 25-586**
Application by Nate Johnson for a **Certificate of Appropriateness** for Demolition on a Non-Historic Structure at **225 South Academy Street**
 - b. **CA 25-587**
Application by Nate Johnson for a **Certificate of Appropriateness** for a Surface Parking Lot at **225 South Academy Street**
 - c. **CA 25-613**
Application by Aaron Peter for a **Certificate of Appropriateness** for a New Structure on **Mordecai Street**
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
Design Review Board
August 15, 2025**
for the August 21, 2025 Public Meeting

Docket Number:	25-295
Applicant:	Johnston Design Studios & Kavneet Sethi
Property Owner:	American Legion Post #3; City of Greenville
Property Location:	426 & 430 N Main St.
Tax Map Number:	0033000101000; 0033000101101
Acreage:	2.8
Zoning:	MXS-D, Downtown Design Review Boundary
Proposal:	Height and Massing approval
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.2.9 Major Urban Certificate of Appropriateness

Submittal History:

On June 19th, 2025, the Design Review Board approved the site and massing for 25-295 with the following relevant conditions:

- 1. Further review by a two-member panel of the DRB shall be required to evaluate site ingress/egress points for vehicles on North Main Street.*
- 2. Further review is required as the applicant shall lessen the mass of the Building Two façade oriented toward 400 N Main, via setbacks or height adjustment, with the acceptance that this may result in greater height and/or footprint adjustment in Building One or Building Two.*

Additionally, the Board recommended at that hearing, that the applicant utilize the two-member review option as well as continue to seek feedback from staff and other interested parties to review design refinement and address comments and concerns.

To that end, the applicant has since participated in three non-quorum DRB informal reviews hosted on July 8th, July 10th, and July 21st, 2025. Additionally, the applicant met with adjacent residents on July 31st, 2025 to further discuss concerns regarding mass and detailing.

As the DRB approved the site plan at the June 19th meeting, this staff report will focus solely on the unresolved condition of Tower One and Tower Two with a particular emphasis on its relation to the adjacent 19-unit, five-story, condominium. Small, and notably improved changes, to the site plan are also being submitted as part of this application and will be addressed.

Project Overview:

The property is located within the Downtown Design Review Boundary. The site sits on the southeast corner of N. Main Street and N. Academy Street and is zoned MXS-D. MXS-D zoning allows mixed-use with unlimited height. This unlimited-height zoning district is unique to our core downtown area, and was adopted directly from the 2019 Greenville Strategic Downtown Master Plan; the 2020 GVL 2040 Comprehensive Plan, and as identified by the Central Business District boundaries which were established in the early 2000s.

Approval of this unlimited-height, MXS-D zoning for the two parcels that this project occupies were publicly advertised per state law and signs were clearly posted on site, per state law. Per city code, which provides a higher level of accountability than the State requires, public meetings were held on Jan 28th, 2025, and notices to all residents within 500 feet were mailed on September 20th, 2023, and February 18th, 2025. Planning Commission public hearings and two readings by City Council approved the unlimited-height zoning for both parcels in November 2023, and April 2025, respectively. Planning Commission and City Council hearings were advertised in accordance with state law and were well attended by the public.

In summary, there is no aspect of the allowable height of this project, that has not been well documented and publicly available for commentary going back to the early 2000s. It is and has been the City's well-documented and clearly stated intention that density in downtown is a necessity. The resource that is our downtown is not to be hoarded, but rather shared with city residents. Denser density is the means by which we do this.

Additional aspects of density which the city monitors, including traffic calming measures, stormwater measures, construction mitigation, and compliance with building codes, are not a part of this report and are not addressed by the Downtown Design Guidelines. Processes to address these items are well established including a thorough review of construction documents, permitting of construction documents, and inspections of construction, all of which are carried out by certified or licensed professionals as part of the normal course of development post DRB approvals.

Staff Analysis:

Site Plan

Although conditioned as a two-person review, the applicant has provided slight adjustments to the North Main entrance as part of this submittal. Traffic calming and pedestrian activation / safety is being proposed at an existing curb cut through the use of unique paving, bollards, and planted bump-outs at the N. Main entrance.

This solution is consistent with the following design guidelines:

- PUB 3 – Sidewalk Zone
 - Specifically PUB 3.4 “Construct sidewalks out of durable materials like concrete, brick or stone”; and PUB 3.6 “In areas of high pedestrian traffic, implement sidewalk bulb-outs at intersections.”
 - All sidewalks are connected to pedestrian crossings, and all will be constructed per ADA requirements.

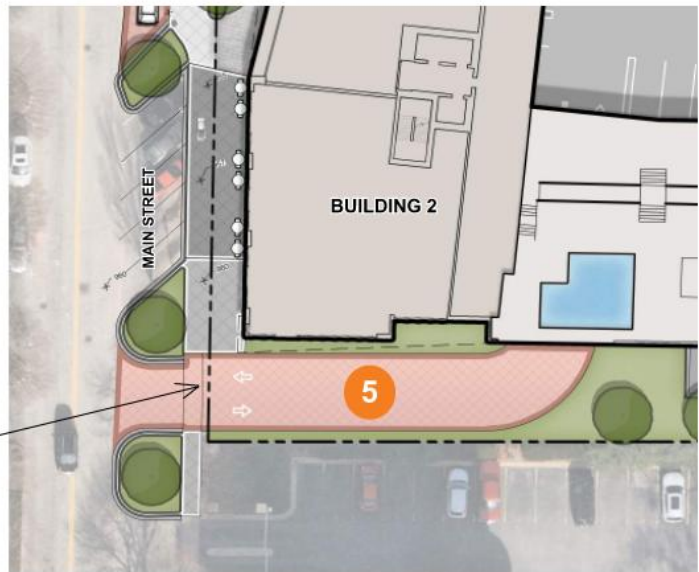
- PUB 7 – Alleys and Pedestrian Cut-throughs
 - Specifically PUB 7.3 “Ensure that lighting, bollards, and other alley furnishings do not interfere with alley function.”



COMPLIES WITH THE FOLLOWING RELEVANT DESIGN GUIDELINES:

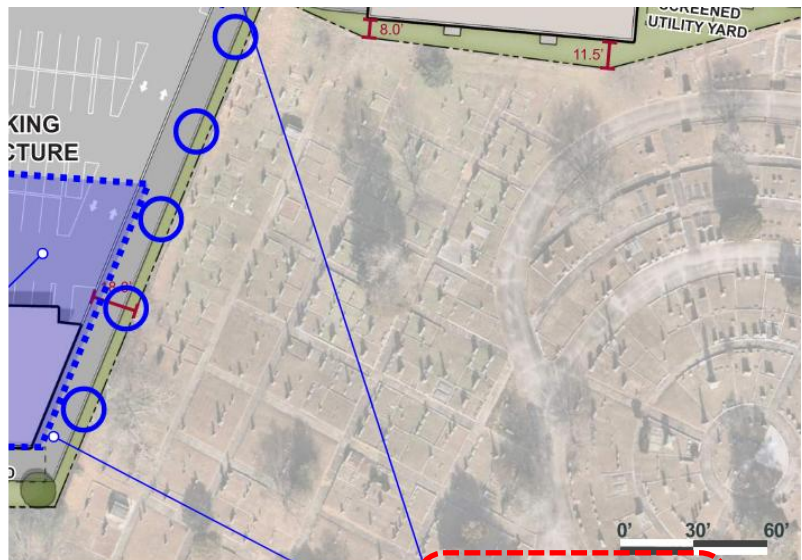
PUB 3 SIDEWALK ZONE
PUB 7 ALLEYS AND PEDESTRIAN CUT THROUGHS
PRI 10 PARKING STRUCTURES

ACCESS TO PARKING GARAGE IS PROVIDED FROM SIDEWALK ACCESS DRIVE. STRATEGIC PAVING AND BOLLARDS MAINTAIN A SENSE OF HUMAN SCALE AT THE VEHICULAR CROSSING. GARAGE ENTRY DUAL FUNCTIONS AS SERVICE ALLEY FOR ACCESS TO SCREENED UTILITY AREA.



While not specifically called out by the guidelines, it is best practice to create differences in paving type at vehicle entrances to highlight pedestrian safety and encourage vehicle speed reduction. The use of bollards will further enhance the area and reduce pedestrian / vehicle conflict. This area, ADA compatible, paved with brick or stone, and planted with trees will serve as a far more adequate buffer to the 19-unit complex than is currently provided- which is now simply an asphalt ingress / egress.

A second site plan alteration is being submitted as part of this package. While not required, the applicant is proposing to eliminate the previously approved rear-property access drive and install a tree-planted and landscape buffer adjacent to the cemetery property to the east. Neither the code, nor the previous DRB approval requires a buffer between the MSX-D and Park zoned districts, however best practices and the guidelines are supportive of this alteration. Per PUB 10.4, vegetative screens should prioritize species native to South Carolina. The applicant will work with staff to determine screening and appropriate buffering materials.



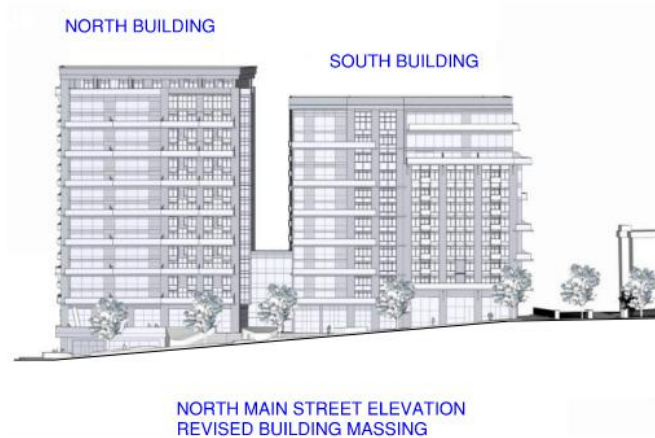
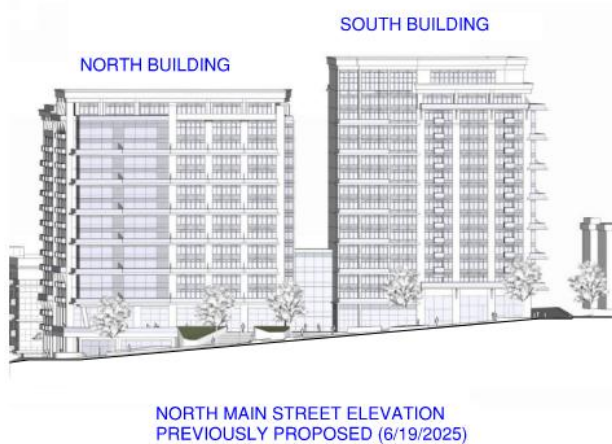
LANDSCAPE PLAN

ELIMINATE ACCESS DRIVE,
ALLOW A 15'-0" (MINIMUM)
BUILDING SETBACK,
PROVIDE ADDITIONAL
LANDSCAPE BUFFER

Massing

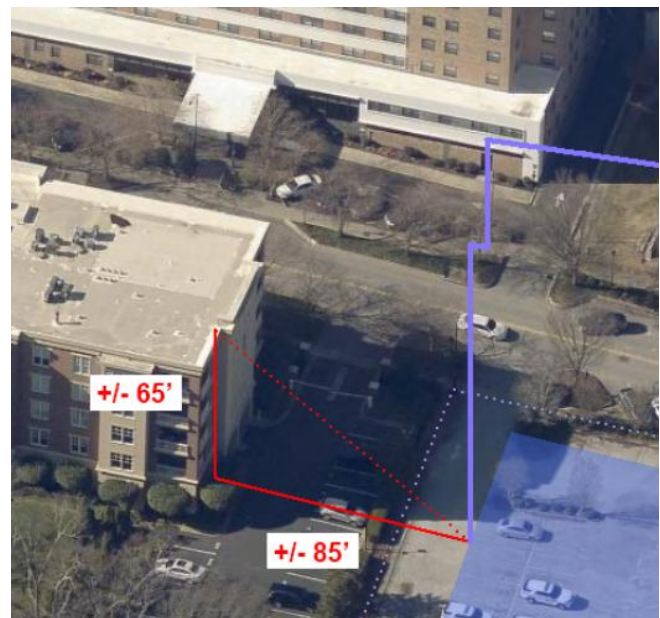
Per the condition set forth by the Design Review Board on June 19th, “*Further review is required as the applicant shall lessen the mass of the Building Two façade oriented toward 400 N Main, via stepbacks or height adjustment, with the acceptance that this may result in greater height and/or footprint in Building One or Building Two.*”

In response, the applicant has proposed decreasing the elevation of Building Two, adjacent to the 19-unit residences at 400 N Main, and raising the elevation of Building One, adjacent to Academy Street. The previous iteration proposed **Building One** at 15 stories (13 residential over 2 commercial) and **Building Two** at 15 stories (14 residential over 1 commercial) stories. The new proposal is for **Building One** at 17 stories (15 residential over 2 commercial) and **Building Two** at 13 stories (12 residential over 1 commercial). The resultant structures create a preferred stepping down of height from Academy Street north toward downtown.



Existing massing of the area consists of structures up to twenty stories tall. The adjacent five-story building, built in 2004, located at 400 N Main Street, sits approximately 85' to the south and is separated by parking stalls and a drive aisle. Similar to this application, it too was constructed on city-owned land. The 19-unit condominium building is approximately 65' tall; its height being *less than* the distance between itself and the proposed structure.

While stepbacks are often proposed as solutions for breaking down visually overwhelming buildings, the distance between 400 N Main and the proposed is more than adequate to meet PRI 2.4. PRI 2.4 recommends higher floor stepbacks of 20'. However, the new building is 30' away from the side lot line, in an allowable zero-lot-line zone, and is additionally distanced by about 55' of clear space to 400 N Main. Even though the applicant did provide a stepback, one is not necessary.



Height of Proposed vs. Adjacent

While historic structures (i.e those built before 1975 and of significant architectural or cultural character) may be interpreted so as to have an impact on future development, a five-story building built twenty years ago does not set precedent for the development of a vibrant downtown. In providing adequate density and serving as a safe, interesting, and walkable link between downtown and neighborhoods to the north, height becomes synonymous with the density that leads to activation.

The proposed massing solution is consistent with the following guidelines:

- PRI 2 – MASSING

- Per PRI 2.LP (Large Parcels), larger parcels should be divided into multiple buildings with differing height and scale. Building One is approximately 120' in length along N Main at 17 stories while Building Two is approximately 160' in length at 13 stories.
- Per PRI 2.G (Gateway), prominent massing and height that announces entry into the downtown area is appropriate. As Academy Street is a clear delineator between downtown and the North Main area residential neighborhoods, the concept of 'gateway' massing is appropriate.
- Per PRI 2.1, the massing should not be in stark contrast to the buildings within the area. Staff would note that this proposed project is across the street from existing high-rises built decades ago, including the 15-story residential building Towers East (built in 1958). Additionally, the site is within 500' of the 20-story Landmark Building (completed in 1966). The block-adjacent One Liberty Square from 1983 and Two Liberty Square from 1986 are each of comparable height. A five-story residential complex completed twenty-years ago is south-adjacent and will be approximately 85' away from the proposed building.



250 CHURCH
29 Stories

LIBERTY 1
14 Stories

LIBERTY 2
17 Stories

LANDMARK
26 Stories

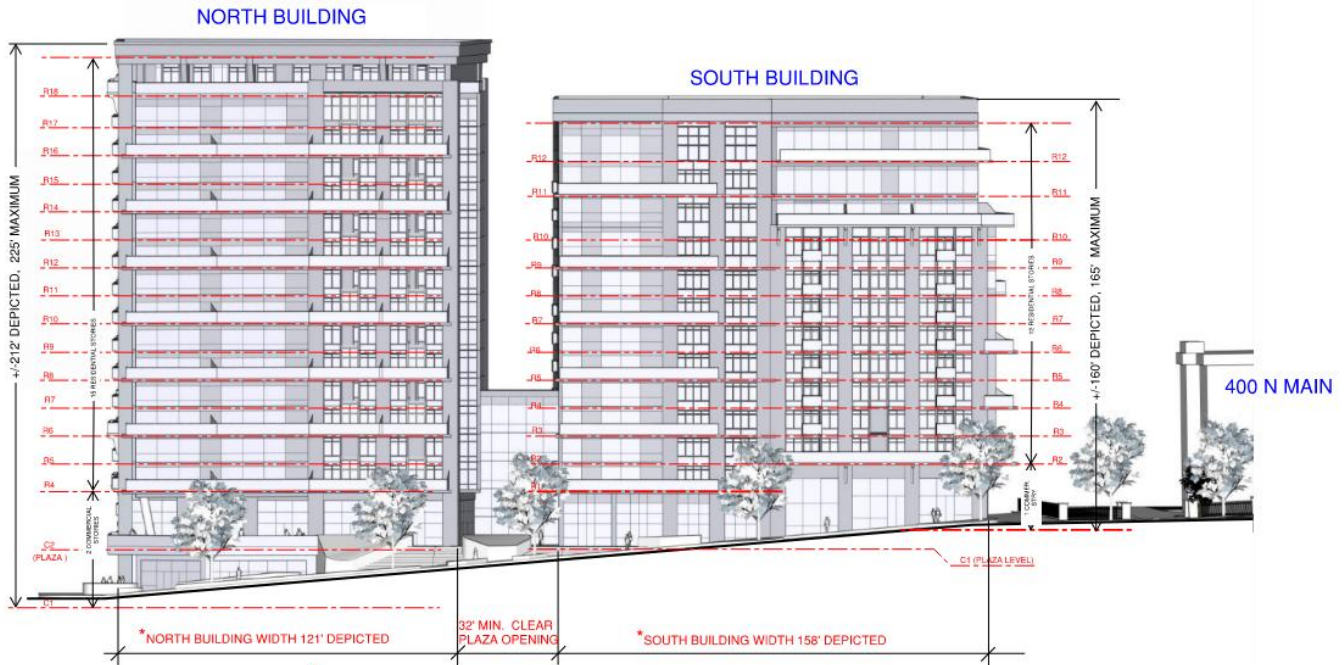
TOWERS EAST
15 Stories

426 N MAIN BLDG. 2
16 Stories from Main St.
(19 Stories Total)

426 N MAIN BLDG. 1
14 Stories from Main St.
(17 Stories Total)

ACADEMY ST. BLDG. 3
7 Stories from Academy

- Per PRI 2.4, 20' stepbacks are recommended *when structures are adjacent to roadways or shorter buildings*. However, despite the development code's allowance of zero-lot line development, the proposed structures are 30' off of the side property lines, 20' off the Academy curb line, and 16'-70' off of the Main Street curb line. The nearest adjacent building not separated by a street is 85' away. Clear massing and material distinction between ground story and upper stories further serves to delineate and break up the massing.
- Per PRI 2.6, the pedestrian level floors are at a human scale and are differently designed from the upper floors.



Staff would note again at this point, that approvals were granted on June 19th for all other aspects of the projects including general planting areas, sidewalk widths, plaza placement, entryway alignments, activated ground floors, parking deck alignment, site plan, and general massing.

This application is solely to review minor site modifications and the heights of Building One and Building Two. Material detailing is not included and shall be addressed with a later application.

As such, staff provides the following summary and recommendation:

Summary:

Staff finds the proposed minor site plan changes, including pedestrian safety features at the North Main entrance and an increased and improved buffer at the rear of the property, to be in conformance with the Downtown Design Guidelines.

Staff finds the proposed massing changes, including the 17-story height of Building One and the 13-story height of Building Two with a stepback on the southern face, to be in conformance with the Downtown Design Guidelines.

Staff finds that the project massing is in alignment with the development patterns of downtown and Main Street in particular, which naturally plays host to taller, denser, mixed-use structures. Massing is compatible with development patterns and with nearby developments.

As with other similar developments, a rigorous analysis of traffic, utilities, and other infrastructure concerns will proceed any construction permits.

Therefore, staff recommends approval with the following conditions:

1. This approval is limited to minor modifications of the previously approved site plan and to the newly proposed massing of Buildings One and Two. It does not constitute an approval of the materials or architectural detailing of the structures.
2. Detail elements such as lighting, planting, materials, paving patterns, signage, individual storefront designs, and furnishings shall be a part of future submittals.
3. 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 Greenville Development Code Section 19-6.2.F 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 URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 426 and 430 N Main St, Greenville, SC 29601

*TAX MAP #(S) 0033000101000 & 0033000101101

*ZONING CLASSIFICATION MXS-D & CV

*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: **KS**

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

DESCRIPTION OF REQUEST

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

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

Refer to attached memorandum.

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. DESIGN REVIEW BOARD	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. MINOR APPLICATION (STAFF REVIEW)	\$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	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. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
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

- a. 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).
- b. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- c. 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).
- d. Renderings (include perspective drawings, including views from pedestrian and public realm).
 - e. 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).
 - f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)
 - g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

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).

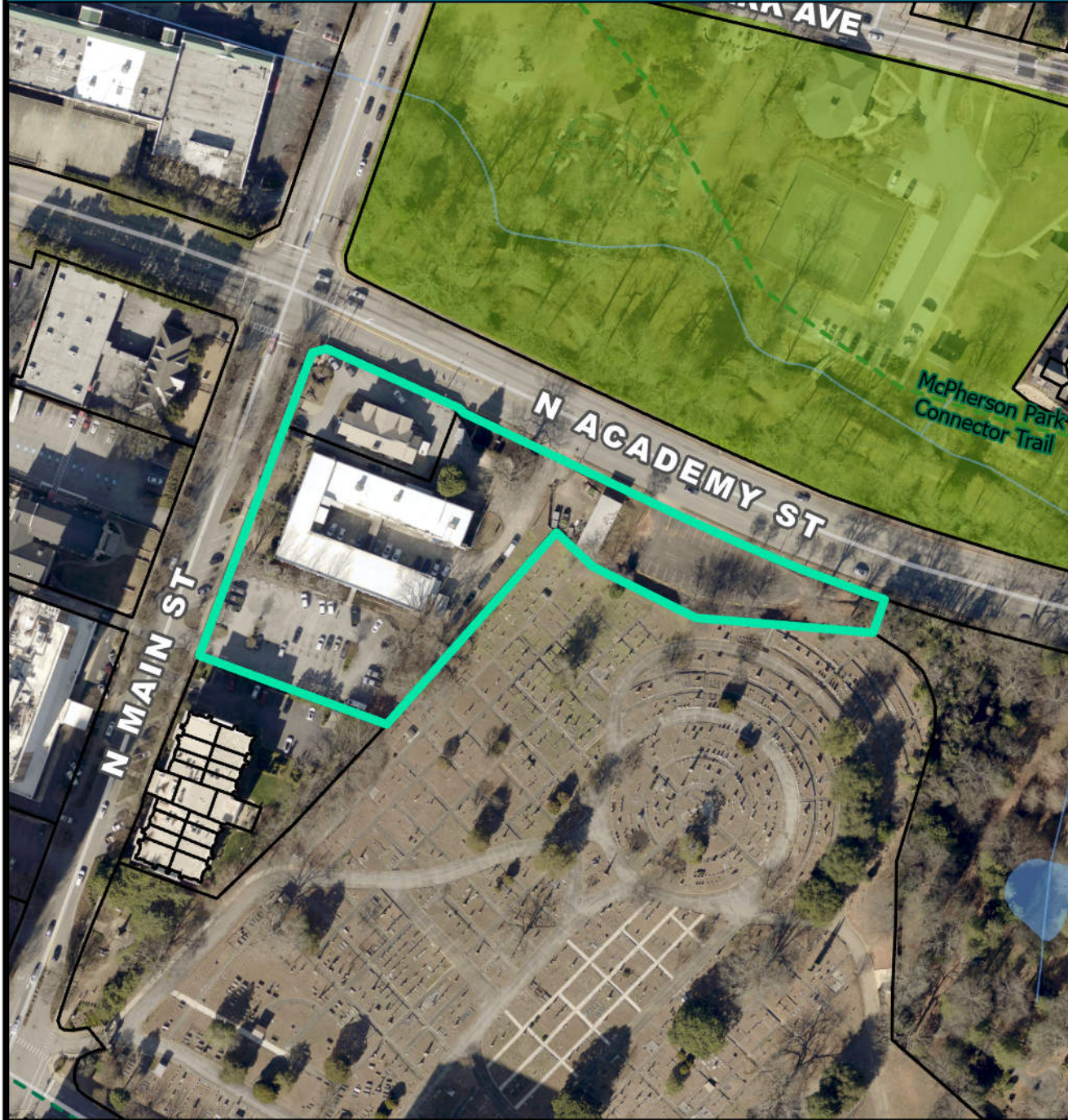
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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	
Date	Signed by: 3/28/2025
Property Owner/Authorized Agent	 0E84C4C3C9D44A/...
Date	3/28/2025
Public Hearing information	
Public Hearing signs	

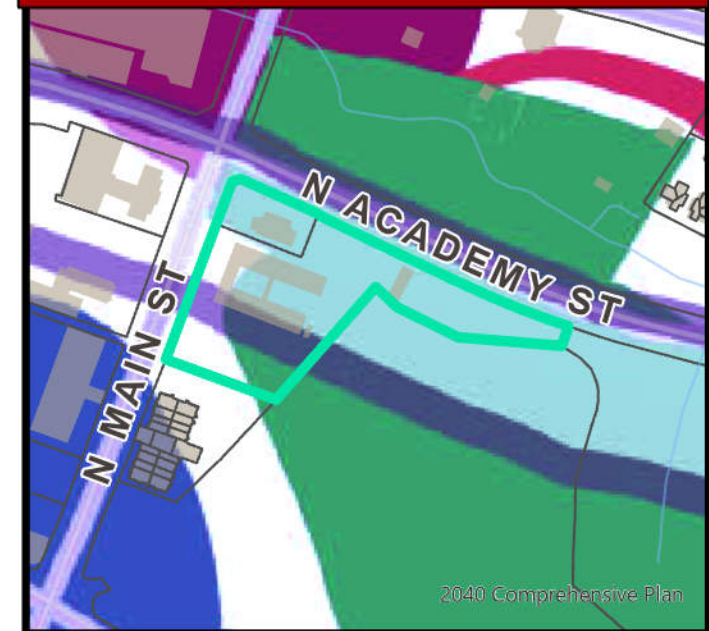
AERIAL VIEW



CURRENT ZONING



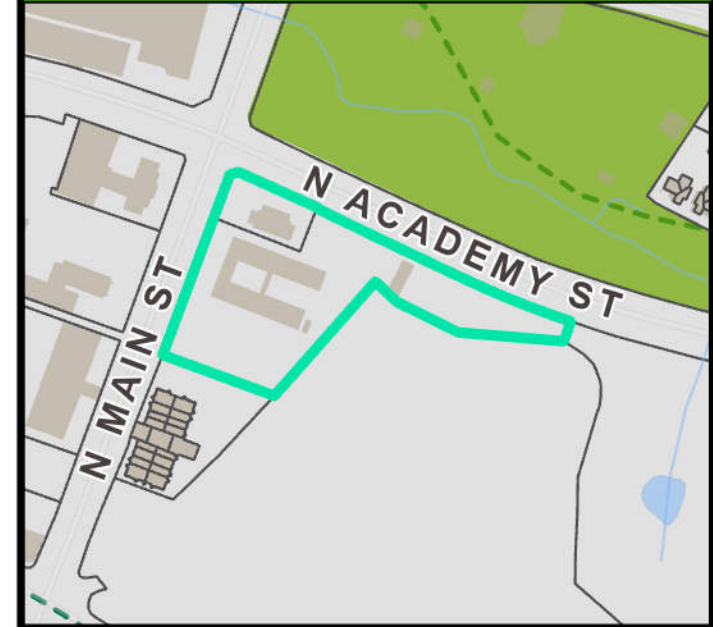
FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



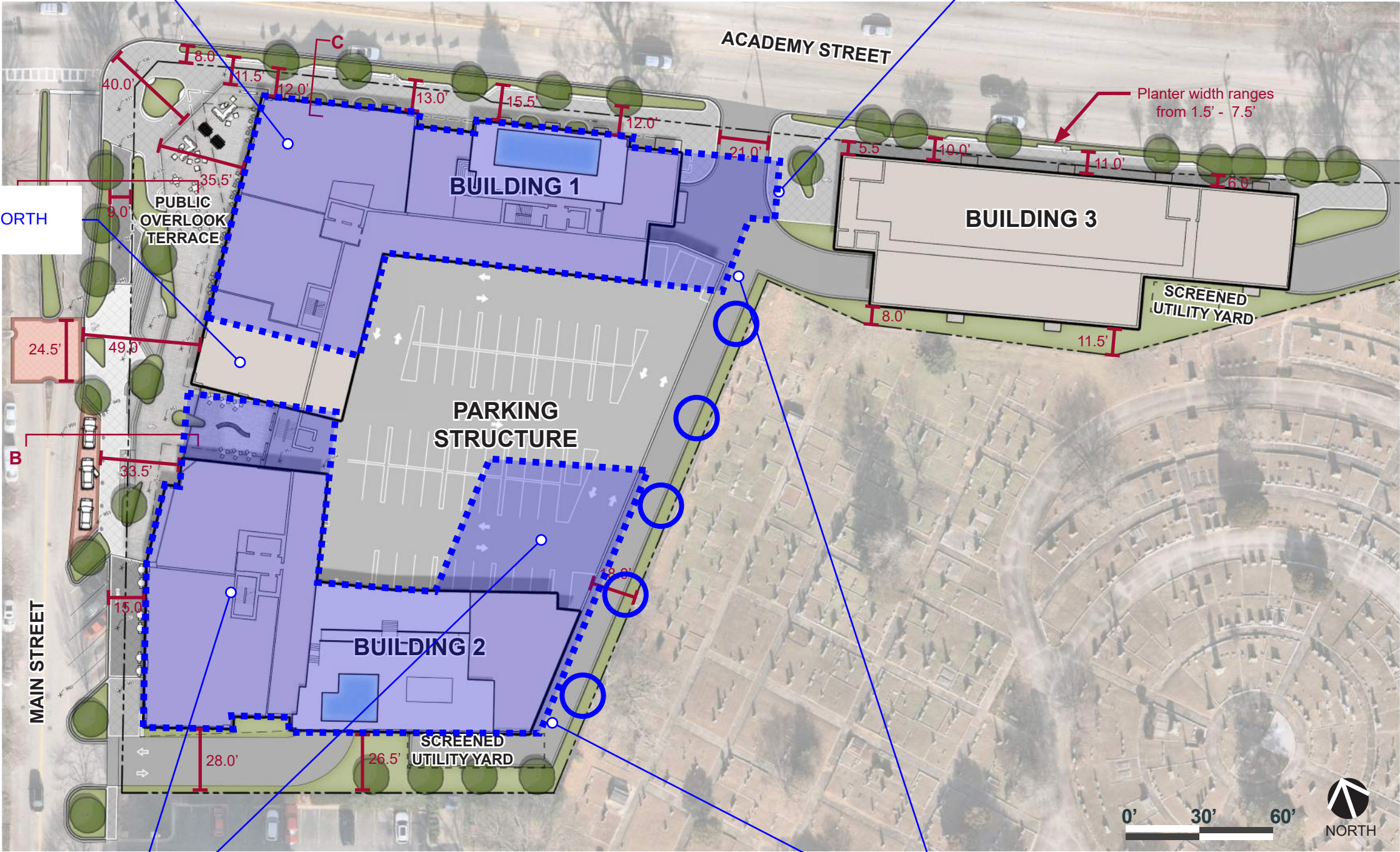
PRESERVATION OVERLAYS



INCREASE BUILDING 1
HEIGHT BY (2) STORIES

EXTEND BUILDING FOR
DIRECT ENTRY INTO
GARAGE

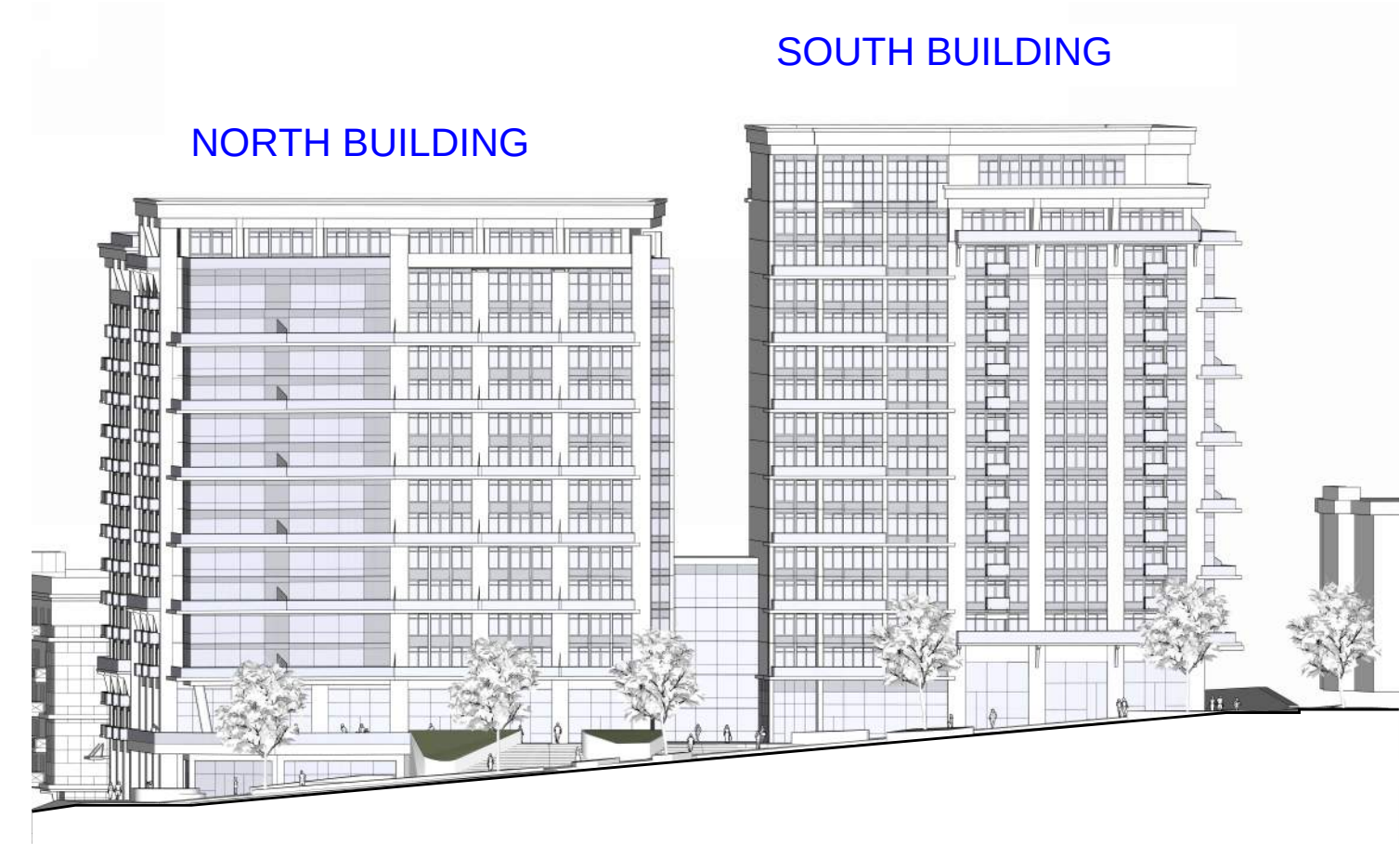
SHIFT PUBLIC
COURTYARD NORTH
(20'-40')



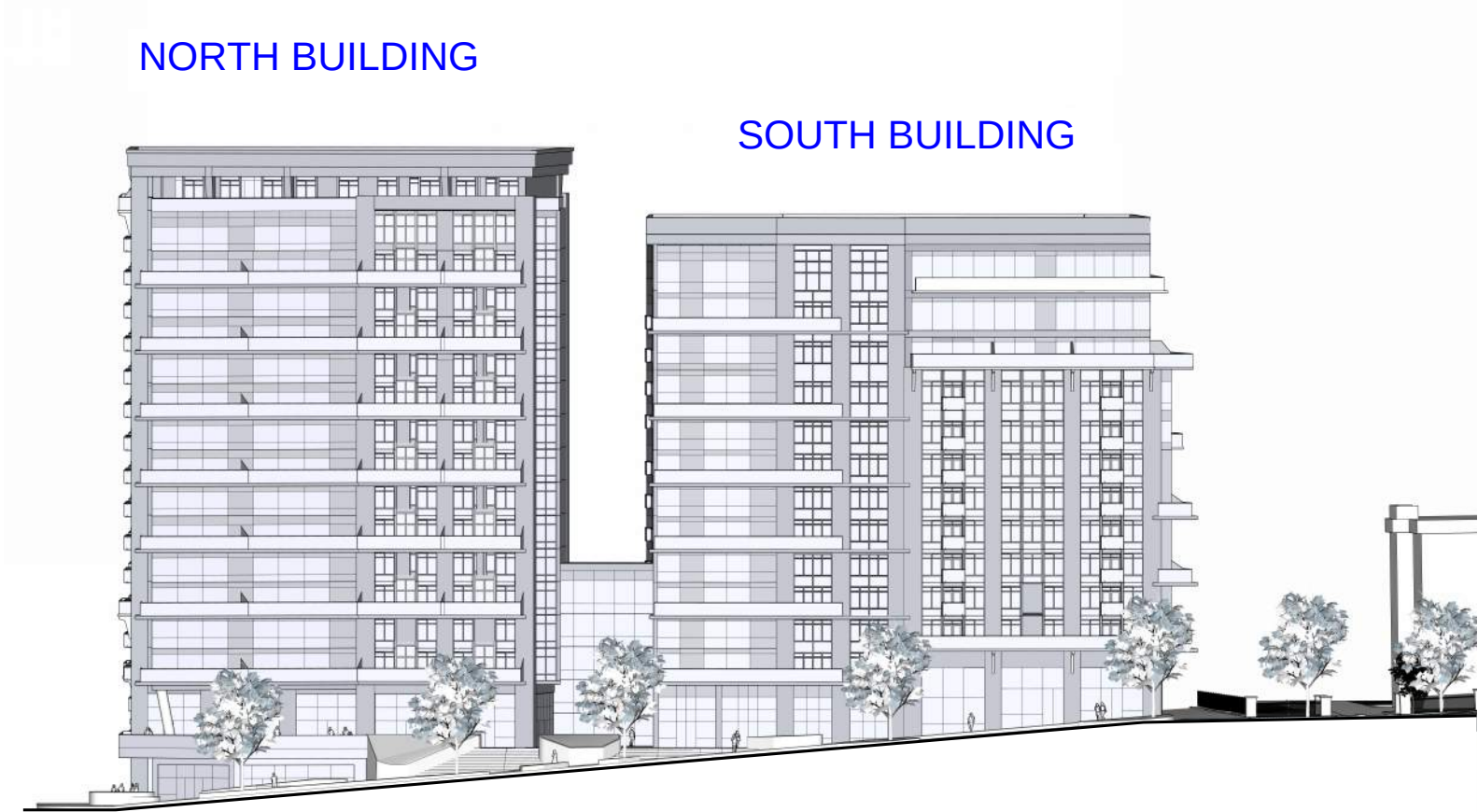
REDUCE BUILDING 2
HEIGHT BY (2) STORIES
& EXTEND BUILDING
FOOTPRINT OVER
GARAGE

ELIMINATE ACCESS DRIVE,
ALLOW A 15'-0" (MINIMUM)
BUILDING SETBACK,
PROVIDE ADDITIONAL
LANDSCAPE BUFFER

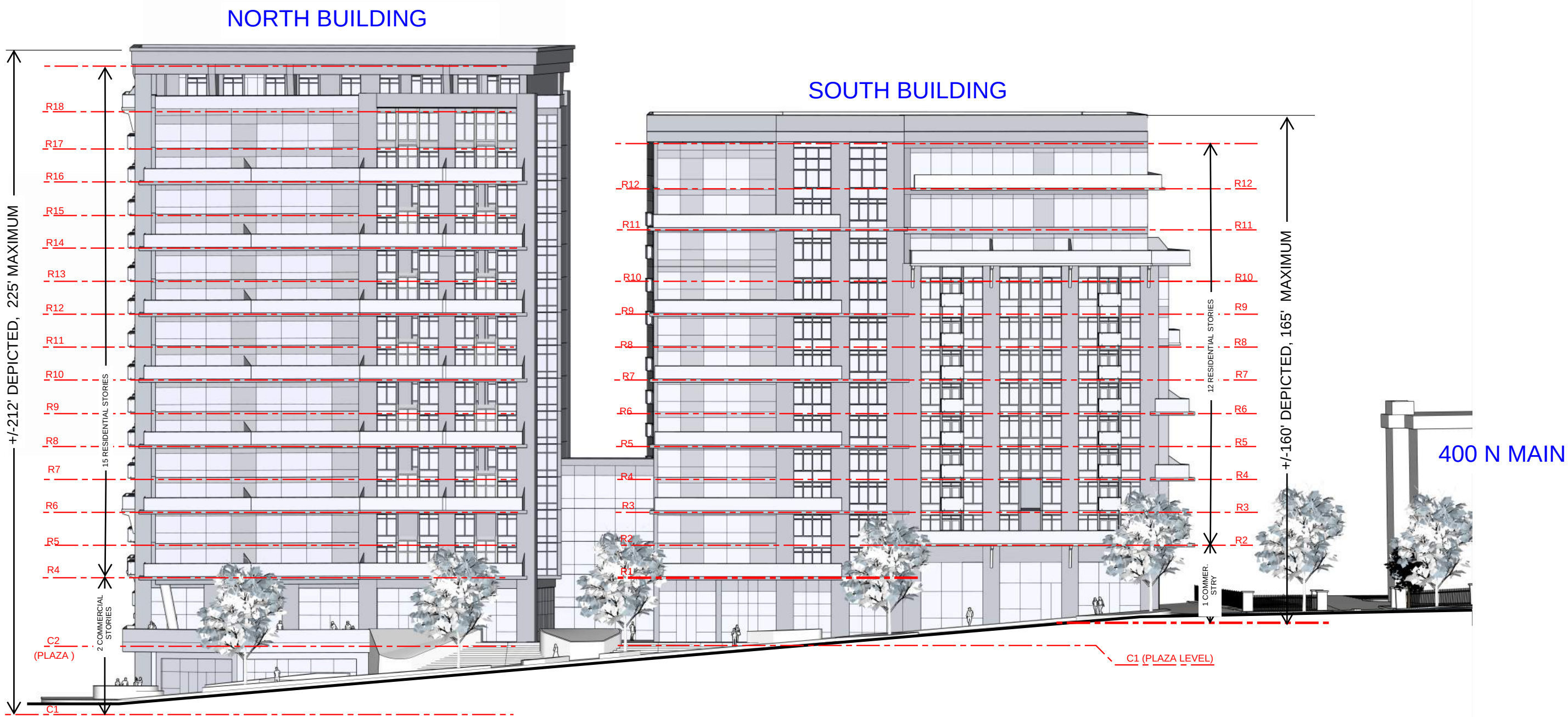
DIMENSIONAL SITE & LANDSCAPE PLAN

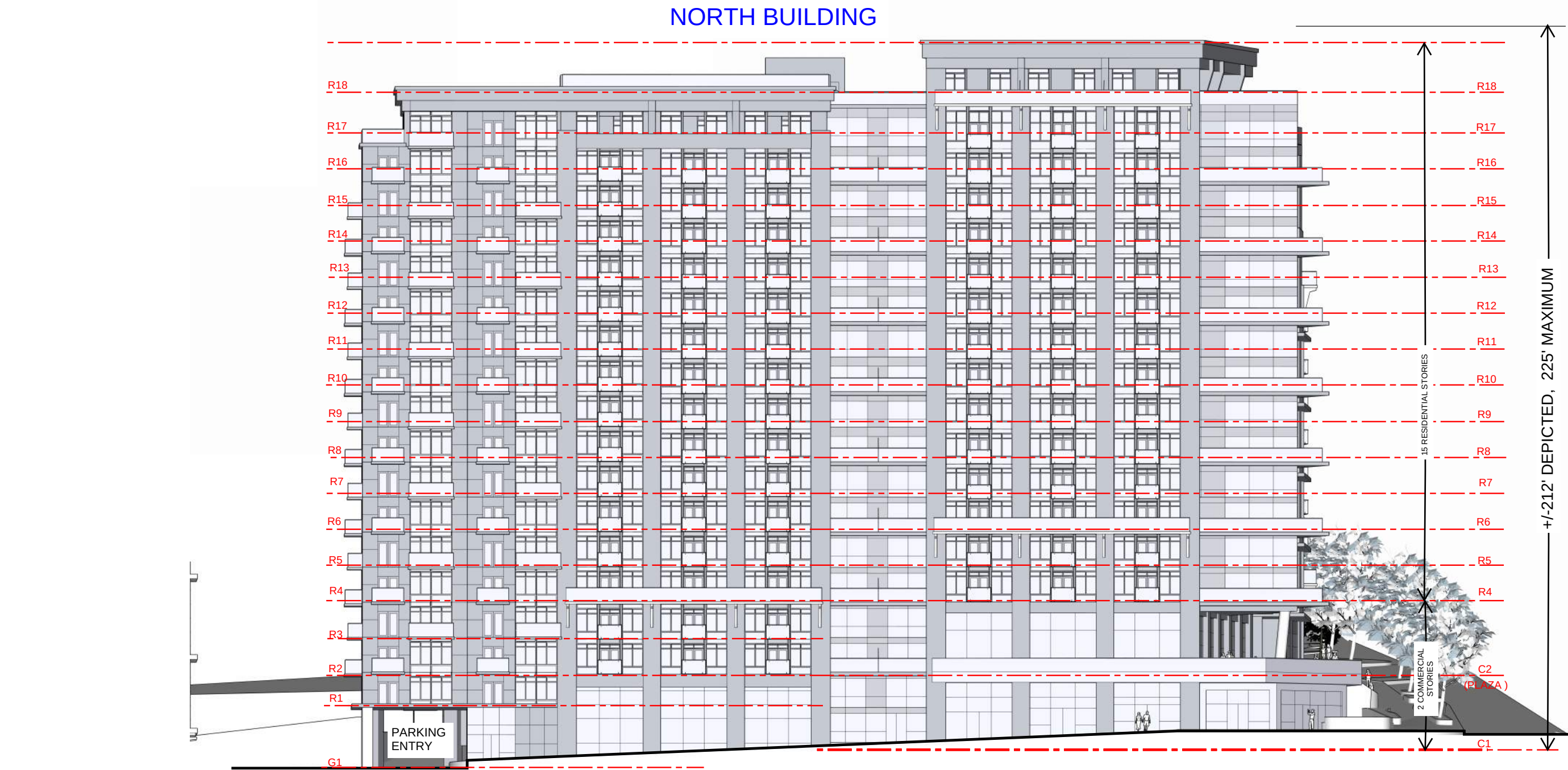


NORTH MAIN STREET ELEVATION
PREVIOUSLY PROPOSED (6/19/2025)



NORTH MAIN STREET ELEVATION
REVISED BUILDING MASSING





ACADEMY STREET ELEVATION
REVISED BUILDING MASSING









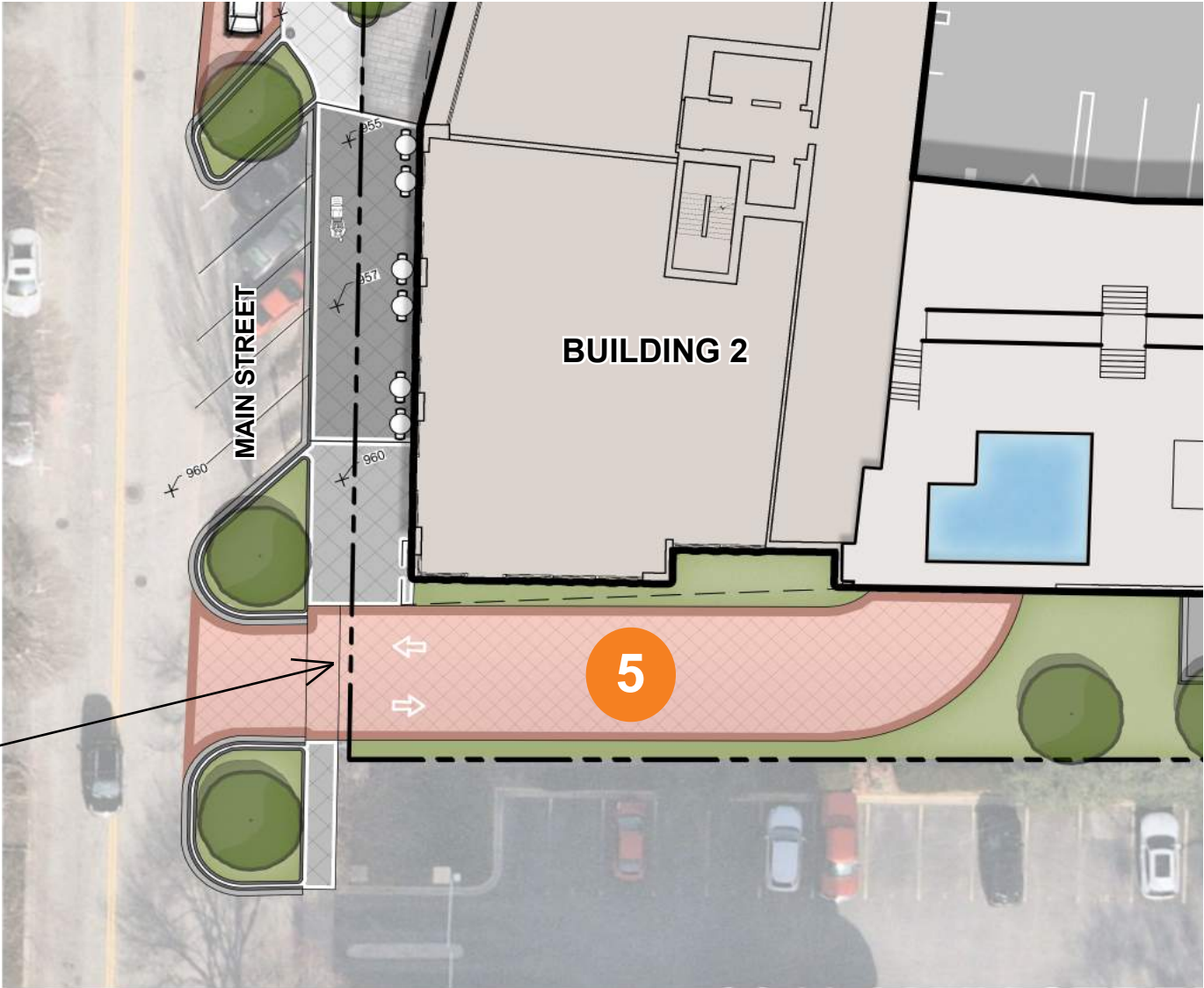




COMPLIES WITH THE FOLLOWING RELEVANT
DESIGN GUIDELINES:

- PUB 3 SIDEWALK ZONE
- PUB 7 ALLEYS AND PEDESTRIAN CUT THROUGHS
- PRI 10 PARKING STRUCTURES

ACCESS TO PARKING GARAGE IS PROVIDED FROM
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AND BOLLARDS MAINTAIN A SENSE OF HUMAN
SCALE AT THE VEHICULAR CROSSING. GARAGE
ENTRY DUAL FUNCTIONS AS SERVICE ALLEY FOR
ACCESS TO SCREENED UTILITY AREA.





**Planning Staff Report to
Design Review Board
August 12, 2025**
for the August 21, 2025 Public Hearing

Docket Number: UH 24-941
Applicant: Jenny Reyes
Property Owner: GVL Property Group
Property Location: 9 Watson Ave
Tax Map Number: 0074000700300
Zoning: RN-A, Downtown Overlay District
Proposal: Unreasonable Hardship Request to Demo Existing House
Staff Recommendation: Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.7 Unreasonable Hardship Request to Demo

Application Request:

The applicant proposes to demolish the existing house, located at 9 Watson Ave and replace with “missing middle” duplex housing. The subject property is located within the Downtown Overlay District and is on the Greenville Historic Inventory. It was built in ca. 1915 and labeled the John and Annie Reynolds House.



Photo from Greenville's Historic Resource Survey - 2002



Current Photo

Application History:

This application for Unreasonable Hardship was deferred at the May 2025 meeting of the DRB.

The request to demolish the structure is based on the structural criteria for unreasonable hardship. The applicant is also proposing to demolish the neighboring house at 11 Watson Avenue. Two structural reports have been provided by the applicant for each structure.

In early April, one member of the Historic Review Board and one member of the Design Review Board met with staff and the applicants on site to review the existing conditions 9 and 11 Watson and to discuss the applicant's plans for redevelopment. A compilation of their written commentary from each board representative is provided below.

Historic Review Board Member (recommending approval)

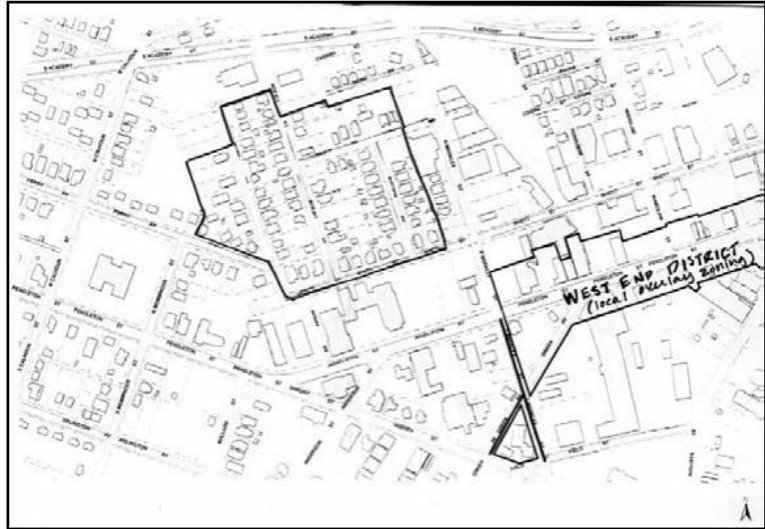
- *Based on our visit to the property at the above address on April 4th, I agree with the applicant's application for an unreasonable hardship exemption. It is apparent that the house has been through years of deferred maintenance and neglect. It is currently unsuitable for occupancy.*
 - o *The roof appears to be in need of replacement.*
 - o *Windows are broken or missing in several locations.*
 - o *The perimeter foundation masonry appears to be in poor shape.*
 - o *Exposed exterior wood trim and roofing is in need of paint and possible rot repair.*
 - o *The interior walls, ceilings, and floors are stained from previous water intrusion.*
 - o *The interior smells of water damage and possibly pet stains.*
 - o *The pattern of visible damage looks to be symptomatic of issues behind the finishes which could be far more serious, which is why I agree with the application.*

Design Review Board Member (recommending denial)

- *I suggest that the planning staff recommend denial of these applications for the following reasons:*
 - o *I visited the property. The condition of this house, in my opinion, is not uncommon for historic properties that have not been restored in Greenville's historic districts.*
 - o *The applicant has noted that "it is not safe to restore these structures" and restoring these homes "could pose long term safety risks, as even with repairs, underlying structural issues might not be addressed." A licensed contractor would be responsible for meeting construction site safety requirements and building to current life-safety and building code requirements. Therefore, this consideration is not valid.*
 - o *The application notes that they "may also face environmental challenges, such as soil instability or water drainage issues." However, there have not provided any evidence of this or any information about how it could potentially be resolved.*

Historic Context:

The property is located within the West End Residential Neighborhood and was identified in Greenville's Architectural Historic Inventory as a Potential Ware-McCall Historic District. The area was described as "A late nineteenth-century segregated neighborhood that developed in association with the West End. Potentially eligible under Criteria A and C." Although the district was never registered as historic, many of the remaining homes are also listed on Greenville's Architectural Historic Inventory.



Greenville's Architectural Inventory, Potential Historic District

Much of the perimeter of this Ware-McCall neighborhood has seen development, and the historical context eroded with homes being demolished or stripped of historical references in recent years. However, Watson Ave remains intact with original structures that contributed to the Potential Historic District. Many of the properties are not well maintained, but the historical context remains unchanged.

Staff Analysis:

When reviewing an application for the demolition of a historic resource based on structural criteria, staff relies on evaluations provided by licensed third-party professionals. These assessments identify structural deficiencies that would necessitate replacement if the structure were to be rehabilitated. According to the Secretary of the Interior's Standards for Rehabilitation, the preferred approach is to first repair a historic structure's features, with replacement considered only when repair is not feasible. Based on these standards, staff interprets that full structural replacement—along with the replacement of material finishes and architectural features—no longer constitutes the preservation of a historic structure but rather amounts to a new construction project.

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 structure is listed on Greenville's Historic Resource Inventory and has a survey card from 2002. The existing house is a 2-story frame weatherboarded, hip-roof foursquare with a front porch supported by Doric columns. Given that the structure appears relatively intact, is on Greenville's Historic Resource Inventory, and is within the unchanged portion of the potential Ware-McCall Historic District, staff finds that the structure is historically significant.
2. The importance of the structure to the integrity and character of the district.
The structure is not within an approved preservation overlay district but the neighborhood was noted as a potential historic district in 2002. The existing neighborhood context is changing as development pressures from downtown have already caused some historical context along Rhett St, Perry Ave, McCall St, and

Ware St to be removed. Watson Ave remains relatively untouched, and its historical context is unchanged.

3. The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.
The existing structure is not an example of high architectural style. However, it is not feasible to effectively reproduce a structure that is listed as a historic resource.
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.
Although the structure is considered an architectural resource, staff notes that the architectural style of the structure is not unique. There are other examples of the foursquare design throughout the city.
5. Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.
The applicant has provided two structural reports, dated May 11th, 2024 and February 7th, 2025. The structural report from Tommy Hood Engineering outlines numerous structural deficiencies with the existing brick foundations, undersized floor framing members, lateral instability, undersized and over spanned roof framing, and structural failure of the rear addition. The structural report concludes that “any substantial renovation would trigger full compliance requirements with modern building codes, including stricter load-bearing, wind resistance and fire safety standards. Meeting these requirements would necessitate a near-total reconstruction.”
6. Evidence presented by the applicant proving unreasonable hardship.
In addition to two structural reports highlighting structural issues that limit the feasibility of restoring this structure, pest and environmental reports have been provided. The pest report, from Bugged Pest Control dated February 24, 2025, noted considerable wood moisture content was just below the classification for ‘active decay,’ as well historic termite damage in the structural members, and evidence of powder post beetle activity in the structural joists. A report from West Environmental, dated August 1, 2025, reports the likelihood of the property containing asbestos. Reviewing these four professional recommendations, Staff finds that the basis for structural hardship has been provided.

Redevelopment Concept:

The applicant proposes a 5,000 sf 2.5-story duplex as a replacement structure, pending demolition approval. The applicant notes intention to work with staff and the Design Review Board to ensure that the proposed new structure will reflect the West End’s unique character and complement the neighborhood’s aesthetic, scale, and values. **Staff would recommend that the replacement structure is similar in mass, scale, and character to the structure being removed, so as to continue the continuity of the existing historic street. The demolition permit shall not be issued until a Certificate of Appropriateness and building permit have been issued for any new structure.**

Summary:

Staff provides the following summary of findings:

- The existing structure is listed on Greenville's Historic Resource Inventory and has had minor modification over time. Staff finds that the structure is historically significant.
- Staff finds that the third party reports have provided evidence of significant deterioration, decay, and structural instability. Staff recognizes that full structural replacement is no longer considered preservation, but rather new construction.
- Although not reviewed at this time, the applicant proposes to design new structures to be compatible with existing homes along the street, maintaining the scale and rhythm of the existing neighborhood.

Staff recommends approval of the application to demolish the historic structure with the following mandatory conditions:

1. **The demolition permit shall not be issued until a Certificate of Appropriateness and building permit have been issued for the new structure, and the new structure shall be similar in style and form to the existing.**



APPLICATION FOR UNREASONABLE HARDSHIP EXEMPTION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 9 Watson Ave, Greenville, SC

*TAX MAP #(S) 0074000700300

*ZONING CLASSIFICATION RN-A

*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: JR

DESCRIPTION OF REQUEST

Requesting an unreasonable hardship exemption due to severe structural deterioration and non-compliance with safety standards regarding the structures on the addresses listed above.

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.

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

4. Describe the ways in which the granting of an unreasonable hardship exemption would be consistent with the intent of the provisions of **Sections 19-6.2.7D, 19-6.2.9D.**

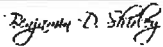
SEE ATTACHED

INSTRUCTIONS

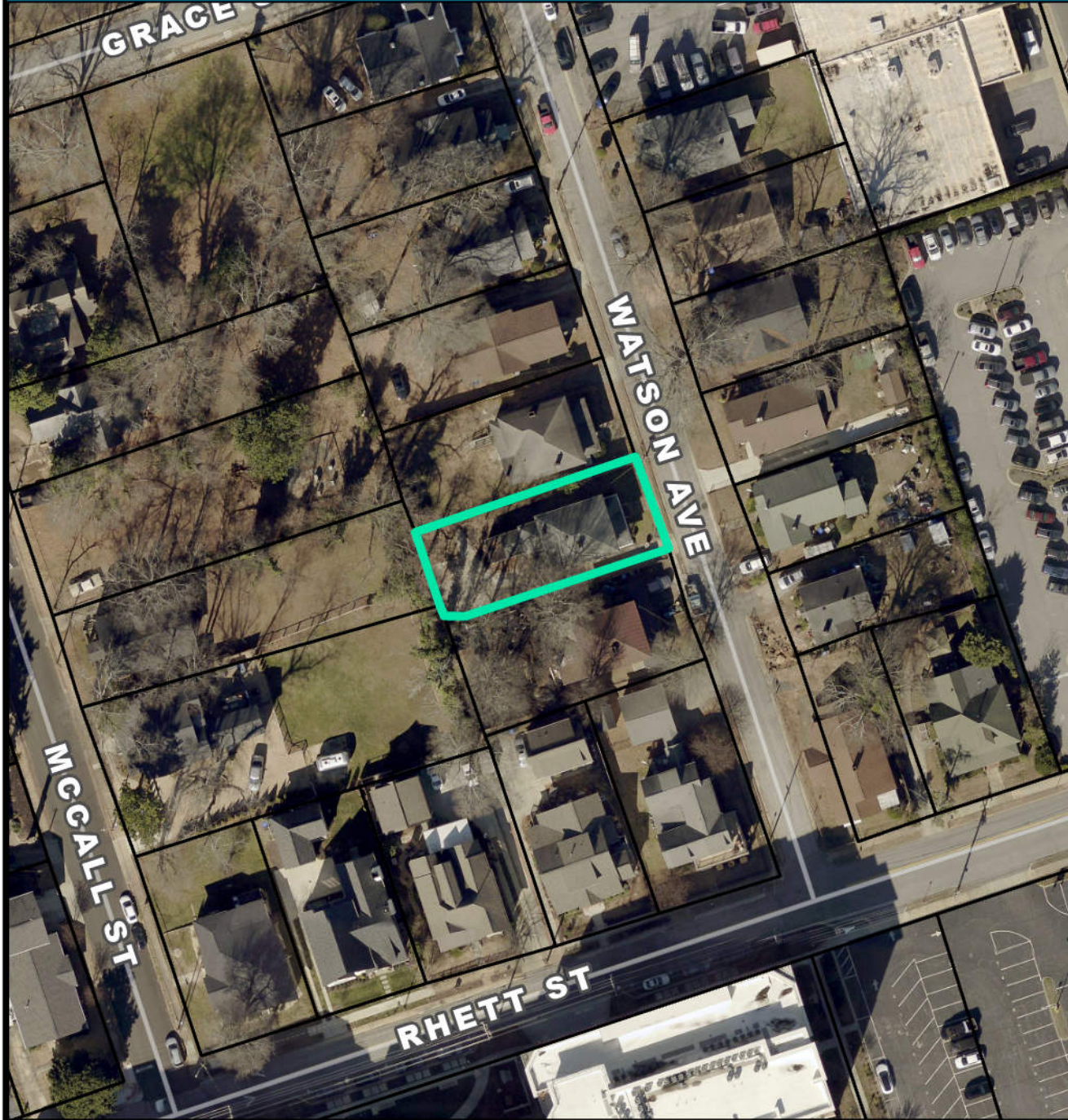
1. All applications and fees (made payable to the City of Greenville) for Local Landmark Designation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
 - a. APPLICATIONS FOR UNREASONABLE HARDSHIP EXEMPTION \$150.00*
2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.7(d)(2) for applicable criteria for demolition requests.
3. **Public Notice Requirements.** Unreasonable Hardship 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 HRB. Additional information may be requested at any time to fully understand the proposal.
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.

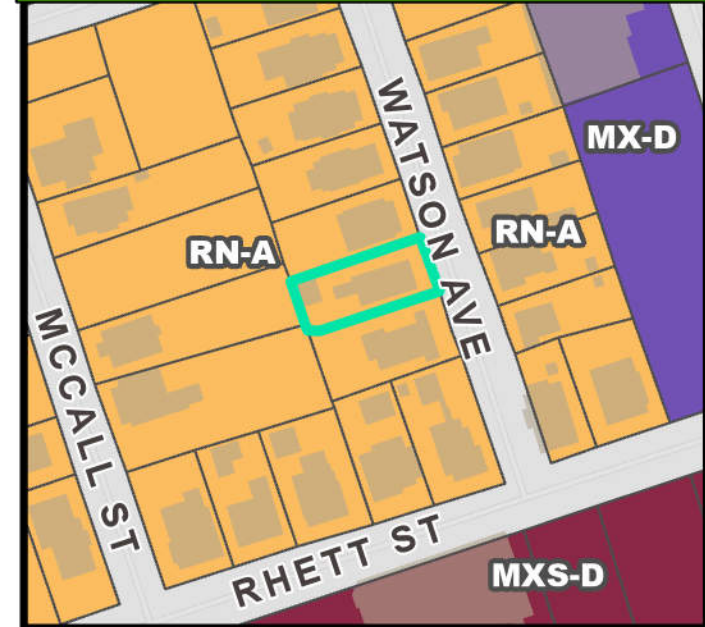
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	
Date	10/28/2024
Property Owner/Authorized Agent	
Date	10/28/2024

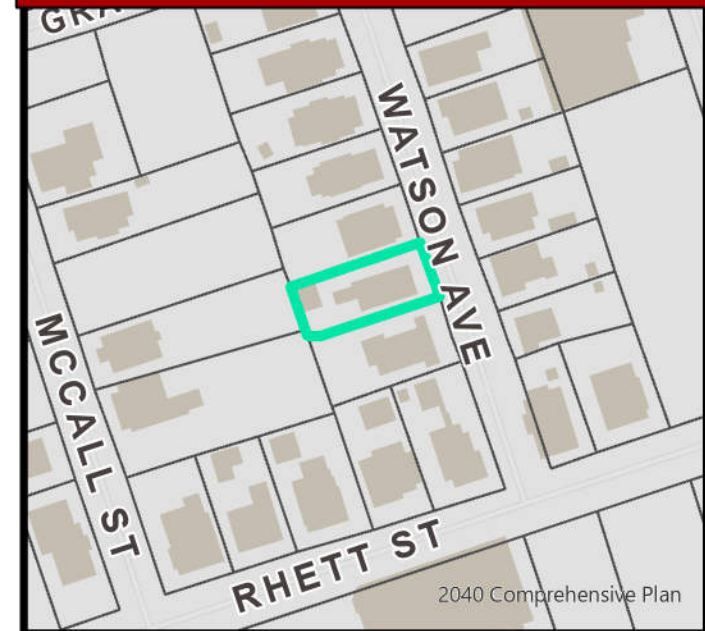
AERIAL VIEW



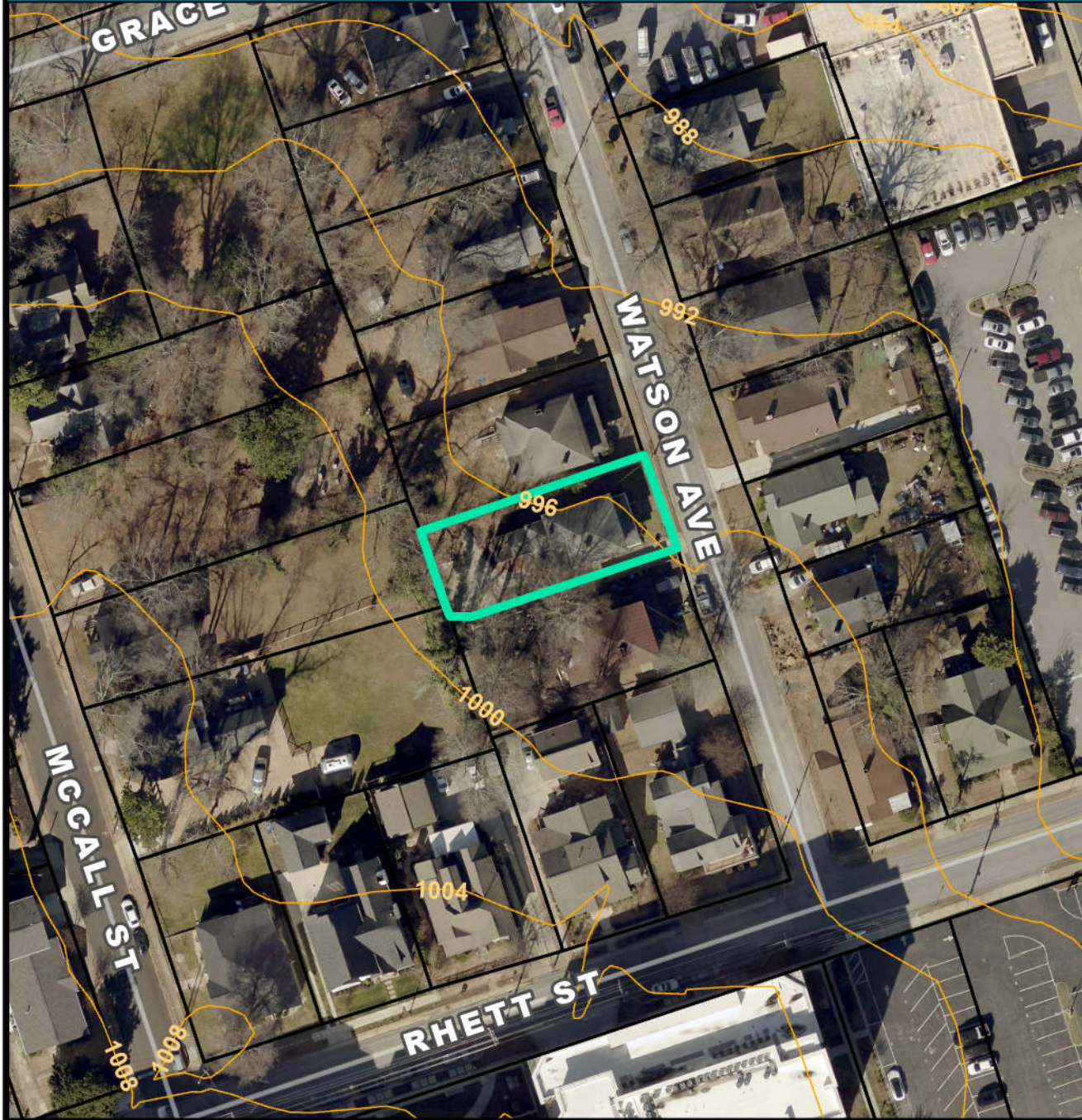
CURRENT ZONING



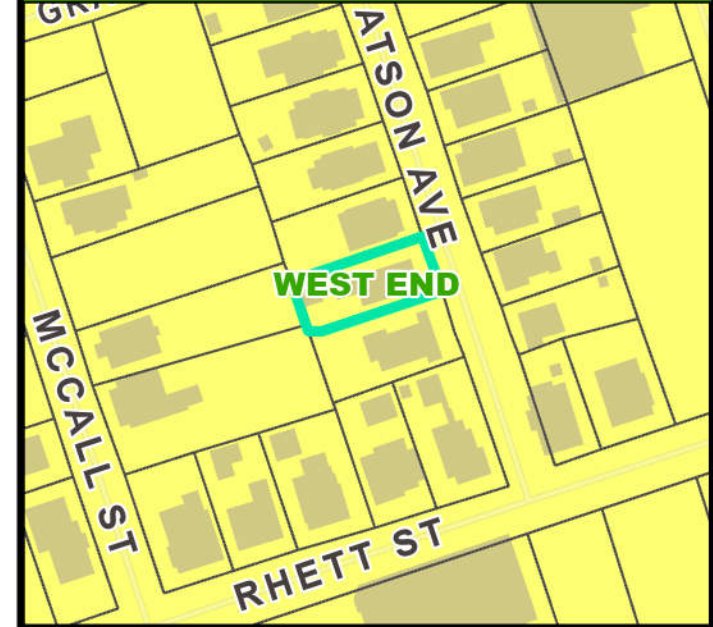
FUTURE LAND USE



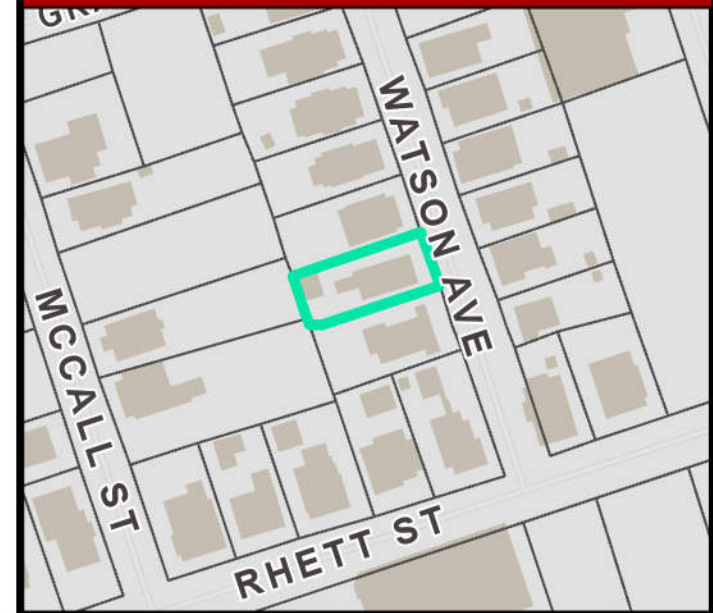
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Applicant:

Bryan De Bruin
333 Wade Hampton Blvd
Greenville, SC 20609

July 30, 2025

To:

City of Greenville Planning Department
City of Greenville Design Review Board
206 S. Main Street
Greenville, SC 29601

**Subject: Request for Demolition Approval – 9 Watson Street and 11 Watson Street
DRB Hearing – Supplemental Review Documentation & Hardship Justification**

Dear Planning Staff and Design Review Board Members,

We respectfully submit this letter in support of our pending application for demolition approval of the structures located at 9 Watson Street and 11 Watson Street, in anticipation of the upcoming Design Review Board (DRB) hearing.

Over the past couple of weeks, since our previous DRB hearing and subsequent deferral, our team has conducted an extensive review and inspection process of both properties. This included a comprehensive 100-point assessment covering all major structural, cosmetic, interior, and exterior elements of each home. The purpose of this review was to determine which components might be salvaged or restored through renovation, and which would require full replacement due to current damage or advanced deterioration.

Regrettably, this process has confirmed that a substantial majority of the components in both homes cannot be preserved and would need to be replaced outright. These conclusions are based on firsthand evaluations conducted by a range of licensed professionals and trade experts.

Third-Party Professional Involvement

To ensure the integrity of this assessment, the following licensed vendors and professionals were engaged:

- Two licensed structural engineers independently reviewed each property and confirmed serious foundational failures, extensive framing damage, and compromised roof structures.
- Licensed termite and pest control inspectors verified the presence of both current and historical termite activity in key structural elements of each home.
- Asbestos inspection and remediation specialists found asbestos-containing materials in multiple locations in both homes. Required abatement and disposal protocols will significantly increase the scope and cost of any renovation.
- Red Cedar Homes, a licensed general contractor, recently performed an in-depth structural review. Their team opened up walls, floors, and ceilings to assess internal conditions, which exposed widespread damage including water intrusion, rot, mold, and collapsed framing members. Images from these invasive inspections are included in the attachments.

- A licensed architect has reviewed both properties to assess viability for preservation and potential for redesign. Their findings confirm that maintaining the structures in their current form would limit design flexibility, and that the required replacements would eliminate most existing character-defining features.

Attached Documentation In DRB Submittal Package

- 100-Point Evaluation Reports for 9 Watson and 11 Watson (separate documents)
- Structural Engineering Reports (2 per property)
- Termite & Pest Inspection Reports
- Asbestos Assessment Reports
- Photographic Documentation from Red Cedar Homes and others

Summary and Conclusion

While these homes are not designated historic structures, we understand and appreciate the City's efforts to preserve architectural character. That said, the remaining components that might be considered of historic value are either non-original or so heavily compromised that their preservation would be effectively symbolic, rather than substantive.

To require full-scale renovation under these conditions would impose an undue hardship on the contingent, both economically and structurally. Nearly every element of both structures would need to be removed and replaced, eliminating any authenticity or remaining character worth preserving.

We believe that demolition and thoughtful redevelopment represent the most responsible and beneficial course of action for both the property and the community. We hope this submission further clarifies the basis of our request and demonstrates the serious and professional approach we've taken to arrive at this conclusion.

We thank you for your consideration and remain available to respond to any questions in advance of the upcoming hearing.

Sincerely,

A handwritten signature in blue ink, reading "Bryan De Bruin". The signature is fluid and cursive, with the first name "Bryan" and last name "De Bruin" clearly distinguishable.

Bryan De Bruin, Esq.

Item No.	Category	Item Description	Quality	Repairability	Type	Vendor	Grade (1-10)	Notes
1 Roof & Drainage								
1.1	Roof & Drainage	Roof Covering (Shingles/Metal/etc.)	Signs of wear on all shingles as well as some missing or damaged. Noted fire damage in attic.	Must replace entire roof due to age and multiple	Roof	Red Cedar Homes	1	
1.2	Roof & Drainage	Flashing Around Roof Penetrations	Some flashing with gaps	Replace flashing with roofing	Roof	Red Cedar Homes	4	
1.3	Roof & Drainage	Roof Drainage (Gutters/Downspouts)	Gutters in poor condition	Replace guttering	Drainage	Red Cedar Homes	1	
1.4	Roof & Drainage	Soffits and Fascia	Soffits and fascia covered in vinyl and metal.					
1.5	Roof & Drainage	Chimney or Vent Stacks	Condition of framing behind unknown	Remove soffit/fascia and replace	Roof	Red Cedar Homes	1	
1.6	Roof & Drainage	Ridge/Collar Structural Alignment	No noticeable cracks in chimney.	Recommend inspection by chimney expert	Roof	Red Cedar Homes	2	
1.7	Roof & Drainage	Roof Ventilation	No noticeable sagging		Roof Structure	Red Cedar Homes	1	
1.8	Roof & Drainage	Skylights and Seals	No ventilation	Add ridge vent with roof replacement	Roof	Red Cedar Homes	1	
1.9	Roof & Drainage	Gutter Attachments/Brackets	No Skylights		Roof	Red Cedar Homes	1	
1.1	Roof & Drainage	Downspout Discharge Points	No issue noted		Drainage	Red Cedar Homes	1	
2	Exterior Walls, Siding & Trim		Damaged or Non-existent	Replace with gutters	Drainage	Red Cedar Homes	1	
2.1	Exterior Walls, Siding & Trim	Wall Cladding Material Condition	Several areas of vinyl siding damaged. Noticed asbestos shingles under siding.	Remove siding and abate asbestos shingles.	Exterior Walls	Red Cedar Homes	1	
2.2	Exterior Walls, Siding & Trim	Trim and Fascia Paint/Rot		Add siding to entire home.	Exterior Trim	Red Cedar Homes	1	
2.3	Exterior Walls, Siding & Trim	Evidence of Bowing or Bulging	buldging wall in addition.	remove addition	Exterior Walls	Red Cedar Homes	1	
2.4	Exterior Walls, Siding & Trim	Siding Fasteners and Caulking	Several areas of vinyl siding damaged. Noticed asbestos shingles under siding.	Remove siding and abate asbestos shingles.	Exterior Walls	Red Cedar Homes	1	
2.5	Exterior Walls, Siding & Trim	Efflorescence or Mold Staining		Add siding to entire home.	Exterior Walls	Red Cedar Homes	1	
2.5	Exterior Walls, Siding & Trim	Siding Fasteners and Caulking	Potential asbestos based siding	remediation	Exterior Walls	West Environmental	1	
2.6	Exterior Walls, Siding & Trim	Insect/Termite Indicators	Previous termite activity observed	A structural engineer should evaluate structural integrity	Exterior Walls	Bugged Pest Control	1	
2.7	Exterior Walls, Siding & Trim	Exterior Doors Frames/Thresholds	exterior door trim rotted	Replace exterior door trim	Exterior Doors	Red Cedar Homes	1	
2.8	Exterior Walls, Siding & Trim	Exterior Window Frames & Caulk	All windows had rot and cracked paint	Replace all windows	Exterior Windows	Red Cedar Homes	1	
2.9	Exterior Walls, Siding & Trim	Foundation-to-Cladding Clearance			Exterior Walls	Red Cedar Homes		
2.1	Exterior Walls, Siding & Trim	Weather Stripping and Seals	Non-existent	Install New	Exterior Doors/Windows	Red Cedar Homes	1	
3	Foundation & Structural Support					Tommy Hood Structural Engineer		
3.1	Foundation & Structural Support	Foundation Walls (Cracks, Bowing)	Several areas of cracked or missing mortar	Repoint mortar joints	Foundation	Tommy Hood Structural Engineer	3	
3.2	Foundation & Structural Support	Piers/Columns â€” Stability & Material	Foundation cracked or missing brick in places	repair foundation with new brick	Foundation	Tommy Hood Structural Engineer	3	
3.3	Foundation & Structural Support	Under-Floor Beams and Joists	Damaged	Needs replaced	Structural Support	Tommy Hood Structural Engineer	3	
3.4	Foundation & Structural Support	Floors Structural (Sagging, Deflection)	Damaged or Non-existent	Needs replaced	Structural Support	Tommy Hood Structural Engineer		
3.5	Foundation & Structural Support	Basement or Crawlspace Moisture/Odor	Damp smell from crawl space, wood moisture up to 27.9%	Add waterproofing and ventilation	Foundation	Tommy Hood Structural Engineer	1	
3.6	Foundation & Structural Support	Evidence of Termite/Pest Activity	Severe condition, Powder post beetle activity observed throughout joist. mold present throughout joist	A structural engineer should evaluate structural integrity	Foundation	Bugged Pest Control	1	
3.7	Foundation & Structural Support	Settlement Around Perimeter	Rear additions settled	Remove and replace additions	Foundation	Tommy Hood Structural Engineer	3	
3.8	Foundation & Structural Support	Slab Edges and Anchor Bolts			Foundation	Tommy Hood Structural Engineer		
3.9	Foundation & Structural Support	Vapor Barrier Integrity (if Applicable)	Non-Existent	New	Foundation	Tommy Hood Structural Engineer	1	
3.1	Foundation & Structural Support	Structural Engineer Comments/Recommendations			Structural Support	Tommy Hood Structural Engineer		
4	Porches, Decks & Entries					Red Cedar Homes		
4.1	Porches, Decks & Entries	Porch Flooring Material and Condition	Foundation covered by vegetation	remove vegetation	Porch	Red Cedar Homes	4	
4.2	Porches, Decks & Entries	Steps and Risers	Damaged	Replace with new	Porch	Red Cedar Homes	4	
4.3	Porches, Decks & Entries	Porch Roof Structure	porch roof sagging at ridges.	Remove and replace front porch covering	Porch	Red Cedar Homes	4	
4.4	Porches, Decks & Entries	Porch Columns/Supports	Porch columns rotted at bottom	replace porch columns	Porch Columns	Red Cedar Homes	3	
4.5	Porches, Decks & Entries	Railings and Balustrades	No porch railings	Install railings to meet code	Porch	Red Cedar Homes	3	
4.6	Porches, Decks & Entries	Attachment to Building	Not to code and safety concerns	Remove	Porch	Red Cedar Homes	2	
4.7	Porches, Decks & Entries	Surface Slope/Drainage			Porch	Red Cedar Homes	4	
4.8	Porches, Decks & Entries	Paint or Wood Finish	Porch covered in vinyl and metal not able to see wood structure		Porch	Red Cedar Homes	1	
4.9	Porches, Decks & Entries	Signs of Rot or Pests	Decay observed in sill, powder post beetle activity, Mold present throughout joist and cellulose material	A structural engineer should evaluate structural integrity	Porch	Bugged Pest Control	1	
4.1	Porches, Decks & Entries	Entryway Threshold/Doors	Front door damaged due to break in.	replace front door unit	Entryway	Red Cedar Homes	1	
5	Interior Walls & Ceilings					Red Cedar Homes		
5.1	Interior Walls & Ceilings	Living Room Walls â€” Cracks/Stains	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Interior Walls	Red Cedar Homes	3	
5.2	Interior Walls & Ceilings	Bedroom Walls â€” Level and Plumb	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Interior Walls	Red Cedar Homes	3	
5.3	Interior Walls & Ceilings	Kitchen Walls â€” Water Damage	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Interior Walls	Red Cedar Homes	3	
5.4	Interior Walls & Ceilings	Bathroom Walls â€” Mold/Mildew	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Interior Walls	Red Cedar Homes	3	

Item No.	Category	Item Description	Quality	Repairability	Type	Vendor	Grade (1-10)	Notes
5.5	Interior Walls & Ceilings	Ceiling Finishes â€” Cracks, Sag	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Ceiling	Red Cedar Homes	3	
5.6	Interior Walls & Ceilings	Ceiling Ventilation/Exhaust	No ventilation noted		Ceiling	Red Cedar Homes	1	
5.7	Interior Walls & Ceilings	Attic Access Hatch/Insulation	Attic access not safe	Replace attic access stairs	Ceiling	Red Cedar Homes	1	
5.8	Interior Walls & Ceilings	Interior Trim (Molding, Baseboards)			Interior Trim	Red Cedar Homes	2	
5.9	Interior Walls & Ceilings	Paint or Wall Covering Condition	All paint on walls peeling.	Test for Lead and mitigate if neecesary. Scrape and paint all interior walls and trim	Interior Walls	Red Cedar Homes	2	
5.1	Interior Walls & Ceilings	In-Wall Moisture Issues			Interior Walls	Red Cedar Homes		
6	Interior Flooring & Structure					Tommy Hood Structural Engineer		
6.1	Interior Flooring & Structure	Flooring (Hardwood/Tile/Carpet)	Some floors covered in carpet. Carpet damaged with age	remove carpet and refinish floors	Flooring	Tommy Hood Structural Engi	3	
6.2	Interior Flooring & Structure	Subfloor Stability	Noted some squeaky floors. Floor damaged on addition.	Repair structure as needed. Remove addition and replace with porch	Structural Support	Tommy Hood Structural Engi	3	
6.3	Interior Flooring & Structure	Stairway Treads and Railings	Stair treads not original.	replace stair treads	Stairway	Tommy Hood Structural Engi	3	
6.4	Interior Flooring & Structure	Closet Doors and Hardware	Door hardware not functional.	replace door hardware	Interior Doors	Tommy Hood Structural Engi	4	
6.5	Interior Flooring & Structure	Transition Strips and Thresholds			Flooring	Tommy Hood Structural Engineer		
6.6	Interior Flooring & Structure	Tile Grout and Caulking	Tile and grout in poor condition	replace bathrooms	Flooring	Tommy Hood Structural Engi	2	
6.7	Interior Flooring & Structure	Carpet Wear and Seams	Carpet worn	remove carpet	Flooring	Tommy Hood Structural Engi	3	
6.8	Interior Flooring & Structure	Hardwood Finish or Damage	Scratched and worn	Refinish	Flooring	Tommy Hood Structural Engi	4	
6.9	Interior Flooring & Structure	Floor Slopes or Gaps			Flooring	Tommy Hood Structural Engineer		
6.1	Interior Flooring & Structure	Evidence of Termites or Rot	Previous termite activity has gone above subfloor and through baseboard, likely damage into interior wall structure.	A structural engineer should evaluate structural integrity	Flooring	Bugged Pest Control	1	
7	Electrical System					Red Cedar Homes		
7.1	Electrical System	Main Electrical Panel Condition			Electrical	Red Cedar Homes		
7.2	Electrical System	Grounding and Bonding			Electrical	Red Cedar Homes		
7.3	Electrical System	GFCI Outlets (Kitchen, Bath, Exterior)			Electrical	Red Cedar Homes		
7.4	Electrical System	Switches and Receptacles Operation			Electrical	Red Cedar Homes		
7.5	Electrical System	Smoke & Carbon-Monoxide Detectors	out of date and damaged	replace to meet code	Electrical	Red Cedar Homes		
7.6	Electrical System	Light Fixtures and Fans	no power on home. Most fixtures damaged	replace all fixtures	Electrical	Red Cedar Homes	1	
7.7	Electrical System	Visible Wiring â€” Condition & Routing	Some wiring visble and up to date but not a professional installation	replace all wiring in home	Electrical	Red Cedar Homes	3	
7.8	Electrical System	Electrical Safety Labeling	None noted		Electrical	Red Cedar Homes		
7.9	Electrical System	Circuit Breaker Functionality	No power to test breakers		Electrical	Red Cedar Homes	1	
7.1	Electrical System	Exterior Lighting/Fan Control	Exterior lighting not functional or broken	Replace exterior lighting	Electrical	Red Cedar Homes	1	
8	Plumning and Bathrooms					Red Cedar Homes		
8.1	Plumbing & Bathrooms	Kitchen Sink Faucets/Drains	Noted leaks under sink	Replace kitchen	Plumbing	Red Cedar Homes	1	
8.2	Plumbing & Bathrooms	Garbage Disposal & Under-Sink Cabinet	Noted leaks under sink	Replace kitchen	Plumbing	Red Cedar Homes	1	
8.3	Plumbing & Bathrooms	Bathroom Sink/Drain/Leak	Noted leaks under sink	replace bathrooms	Plumbing	Red Cedar Homes	1	
8.4	Plumbing & Bathrooms	Bathtub/Shower Drains and Tiles	Tub stained and damaged	replace tub/shower	Plumbing	Red Cedar Homes	1	
8.5	Plumbing & Bathrooms	Toilets â€” Flush, Seal Stability	No water on home	[e.g., Replace seal or toilet]	Plumbing	Red Cedar Homes	3	
8.6	Plumbing & Bathrooms	Caulking Around Fixtures	Cracked caulking	replace bathrooms	Plumbing	Red Cedar Homes	2	
8.7	Plumbing & Bathrooms	Water Heater â€” Age, Leaks, Venting	Old but not tested	replace waterheater	Plumbing	Red Cedar Homes	1	
8.8	Plumbing & Bathrooms	Laundry Hookups and Venting	Old and outdated	Relocate laundry	Plumbing	Red Cedar Homes	1	
8.9	Plumbing & Bathrooms	Supply-Line Materials Visible	not visable but can see as copper	Replace plumbing	Plumbing	Red Cedar Homes	1	
8.1	Plumbing & Bathrooms	Bathroom Ventilation/Exhaust Fan	Nonexistant	replace bathrooms	Plumbing	Red Cedar Homes	1	
9	HVAC & Appliances					Red Cedar Homes		
9.1	HVAC & Appliances	Heating System Functionality	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1	
9.2	HVAC & Appliances	Cooling System / AC Unit	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1	
9.3	HVAC & Appliances	HVAC Filter Status and Ducting	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1	
9.4	HVAC & Appliances	Thermostats and Controls	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1	
9.5	HVAC & Appliances	Vent Registers â€” Supply/Return	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1	
9.6	HVAC & Appliances	Fireplace or Wood-Burning Stove	Fireplaces covered up.	uncover and have inspected by chimney expert	HVAC	Red Cedar Homes	4	
9.7	HVAC & Appliances	Kitchen Exhaust Fan and Venting	Nonexistant		HVAC	Red Cedar Homes	1	
9.8	HVAC & Appliances	Range/Oven Operation (if Included)	Not tested	Replace kitchen	Appliance	Red Cedar Homes	1	
9.9	HVAC & Appliances	Refrigerator Condition (if Included)	Not tested	Replace kitchen	Appliance	Red Cedar Homes	1	
9.1	HVAC & Appliances	Other Built-In Appliances (Dishwasher etc.)	Not tested	Replace kitchen	Appliance	Red Cedar Homes	1	
10	Grounds & Exterior Site					Red Cedar Homes	1	
10.1	Grounds & Exterior Site	Grading and Site Drainage	Driveway was gravel	install concrete driveway	Site Drainage	Red Cedar Homes	4	
10.2	Grounds & Exterior Site	Driveway, Sidewalks, Patios	walkway damaged	replace walkways	Exterior Site	Red Cedar Homes	3	
10.3	Grounds & Exterior Site	Vegetation Proximity/Roots Near Skim	Front foundation covered by vegetation	remove vegetation	Exterior Site	Red Cedar Homes	2	
10.4	Grounds & Exterior Site	Decks or Retaining Walls Nearby	none		Exterior Site	Red Cedar Homes		
10.5	Grounds & Exterior Site	External Irrigation or Septic Evidence	none		Exterior Site	Red Cedar Homes		
10.6	Grounds & Exterior Site	Pest Control / Termite Treatment History	termite treatment has been performed at some point in the past	A structural engineer should evaluate structural integrity	Exterior Site	Bugged Pest Control	1	
10.7	Grounds & Exterior Site	Fences, Gates, Outbuildings (if Included)	none		Exterior Site	Red Cedar Homes		
10.8	Grounds & Exterior Site	Exterior Paint/Stain Condition	see siding		Exterior Site	Red Cedar Homes	2	
10.9	Grounds & Exterior Site	Cracks or Displacement in Walkways	walkway damaged	replace walkways	Exterior Site	Red Cedar Homes	3	
10.1	Grounds & Exterior Site	Site Debris or Rodent Habitat Risk	overgrown vegetation	remove vegetation	Exterior Site	Bugged Pest Control	2	



Showghi Engineering
111 Old Augusta Road
Greenville, SC 29605
justin@showghi.com
864-784-2627

Wednesday, May 11, 2024

Building Codes
City of Greenville, South Carolina
206 S. Main Street
Greenville, SC 29602
buildingcodes@greenvillesc.gov
864-232-2273

Re: Evidence Supporting Effort to Demolish Residential Structure

To the application reviewer:

On May 3rd, 2024, I performed a walkthrough and visual inspection of the existing residential structure at 9 Watson Avenue, Greenville, SC 29601. This included the entire interior of the first floor, the entire interior of the second floor, and the entire exterior of the building. As it relates to overall safety and habitability of homeowners and/or other occupants, my findings are as follows:

1. Unlevel and unfinished floors on the first level, with local height variations in some places as high as 0.5”.
2. Holes in floors in the middle of typical walkpaths, all the way through to the crawlspace below (see Photo 1).
3. Disconnected HVAC and appliance ductwork and hosing (see Photo 2).
4. Water and moisture damage on vertical walls throughout the interior of the house (see Photo 3).
5. Broken and disconnected plumbing fixtures.
6. Drooping ceilings near exterior walls (see Photo 4).
7. Various openings, such as windows and doors, are not air or weather tight.
8. Water damage on ceiling of second level (see Photo 5).
9. Live vegetation growth from exterior at windows into the interior of structure (see Photo 6).
10. Rotten and improperly supported ceiling systems, likely the result of prolonged weather exposure (see Photo 7).

In lieu of these findings, and based on engineering judgement, professional residential experience, and standard construction practices, I do not believe it to be safe or financially

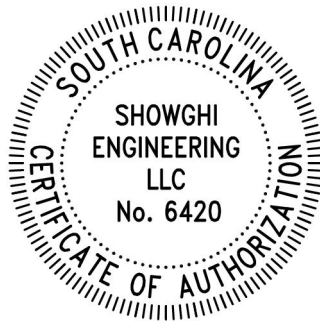
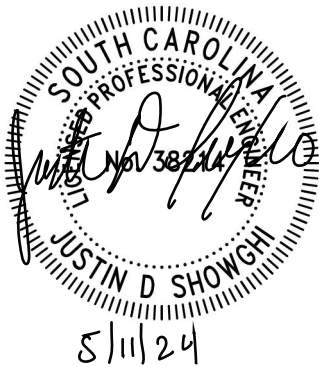
feasible to restore this existing structure to meet governing safety standards or follow the aesthetic of neighboring homes in this immediate area of Greenville, SC.

If you believe or find any information in this letter to be incorrect, please contact me immediately to conduct further conversation and investigation, if necessary.

If you have any comments or concerns, please do not hesitate to reach out to me directly.

Thank you for your consideration,

Justin D. Showghi, P.E.



Structural Evaluation and Demolition Justification Report

Prepared by:

Tommy Hood Engineering

500 Jameson Dr

Piedmont, SC 29673

Date: February 7, 2025

Subject Property:

9 Watson Ave, Greenville, SC 29601

Prepared for:

City of Greenville Building and Planning Department

1. Introduction

I, Thomas Hood, a registered professional engineer in the state of South Carolina, was engaged to conduct a structural assessment of the house located at 9 Watson Ave, Greenville, SC. The subject property is a two-story conventionally framed structure supported by a pier and curtain foundation with interior brick masonry piers. The exterior piers are brick masonry with brick masonry as the curtain wall between the piers. The roof framing is conventional. The purpose of this evaluation is to determine the structural integrity of the existing building and assess the feasibility of renovation versus demolition in compliance with the City of Greenville's ordinances and codes.

Following an on-site examination conducted on January 8, 2025, I have identified multiple structural deficiencies and concerns that present significant challenges in maintaining the current structure. The findings detailed below demonstrate that retaining the existing structure is unreasonably burdensome and that demolition is the most appropriate course of action.

This report thoroughly evaluates all aspects of the structure, including foundation, framing, roofing, and overall habitability. Additionally, it establishes a definitive case for demolition by highlighting structural safety concerns, the excessive cost of necessary renovations, and the legal compliance obstacles posed by the City of Greenville's building codes.

2. Structural Deficiencies and Existing Conditions

2.1 Foundation and Load-Bearing Capacity

- The foundation consists of brick masonry that has mortar that is deteriorating, compromising structural integrity.
- Several piers have suffered significant degradation, requiring substantial reinforcement or replacement.
- The foundation lacks sufficient load-bearing capacity to meet modern standards, making extensive and expensive reconstruction necessary.
- Water intrusion and shifting soil have exacerbated foundation movement, further compromising stability.

2.2 Floor Framing and Structural Integrity

- The floor joists are over-spanned beyond their design limits, incapable of supporting required live and dead loads.
- The 2x10s used for the floor framing and the girders used to support the floor joists are over-spanned beyond the 40 PSF live load and 10 PSF dead load requirements at L/360 performance levels.
- Existing deflection and vibration within the flooring system indicate an inability to meet modern structural performance standards.
- The cost of replacing and reinforcing the floor framing would require complete reconstruction of the lower-level supports.

2.3 Walls and Lateral Stability

- There are widespread cracks in the sheetrock that indicate structural instability due to lateral loads from wind and environmental forces.
- If the wall and ceiling finishes are removed, further deficiencies in the framing structure would likely be revealed, requiring significant reinforcement to prevent future cracking.
- The framing deficiencies would require an almost complete reconfiguration of the structure to comply with modern code standards.

2.4 Roof Framing Deficiencies

- The roof rafters are spaced at 20 inches on center, exceeding modern safety requirements, and are undersized for their spans.
- Several rafters show significant damage, allowing excessive deflection and creating long-term durability concerns.
- The sheathing spans beyond acceptable limits, posing a serious structural hazard.
- Any renovation would necessitate full roof replacement, a cost-intensive undertaking that further supports the case for demolition.

2.5 Rear Addition Structural Failures

- The rear addition is built with substandard framing and has deteriorated significantly beyond feasible repair.
- The absence of crawl space access prevents proper maintenance of plumbing and mechanical systems, posing ongoing infrastructure concerns.

- Extensive deterioration in framing members makes it structurally unsound and unlikely to support renovation efforts.

3. Unreasonable Hardship of Maintaining the Existing Structure

The City of Greenville's ordinances stipulate that structures must meet minimum safety and habitability standards to be maintained. In this case, the overwhelming financial, structural, and safety burdens make renovation infeasible.

3.1 Financial Hardship

- The estimated cost to bring the structure up to code would rival or exceed the cost of new construction.
- Given the extensive deficiencies across multiple structural systems, renovation costs would be highly unpredictable and likely to increase as more issues are uncovered.
- Investors and property owners would face an economic burden far greater than simply rebuilding a new, code-compliant structure.

3.2 Safety Risks

- The structural deficiencies outlined above create significant risks of failure, particularly in high-wind conditions or under long-term loads.
- Existing issues with deflection, lateral instability, and inadequate framing pose direct threats to occupant safety.
- The condition of the roof and foundation increases the likelihood of collapse, posing legal liabilities for the owner and potential threats to adjacent properties.

3.3 Code Compliance Challenges

- Any substantial renovation would trigger full compliance requirements with modern building codes, including stricter load-bearing, wind resistance, and fire safety standards.
- Meeting these requirements would necessitate a near-total reconstruction, negating any potential cost savings from renovation.
- Given the extensive deficiencies, it is unlikely the structure could be brought up to compliance without complete teardown and rebuilding.

4. Justification for Demolition Under City of Greenville Ordinances

According to the City of Greenville's municipal code, a structure may be considered for demolition if it:

1. **Presents a substantial risk to public safety** due to structural deterioration and non-compliance with modern building codes.
2. **Imposes an unreasonable financial burden** for repair and maintenance relative to the cost of new construction.
3. **Fails to meet minimum structural and safety standards** required for habitable occupancy.

Given the building's extensive structural deficiencies, excessive repair costs, and inability to meet modern safety standards, demolition is not only justified but necessary. Any attempt to renovate would result in excessive financial waste and ongoing safety concerns, making new construction the only viable solution.

5. Conclusion and Recommendation

Upon evaluating the existing structure at 9 Watson Ave, I strongly and unequivocally recommend demolition as the only viable course of action. The building presents serious safety hazards, lacks structural integrity, and cannot be feasibly renovated to meet modern building codes.

Allowing this structure to remain standing would create an ongoing liability for property owners and the City of Greenville, while also posing risks to public safety. The necessary repairs would constitute a complete rebuild, making demolition the most practical and economically sound decision.

A new, code-compliant structure will not only ensure safety but also improve the neighborhood's overall appeal and property values. The City of Greenville should approve demolition without hesitation to mitigate safety risks and allow for responsible redevelopment of the site.

If further documentation or additional engineering reports are required to support this conclusion, I am available to provide them as necessary.

Prepared by:

Thomas Hood, P.E.
Tommy Hood Engineering
500 Jameson Dr, Piedmont, SC 29673

INVOICE

BUGGED PEST CONTROL
PO Box 341
Travelers Rest, SC 29690

hello@buggedupstate.com
+1 (864) 605-3544



Beartop

Bill to
2541 N Pleasantburg Dr
Greenville
SC
29609

Ship to
2541 N Pleasantburg Dr
Greenville
SC
29609

Invoice details

Invoice no.: 3122
Invoice date: 02/24/2025
Due date: 03/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/24/2025	Services	Wood Infestation Inspection for 9 Watson Ave, Greenville SC 29601: Crawlspace and interior inspection revealed that structure in in severe condition. Photos included in inspection as attachments in this invoice. Wood moisture content was between 15.2-27.9% (28% is active decay) A termite treatment has been performed at some point in the past. No opinion if still viable. Evidence of powder post beetle activity observed throughout joist. Mold present throughout joist, and supporting cellulose material. A structural engineer should evaluate to determine structural integrity. Previous termite activity observed in rear of structure and is visible from first floor inside main area in home. Picture indicates that previous termite activity has gone above subfloor and through base board. It is likely that damage has occurred higher into interior wall of structure, but can not obtain a clear view unless demolition is performed. A structural engineer should evaluate to determine structural integrity.	1	\$95.00	\$95.00

West Environmental
449 Hunting Crest Ct. Boiling Springs, South Carolina 29316
1(864)-357-7986

August 1, 2025

Re: – 9 and 11 Watson Ave. Greenville, SC

To Whom it may concern,

West Environmental visited the two structures located at 9 and 11 Watson Ave. in Greenville, South Carolina to determine the number of samples required for an asbestos survey. These structures do meet the state requirement for renovation or demolition (SCDES 61-861). During the visual walk through, it is likely that these structures contain asbestos. Also, these homes are pre-1980 construction and has assumed to contain asbestos until a survey indicates otherwise.

Recommendations:

Prior to any renovation or demolition, all suspect material must be tested for asbestos and abated.

West Environmental thanks you for the opportunity, and look forward to working with you on this project.

Sincerely,

West Environmental

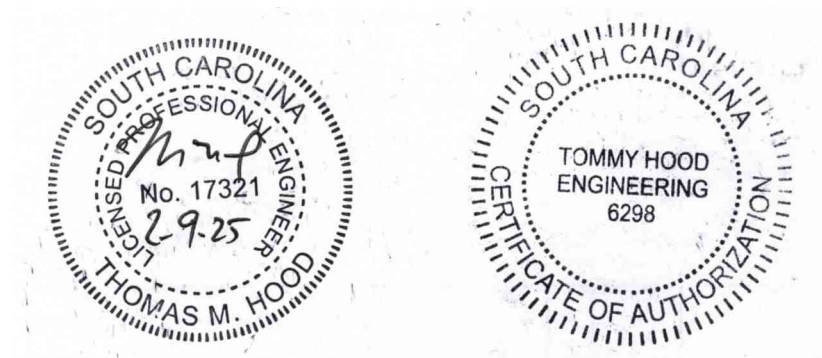
Daniel E. West



I can be reached at 8649081165 with any questions.

Sincerely,

Thomas Hood, PE



Severe damage observed in rear half of structure with holes in floor visible from inside first floor of structure. A structural engineer should evaluate to determine structural integrity.

Ways to pay



Total \$95.00

View and pay



ATTACHMENTS



PHOTO 1.



PHOTO 2.



PHOTO 3.



PHOTO 4.



PHOTO 5.



PHOTO 6.



PHOTO 7.

Representative photos of the house:







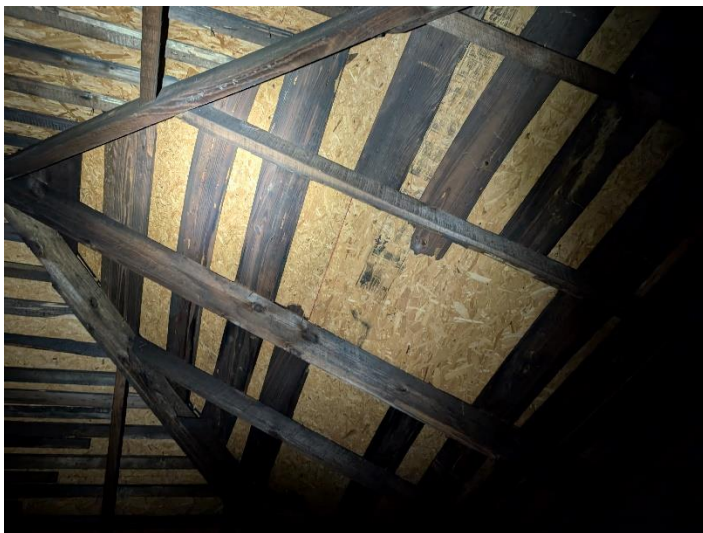
































**Planning Staff Report to
Design Review Board
August 12, 2025**
for the August 21, 2025 Public Hearing

Docket Number: UH 24-942
Applicant: Jenny Reyes
Property Owner: GVL Property Group
Property Location: 11 Watson Ave
Tax Map Number: 0074000700400
Zoning: RN-A, Downtown Overlay District
Proposal: Unreasonable Hardship Request to Demo Existing House
Staff Recommendation: Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.7 Unreasonable Hardship Request to Demo

Application Request:

The applicant proposes to demolish the existing house, located at 11 Watson Ave and replace with a new single family house. The subject property is located within the Downtown Overlay District and is on the Greenville Historic Inventory. It was built in ca. 1915 and labeled as the Berry and Gertrude Thackston House.



Photo from Greenville's Historic Resource Survey - 2002



Current Photo

Application History:

This application for Unreasonable Hardship was deferred at the May 2025 meeting of the DRB.

The request to demolish the structure is based on the structural criteria for unreasonable hardship. The applicant is also proposing to demolish the neighboring house at 9 Watson Avenue. Two structural reports have been provided by the applicant for each structure.

In early April, one member of the Historic Review Board and one member of the Design Review Board met with staff and the applicants on site to review the existing conditions 9 and 11 Watson and discuss the applicant's plans for redevelopment. A compilation of their written commentary is provided below.

Historic Review Board Member (recommending approval)

- *Based on our visit to the property at the above address on April 4th, I agree with the applicant's application for an unreasonable hardship exemption. It is apparent that the house has been through years of deferred maintenance and neglect. It is currently unsuitable for occupancy.*
 - o *The roof appears to be in need of replacement.*
 - o *Windows are broken or missing in several locations.*
 - o *The perimeter foundation masonry appears to be in poor shape.*
 - o *Exposed exterior wood trim and roofing is in need of paint and possible rot repair.*
 - o *The interior walls, ceilings, and floors are stained from previous water intrusion.*
 - o *The interior smells of water damage and possibly pet stains.*
 - o *The pattern of visible damage looks to be symptomatic of issues behind the finishes which could be far more serious, which is why I agree with the application.*

Design Review Board Member (recommending denial)

- *I suggest that the planning staff recommend denial of these applications for the following reasons:*
 - o *I visited the property. The condition of this house, in my opinion, is not uncommon for historic properties that have not been restored in Greenville's historic districts.*
 - o *The applicant has noted that "it is not safe to restore these structures" and restoring these homes "could pose long term safety risks, as even with repairs, underlying structural issues might not be addressed." A licensed contractor would be responsible for meeting construction site safety requirements and building to current life-safety and building code requirements. Therefore, this consideration is not valid.*
 - o *The application notes that they "may also face environmental challenges, such as soil instability or water drainage issues." However, there have not provided any evidence of this or any information about how it could potentially be resolved.*

Historic Context:

The property is located within the West End Residential Neighborhood and was identified in Greenville's Architectural Historic Inventory as a Potential Ware-McCall Historic District. The area was described as "A late nineteenth-century segregated neighborhood that developed in association with the West End. Potentially eligible under Criteria A and C." Although the district was never registered as historic, many of the remaining homes are also listed on Greenville's Architectural Historic Inventory.

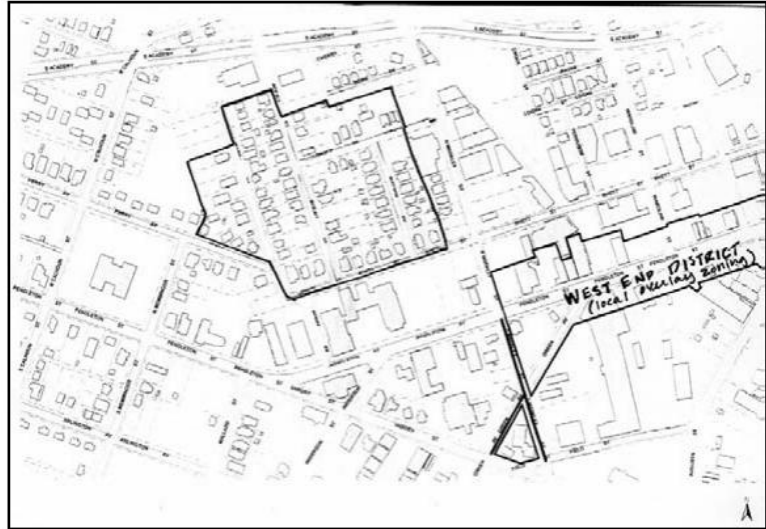


Figure 5: Proposed Ware-McCall Historic District (NRHP)

Greenville's Architectural Inventory, Potential Historic District

Much of the perimeter of this Ware-McCall neighborhood has seen development and the historical context eroded with homes being demolished or stripped of historical references in recent years. However, Watson Ave remains intact with original structures that contributed to the Potential Historic District. Many of the properties are not well maintained, but the historical context remains unchanged.

Staff Analysis:

When reviewing an application for the demolition of a historic resource based on structural criteria, staff relies on evaluations provided by licensed third-party professionals. These assessments identify structural deficiencies that would necessitate replacement if the structure were to be rehabilitated. According to the Secretary of the Interior's Standards for Rehabilitation, the preferred approach is to first repair a historic structure's features, with replacement considered only when repair is not feasible. Based on these standards, staff interprets that full structural replacement—along with the replacement of material finishes and architectural features—no longer constitutes the preservation of a historic structure, but rather amounts to a new construction project.

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 structure is listed on Greenville's Historic Resource Inventory and has a survey card from 2002. The existing house is a 2-story hip roof foursquare with a shed roof porch supported by square posts, 3 by 1 windows, aluminum siding, and exposed rafter ends. A 1-story brick open-bay garage was previously located on the property, also constructed around 1915. Based on historic aerial imagery, the garage was demolished between 1997 and 2011. Given that the primary structure appears relatively intact, is on Greenville's Historic Resource Inventory, and is within the unchanged portion of the potential Ware-McCall Historic District, staff finds that the structure is historically significant.

2. The importance of the structure to the integrity and character of the district.
The structure is not within an approved preservation overlay district but the neighborhood was noted as a potential historic district in 2002. The existing neighborhood context is changing as development pressures from downtown have already caused some historical context along Rhett St, Perry Ave, McCall St, and Ware St to be removed. Watson Ave remains relatively untouched, and its historical context is unchanged.
3. The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.
The existing structure is not an example of high architectural style. However, it is not feasible to effectively reproduce a structure that is listed as a historic resource.
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.
Although the structure is considered an architectural resource, staff notes that the architectural style of the structure is not unique. There are other examples of the foursquare design throughout the city.
5. Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.
The applicant has provided two structural reports, dated May 11th, 2024 and February 7th, 2025. The structural report from Tommy Hood Engineering outlines numerous structural deficiencies with the existing brick foundations, undersized floor framing members, lateral instability, undersized and over spanned roof framing, and structural failure of the rear addition. The structural report concludes that "any substantial renovation would trigger full compliance requirements with modern building codes, including stricter load-bearing, wind resistance and fire safety standards. Meeting these requirements would necessitate a near-total reconstruction."
6. Evidence presented by the applicant proving unreasonable hardship.
In addition to two structural reports highlighting structural issues that limit the feasibility of restoring this structure, pest and environmental reports have been provided. The pest report, from Bugged Pest Control dated February 24, 2025, noted considerable wood moisture content was just below the classification for 'active decay,' as well historic termite damage in the structural members, and evidence of powder post beetle activity in the structural joists. A report from West Environmental, dated August 1, 2025, reports the likelihood of the property containing asbestos. Reviewing these four professional recommendations, Staff finds that the basis for structural hardship has been provided.

Redevelopment Concept:

The applicant proposes a 2,800 sf, 2.5-story single family home as a replacement structure, pending demolition approval. The applicant notes intention to work with staff and the Design Review Board to ensure that the proposed new structure will reflect the West End's unique character and complement the neighborhood's aesthetic, scale, and values. **Staff would recommend that the replacement structure is similar in mass, scale, and character to the structure being removed, so as to continue the continuity of the existing historic street. This demolition permit shall not be issued until a Certificate of Appropriateness and building permit have been issued for the new structure.**

Summary:

Staff provides the following summary of findings:

- The existing structure is listed on Greenville's Historic Resource Inventory and has had minor modification over time. Staff finds that the structure is historically significant.
- Staff finds that the third party reports have provided evidence of significant deterioration, decay, and structural instability. Staff recognizes that full structural replacement is no longer considered preservation, but rather new construction.
- Although not reviewed at this time, the applicant proposes to design new structures to be compatible with existing homes along the street, maintaining the scale and rhythm of the existing neighborhood.

Staff recommends approval of the application to demolish the historic structure with the following mandatory conditions:

- 1. The demolition permit shall not be issued until a Certificate of Appropriateness and building permit have been issued for the new structure, and the new structure shall be similar in style and form to the existing.**



APPLICATION FOR UNREASONABLE HARDSHIP EXEMPTION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	
*Title:	
*Address:	
*State:	
*Zip:	
*Phone:	
*Email:	

PROPERTY INFORMATION

*STREET ADDRESS 11 Watson Ave, Greenville, SC

*TAX MAP #(S) 074000700400

*ZONING CLASSIFICATION RN-A

*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: JR

DESCRIPTION OF REQUEST

Requesting an unreasonable hardship exemption due to severe structural deterioration and non-compliance with safety standards regarding the structures on the addresses listed above.

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.

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

4. Describe the ways in which the granting of an unreasonable hardship exemption would be consistent with the intent of the provisions of **Sections 19-6.2.7D, 19-6.2.9D.**

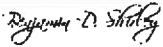
SEE ATTACHED

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 UNREASONABLE HARDSHIP EXEMPTION \$150.00*
2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.7(d)(2) for applicable criteria for demolition requests.
3. **Public Notice Requirements.** Unreasonable Hardship 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 HRB. Additional information may be requested at any time to fully understand the proposal.
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.

*Signatures	
Applicant	
Date	10/28/2024
Property Owner/Authorized Agent	
Date	10/28/2024

Applicant:

Bryan De Bruin
333 Wade Hampton Blvd
Greenville, SC 20609

July 30, 2025

To:

City of Greenville Planning Department
City of Greenville Design Review Board
206 S. Main Street
Greenville, SC 29601

**Subject: Request for Demolition Approval – 9 Watson Street and 11 Watson Street
DRB Hearing – Supplemental Review Documentation & Hardship Justification**

Dear Planning Staff and Design Review Board Members,

We respectfully submit this letter in support of our pending application for demolition approval of the structures located at 9 Watson Street and 11 Watson Street, in anticipation of the upcoming Design Review Board (DRB) hearing.

Over the past couple of weeks, since our previous DRB hearing and subsequent deferral, our team has conducted an extensive review and inspection process of both properties. This included a comprehensive 100-point assessment covering all major structural, cosmetic, interior, and exterior elements of each home. The purpose of this review was to determine which components might be salvaged or restored through renovation, and which would require full replacement due to current damage or advanced deterioration.

Regrettably, this process has confirmed that a substantial majority of the components in both homes cannot be preserved and would need to be replaced outright. These conclusions are based on firsthand evaluations conducted by a range of licensed professionals and trade experts.

Third-Party Professional Involvement

To ensure the integrity of this assessment, the following licensed vendors and professionals were engaged:

- Two licensed structural engineers independently reviewed each property and confirmed serious foundational failures, extensive framing damage, and compromised roof structures.
- Licensed termite and pest control inspectors verified the presence of both current and historical termite activity in key structural elements of each home.
- Asbestos inspection and remediation specialists found asbestos-containing materials in multiple locations in both homes. Required abatement and disposal protocols will significantly increase the scope and cost of any renovation.
- Red Cedar Homes, a licensed general contractor, recently performed an in-depth structural review. Their team opened up walls, floors, and ceilings to assess internal conditions, which exposed widespread damage including water intrusion, rot, mold, and collapsed framing members. Images from these invasive inspections are included in the attachments.

- A licensed architect has reviewed both properties to assess viability for preservation and potential for redesign. Their findings confirm that maintaining the structures in their current form would limit design flexibility, and that the required replacements would eliminate most existing character-defining features.

Attached Documentation In DRB Submittal Package

- 100-Point Evaluation Reports for 9 Watson and 11 Watson (separate documents)
- Structural Engineering Reports (2 per property)
- Termite & Pest Inspection Reports
- Asbestos Assessment Reports
- Photographic Documentation from Red Cedar Homes and others

Summary and Conclusion

While these homes are not designated historic structures, we understand and appreciate the City's efforts to preserve architectural character. That said, the remaining components that might be considered of historic value are either non-original or so heavily compromised that their preservation would be effectively symbolic, rather than substantive.

To require full-scale renovation under these conditions would impose an undue hardship on the contingent, both economically and structurally. Nearly every element of both structures would need to be removed and replaced, eliminating any authenticity or remaining character worth preserving.

We believe that demolition and thoughtful redevelopment represent the most responsible and beneficial course of action for both the property and the community. We hope this submission further clarifies the basis of our request and demonstrates the serious and professional approach we've taken to arrive at this conclusion.

We thank you for your consideration and remain available to respond to any questions in advance of the upcoming hearing.

Sincerely,

A handwritten signature in blue ink, reading "Bryan De Bruin". The signature is fluid and cursive, with the first name "Bryan" and last name "De Bruin" clearly distinguishable.

Bryan De Bruin, Esq.

Item No.	Category	Item Description	Quality	Repairability	Type	Vendor	Grade (1-10)
	1 Roof & Drainage						
1.1	Roof & Drainage	Roof Covering (Shingles/Metal/etc.)	Signs of wear on all shingles as well as some missing. Roof underlayment (Sheeting) rotted due to exposure. Roof sheathing sagging between rafter tails	Must replace entire roof due to age and multiple sheathing boards due to rot.	Roof	Red Cedar Homes	1
1.2	Roof & Drainage	Flashing Around Roof Penetrations	Some flashing with gaps	Replace flashing with roofing	Roof	Red Cedar Homes	4
1.3	Roof & Drainage	Roof Drainage (Gutters/Downspouts)	No gutter present		Drainage	Red Cedar Homes	1
1.4	Roof & Drainage	Soffits and Fascia	Upper roof no fascia. Trim boards between rafter tails rotted. Roof rafter tails sagging or raised.	Replace trim boards between rafter tails	Roof	Red Cedar Homes	1
1.5	Roof & Drainage	Chimney or Vent Stacks	No noticeable cracks in chimney.	Recommend inspection by chimney expert	Roof	Red Cedar Homes	2
1.6	Roof & Drainage	Ridge/Collar Structural Alignment	Ridge sages at near edge of roof.	Replace roof rafters	Roof Structure	Red Cedar Homes	1
1.7	Roof & Drainage	Roof Ventilation	No ventilation	Add ridge vent with roof replacement	Roof	Red Cedar Homes	1
1.8	Roof & Drainage	Skylights and Seals	No Skylights		Roof	Red Cedar Homes	1
1.9	Roof & Drainage	Gutter Attachments/Brackets	No gutter present		Drainage	Red Cedar Homes	1
1.1	Roof & Drainage	Downspout Discharge Points	No downspouts present		Drainage	Red Cedar Homes	1
2	Exterior Walls, Siding & Trim					Red Cedar Homes	
2.1	Exterior Walls, Siding & Trim	Wall Cladding Material Condition	Several areas of vinyl siding damaged. Noticed asbestos shingles under siding.	Remove siding and abate asbestos shingles. Add siding to entire home.	Exterior Walls	Red Cedar Homes	1
2.2	Exterior Walls, Siding & Trim	Trim and Fascia Paint/Rot	Peeling paint and rotted fascia noted	replaced rotted fascia	Exterior Trim	Red Cedar Homes	1
2.3	Exterior Walls, Siding & Trim	Evidence of Bowing or Bulging	bulging wall in addition.	remove addition	Exterior Walls	Red Cedar Homes	1
2.4	Exterior Walls, Siding & Trim	Siding Fasteners and Caulking	Several areas of vinyl siding damaged. Noticed asbestos shingles under siding.	Remove siding and abate asbestos shingles. Add siding to entire home.	Exterior Walls	Red Cedar Homes	1
2.5	Exterior Walls, Siding & Trim	Efflorescence or Mold Staining			Exterior Walls	Red Cedar Homes	
2.5	Exterior Walls, Siding & Trim	Siding Fasteners and Caulking	Potential asbestos based siding	remediation	Exterior Walls	West Environmental	1
2.6	Exterior Walls, Siding & Trim	Insect/Termite Indicators	Previous termite activity observed, precious decay, rear of structure compromised	Structural engineer to evaluate structural integrity	Exterior Walls	Bugged Pest Control	1
2.7	Exterior Walls, Siding & Trim	Exterior Doors Frames/Thresholds	exterior door trim rotted	Replace exterior door trim	Exterior Doors	Red Cedar Homes	1
2.8	Exterior Walls, Siding & Trim	Exterior Window Frames & Caulk	All windows had rot and cracked paint	Replace all windows	Exterior Windows	Red Cedar Homes	1
2.9	Exterior Walls, Siding & Trim	Foundation-to-Cladding Clearance			Exterior Walls	Red Cedar Homes	
2.1	Exterior Walls, Siding & Trim	Weather Stripping and Seals	Non-existent or severely damaged		Exterior Doors/Window	Red Cedar Homes	1
3	Foundation & Structural Support						
3.1	Foundation & Structural Support	Foundation Walls (Cracks, Bowing)	Several areas of cracked or missing mortar	Repoint mortar joints	Foundation	Tommy Hood Structural Engineer	3
3.2	Foundation & Structural Support	Piers/Columns and Stability & Material	Foundation cracked or missing brick in places	repair foundation with new brick	Foundation	Tommy Hood Structural Engineer	3
3.3	Foundation & Structural Support	Under-Floor Beams and Joists	Damaged	Replace	Structural Support	Tommy Hood Structural Engineer	3
3.4	Foundation & Structural Support	Floors Structural (Sagging, Deflection)			Structural Support	Tommy Hood Structural Engineer	
3.5	Foundation & Structural Support	Basement or Crawlspace Moisture/Odor	Mold present throughout joist and cellulose material, moisture up to 29.4% (active decay)	Structural engineer to evaluate structural integrity	Foundation	Tommy Hood Structural Engineer	1
3.6	Foundation & Structural Support	Evidence of Termite/Pest Activity	Severe condition, previous termite activity observed sill, structure in severe condition, evidence of pow	Structural engineer to evaluate structural integrity	Foundation	Bugged Pest Control	1
3.7	Foundation & Structural Support	Settlement Around Perimeter	Rear additions settled	Remove and replace additions	Foundation	Tommy Hood Structural Engineer	3
3.8	Foundation & Structural Support	Slab Edges and Anchor Bolts			Foundation	Tommy Hood Structural Engineer	
3.9	Foundation & Structural Support	Vapor Barrier Integrity (if Applicable)	Non-existent	New	Foundation	Tommy Hood Structural Engineer	1
3.1	Foundation & Structural Support	Structural Engineer Comments/Recommendations			Structural Support	Tommy Hood Structural Engineer	
4	Porches, Decks & Entries					Red Cedar Homes	
4.1	Porches, Decks & Entries	Porch Flooring Material and Condition	Damaged		Porch	Red Cedar Homes	4
4.2	Porches, Decks & Entries	Steps and Risers	Damaged	Replace	Porch	Red Cedar Homes	4
4.3	Porches, Decks & Entries	Porch Roof Structure	Damaged	May not need full replacement	Porch	Red Cedar Homes	4
4.4	Porches, Decks & Entries	Porch Columns/Supports	Porch columns rotted at bottom	replace porch columns	Porch Columns	Red Cedar Homes	3
4.5	Porches, Decks & Entries	Railings and Balustrades	Railings in-adequate and does not meet code	Replace railings to meet code	Porch	Red Cedar Homes	3
4.6	Porches, Decks & Entries	Attachment to Building	Not to code	Remove	Porch	Red Cedar Homes	2
4.7	Porches, Decks & Entries	Surface Slope/Drainage	Damaged	Replace	Porch	Red Cedar Homes	4
4.8	Porches, Decks & Entries	Paint or Wood Finish	Porch covered in vinyl and metal not able to see wood structure		Porch	Red Cedar Homes	1
4.9	Porches, Decks & Entries	Signs of Rot or Pests	Rotting wood, mold present throughout joist , powder post beetle activity, decay in sill	Must replace entire roof due to age and multiple sheet	Porch	Bugged Pest Control	1
4.1	Porches, Decks & Entries	Entryway Threshold/Doors	Front door damaged due to break in.	replace front door unit	Entryway	Red Cedar Homes	1
5	Interior Walls & Ceilings					Red Cedar Homes	
5.1	Interior Walls & Ceilings	Living Room Walls â€ Cracks/Stains	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Interior Walls	Red Cedar Homes	3
5.2	Interior Walls & Ceilings	Bedroom Walls â€ Level and Plumb	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Interior Walls	Red Cedar Homes	3
5.3	Interior Walls & Ceilings	Kitchen Walls â€ Water Damage	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Interior Walls	Red Cedar Homes	3
5.4	Interior Walls & Ceilings	Bathroom Walls â€ Mold/Mildew	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Interior Walls	Red Cedar Homes	3
5.5	Interior Walls & Ceilings	Ceiling Finishes â€ Cracks, Sag	Noted several cracks in wall and ceilings	remove sheetrock if present and repair plaster.	Ceiling	Red Cedar Homes	3
5.6	Interior Walls & Ceilings	Ceiling Ventilation/Exhaust	No ventilation noted		Ceiling	Red Cedar Homes	1
5.7	Interior Walls & Ceilings	Attic Access Hatch/Insulation	Attic access not safe	Replace attic access stairs	Ceiling	Red Cedar Homes	1
5.8	Interior Walls & Ceilings	Interior Trim (Molding, Baseboards)	Damaged	Likely needs replaced	Interior Trim	Red Cedar Homes	2
5.9	Interior Walls & Ceilings	Paint or Wall Covering Condition	All paint on walls peeling.	Test for Lead and mitigate if necessary. Scrape and paint all interior walls and trim	Interior Walls	Red Cedar Homes	2
5.1	Interior Walls & Ceilings	In-Wall Moisture Issues			Interior Walls	Red Cedar Homes	
6	Interior Flooring & Structure					Tommy Hood Structural Engineer	
6.1	Interior Flooring & Structure	Flooring (Hardwood/Tile/Carpet)	Some floors covered in carpet. Carpet damaged with age	remove carpet and refinish floors	Flooring	Tommy Hood Structural Engineer	3
6.2	Interior Flooring & Structure	Subfloor Stability	Noted some squeaky floors. Floor damaged on addition.	Repair structure as needed. Remove addition and replace with porch	Structural Support	Tommy Hood Structural Engineer	3
6.3	Interior Flooring & Structure	Stairway Treads and Railings	Stair treads not original.	replace stair treads	Stairway	Tommy Hood Structural Engineer	3
6.4	Interior Flooring & Structure	Closet Doors and Hardware	Door hardware not functional.	replace door hardware	Interior Doors	Tommy Hood Structural Engineer	4

6.5 Interior Flooring & Structure	Transition Strips and Thresholds			Flooring	Tommy Hood Structural Engineer	
6.6 Interior Flooring & Structure	Tile Grout and Caulking	Tile and grout in poor condition	replace bathrooms	Flooring	Tommy Hood Structural Engineer	2
6.7 Interior Flooring & Structure	Carpet Wear and Seams	Carpet worn	remove carpet	Flooring	Tommy Hood Structural Engineer	3
6.8 Interior Flooring & Structure	Hardwood Finish or Damage	Scratched and worn	Refinish	Flooring	Tommy Hood Structural Engineer	4
6.9 Interior Flooring & Structure	Floor Slopes or Gaps			Flooring	Tommy Hood Structural Engineer	
6.1 Interior Flooring & Structure	Evidence of Termites or Rot	Rear of structure appears to be compromised due to rotting wood, termite activity, power post beetles	Structural engineer to evaluate structural integrity	Flooring	Bugged Pest Control	1
7 Electrical System					Red Cedar Homes	
7.1 Electrical System	Main Electrical Panel Condition	Safety Concerns	Replace	Electrical	Red Cedar Homes	3
7.2 Electrical System	Grounding and Bonding	Unknown at this time		Electrical	Red Cedar Homes	3
7.3 Electrical System	GFCI Outlets (Kitchen, Bath, Exterior)	Non-Existent	Install New	Electrical	Red Cedar Homes	1
7.4 Electrical System	Switches and Receptacles Operation	Damaged or non-existent	Replace	Electrical	Red Cedar Homes	1
7.5 Electrical System	Smoke & Carbon-Monoxide Detectors	out of date and damaged	replace to meet code	Electrical	Red Cedar Homes	1
7.6 Electrical System	Light Fixtures and Fans	no power on home. Most fixtures damaged	replace all fixtures	Electrical	Red Cedar Homes	1
7.7 Electrical System	Visible Wiring â€œ Condition & Routing	Some wiring visible and up to date but not a professional installation	replace all wiring in home	Electrical	Red Cedar Homes	3
7.8 Electrical System	Electrical Safety Labeling	None noted		Electrical	Red Cedar Homes	
7.9 Electrical System	Circuit Breaker Functionality	No power to test breakers		Electrical	Red Cedar Homes	1
7.1 Electrical System	Exterior Lighting/Fan Control	Exterior lighting not functional or broken	Replace exterior lighting	Electrical	Red Cedar Homes	1
8 Plumbing and Bathrooms					Red Cedar Homes	
8.1 Plumbing & Bathrooms	Kitchen Sink Faucets/Drains	Noted leaks under sink	Replace kitchen	Plumbing	Red Cedar Homes	1
8.2 Plumbing & Bathrooms	Garbage Disposal & Under-Sink Cabinet	Noted leaks under sink	Replace kitchen	Plumbing	Red Cedar Homes	1
8.3 Plumbing & Bathrooms	Bathroom Sink/Drain/Leak	Noted leaks under sink	replace bathrooms	Plumbing	Red Cedar Homes	1
8.4 Plumbing & Bathrooms	Bathtub/Shower Drains and Tiles	Tub stained and damaged	replace tub/shower	Plumbing	Red Cedar Homes	1
8.5 Plumbing & Bathrooms	Toilets â€œ Flush, Seal Stability	No water on home	[e.g., Replace seal or toilet]	Plumbing	Red Cedar Homes	3
8.6 Plumbing & Bathrooms	Caulking Around Fixtures	Cracked caulking	replace bathrooms	Plumbing	Red Cedar Homes	2
8.7 Plumbing & Bathrooms	Water Heater â€œ Age, Leaks, Venting	Old but not tested	replace waterheater	Plumbing	Red Cedar Homes	1
8.8 Plumbing & Bathrooms	Laundry Hookups and Venting	Old and outdated	Relocate laundry	Plumbing	Red Cedar Homes	1
8.9 Plumbing & Bathrooms	Supply-Line Materials Visible	not visible but can see as copper	Replace plumbing	Plumbing	Red Cedar Homes	1
8.1 Plumbing & Bathrooms	Bathroom Ventilation/Exhaust Fan	Nonexistent	replace bathrooms	Plumbing	Red Cedar Homes	1
9 HVAC & Appliances					Red Cedar Homes	
9.1 HVAC & Appliances	Heating System Functionality	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1
9.2 HVAC & Appliances	Cooling System / AC Unit	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1
9.3 HVAC & Appliances	HVAC Filter Status and Ducting	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1
9.4 HVAC & Appliances	Thermostats and Controls	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1
9.5 HVAC & Appliances	Vent Registers â€œ Supply/Return	HVAC systems old and outdated	replace HVAC	HVAC	Red Cedar Homes	1
9.6 HVAC & Appliances	Fireplace or Wood-Burning Stove	Fireplaces covered up.	uncover and have inspected by chimney expert	HVAC	Red Cedar Homes	4
9.7 HVAC & Appliances	Kitchen Exhaust Fan and Venting	Nonexistent		HVAC	Red Cedar Homes	1
9.8 HVAC & Appliances	Range/Oven Operation (if Included)	Not tested	Replace kitchen	Appliance	Red Cedar Homes	1
9.9 HVAC & Appliances	Refrigerator Condition (if Included)	Not tested	Replace kitchen	Appliance	Red Cedar Homes	1
9.1 HVAC & Appliances	Other Built-In Appliances (Dishwasher etc.)	Not tested	Replace kitchen	Appliance	Red Cedar Homes	1
10 Grounds & Exterior Site					Red Cedar Homes	1
10.1 Grounds & Exterior Site	Grading and Site Drainage	Driveway was gravel	install concrete driveway	Site Drainage	Red Cedar Homes	4
10.2 Grounds & Exterior Site	Driveway, Sidewalks, Patios	walkway damaged	replace walkways	Exterior Site	Red Cedar Homes	3
10.3 Grounds & Exterior Site	Vegetation Proximity/Roots Near Skim	Front foundation covered by vegetation	remove vegetation	Exterior Site	Red Cedar Homes	2
10.4 Grounds & Exterior Site	Decks or Retaining Walls Nearby	none		Exterior Site	Red Cedar Homes	
10.5 Grounds & Exterior Site	External Irrigation or Septic Evidence	none		Exterior Site	Red Cedar Homes	
10.6 Grounds & Exterior Site	Pest Control / Termite Treatment History	A termite treatment has been performed at some point in the past. No opinion if still viable	Structural engineer to evaluate structural integrity	Exterior Site	Bugged Pest Control	1
10.7 Grounds & Exterior Site	Fences, Gates, Outbuildings (if Included)	none		Exterior Site	Red Cedar Homes	
10.8 Grounds & Exterior Site	Exterior Paint/Stain Condition	see siding		Exterior Site	Red Cedar Homes	2
10.9 Grounds & Exterior Site	Cracks or Displacement in Walkways	walkway damaged	replace walkways	Exterior Site	Red Cedar Homes	3
10.1 Grounds & Exterior Site	Site Debris or Rodent Habitat Risk	overgrown vegetation	remove vegetation	Exterior Site	Bugged Pest Control	2

Structural Evaluation and Demolition Justification Report

Prepared by:
Tommy Hood Engineering
500 Jameson Dr
Piedmont, SC 29673

Date: February 7, 2025

Subject Property:
11 Watson Ave, Greenville, SC 29601

Prepared for:
City of Greenville Building and Planning Department

1. Introduction

I, Thomas Hood, a registered professional engineer in the state of South Carolina, was engaged to conduct a structural assessment of the house located at 11 Watson Ave, Greenville, SC. The subject property is a two-story conventionally framed structure supported by a pier and curtain foundation with interior brick masonry piers. The exterior piers are brick masonry with brick masonry as the curtain wall between the piers. The roof framing is conventional. The purpose of this evaluation is to determine the structural integrity of the existing building and assess the feasibility of renovation versus demolition in compliance with the City of Greenville's ordinances and codes.

Following an on-site examination conducted on January 8, 2025, I have identified multiple structural deficiencies and concerns that present significant challenges in maintaining the current structure. The findings detailed below demonstrate that retaining the existing structure is unreasonably burdensome and that demolition is the most appropriate course of action.

This report thoroughly evaluates all aspects of the structure, including foundation, framing, roofing, and overall habitability. Additionally, it establishes a definitive case for demolition by highlighting structural safety concerns, the excessive cost of necessary renovations, and the legal compliance obstacles posed by the City of Greenville's building codes.

2. Structural Deficiencies and Existing Conditions

2.1 Foundation and Load-Bearing Capacity

- The foundation consists of brick masonry that has mortar deterioration, leading to significant structural instability.
- Several piers have suffered degradation and require extensive repairs or replacement.

- The foundation lacks the load-bearing capacity required for modern safety standards, making substantial and costly reconstruction necessary.
- Water infiltration and soil shifting have contributed to foundation settlement, exacerbating the instability.

2.2 Floor Framing and Structural Integrity

- The floor joists are undersized and span beyond their intended limits, failing to support the required live and dead loads.
- The 2x10 joists used in the floor framing and supporting girders exceed safe span requirements, causing excessive deflection and vibration.
- Noticeable deflection is present throughout the structure, affecting both structural integrity and habitability.
- Proper reinforcement would necessitate complete reconstruction of the lower-level supports, increasing renovation costs significantly.

2.3 Walls and Lateral Stability

- There are visible cracks in the sheetrock, indicating structural instability due to inadequate lateral resistance.
- The existing framing does not provide adequate resistance to wind and environmental forces, compromising occupant safety.
- If wall and ceiling finishes were removed, it is highly likely that additional hidden structural deficiencies would be uncovered, requiring further costly remediation.

2.4 Roof Framing Deficiencies

- The roof rafters are spaced at 20 inches on center, exceeding modern safety limits and compromising load distribution.
- Multiple rafters show evidence of rot, weakening the structural integrity of the roof.
- The sheathing spans further than recommended, posing a significant hazard.
- Any attempt at renovation would necessitate full roof replacement, an expensive and labor-intensive process that further justifies demolition.

2.5 Rear Addition Structural Failures

- The rear addition is framed with substandard materials and has deteriorated beyond reasonable repair.
- No crawl space access is available, preventing maintenance of plumbing and mechanical systems.
- Structural deterioration in the addition makes it unsafe and unsuitable for habitation or renovation.

3. Unreasonable Hardship of Maintaining the Existing Structure

The City of Greenville's ordinances stipulate that structures must meet minimum safety and habitability standards to be maintained. In this case, the overwhelming financial, structural, and safety burdens make renovation infeasible.

3.1 Financial Hardship

- The estimated cost to bring the structure up to code would be comparable to or exceed the cost of constructing a new building.
- The extent of damage means that renovation costs are highly unpredictable and likely to escalate as hidden deficiencies are uncovered.
- Property owners and investors would bear an undue financial burden, making new construction the only economically viable option.

3.2 Safety Risks

- The structural deficiencies outlined above pose a serious risk of failure, especially under adverse weather conditions.
- Deflection, lateral instability, and framing weaknesses pose a direct safety hazard to occupants.
- The roof's compromised structural integrity increases the likelihood of collapse, presenting significant legal and liability concerns.

3.3 Code Compliance Challenges

- Any attempt to renovate the structure would require compliance with modern building codes, including updated load-bearing, wind resistance, and fire safety standards.
- Bringing the structure up to code would require near-total reconstruction, rendering renovation efforts cost-prohibitive.
- Due to the extent of deficiencies, compliance with city codes is unattainable without full demolition and rebuild.

4. Justification for Demolition Under City of Greenville Ordinances

According to the City of Greenville's municipal code, a structure may be considered for demolition if it:

1. **Presents a substantial risk to public safety** due to structural deterioration and non-compliance with modern building codes.
2. **Imposes an unreasonable financial burden** for repair and maintenance relative to the cost of new construction.
3. **Fails to meet minimum structural and safety standards** required for habitable occupancy.

Given the extensive structural deficiencies, high costs of necessary repairs, and the inability to meet modern safety standards, demolition is the only viable solution. Renovation is not a practical option due to the overwhelming financial and structural challenges involved.

5. Conclusion and Recommendation

Upon evaluating the existing structure at 11 Watson Ave, I strongly and unequivocally recommend demolition as the most appropriate course of action. The building poses serious safety risks, lacks structural integrity, and cannot be feasibly renovated to meet modern building codes.

Allowing this structure to remain standing would create an ongoing liability for property owners and the City of Greenville while also presenting a safety hazard to neighboring properties. The necessary repairs would be extensive and costly, making demolition the most practical and financially responsible decision.

A newly constructed, code-compliant building will not only enhance safety but also contribute to the neighborhood's overall development and property values. The City of Greenville should approve demolition without hesitation to mitigate potential safety risks and allow for responsible redevelopment of the site.

If additional documentation or further engineering reports are required to support this conclusion, I am available to provide them as necessary.

Prepared by:

Thomas Hood, P.E.

Tommy Hood Engineering

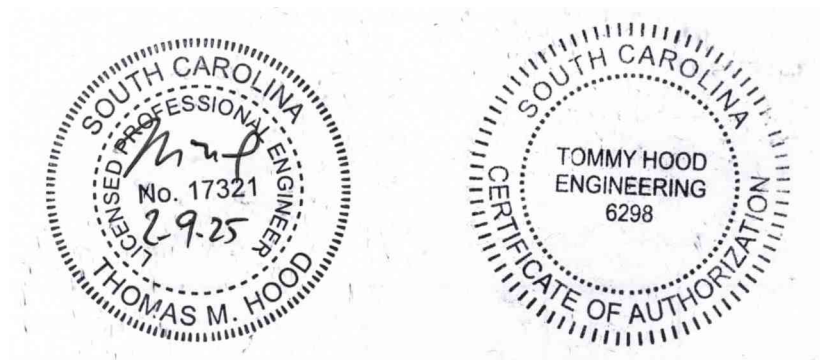
500 Jameson Dr, Piedmont, SC 29673



I can be reached at 8649081165 with any questions.

Sincerely,

Thomas Hood, PE



Representative photos of the house:

















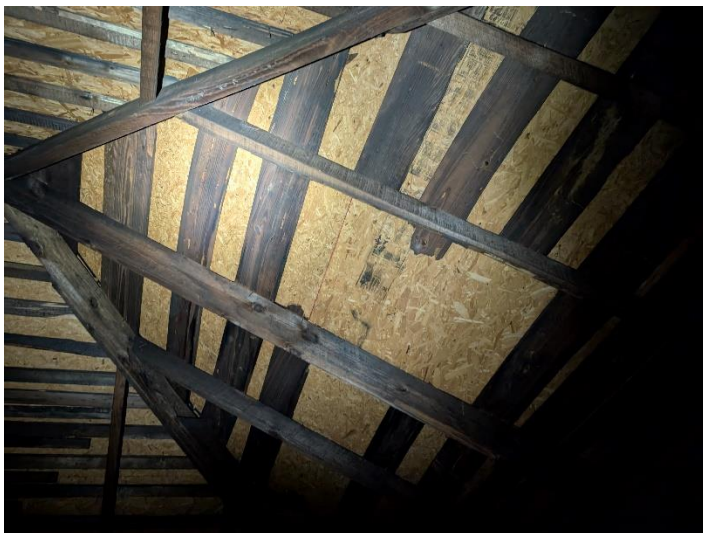




PHOTO 1.



PHOTO 2.



PHOTO 3.



PHOTO 4.



PHOTO 6.

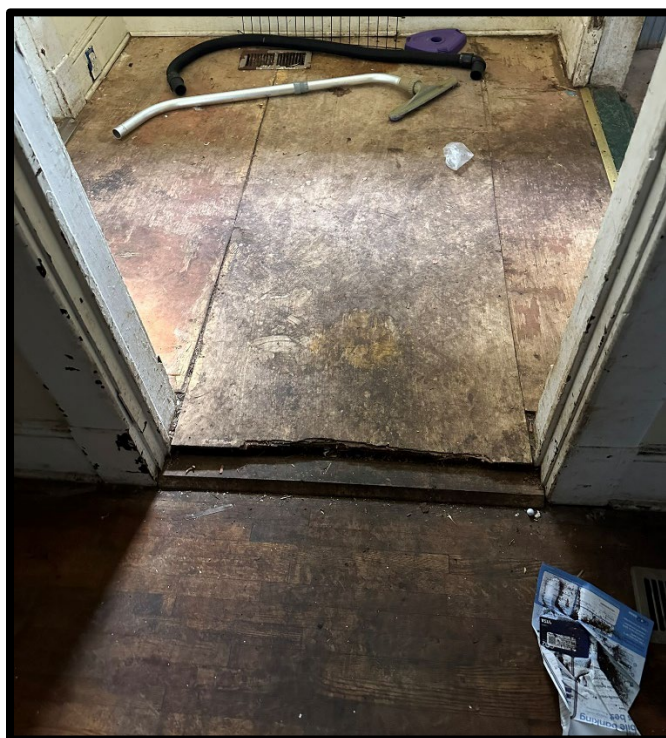


PHOTO 7.



PHOTO 7.



Showghi Engineering
111 Old Augusta Road
Greenville, SC 29605
justin@showghi.com
864-784-2627

Wednesday, May 11, 2024

Building Codes
City of Greenville, South Carolina
206 S. Main Street
Greenville, SC 29602
buildingcodes@greenvillesc.gov
864-232-2273

Re: Evidence Supporting Effort to Demolish Residential Structure

To the application reviewer:

On May 3rd, 2024, I performed a walkthrough and visual inspection of the existing residential structure at 11 Watson Avenue, Greenville, SC 29601. This included the entire interior of the first floor, the entire interior of the second floor, and the entire exterior of the building. As it relates to overall safety and habitability of homeowners and/or other occupants, my findings are as follows:

1. Incomplete foundation curtain wall (see Photo 1).
2. Inadequate crawlspace access (see Photo 2).
3. Exterior rear patio at imminent risk of caving due to lack of compacted soil immediately below (see Photo 3).
4. Rotting and exposed framing at exterior openings (windows – See Photo 4).
5. Improperly supported ceiling system of front porch (see Photo 5).
6. Unlevel and unfinished floors on the first level, with local height variations in some places as high as 0.5” (see Photo 6).
7. Permanent openings in ceiling, exposed to unfinished and unconditioned space (see Photo 7).

In lieu of these findings, and based on engineering judgement, professional residential experience, and standard construction practices, I do not believe it to be safe or financially feasible to restore this existing structure to meet governing safety standards or follow the aesthetic of neighboring homes in this immediate area of Greenville, SC.

If you believe or find any information in this letter to be incorrect, please contact me immediately to conduct further conversation and investigation, if necessary.

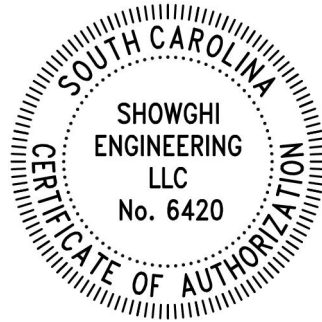
If you have any comments or concerns, please do not hesitate to reach out to me directly.

Thank you for your consideration,

Justin D. Showghi, P.E.



5/11/24



ATTACHMENTS

INVOICE

BUGGED PEST CONTROL
PO Box 341
Travelers Rest, SC 29690

hello@buggedupstate.com
+1 (864) 605-3544



Beartop

Bill to
2541 N Pleasantburg Dr
Greenville
SC
29609

Ship to
2541 N Pleasantburg Dr
Greenville
SC
29609

Invoice details

Invoice no.: 3121
Invoice date: 02/24/2025
Due date: 03/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/24/2025	Services	Wood Infestation Inspection for 11 Watson Ave, Greenville SC 29601: Crawlspace and interior inspection reveled structure in severe condition. Photos included in inspection as attachements in this invoice. Wood moisture content between 17.4-29.4% (28% is active decay) A termite treatment has been performed at some point in the past. No opinion if still viable. Evidence of powder post beetle activity throughout joist. Mold present throughout joist, and supporting cellulose material. A structural engineer should evaluate to determine structural integrity. Previous termite activity observed sill material. A structural engineer should evaluate to determine structural integrity. Previous decay observed in sill material. A structural engineer should evaluate to determine structural integrity. Rear of structure appears to be compromised due to rotting wood to ground contact, previous termite activity. A structural engineer should evaluate to determine structural integrity.	1	\$95.00	\$95.00

Ways to pay



Total \$95.00

View and pay

West Environmental
449 Hunting Crest Ct. Boiling Springs, South Carolina 29316
1(864)-357-7986

August 1, 2025

Re: – 9 and 11 Watson Ave. Greenville, SC

To Whom it may concern,

West Environmental visited the two structures located at 9 and 11 Watson Ave. in Greenville, South Carolina to determine the number of samples required for an asbestos survey. These structures do meet the state requirement for renovation or demolition (SCDES 61-861). During the visual walk through, it is likely that these structures contain asbestos. Also, these homes are pre-1980 construction and has assumed to contain asbestos until a survey indicates otherwise.

Recommendations:

Prior to any renovation or demolition, all suspect material must be tested for asbestos and abated.

West Environmental thanks you for the opportunity, and look forward to working with you on this project.

Sincerely,

West Environmental

Daniel E. West



























**Planning Staff Report to
Design Review Board
August 12, 2025**
for the August 21, 2025 Public Hearing

Docket Number:	CA 25-586
Applicant:	Nate Johnson / Second Presbyterian Church of Greenville
Property Owner:	Second Presbyterian Church of Greenville
Property Location:	225 S. Academy St.
Tax Map Number:	0071000102800
Zoning:	MX-D, Downtown Overlay District
Proposal:	Certificate of Appropriateness Request to Demolish Existing Structure
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Design Certificate of Appropriateness

Application Request:

The applicant proposes to demolish the existing structure, located at the corner of Academy and Oneal Streets. The subject property is located within the Downtown Overlay District but is not on the Greenville Historic Inventory or on the National Historic Register. The property appears to have been built in the 1980s.

The existing building is a single-story metal-frame warehouse with a portion of brick veneer at the front portion of the building. Most recently, the building was occupied by a print shop which has relocated.

Background:

As there are no forms of historic protections on the property, the request to demolish the structure does not require evidence of unreasonable hardship. Based on its location within the Downtown Design Overlay, the project must secure a Certificate of Appropriateness for the demolition of the structure based on the considerations within the Downtown Design Guidelines. The applicant is requesting to demolish the existing structure in order to expand the parking capacity for the church to meet current demands and in alignment with its vision for future growth. This application is paired with CA 25-587, an application for the new parking lot.

Staff Analysis:

While demolition projects within the overlay district are generally required to receive formal approval from the DRB, the Downtown Design Guidelines offer minimal guidance for the review of structures that are not considered historic or contributing to a historic district. This site is outside of the West End Preservation Overlay District and therefore, is not subject to any historic review criteria. Although the building has been in existence for over 40 years, staff finds that it ultimately detracts from the character of downtown, especially being located on such a high-volume thoroughfare.



Specific to parking lots, PRI 9.7 states that replacing existing buildings with on-site parking lots is strongly discouraged; however, based on the intent of PRI 9, Parking Lots, the purpose of this section is to protect and prioritize the pedestrian experience and to reinforce reliance on existing parking decks throughout the city. Staff finds the existing structure and its placement to be generally inconsistent with the intent of this section, supporting a case for a new parking lot in its place, which may be more successful in satisfying the applicable sections of the Design Guidelines. If deemed appropriate by the Board, approval of the demolition may be subject to the approval of the parking lot to ensure the intent of this section is fulfilled.

Recommendation:

Staff recommends approval with the following conditions:

1. Approval of the demolition of this structure is contingent upon DRB approval of the proposed parking lot, CA 25-587.
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.F 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 **URBAN DESIGN CERTIFICATE OF APPROPRIATENESS**

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Second Presbyterian Church of Greenville- Nate Johnson	Same
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 225 S. Academy St.

*TAX MAP #(S) 0071000102800

*ZONING CLASSIFICATION MX-D

*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: NJ

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

DESCRIPTION OF REQUEST

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

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

Due to the needs of the church, the plan is for the demolition of the existing building located on site for the installation of a new surface parking lot.

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. DESIGN REVIEW BOARD	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. MINOR APPLICATION (STAFF REVIEW)	\$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	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. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless expressly determined by the administrator, all applications must contain the following:

☒ SITE PLAN REVIEW

- N/A
- 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 N/A- No proposed structure

- a. 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).
- b. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- c. 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).

- d. Renderings (include perspective drawings, including views from pedestrian and public realm).
- e. 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).
- f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)
- g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

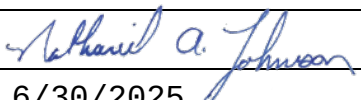
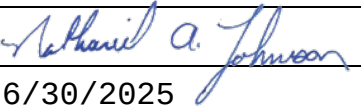
For more detail on these submittal requirements, please refer to the [Greenville Downtown Design Guidelines](#), adopted May 2017.

Please verify that all required information is reflected on the plan(s).

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.

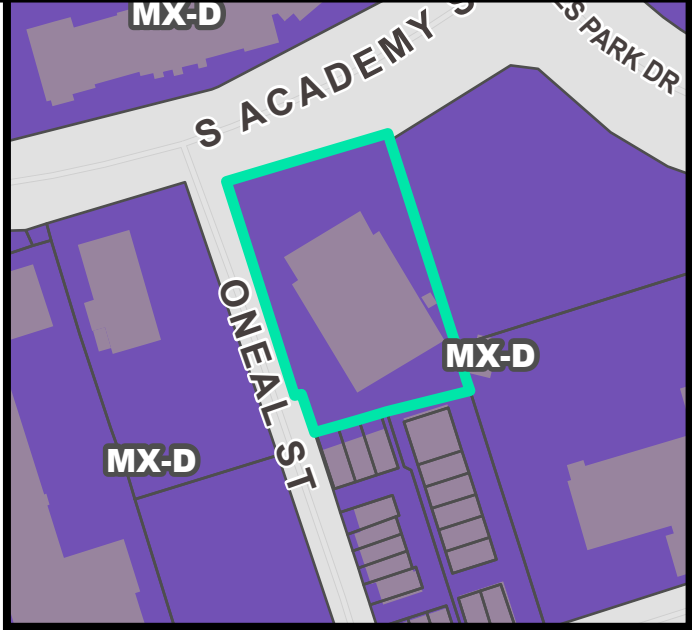
*Signatures	
Applicant	
Date	6/30/2025
Property Owner/Authorized Agent	
Date	6/30/2025
Public Hearing information	
Public Hearing signs	

CA 25-586 • 225 SOUTH ACADEMY STREET DEMOLITION

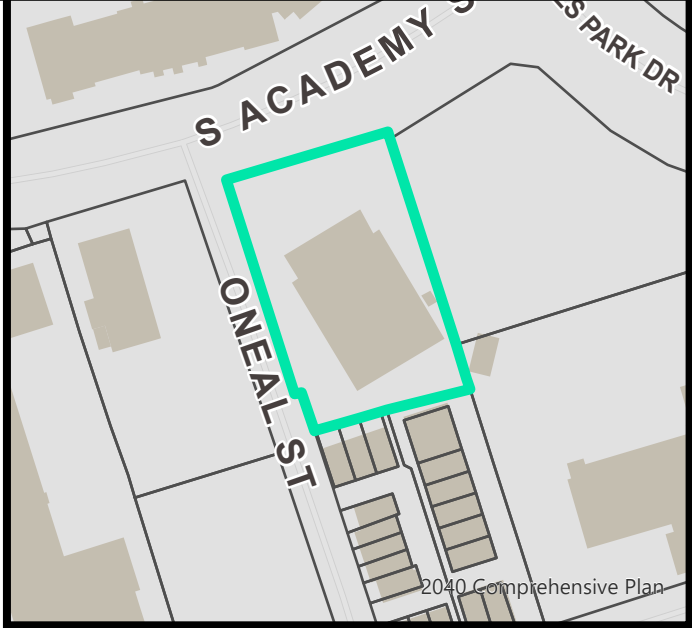
AERIAL VIEW



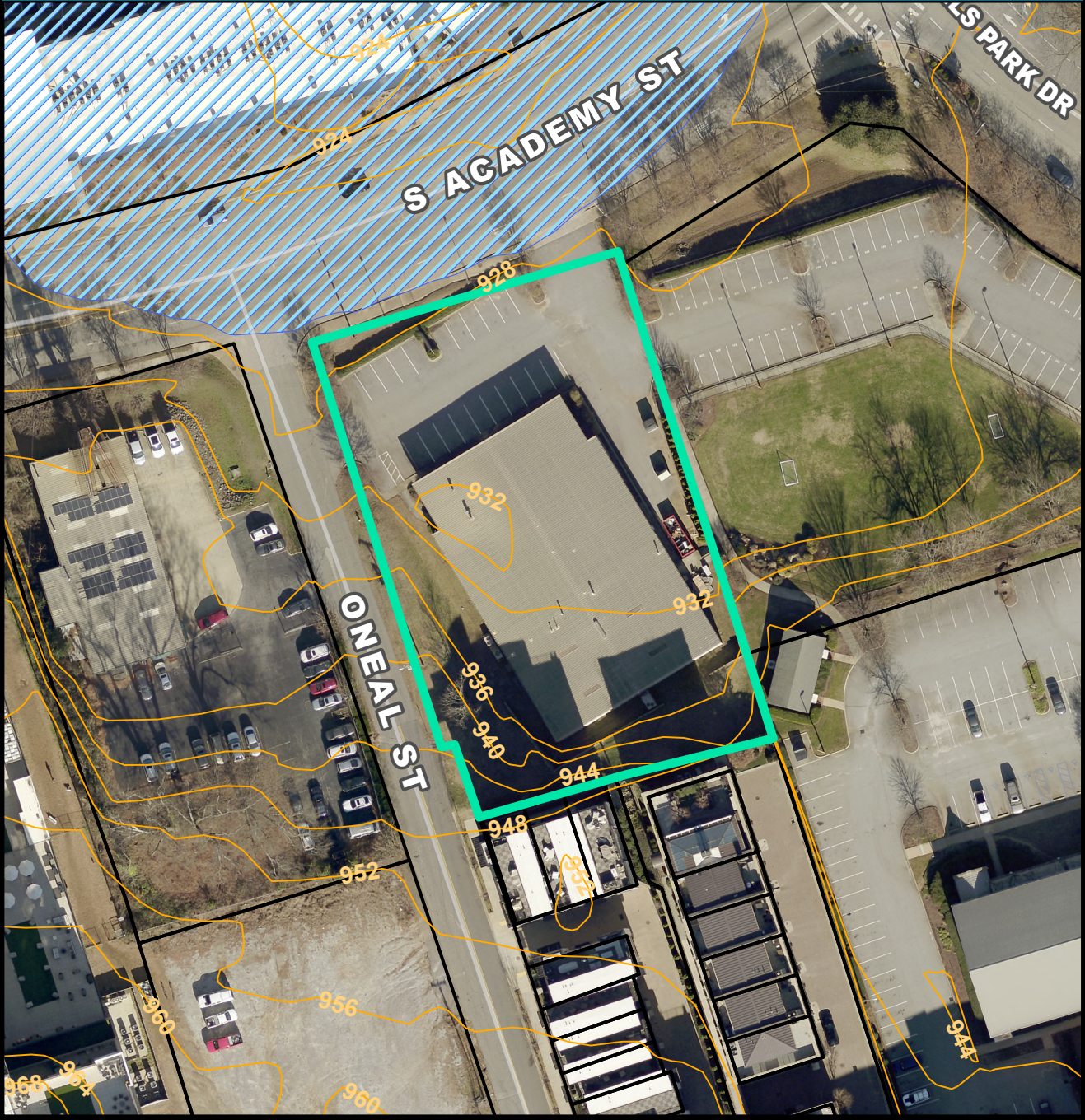
CURRENT ZONING



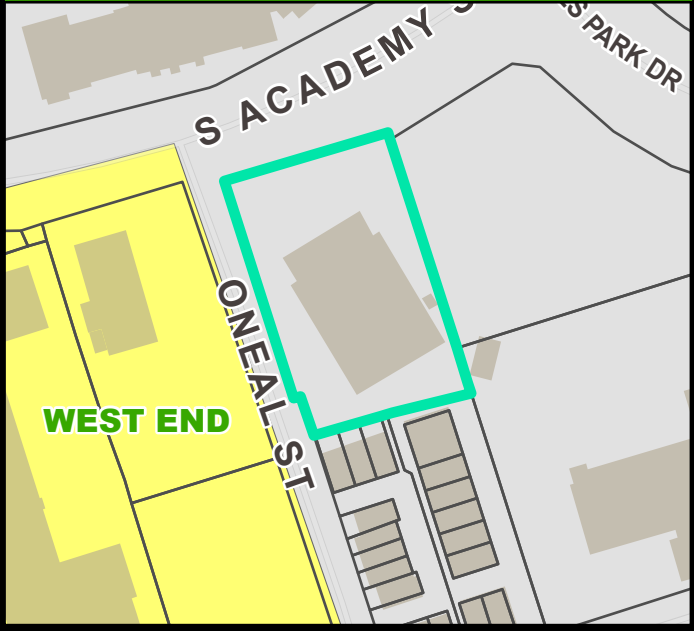
FUTURE LAND USE



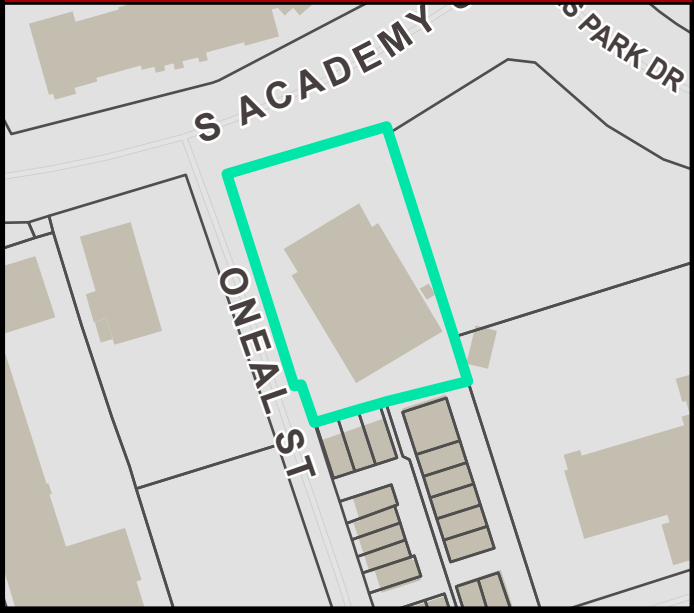
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





















EXIT

20

RIGHT-TO-KNOW
INFORMATION







**Planning Staff Report to
Design Review Board
August 12, 2025**
for the August 21, 2025 Public Hearing

Docket Number: CA 25-587
Applicant: Nate Johnson / Second Presbyterian Church of Greenville
Property Owner: Second Presbyterian Church of Greenville
Property Location: 225 S. Academy St.
Tax Map Number: 0071000102800
Zoning: MX-D, Downtown Overlay District
Proposal: **Certificate of Appropriateness Request to Construct a New Parking Lot**
Staff Recommendation: **Approve with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Design Certificate of Appropriateness

Application Request:

The applicant proposes to construct a new surface parking lot, 70 spaces in total, with new pedestrian access points, landscape islands, and buffer plantings. The proposed driveways are in the same general vicinity of the existing access points along Oneal and Academy Streets. This parking lot is intended to expand the parking capacity for the church to meet current demands and in alignment with its vision for future growth. The proposal to demolish the existing structure (CA 25-586) is contingent upon the approval of this application.

Staff Analysis:

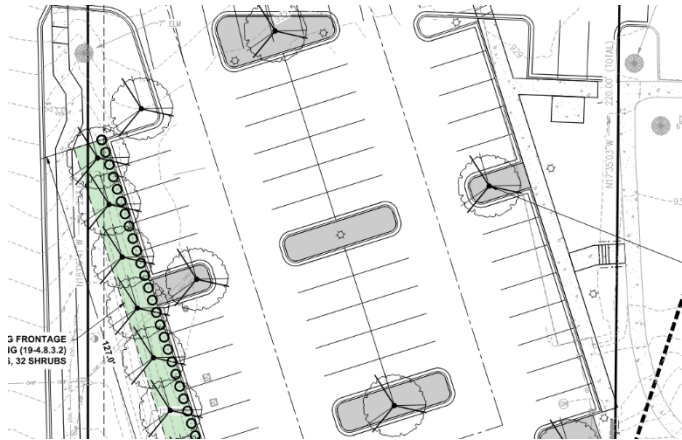
Greenville Development Code

Stand-alone parking is considered “Remote Parking” under the GDC, and is permitted within the MX-D district. All Parking Design standards must be satisfied, as outlined under Section 19-4.6.3., including lighting and landscaping requirements.

The general layout and configuration of the parking lot is appropriate; however, Sec. 19-4.6.3.C.6.c.d. states that every interior parking lot island must include two canopy trees. Conflicts with proposed light fixtures must be resolved to meet this requirement. Where there is not

adequate space to place a canopy tree, the tree must be planted as close as possible to the end of the parking row. The plans also meet the minimum requirement for screen plantings along the street-facing edges of the parking lot established in the GDC.

New lighting is indicated in the site plan, but a photometric plan has not been provided. This will be required at the time of site permitting.



Design Guidelines

- PUB 2 – Pedestrian Realm
 - Pedestrian connectivity along Oneal and Academy Streets is provided via a 5-foot sidewalk and 4-foot curb lawn. Based on engineering standards and recent approvals of the nearby 2 Oneal Street project, a continuous 8-foot sidewalk and 5-foot curb lawn must be provided along both streets.
- PRI 9 – Parking Lots
 - Per PRI 9.2, where there is a view of parking lots from a street or private access way, the parking lot must be buffered with landscaping or low walls. While the plans meet the minimum code requirement, staff recommends additional plantings with more variety for a more dynamic and complete buffer along the public right-of-way. In addition, screen plantings and canopy trees must be added along the boundary with the adjacent residential properties to screen the parking lot from view, per PRI 9.4.
 - PRI 9.6 recommends the incorporation of LID principles to make efficient use of land and natural resources. The Greenville Development Code also recommends the use of parking lot islands as stormwater filtration devices. As such, staff recommends further study of the proposed grades and parking lot islands to determine if bioswales or other LID techniques may be added.



Recommendation:

Staff recommends approval with the following conditions:

1. All interior parking islands must contain two canopy trees, per Sec. 19-4.6.3.C.6.c.d of the Greenville Development Code.
2. The proposed sidewalks along Oneal and Academy Streets must be widened to 8 feet, and the adjacent curb lawns must be a minimum of 5 feet wide.

3. Additional plantings must be added along the boundaries of the property facing public streets and adjacent residences. These plantings must include evergreen shrubs and a diverse range of species for layered visual interest. Screen plantings adjacent to the residential properties must also include canopy trees.
4. The applicant shall meet with staff to review potential LID techniques within the parking lot to determine feasibility. If any LID techniques are deemed to be feasible by staff, they must be added to the project.
5. 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.F 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 URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		Same
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

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*TAX MAP #(S) 0071000102800

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DESCRIPTION OF REQUEST

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

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

Request for a certificate of appropriateness to allow for the church to install a parking lot expansion to allow for additional parking for the church to meet its growing demand. Due to the needs of the church, the plan is for the demolition of the existing building located on site for the installation of a new surface parking lot. There will be shared access for the public outside of peak church hours to maximize the potential of this location. The site will comply with the development code requirements including parking setbacks and screening requirements per 19-2.5.a.6 & 19-4.8.3.2 respectively.

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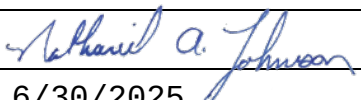
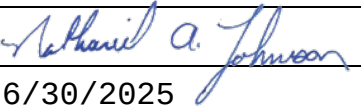
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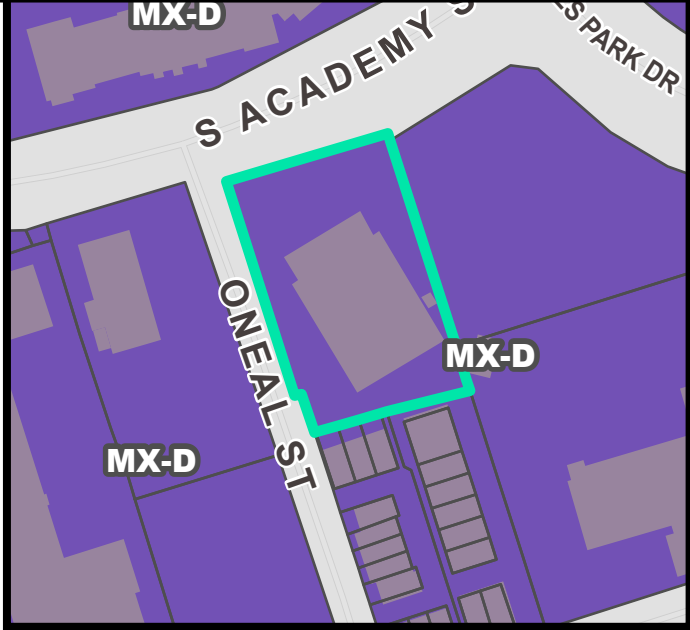
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CA 25-586 • 225 SOUTH ACADEMY STREET DEMOLITION

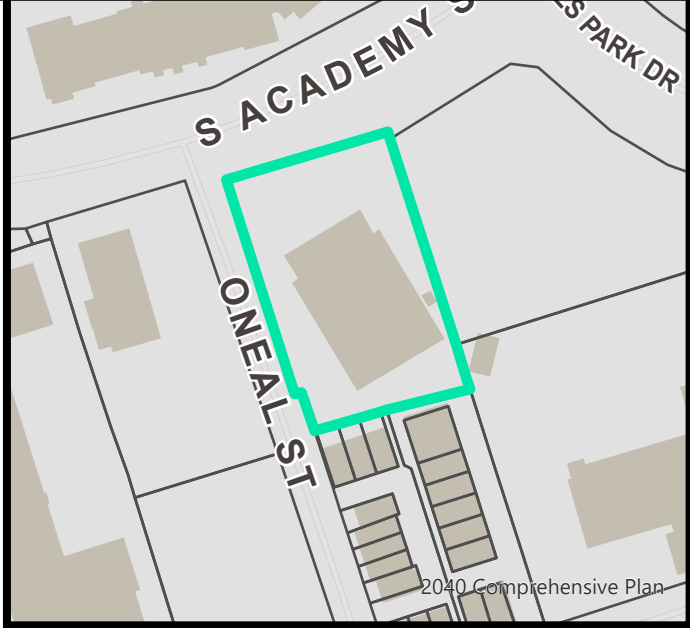
AERIAL VIEW



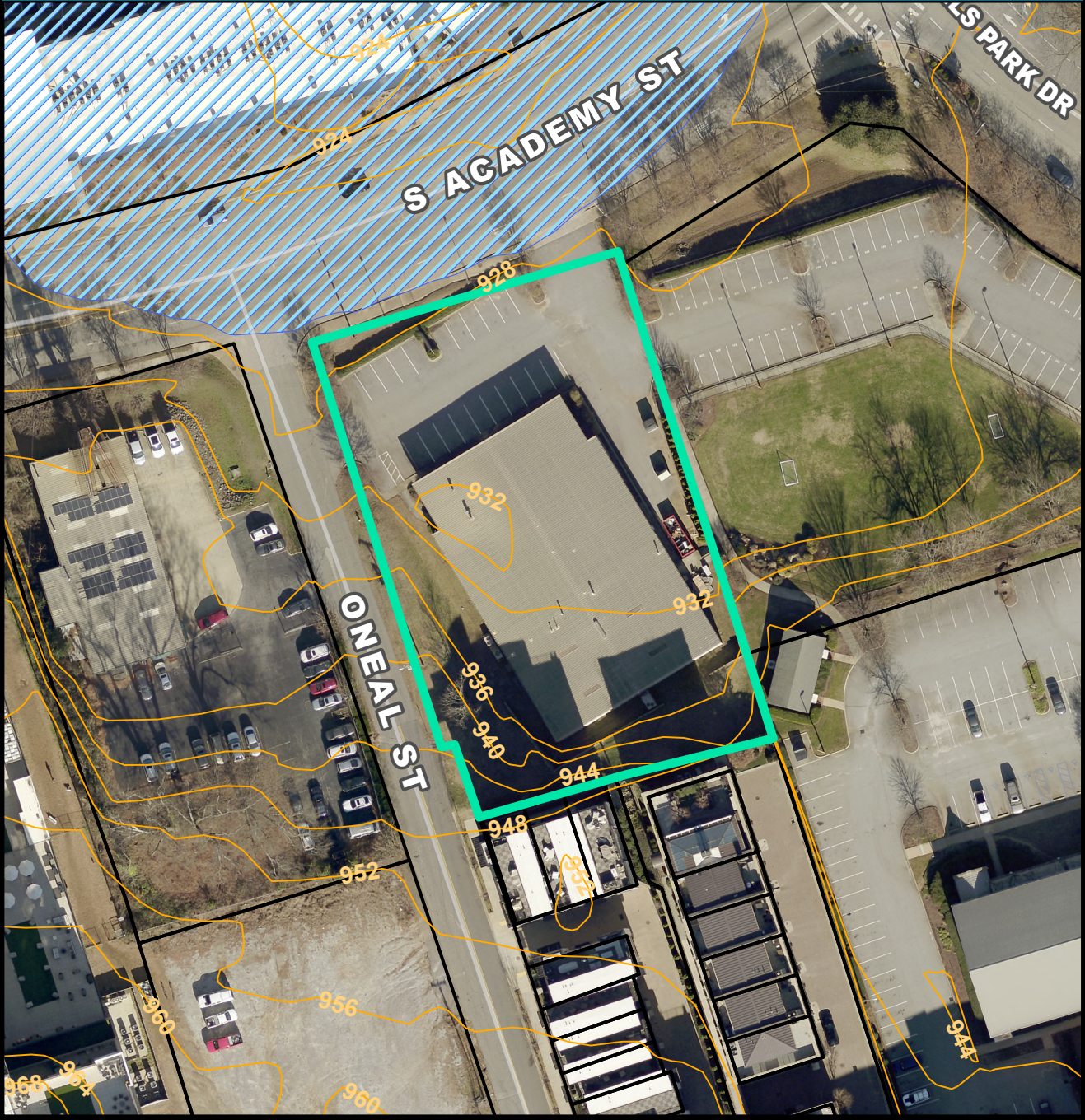
CURRENT ZONING



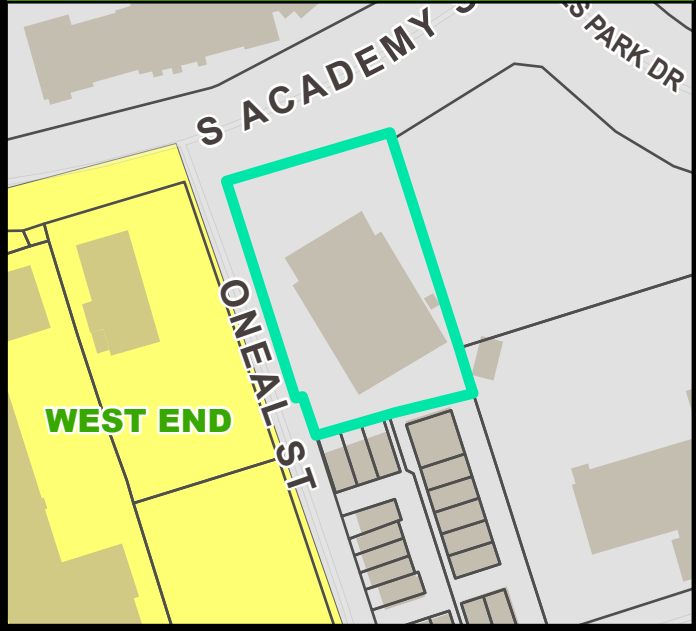
FUTURE LAND USE



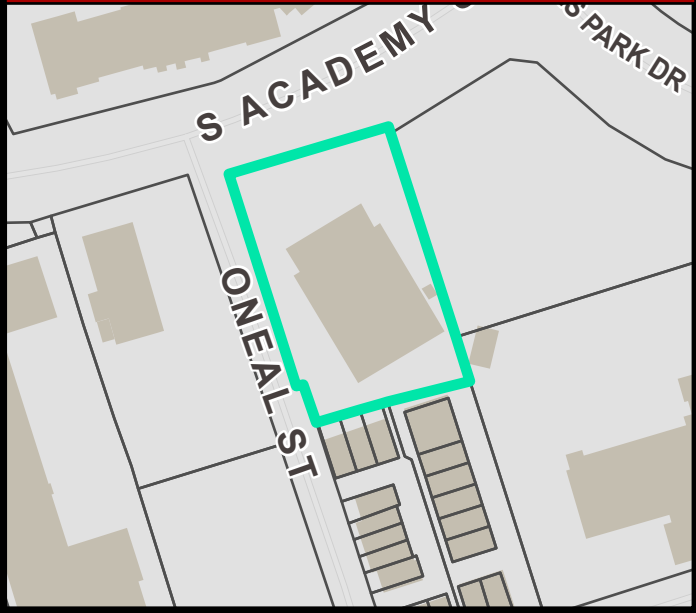
NATURAL / ENVIRONMENTAL FEATURES

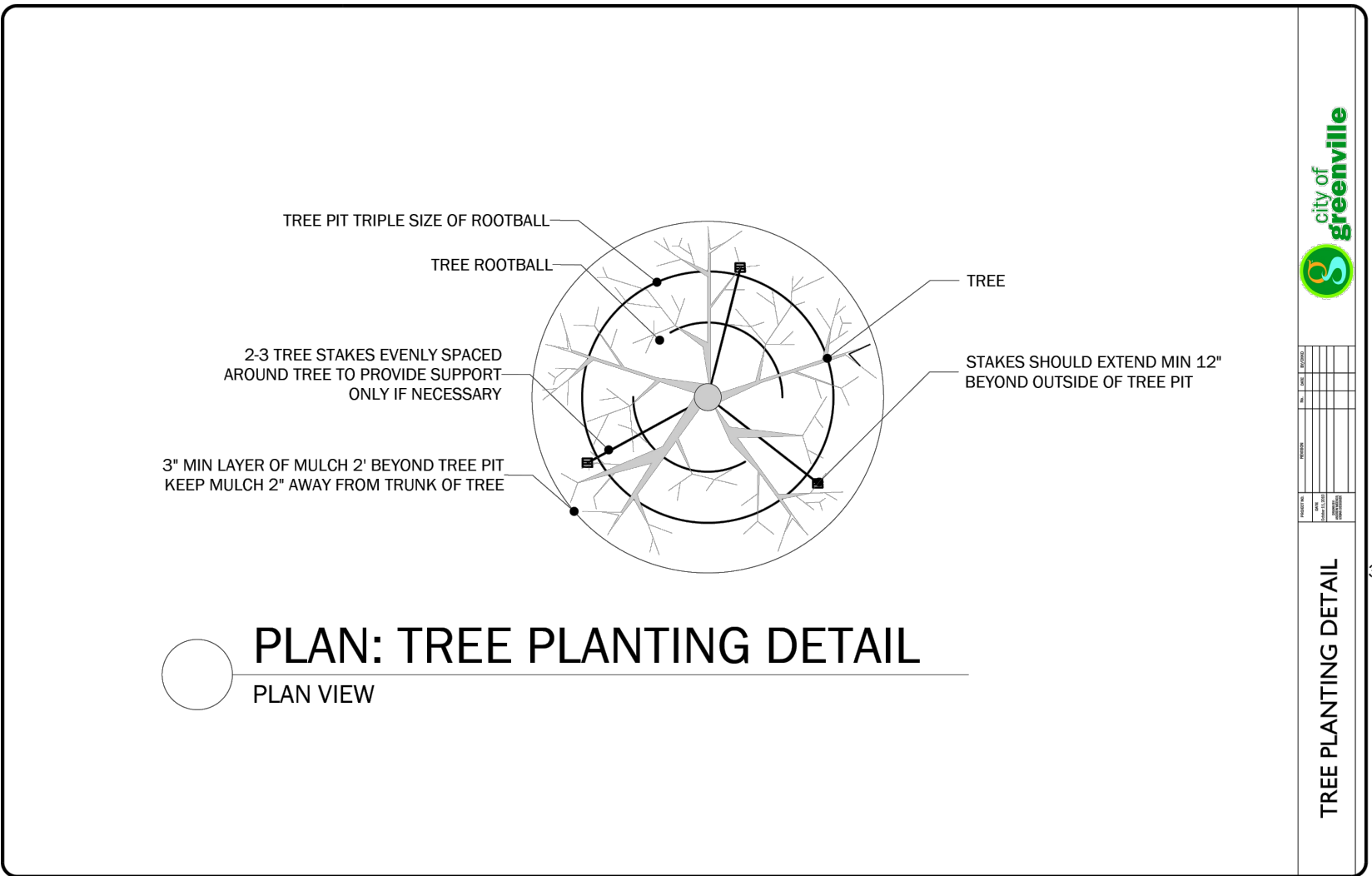
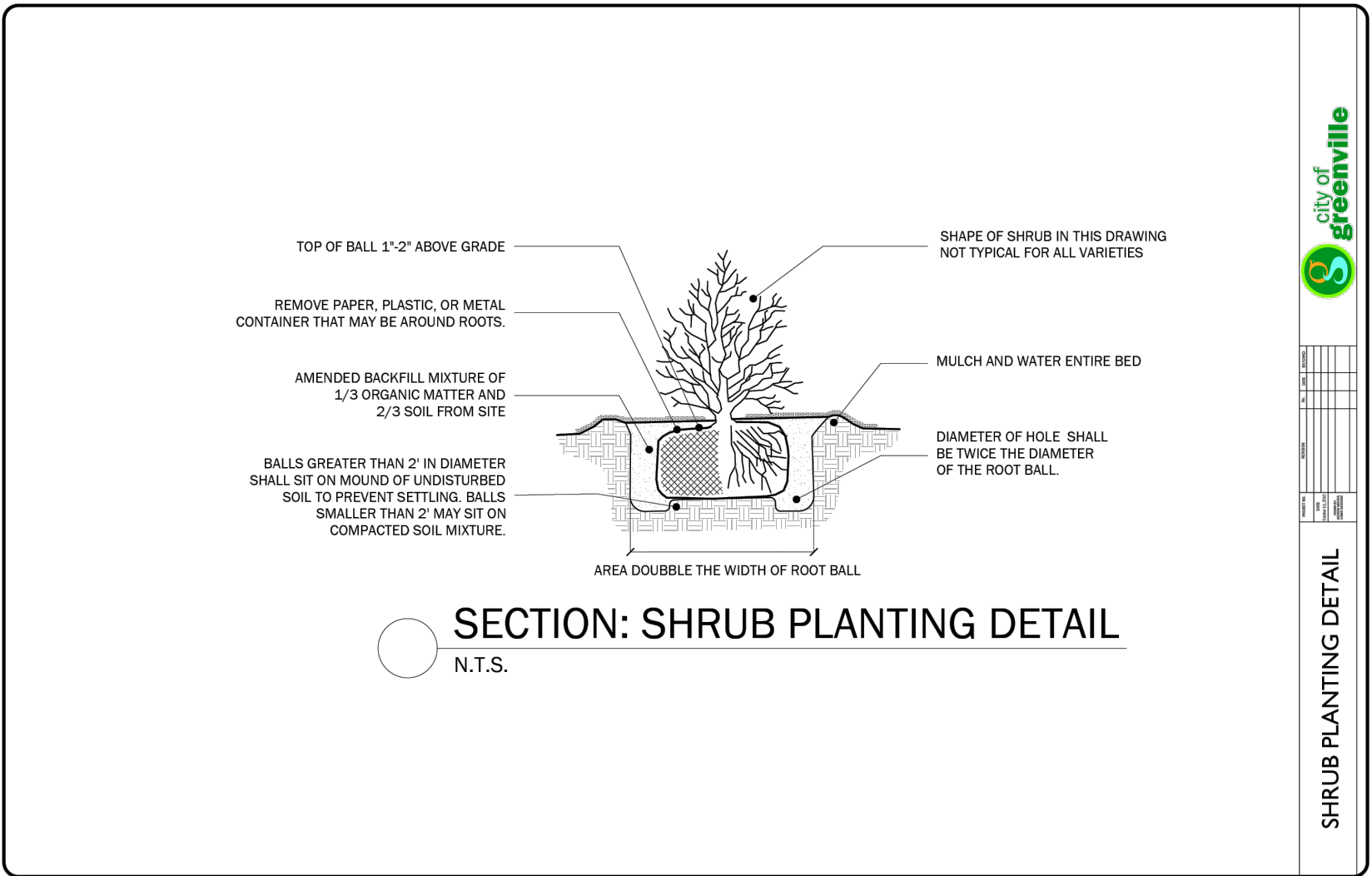
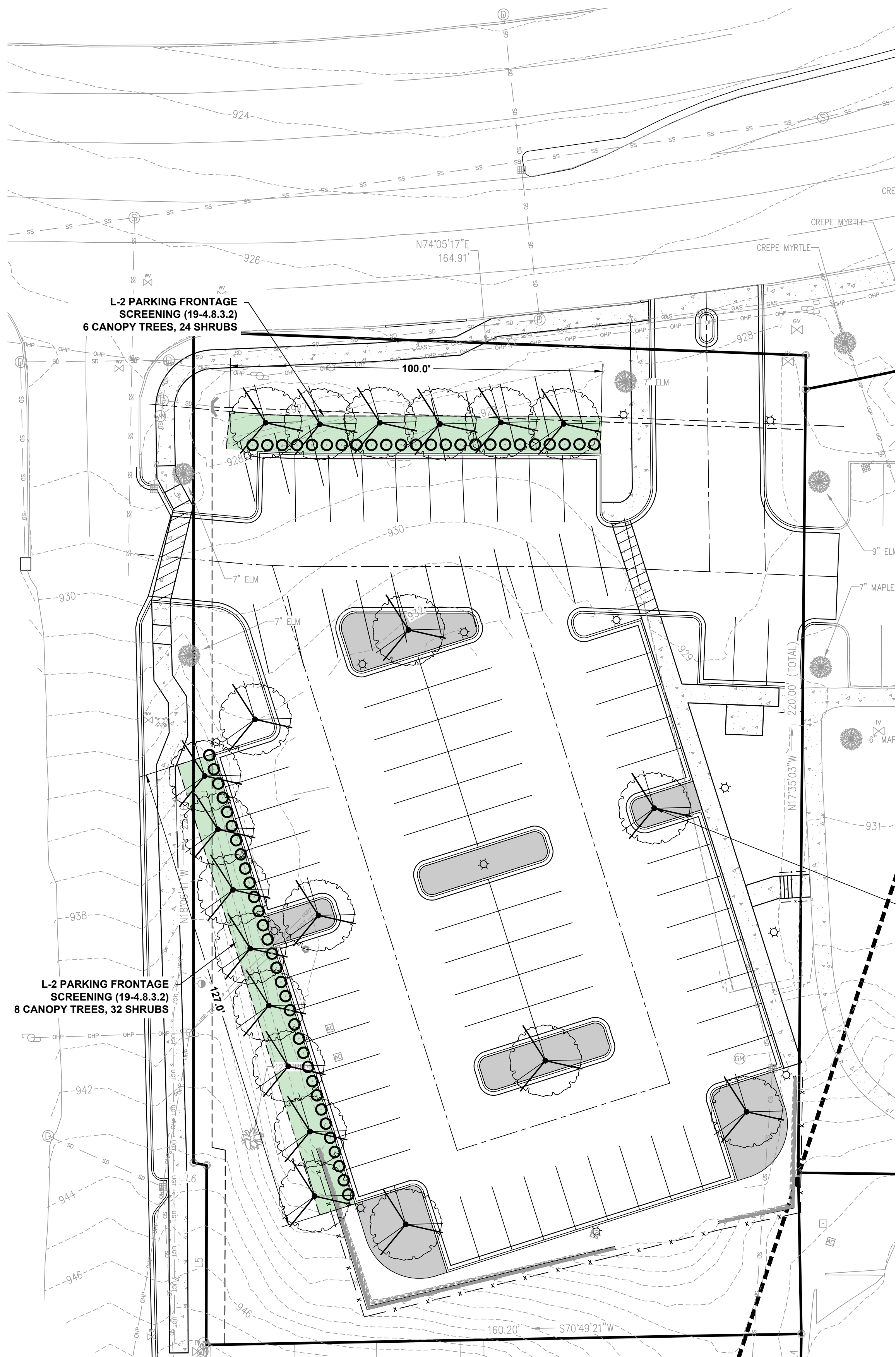


SPECIAL EMPHASIS NEIGHBORHOODS

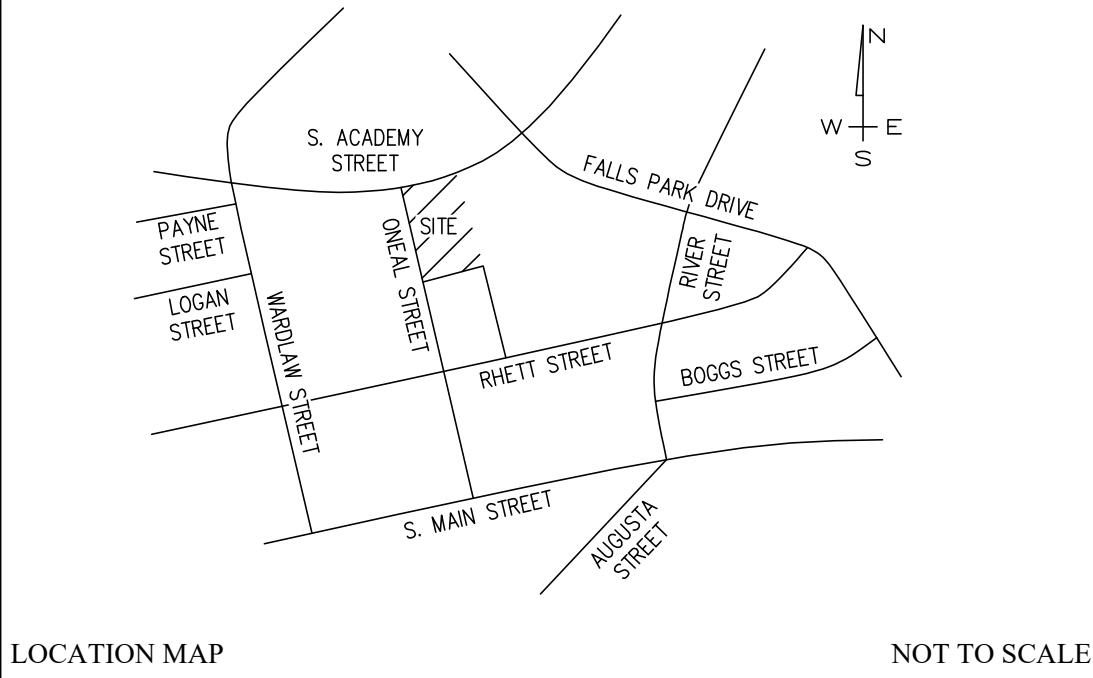


PRESERVATION OVERLAYS





7 LANDSCAPE ISLANDS AND 7 CANOPY TREES PER ISLAND FULLY COVERED WITH SHRUBS AND GROUNDCOVER



SITE DATA:

PIN: 0071000102800
TOTAL SITE = 1.00 AC (43,705 SF)

ZONING - MX-D (MIXED USE DOWNTOWN)

PARKING SETBACKS -
PRIMARY - 20'
SIDE - 5'

LANDSCAPE ORDINANCE

PARKING AREAS REQUIRE LOW IMPACT FRONTAGE SCREEN ADJACENT TO ROAD
L-2: 10' DEPTH, 3 CANOPY TREES PER 50', 12 PLANTS PER 50'
100 LF OF FRONTAGE / 50 LF = 2
2 x 3 = 6 CANOPY TREES
2 x 12 = 24 SHRUBS
127 LF OF FRONTAGE / 50 LF = 2.54
2.54 x 3 = 8 CANOPY TREES
2.54 x 12 = 32 SHRUBS

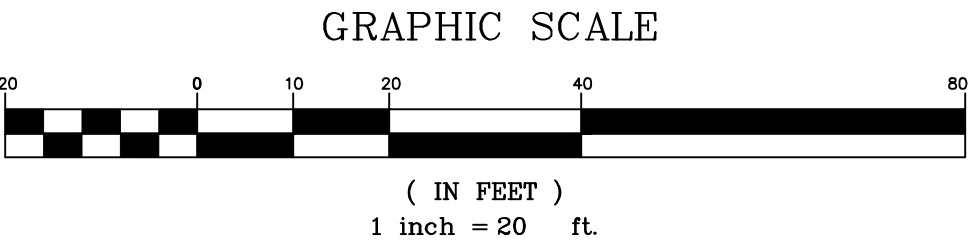
INTERIOR ISLANDS INCLUDE 1 CANOPY TREE AND SHRUBS OR GROUNDCOVER TO FULLY COVER ISLAND AT MATURITY, NO MORE THAN 10 SPACES WITHOUT ISLAND.
70 SPACES / 10 = 7 LANDSCAPE ISLANDS, 7 CANOPY TREES

- CANOPY TREES**
21 REQUIRED, 21 PROVIDED
- EVERGREEN SHRUBS**
56 REQUIRED, 56 PROVIDED
- FULL COVERAGE OF ISLAND WITH SHRUBS AND GROUNDCOVER**



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- LEGEND**
- | | | |
|------------------------------|--------------------------|-------------------------|
| BL BUILDING LINE | TEL ☐ TELEPHONE PEDESTAL | Ⓜ GREASE TRAP MANHOLE |
| CL CENTERLINE | CATV ☐ CABLE TV PEDESTAL | TC/BC TOP/BOTTOM CURB |
| CMP CORRUGATED METAL PIPE | Ⓜ ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
| CT CRIMP TOP | CB ☐ CATCH BASIN | VCP VITRIFIED CLAY PIPE |
| DE DRAINAGE EASEMENT | DI ☐ DROP INLET | WM WATER METER |
| EP EDGE OF PAVEMENT | Ⓜ ELEC TRANS | WV WATER VALVE |
| FFE FINISHED FLOOR ELEVATION | x 90.0 ELEVATION | Ⓜ POST INDICATOR VALVE |
| FG FINISHED GRADE | Ⓜ FIRE HYDRANT | → STORMWATER FLOW |
| IE INVERT ELEVATION | Ⓜ GAS METER | → TRAFFIC FLOW |
| IPO IRON PIN OLD-○ | GV GAS VALVE | |
| IPS IRON PIN SET-○ | LP LIGHT POLE | |
| N&C NAIL & CAP | PP POWER POLE | |
| OT OPEN TOP | GP GUY ANCHOR | |
| RB REBAR | SDMH Ⓜ SD MANHOLE | |
| RCP REINFORCED CONC PIPE | SSMH Ⓜ SS MANHOLE | |
| R/W RIGHT OF WAY | TWH ☐ TELEPHONE MANHOLE | |
| SD STORM DRAIN | CO ☐ CLEAN OUT | |
| SS SANITARY SEWER | | |
| SSE EASEMENT | | |
- LINETYPES**
- | | |
|------------------------------------|------------------------------|
| — CTV CABLE TV | — SS SANITARY SEWER - EXIST. |
| — x CHAIN LINK FENCE (PROPOSED) | — SS SANITARY SEWER - NEW |
| — x CHAIN LINK FENCE (EXISTING) | — SF SILT FENCE |
| — 680- CONTOURS - EXIST. GRADE | — SD STORM SEWER - EXIST. |
| — (678)- CONTOURS - FINISHED GRADE | — SD STORM SEWER - NEW |
| — FOC FIBER OPTIC | — UGP UNDERGROUND POWER |
| — FM FORCE MAIN | — UGT UNDERGROUND TEL |
| — GAS GAS LINE | — W WATER LINE - EXIST. |
| — OHP OVERHEAD POWER | — W WATER - NEW |
| — OHT OVERHEAD TELEPHONE | — W WOOD FENCE |
| — RD ROOF DRAIN - NEW | — WPD LIMITS OF DISTURBANCE |



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com
222 ROCKY CREEK ROAD
GREENVILLE, SC 29615
PH: (864) 271-0496

NO.	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
DATE										

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING OR SURVEYING ACTS OF THE STATE OF SOUTH CAROLINA. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THE ENGINEER OR SURVEYOR. THE ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THE ENGINEER OR SURVEYOR.

NO. C00122
SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
S.C. REG. 552

SECOND PRES
PARKING LOT
ADDITION

CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORIZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DESIGNED BY: MAB
DRAWN BY: MAB
CHECKED BY: AGB
DATE: 06/30/2025

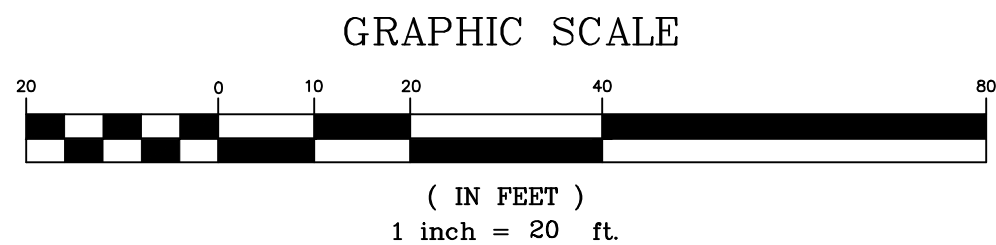
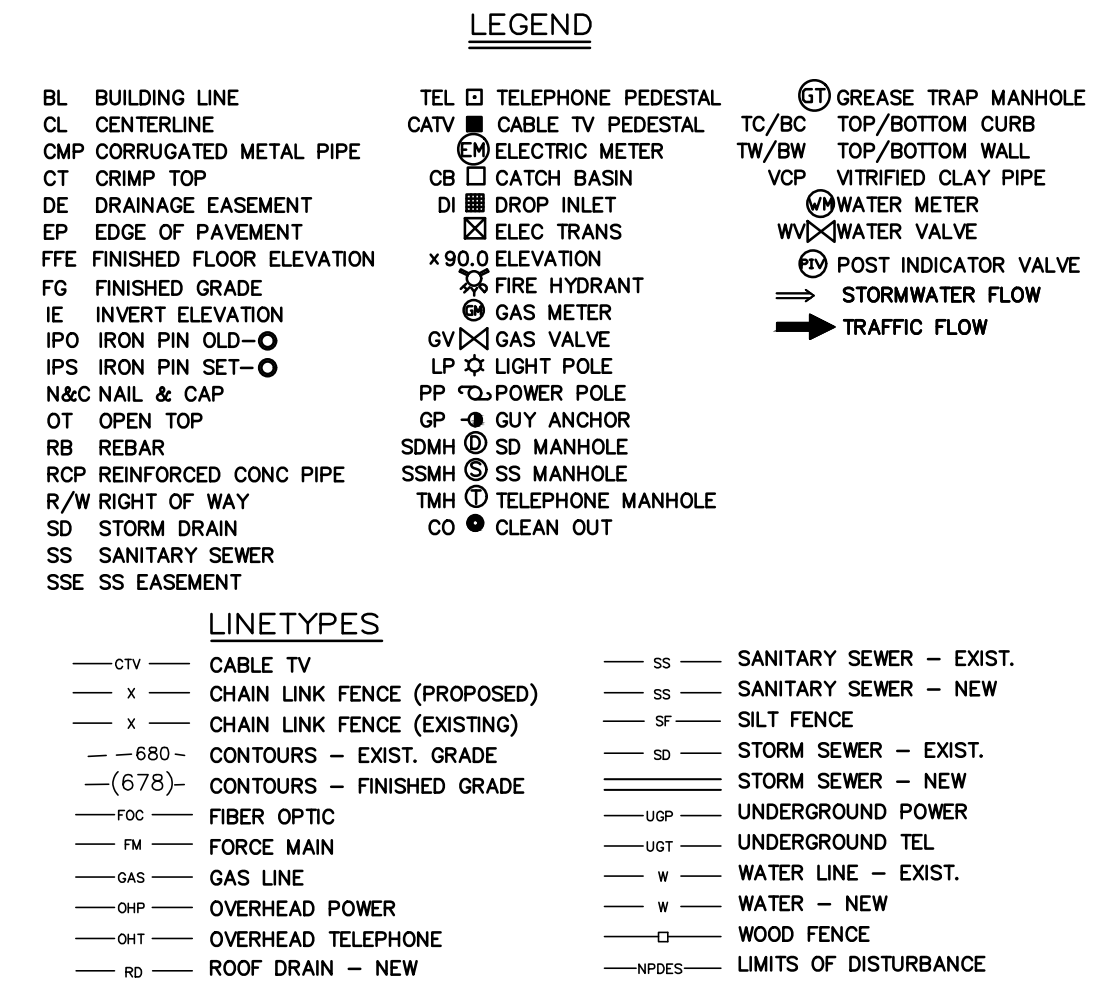
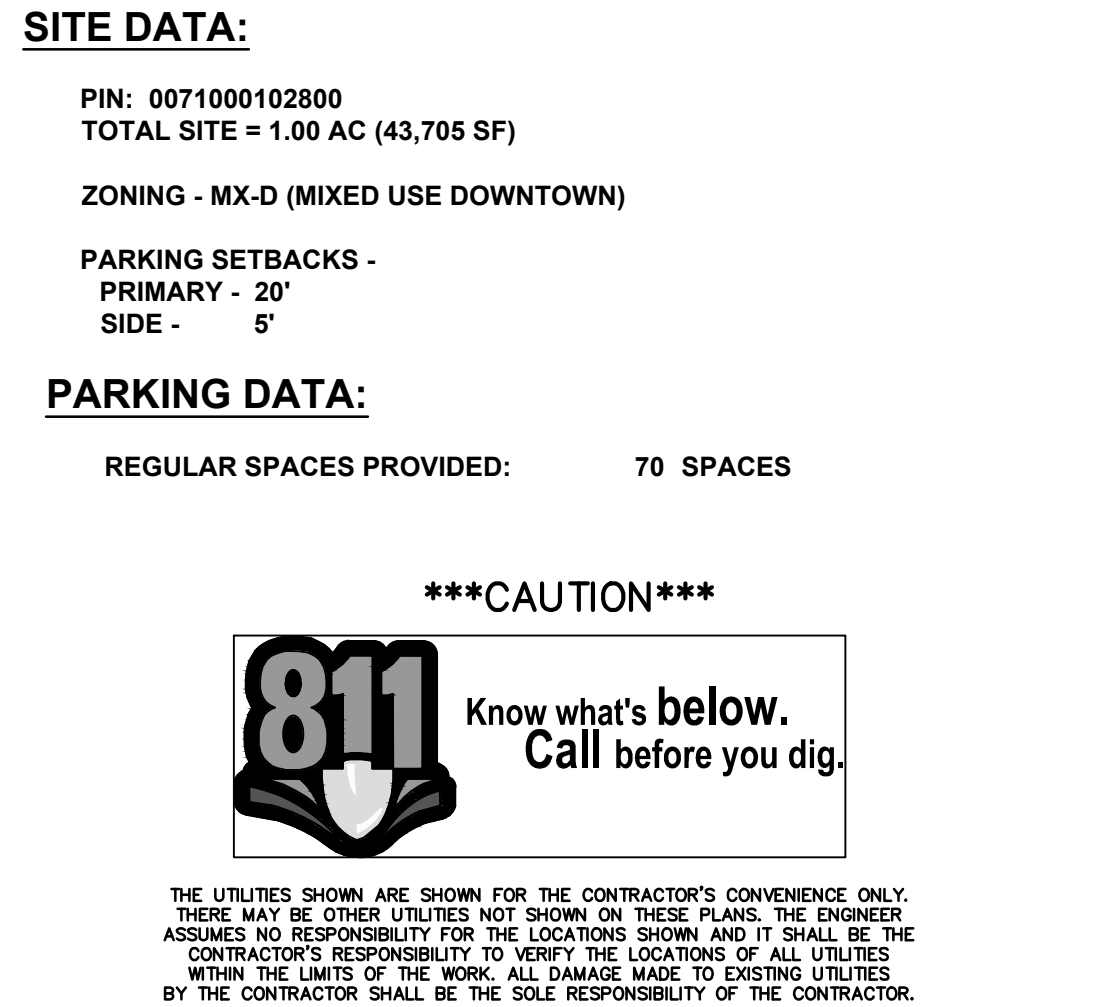
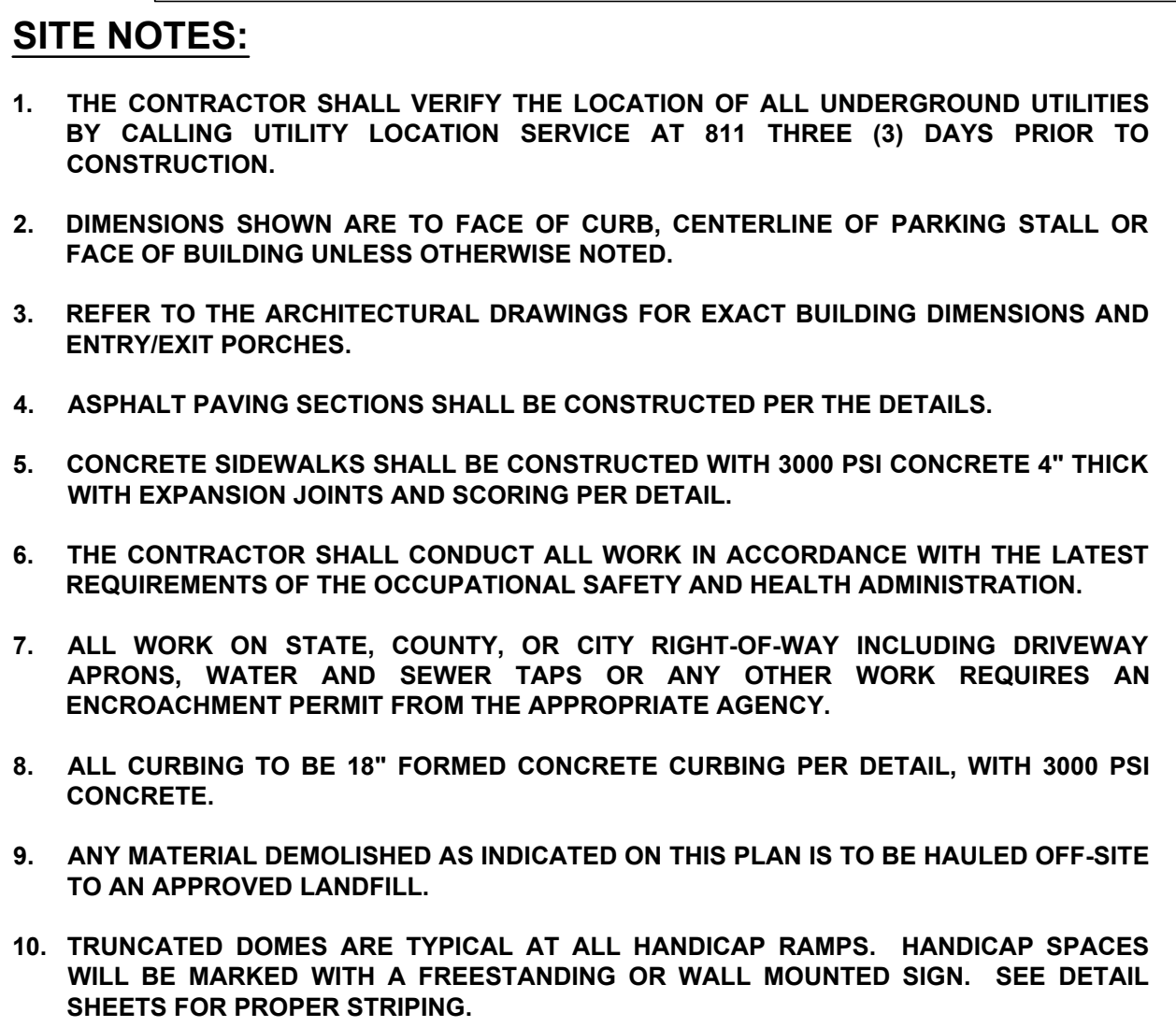
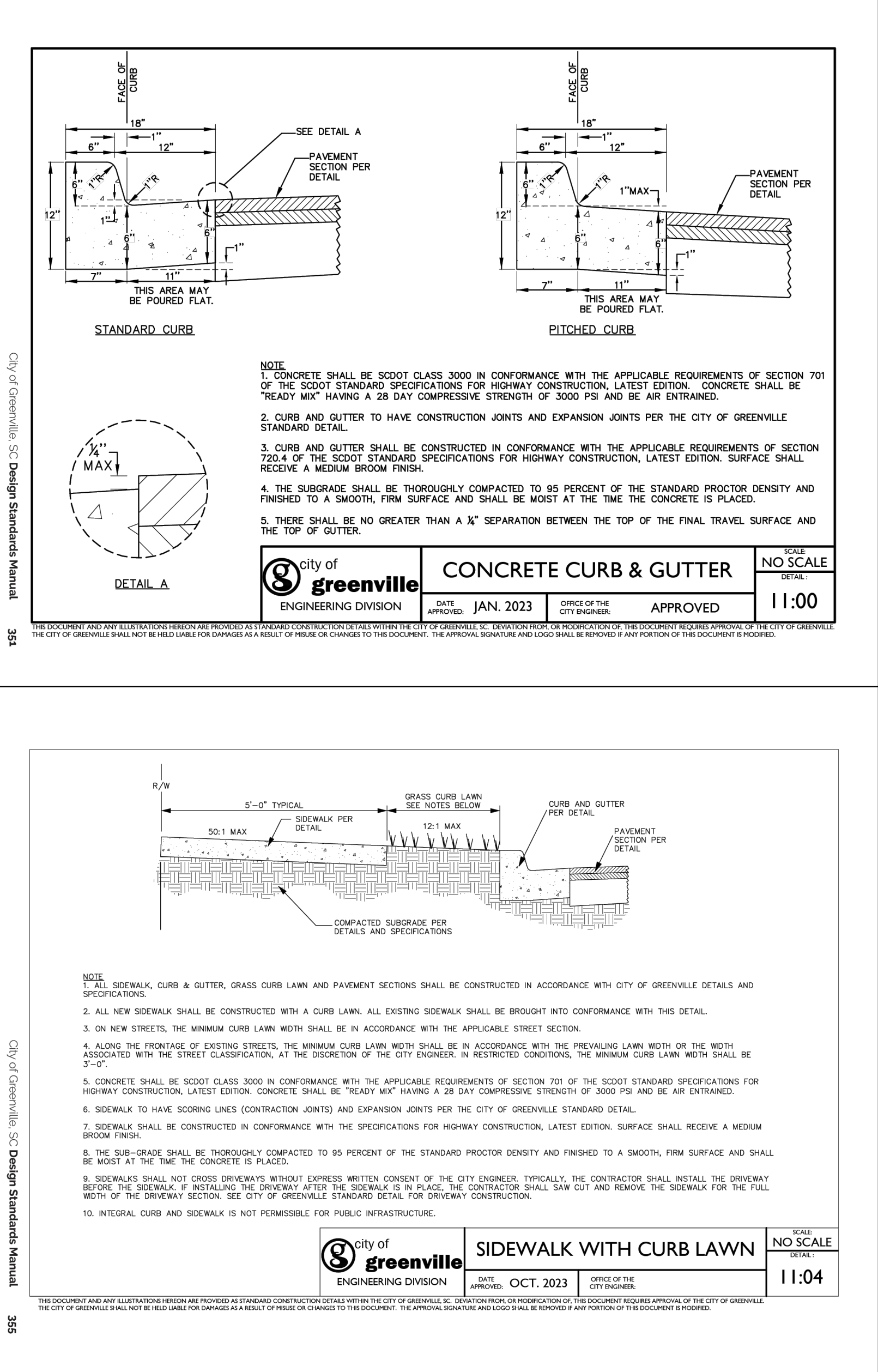
S230007-LANDSCAPE

PRELIMINARY
LANDSCAPE PLAN

SHEET 1 OF 1

L100







**Planning Staff Report to
Design Review Board
August 11, 2025**
for the August 21, 2025 Public Hearing

Docket Number: 25-613
Applicant: Aaron Peter
Property Owner: BSP Investments, LLC
Property Location: Mordecai Street
Tax Map Number: 0063000201300
Zoning: MXS-D, Mixed Use – Downtown Design Review Boundary
Proposal: 4-Story Office Building
Staff Recommendation: Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Certificate of Appropriateness

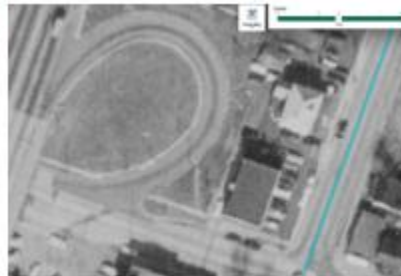
Existing Conditions:

The proposed structure is to be positioned on the corner of East McBee Avenue and Mordecai Street. The property is zoned MXS-D and is currently utilized as a surface parking lot. The property is adjacent to the Church Street Bridge Access Ramp and across the street from the McBee Station mixed use development.

In the past, there were previous commercial structures on the parcel which appear to have been demolished in the late 1950s and mid 1970s based on the City of Greenville Historical Imagery Data. The structures were not considered historically significant.



1955



1965



2025

Project Scope:

The proposed development is a 4-story office shell with outdoor amenity space on the 4th floor and on-site parking.

Staff Analysis:

PRI 1. Placement

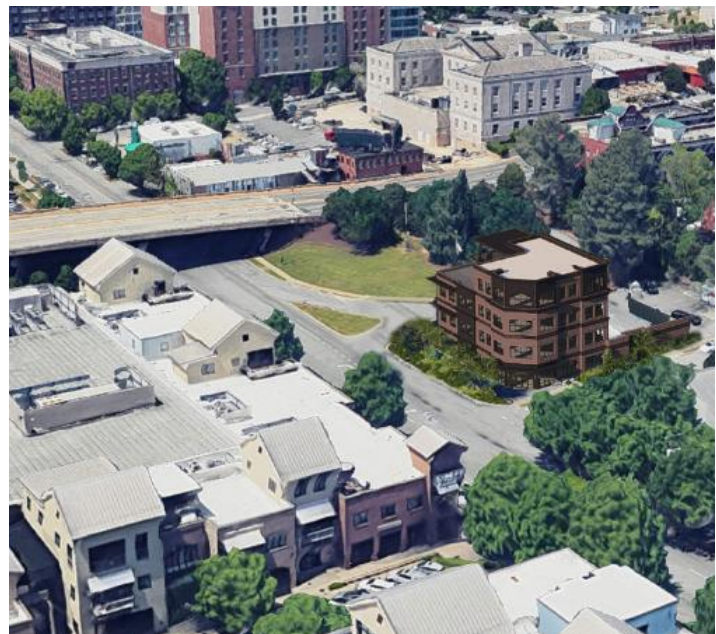
The thoughtful positioning and orientation of a building and its associated elements will facilitate a more vibrant and lively public realm. Building elements should provide visual cues that help guide pedestrians to better access and use the building.

Per PRI 1.1, the building frontage is aligned along the sidewalk edge and oriented toward the public realm. The proposed on-site parking is located to the rear of the building, per PRI 1.4.



PRI 2. Massing

A building's size and form directly affect the convenience and experience of pedestrians. The form and massing of a building can positively or negatively impact its ability to adapt to changing economic demands. As the downtown urban fabric continues to expand, this portion of downtown should become more inviting to the pedestrian. The current proposed use of the structure is solely as office space. However, the massing could accommodate potential adaptive reuse in the future as well. Staff finds that the massing is suitable for varied uses, such as ground floor retail, which is encouraged within the downtown design review overlay and all MXS-D zoned properties.



Per PRI 2.1, the building's mass scale, form, floor-to-floor height, and horizontal alignment are appropriate within the surrounding context. The pedestrian level story is uniquely defined from the upper stories and relate to the pedestrian user, per PRI 2.5 and 2.6.

PRI 3. Entry

Buildings should interact seamlessly with neighboring sidewalks and public spaces. The placement of a building's entrance must acknowledge that streets and building uses will change over time. The appropriate design of an entrance can play a role in persuading the building's inhabitants to come and go and become active participants in the city.

Per PRI 3.2, the entry that faces the public realm is designed to accommodate all levels of physical ability. Staff finds that the entry design is pronounced well and enhanced by expansive glass, lighting, and canopy cover per PRI 3.3 and 3.5. **The entry glass must be highly transparent per PRI 3.4.** PRI 3.7 recommends that entrances should be located at a corner to anchor the intersection at corner lots. The entry placement conforms with this guideline.



PRI 4. Activated Ground Floor

Urban buildings are intended to be experienced by people walking along the sidewalks and public places. Ground levels must be designed primarily to attract and appeal to the pedestrian user. Areas that may be infrequently traveled by pedestrians today may become a thriving and vital pedestrian corridor in the future. Staff notes recent expansions of the downtown core to surrounding areas and anticipation of increased foot traffic along East McBee Avenue over time.

Per PRI 4.1 and 4.2, transparency should be maximized along the ground floor to allow views of the use and activity within buildings and the use of darkly tinted or reflective glass is prohibited. PRI 4.8 states that corner buildings should be designed to respond to their most prominent locations. Staff finds that the East McBee and Mordecai ground floors have been well activated, overall. However, **the applicants must meet with staff to address the blank wall along Mordecai through perforations in the brick or other methods of activation.**



Mordecai Street Elevation



East McBee Avenue Elevation

PRI 5. Articulation

By emphasizing a building's distinct parts and their relationship to the whole building, a design can offer an architectural means to link and respond to its surrounding context. Visible aspects of buildings in urban spaces must be scaled and interrelated in a way that is responsive to people walking and bicycling instead of people driving.

Per PRI 5.1, the building is articulated with dimensions to promote a sense of human scale. The mass is broken down by changes in brick tone, fenestration, and canopies, and other architectural details.

Per PRI 5.2, horizontal and vertical articulation of the structure helps to define and differentiate the street level of the building. The design elements and materials work together to create a

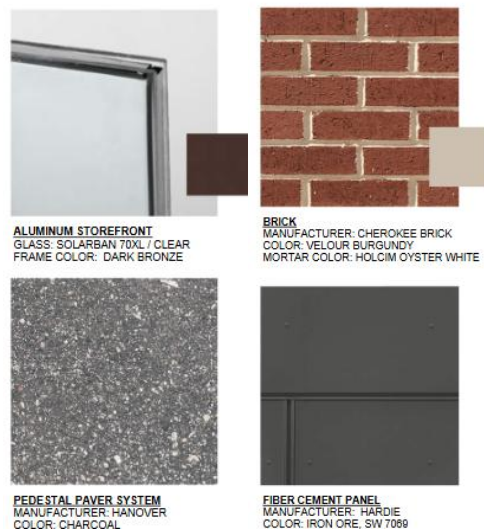
unified whole, per PRI 5.4. PRI 5.7 recommends that buildings on corner lots actively engage the public realm through architectural features such as chamfered corners, projected or recessed entries, and embellished doorways. Staff finds that the proposed design conforms with this guideline.

PRI 6. Materiality

Finishes and materials of high quality and durability confirm a sense of permanence and contribute to the continuity of Greenville's reputation for design excellence. A building's rhythm can be reinforced with materials. Large expanses of the same material is discouraged.

Proposed materials include:

- Velour Burgundy Modular Brick
- Oyster White Mortar
- Iron Ore Fiber Cement Panels, Banding, Trim
- Dark Bronze Aluminum Storefront
- Charcoal Pedestal Pavers
- Dark Bronze Wall Sconces



Staff finds the proposed materials to be high quality and compatible with the aesthetics of downtown, per PRI 6.1. The overall design of materials and tones present as a unified whole, per PRI 6.6. Light colored roofing materials are proposed, in conformance with PRI 6.7. 4. **The materials must be evaluated via an on-site mockup by staff and 2 members of the Design Review Board for final approval.**

PRI 8. Private Outdoor Spaces

Private outdoor spaces can enhance the experience and livability of the city by providing a location for respite from the city's public areas.

Staff notes that the proposed rooftop amenity space appears to complement the architecture, per PRI 8.3. **Per PRI 8.2 and the requirements of the Greenville Development Code, all building equipment and utilities must be screened.**

PRI 9. Parking

Parking lots must be designed to aid the convenience of pedestrians. Parking areas can often be designed to provide some on-site stormwater management features that can be integrated into the landscaping. Incorporating multi-modal transportation and bicycle parking can facilitate a more active and engaged community.

Per PRI 9.1, the parking area is designed to be subordinate to the pedestrian experience. The parking is located behind the building, per PRI 9.2. Per PRI 9.6, low-impact site development

principles should be incorporated to make efficient use of land. **The parking lot must conform with the Parking Design standards of the Greenville Development Code.**

In summary, staff recommends approval with the following conditions:

- 1. The entry glass must be highly transparent per PRI 3.4.**
- 2. Per PRI 4.1 and 4.2, transparency should be maximized along the ground floor to allow views of the use and activity within buildings and the use of darkly tinted or reflective glass is prohibited.**
- 3. The applicants must meet with staff to address the blank wall along Mordecai through perforations in the brick or other methods of activation prior to final approval of the CA.**
- 4. Per PRI 8.2 and the requirements of the Greenville Development Code, all building equipment and utilities must be screened.**
- 5. The parking lot must conform with the Parking Design standards of the Greenville Development Code.**
- 6. The materials must be evaluated via an on-site mockup by staff and 2 members of the Design Review Board for final approval.**
- 7. 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 Greenville Development Code Section 19-6.2.F 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.**

Comments from Other City Departments:

Parks & Recreation Comments

Date: 7/31/2025

Recommend: Approve w/ Comments

Comments:

Any streetscaping that the City would take:

- We would like to see irrigation for shrubs or grass
- Use double ground, dyed brown mulch
- Use low maintenance shrubs, groundcovers or grasses
- Boulders encouraged

Do not use:

- Liriope
- Indian Hawthorns
- Elm Trees

Civil Engineer Comments

Date: 7/14/2025

Recommend: Approve

Comments:

Approved with no comments.

Civil Engineer Comments

Date: 8/5/2025

Recommend: Approve w/ Comments

Comments:

1) Wastewater – Wastewater service for the development will be subject to the following conditions:

- a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
<https://survey123.arcgis.com/share/0277dbae6a974c5fab9b932b414d59bb>
- b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
- c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
- d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
- e. Each building shall require a new service fee through ReWa.

2) Stormwater Management – The development must be performed in conformance with the City's stormwater ordinance (Article 19-5.3: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a site plan for the development and it will be subject to the following conditions:

- a. A stormwater plan is required to be submitted with the site plan permit. Submit the major or minor stormwater plan as appropriate.
- b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.

v. Silt fence

- c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.**
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.**
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.**
 - c. Water quality treatment is required when either:**
 - The proposed development or Larger Common Plan will disturb more than 10,000 square feet.**
 - The proposed development disturbs 50% or more of the parcel or larger common plan.**



APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS
 Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS Mordecai St

*TAX MAP #(S) 0063000201300

*ZONING CLASSIFICATION MXS-D

*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: AJP

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

DESCRIPTION OF REQUEST

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

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

4-story Office Shell (with outdoor amenity on 4th floor) and on site parking.

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. DESIGN REVIEW BOARD	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. MINOR APPLICATION (STAFF REVIEW)	\$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	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. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
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

- a. 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).
- b. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- c. 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).

- d. Renderings (include perspective drawings, including views from pedestrian and public realm).
- e. 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).
- f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)
- g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

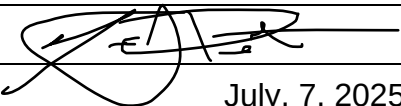
For more detail on these submittal requirements, please refer to the [Greenville Downtown Design Guidelines](#), adopted May 2017.

Please verify that all required information is reflected on the plan(s).

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.

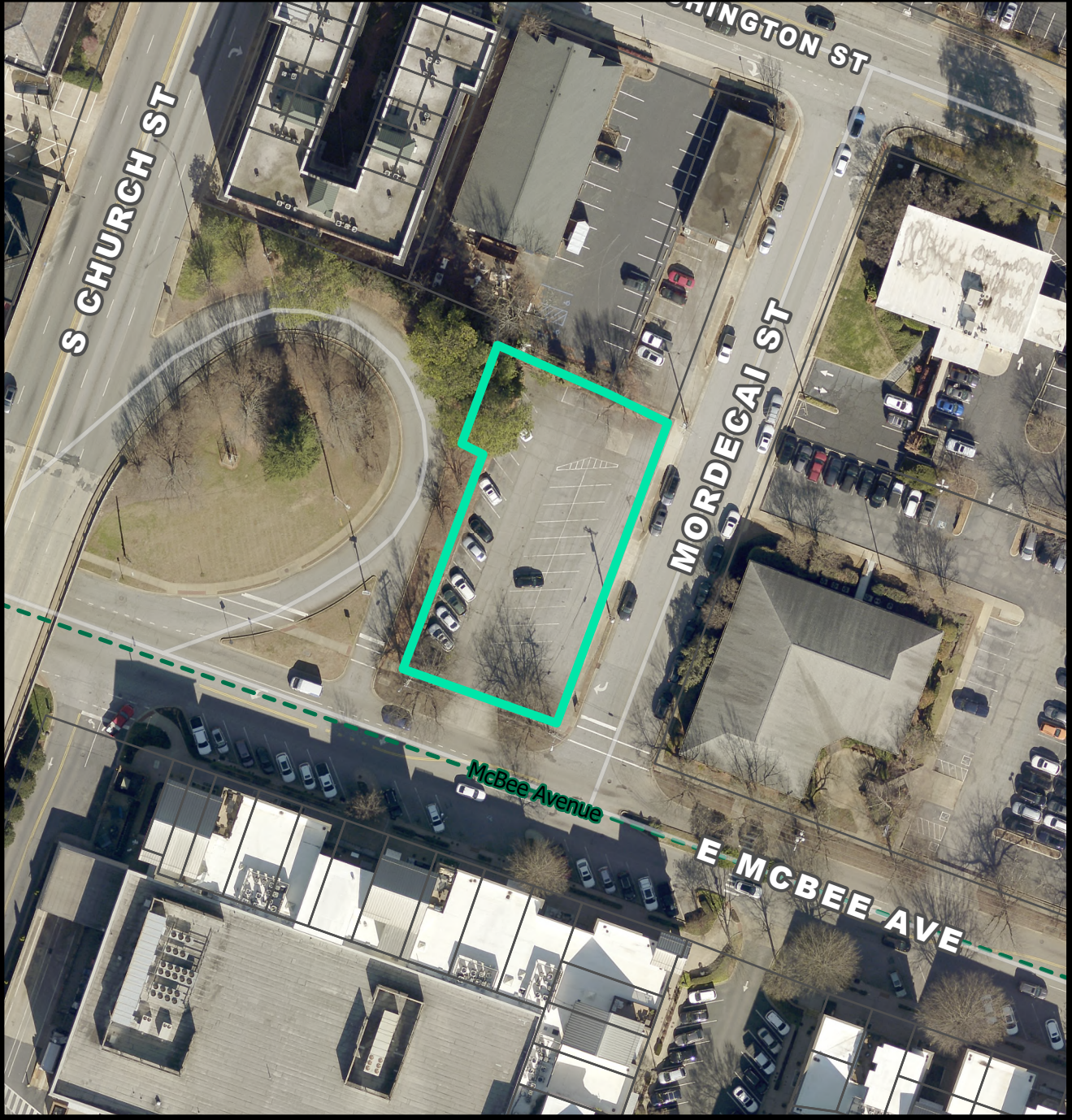
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.

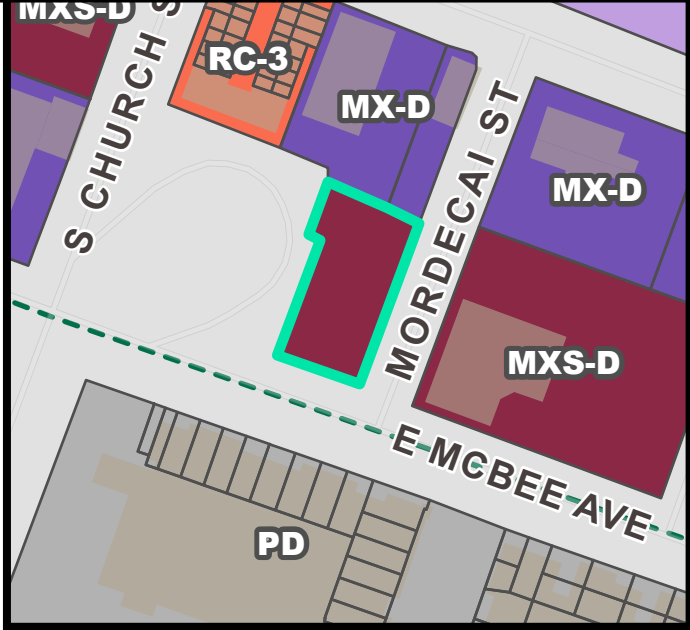
*Signatures	
Applicant	 Aaron Peter
Date	July, 7, 2025
Property Owner/Authorized Agent	
Date	7/7/2025
Public Hearing information	
Public Hearing signs	

CA 26-613 • EAST MCBEE AND MORDECAI STREET

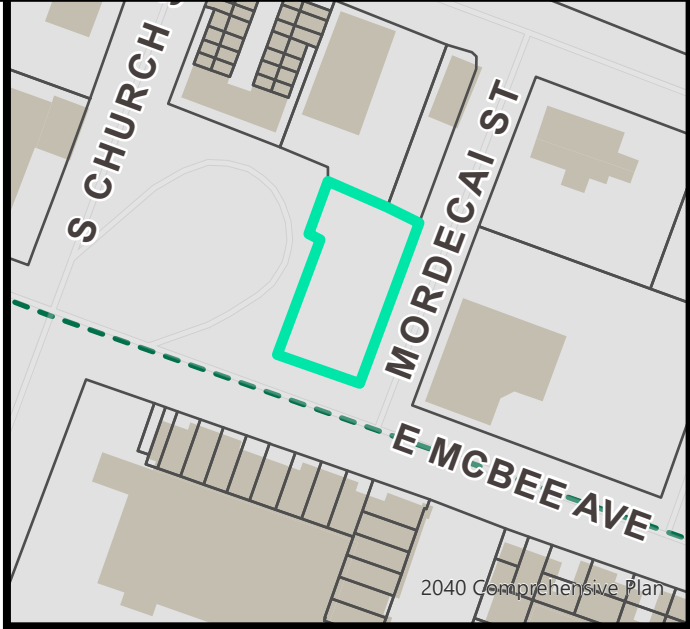
AERIAL VIEW



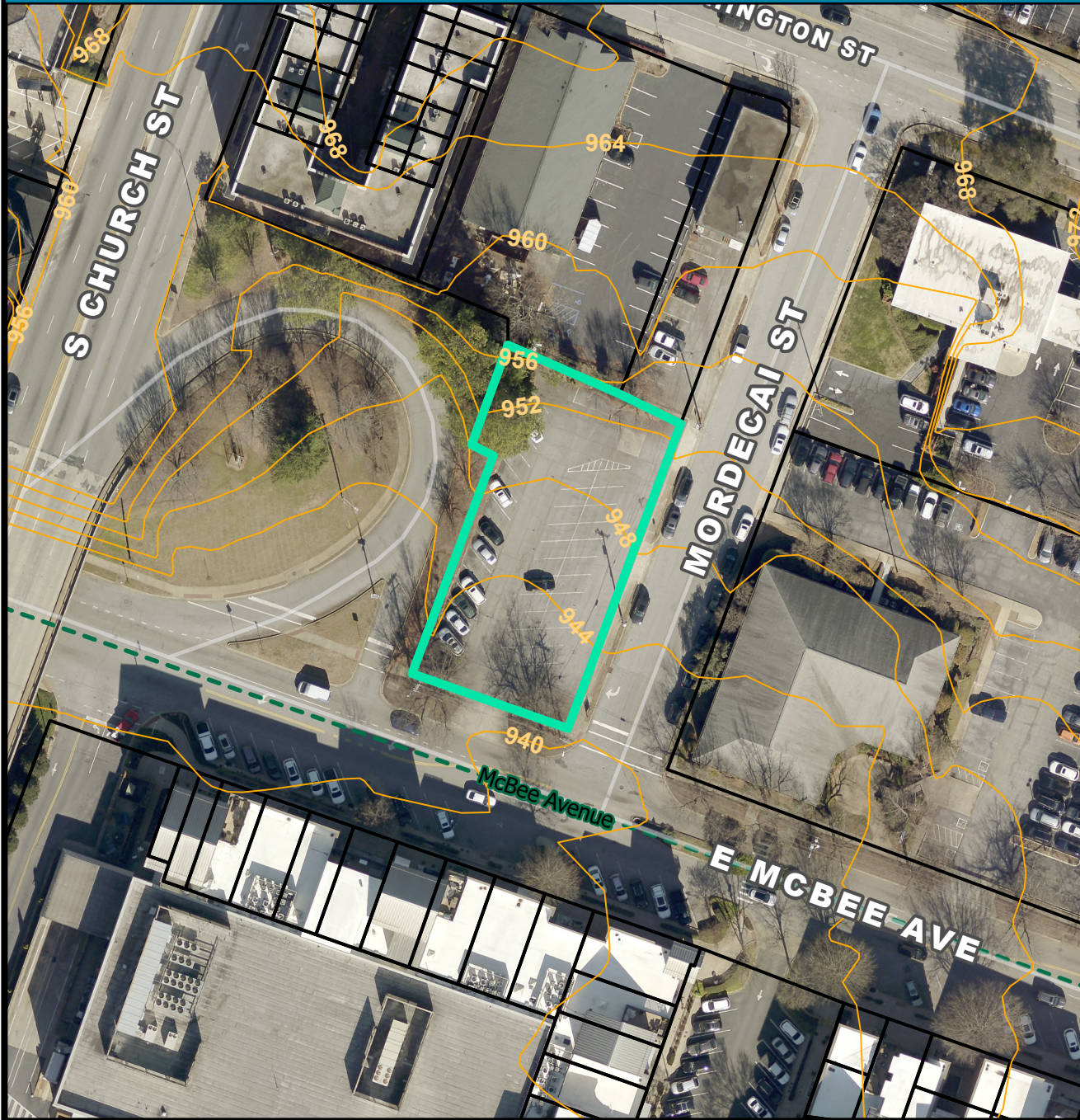
CURRENT ZONING



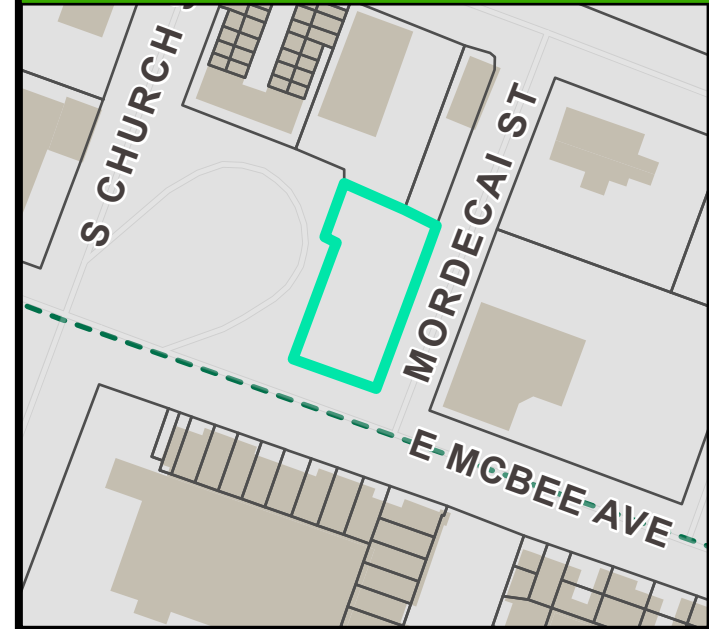
FUTURE LAND USE



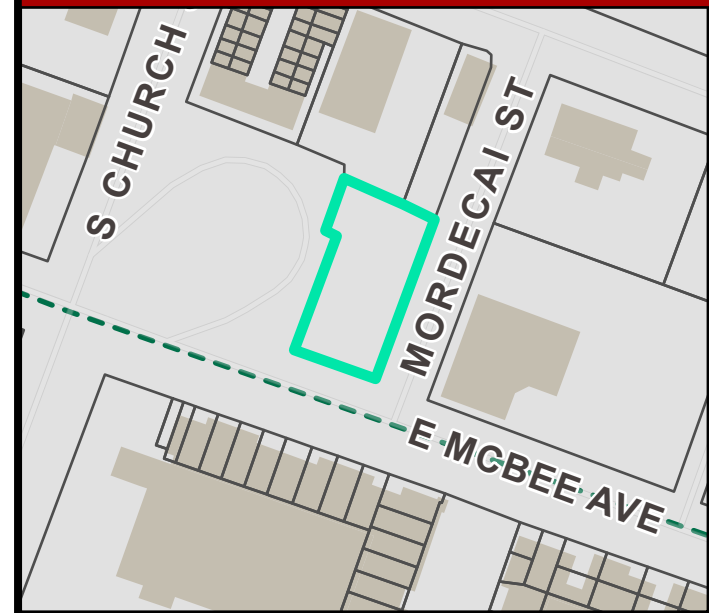
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



E McBEE OFFICE

E McBEE AVE
GREENVILLE, SC 29601
DESIGN REVIEW BOARD R1 08.01.2025

SHEET INDEX

SHEET NUMBER	SHEET NAME	A - CONCEPTUAL DESIGN (04.10.25)	B - CONCEPTUAL DESIGN R1 (04.30.25)	C - DESIGN REVIEW BOARD (07.07.25)	D - DESIGN REVIEW BOARD R1 (08.01.25)
00-GENERAL					
G0.00	COVER				
01-CIVIL					
CV-EXH-0100	EXISTING CONDITIONS & DEMOLITION PLAN				
CV-EXH-0200	CONCEPTUAL SITE PLAN				
02-LANDSCAPE					
LN-EXH-0100	LANDSCAPING PLAN				
LN-EXH-0101	LANDSCAPING DETAILS				
04-ARCHITECTURAL SITE					
AS1.00	CONTEXTUAL PLAN				
05-ARCHITECTURAL					
A0.00	ARCHITECTURAL NOTES				
A0.01	ACCESSIBILITY STANDARDS				
A1.01	FIRST FLOOR PLAN				
A1.02	TYP. SECOND AND THIRD FLOOR PLAN				
A1.04	FOURTH FLOOR PLAN				
A1.05	ROOF PLAN				
A2.00	EXTERIOR ELEVATIONS				
A2.01	EXTERIOR ELEVATIONS				
A3.00	BUILDING SECTIONS				
A5.00	TYPICAL DETAILS				
A9.00	RENDERINGS				
A9.01	RENDERINGS				
10-ELECTRICAL					
ES1.01	SITE PHOTOMETRIC PLAN				



GRAPHIC LEGEND

DRAWING TITLE 1 DRAWING TITLE 1/4" = 1' (2" SCALE)	DOOR TAG 01
ELEVATION TAG 1 A101 DRAWING NUMBER SHEET NUMBER	WINDOW TAG A
SECTION TAG 1 A101 DRAWING NUMBER SHEET NUMBER	KEYED NOTES 4
ENLARGED DETAIL INDICATOR 1 A101 DRAWING NUMBER SHEET NUMBER	

SITE MAP



PROJECT TEAM

OWNER BSP INVESTMENTS, LLC 148 RIVER ST, SUITE 205 GREENVILLE, SC 29601 CRAIG STIPES T: 864.346.2713 E: CRAIG@BROADSTREETCRE.COM
ARCHITECT PROJECT PLUS, LLC 123 WELBORN ST., SUITE 203 GREENVILLE, SC 29601 AARON PETER T: 864.423.0848 E: AARON@PROJECTPLUSSC.COM

Project Plus

123 WELBORN STREET, SUITE 203
GREENVILLE, SC 29601
WWW.PROJECTPLUSSC.COM

REVISION SCHEDULE		
NO	DESCRIPTION	DATE
A	CONCEPTUAL DESIGN	04.10.25
B	CONCEPTUAL DESIGN R1	04.30.25
C	DESIGN REVIEW BOARD	07.07.25
D	DESIGN REVIEW BOARD R1	08.01.25

E McBEE OFFICE

BSP INVESTMENTS, LLC
E McBEE AVE
GREENVILLE, SC 29601

TMS: 0063000201300
PROJECT: 25015

BROADSTREET
PARTNERS

BROADSTREET PARTNERS
148 RIVER ST, STE 205
GREENVILLE, SC 29601

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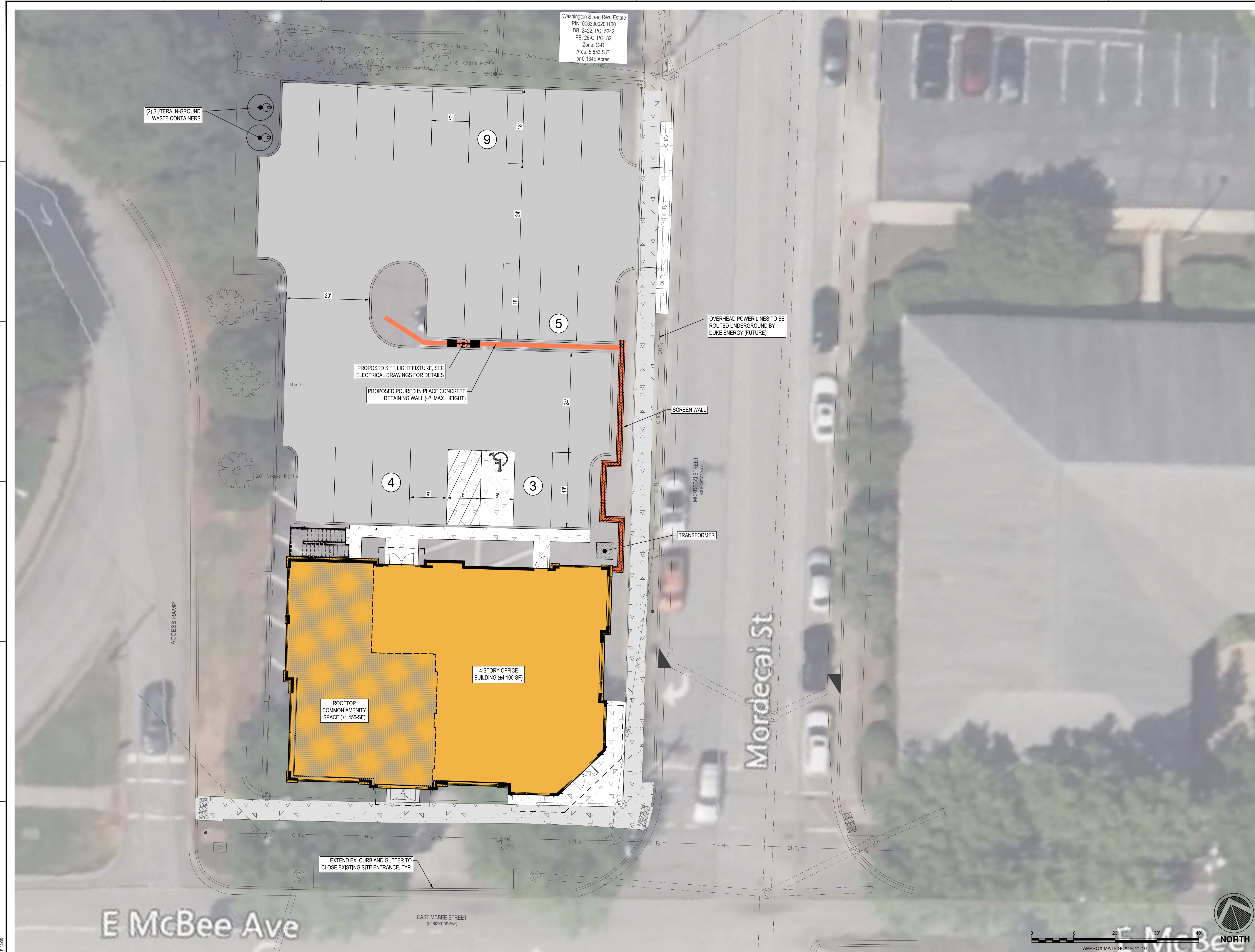
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"Not for regulatory
approval, permitting,
or construction"

COVER

G0.00

A
B
C
D
E
F



PRELIMINARY

REV	DATE	DESCRIPTION	DES	CHK	APP
C	30JUL25	ISSUED FOR INFORMATION	SMP	JGH	JGH
B	7JUL25	ISSUED FOR INFORMATION	SMP	JGH	JGH
A	9JUN25	ISSUED FOR INFORMATION	SMP	JGH	JGH

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ISOMER PROJECT GROUP
115 WELBORN ST, SUITE A
GREENVILLE, SC 29601
www.isomer.group

BROADSTREET PARTNERS, LLC
E. MCBEE OFFICE
E. MCBEE AVE AND MORDECAI ST.
GREENVILLE, SC 29601

DOCUMENT TITLE
CIVIL
EXHIBIT
CONCEPTUAL SITE PLAN

PROJECT NO. BSP2501	DRAWING NO. CV-EXH-0200	REV. C
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Project Plus

123 WELBORN STREET, SUITE 203
GREENVILLE, SC 29601
WWW.PROJECTPLUSSC.COM

REVISION SCHEDULE		
NO	DESCRIPTION	DATE
A	CONCEPTUAL DESIGN	04.10.25
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E McBEE OFFICE

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E McBEE AVE
GREENVILLE, SC 29601

TMS: 0063000201300

PROJECT: 25015

BROADSTREET
PARTNERS

BROADSTREET PARTNERS
148 RIVER ST, STE 205
GREENVILLE, SC 29601

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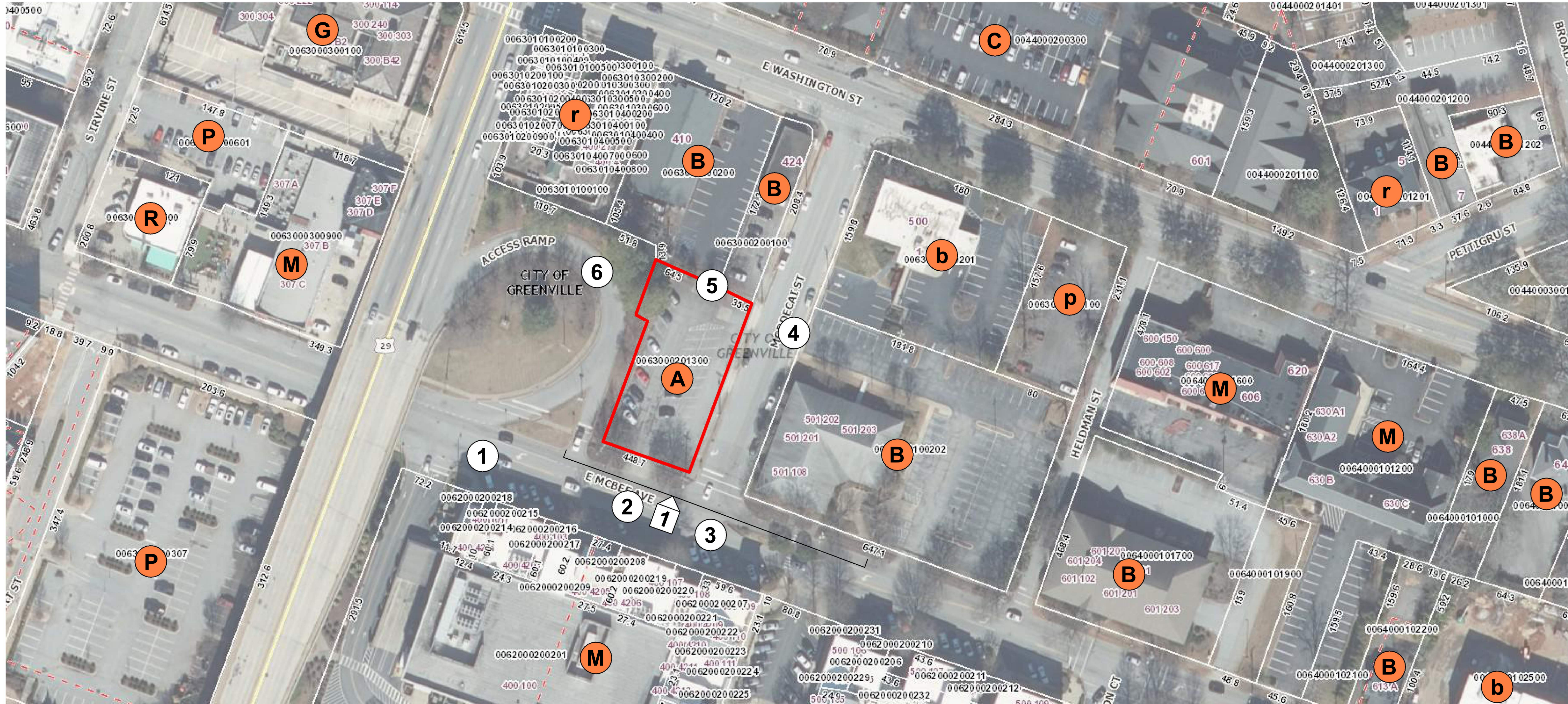
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"Not for regulatory
approval, permitting,
or construction"

CONTEXTUAL PLAN

AS1.00

- A AREA OF WORK
- B BUSINESS
- b BANK
- M MIXED-USE
- R RESTAURANT
- r RESIDENTIAL
- C CHURCH
- G GOVERNMENT
- P PUBLIC PARKING
- p PRIVATE PARKING



1 VIEW FROM E MCBEE AVE



2 VIEW FROM E MCBEE AVE



3 VIEW FROM E MCBEE AVE



4 VIEW FROM MORDECAI ST

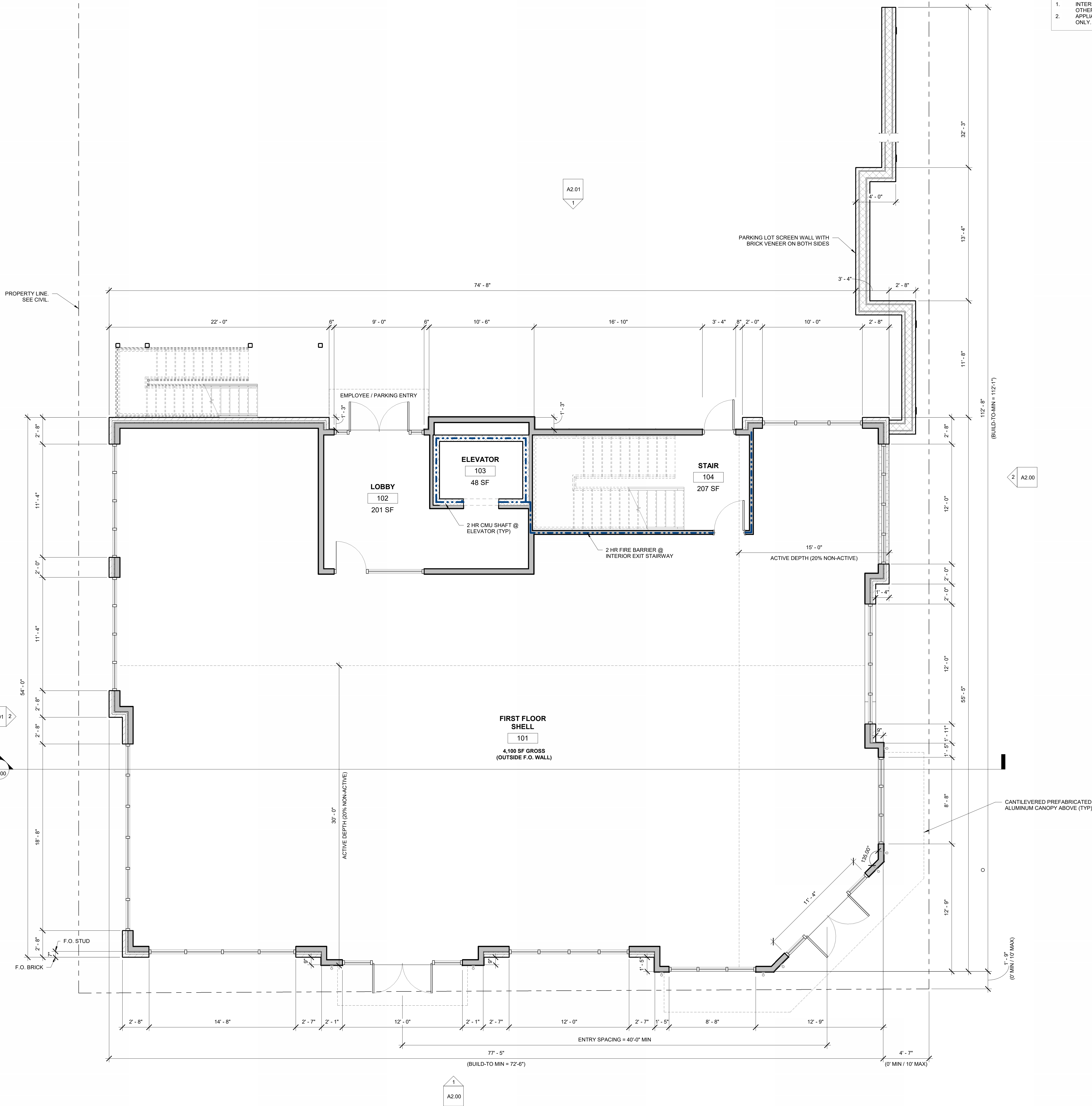


5 VIEW SOUTH FROM
REAR OF PARCEL



6 VIEW FROM ACCESS RAMP





FLOOR PLAN NOTES

- INTERIOR PARTITIONS ARE DIMENSIONED TO FACE OF STUD UNLESS NOTED OTHERWISE.
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B	CONCEPTUAL DESIGN R1	04.30.25
C	DESIGN REVIEW BOARD	07.07.25
D	DESIGN REVIEW BOARD R1	08.01.25

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BSP INVESTMENTS, LLC
E McBEE AVE
GREENVILLE, SC 29601

TMS: 0063000201300
PROJECT: 25015
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FIRST FLOOR PLAN

A1.01

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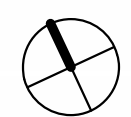
BROADSTREET

PARTNERS

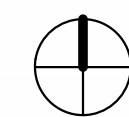
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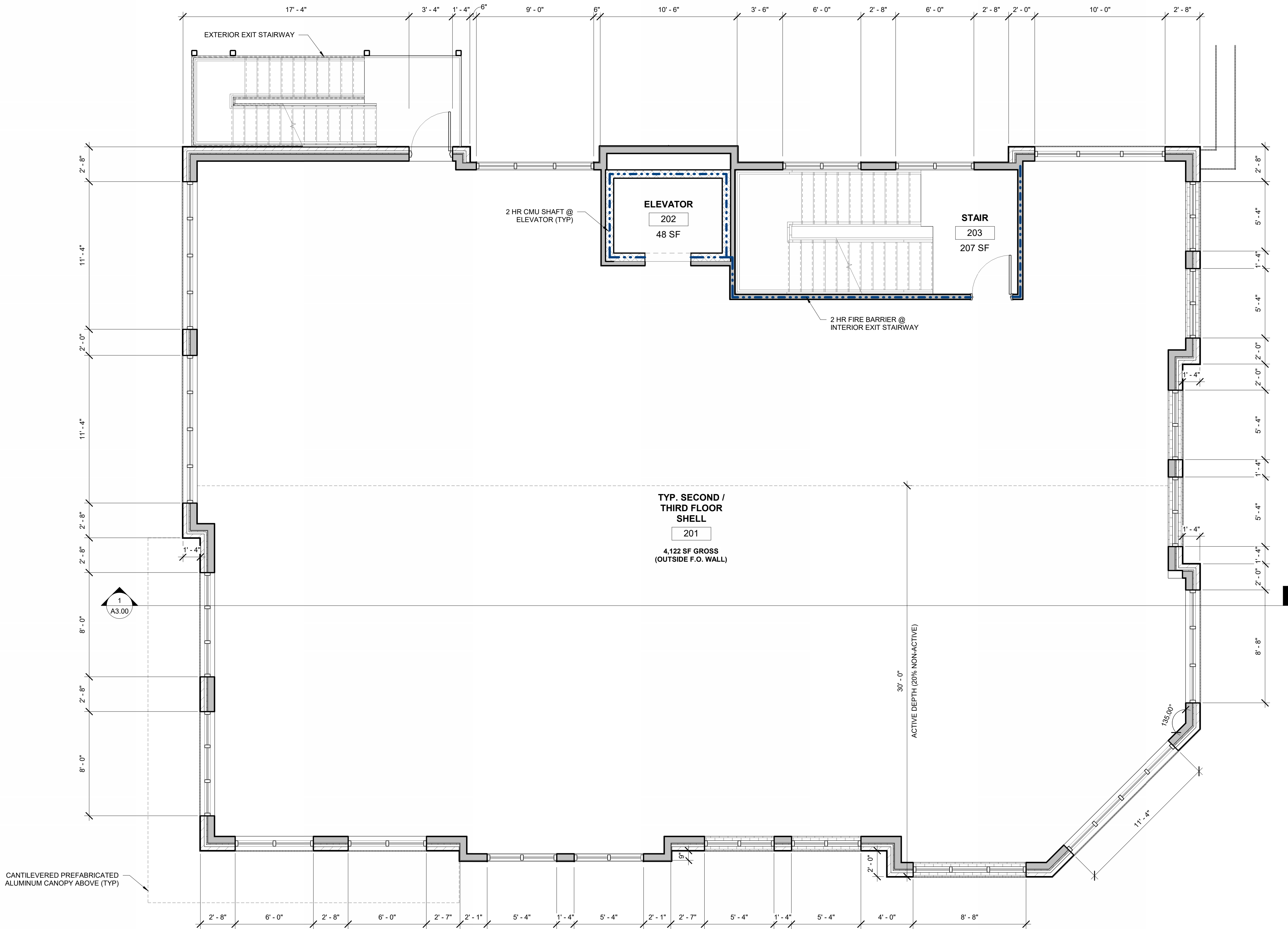


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TYP. SECOND AND
THIRD FLOOR PLAN

A1.02



1 TYPICAL SECOND AND THIRD FLOOR PLAN

FLOOR PLAN NOTES

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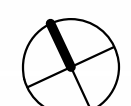
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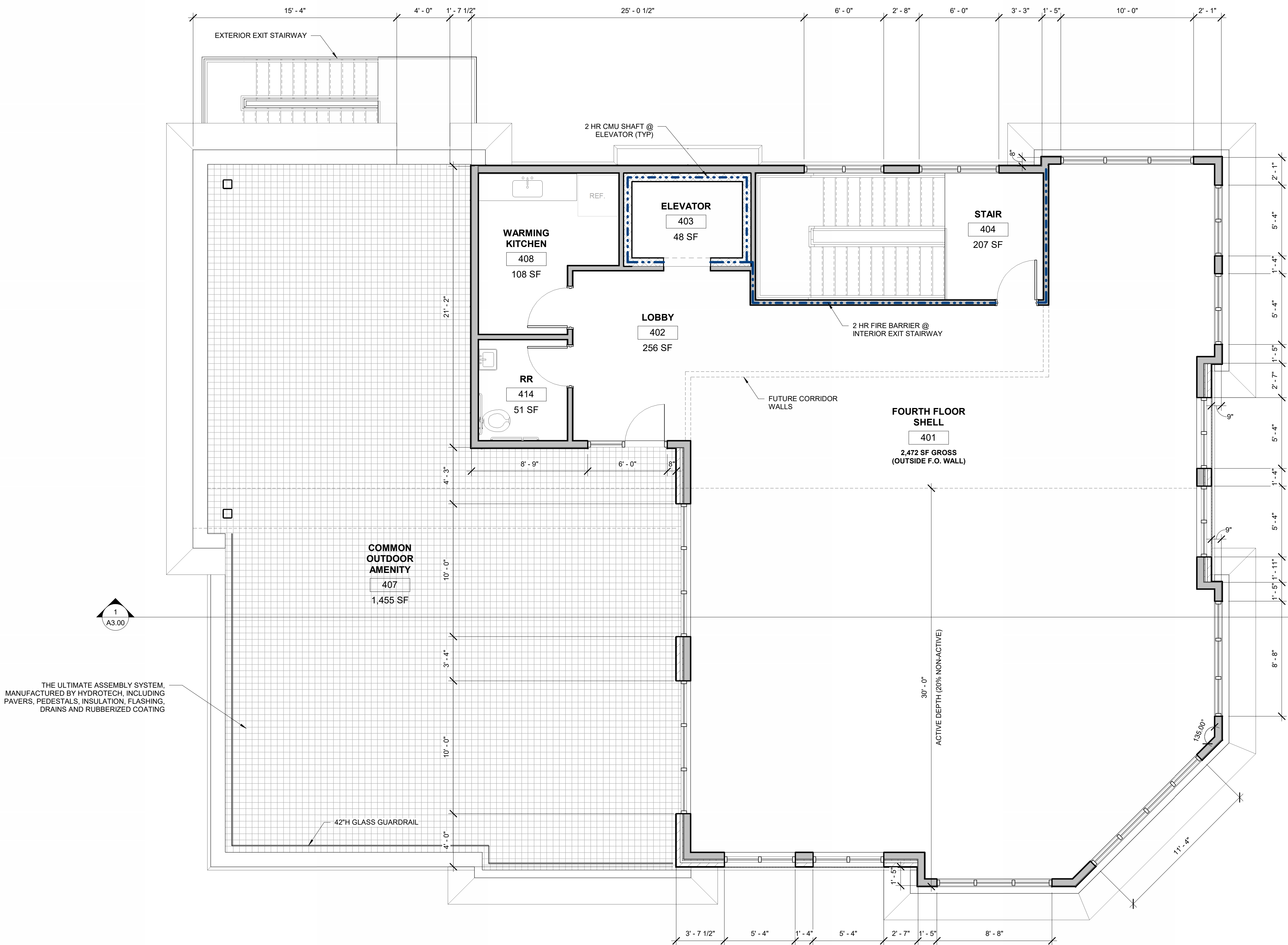


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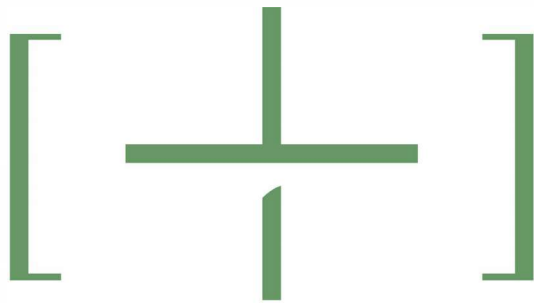
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FOURTH FLOOR
PLAN

A1.04



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



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PROJECT: 25015

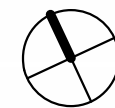


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PARTNERS

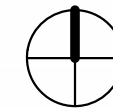
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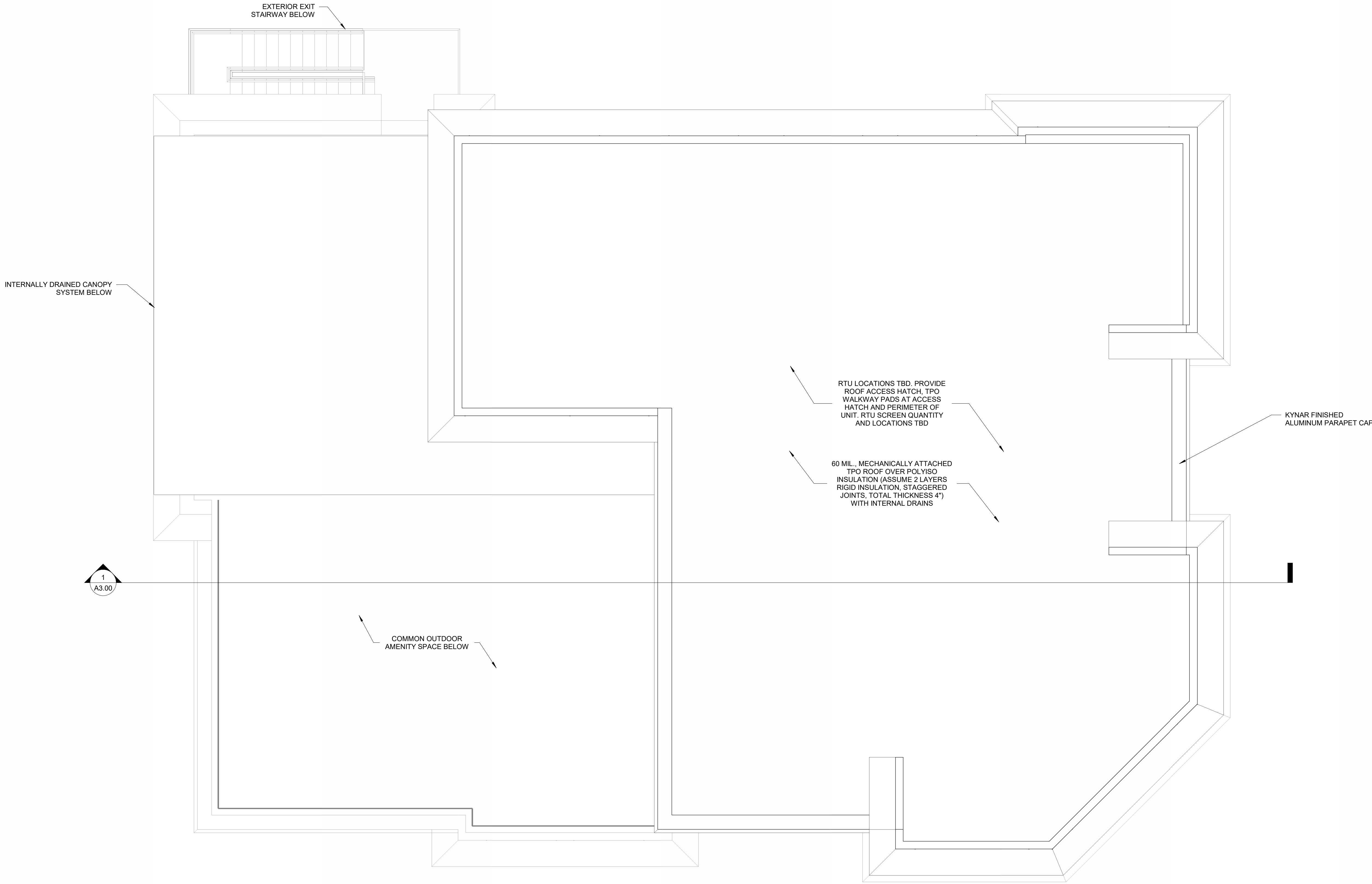
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ROOF PLAN

A1.05

ROOF PLAN NOTES

1. PROVIDE TAPERED INSULATION AT EQUIPMENT, CURBS, ROOF EDGES AS NECESSARY, ETC. TO MAINTAIN POSITIVE DRAINAGE.
2. EXTEND ALL PENETRATIONS, CURBS, AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
3. INSTALL ALL ROOFING PRODUCTS IN ACCORDANCE WITH APPLIED BUILDING CODES, INDUSTRY STANDARDS AND MANUFACTURER'S LATEST RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
4. ALL SHEET METAL SIZES, THICKNESSES & ROOFING DETAILS TO COMPLY WITH THE LATEST EDITION OF "SMACNA" AND "NRCA".



1 ROOF PLAN

1/4" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

EXTERIOR FINISHES

MASONRY COLORS:
BRK-1: MODULAR BRICK
MANUFACTURER: CHEROKEE BRICK
COLOR: VELOUR BURGUNDY
BOND PATTERN: STRETCHER BOND

MORTAR COLOR: HOLCIM OYSTER WHITE

FIBER CEMENT PANEL:
REVEAL PANEL SYSTEM
MANUFACTURER: JAMES HARDIE
COLOR: IRON ORE, SW 7069

FIBER CEMENT BANDING AND TRIM:
MANUFACTURER: JAMES HARDIE
COLOR: IRON ORE, SW 7069

ALUMINUM PARAPET CAP:
KYNAR, COLOR: IRON ORE, SW 7069

ALUMINUM STOREFRONT SYSTEM:
COLOR: DARK BRONZE

HM DOOR AND FRAME: GALVANIZED, PRIME AND PAINT,
SEMIGLOSS:
COLOR: IRON ORE, SW 7069

PREFABRICATED CANOPY:
KYNAR, COLOR: DARK BRONZE

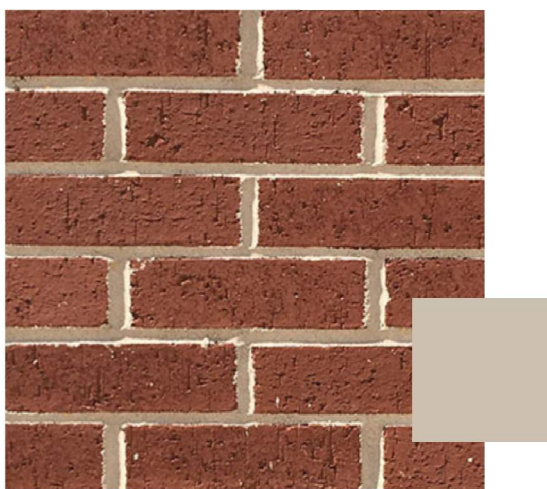
EXTERIOR STEEL STAIR:
COLOR: IRON ORE, SW 7069

SILICONE SEALANT:
COLOR: MATCH ADJACENT COLOR

STEEL LINTELS AT BRICK: HOT DIPPED GALVANIZED,
PRIME AND PAINT, SEMIGLOSS
COLOR: IRON ORE, SW 7069

PEDESTAL PAVER SYSTEM:
MANUFACTURER: HANOVER
COLOR: CHARCOAL

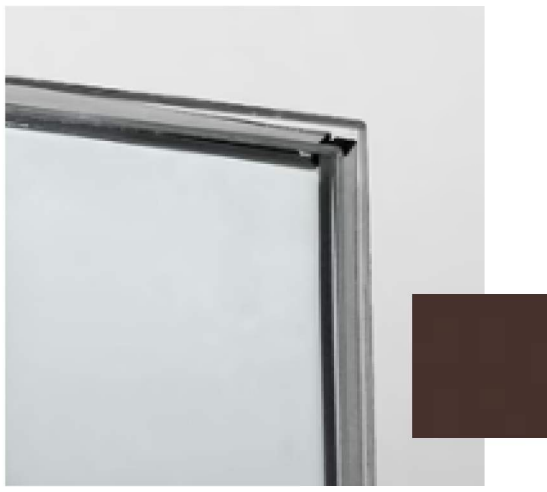
TPO ROOF MEMBRANE:
COLOR: WHITE



BRICK
MANUFACTURER: CHEROKEE BRICK
COLOR: VELOUR BURGUNDY
MORTAR COLOR: HOLCIM OYSTER WHITE



FIBER CEMENT PANEL
MANUFACTURER: HARDIE
COLOR: IRON ORE, SW 7069



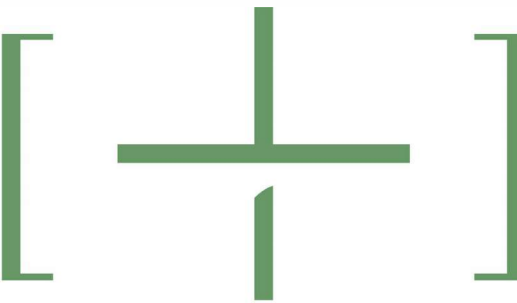
ALUMINUM STOREFRONT
GLASS: SOLARBAN 70XL / CLEAR
FRAME COLOR: DARK BRONZE



PEDESTAL PAVER SYSTEM
MANUFACTURER: HANOVER
COLOR: CHARCOAL



CYLINDER WALL SCONCE
MANUFACTURER: MAXIM LIGHTING
COLOR: DARK BRONZE



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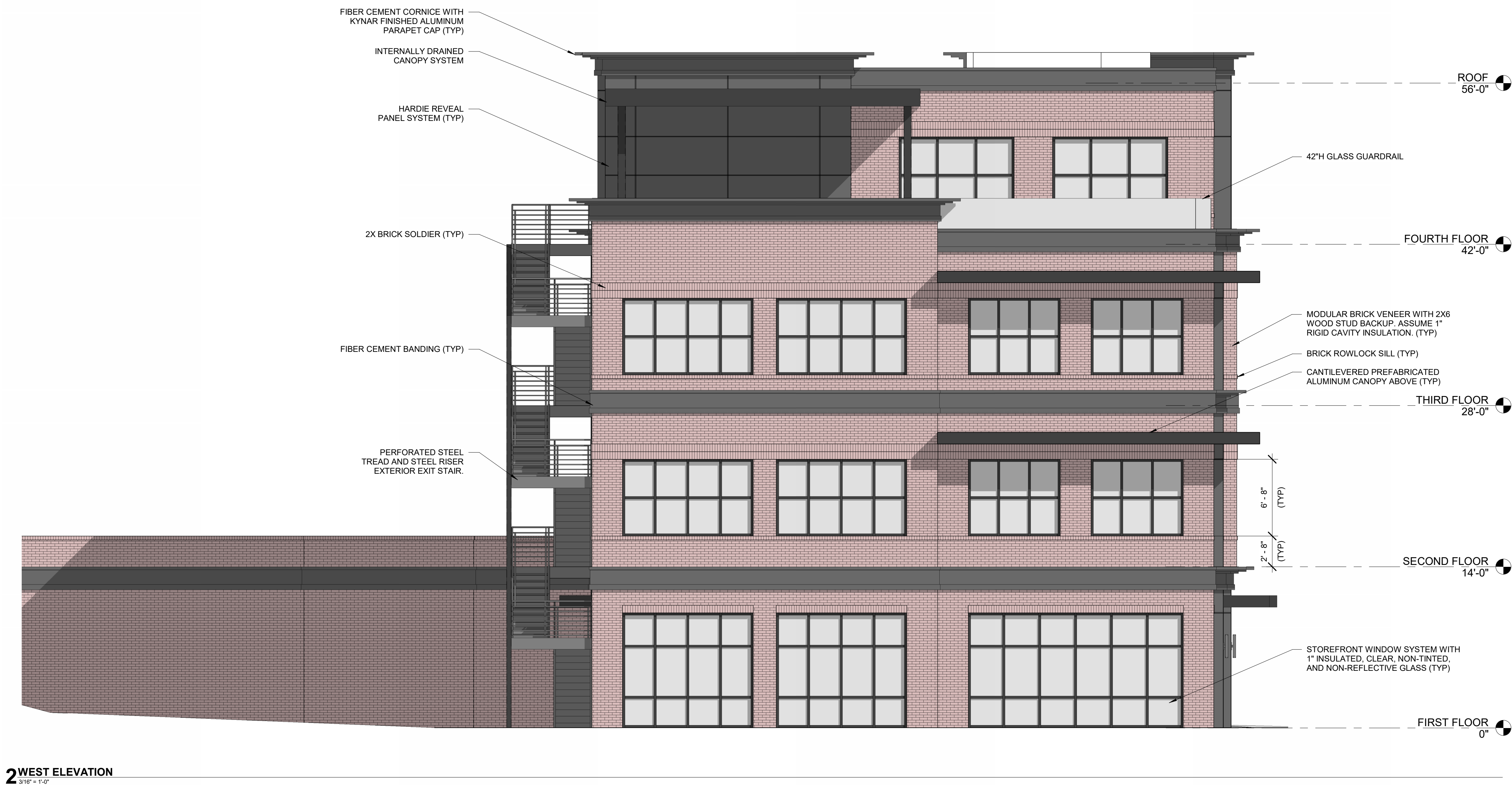
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EXTERIOR
ELEVATIONS

A2.00



EXTERIOR FINISHES

MASONRY COLORS:
BRK-1: MODULAR BRICK
MANUFACTURER: CHEROKEE BRICK
COLOR: VELOUR BURGUNDY
BOND PATTERN: STRETCHER BOND

MORTAR COLOR: HOLCIM OYSTER WHITE

FIBER CEMENT PANEL:
REVEAL PANEL SYSTEM
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COLOR: IRON ORE, SW 7069

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MANUFACTURER: JAMES HARDIE
COLOR: IRON ORE, SW 7069

ALUMINUM PARAPET CAP:
KYNAR, COLOR: IRON ORE, SW 7069

ALUMINUM STOREFRONT SYSTEM:
COLOR: DARK BRONZE

HM DOOR AND FRAME: GALVANIZED, PRIME AND PAINT,
SEMIGLOSS:
COLOR: IRON ORE, SW 7069

PREFABRICATED CANOPY:
KYNAR, COLOR: DARK BRONZE

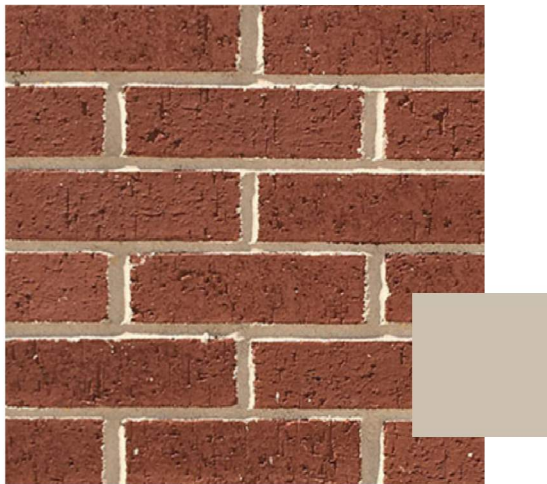
EXTERIOR STEEL STAIR:
COLOR: IRON ORE, SW 7069

SILICONE SEALANT:
COLOR: MATCH ADJACENT COLOR

STEEL LINTELS AT BRICK: HOT DIPPED GALVANIZED,
PRIME AND PAINT, SEMIGLOSS
COLOR: IRON ORE, SW 7069

PEDESTAL PAVER SYSTEM:
MANUFACTURER: HANOVER
COLOR: CHARCOAL

TPO ROOF MEMBRANE:
COLOR: WHITE



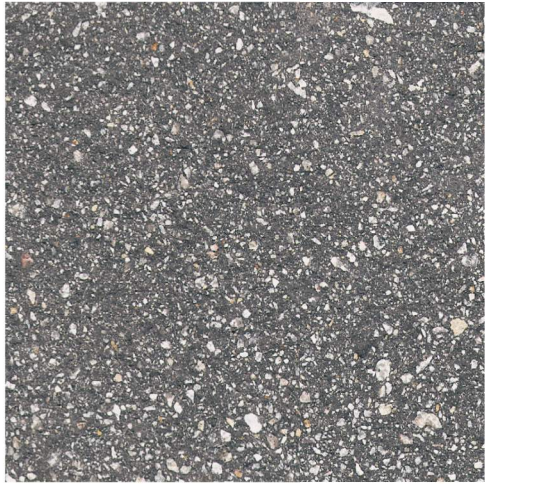
BRICK
MANUFACTURER: CHEROKEE BRICK
COLOR: VELOUR BURGUNDY
MORTAR COLOR: HOLCIM OYSTER WHITE



FIBER CEMENT PANEL
MANUFACTURER: HARDIE
COLOR: IRON ORE, SW 7069



ALUMINUM STOREFRONT
GLASS: SOLARBAN 70XL / CLEAR
FRAME COLOR: DARK BRONZE



PEDESTAL PAVER SYSTEM
MANUFACTURER: HANOVER
COLOR: CHARCOAL



CYLINDER WALL SCONCE
MANUFACTURER: MAXIM LIGHTING
COLOR: DARK BRONZE



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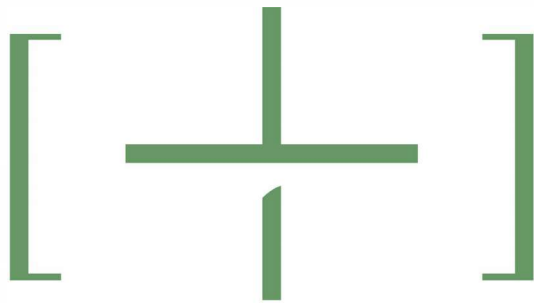
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EXTERIOR
ELEVATIONS

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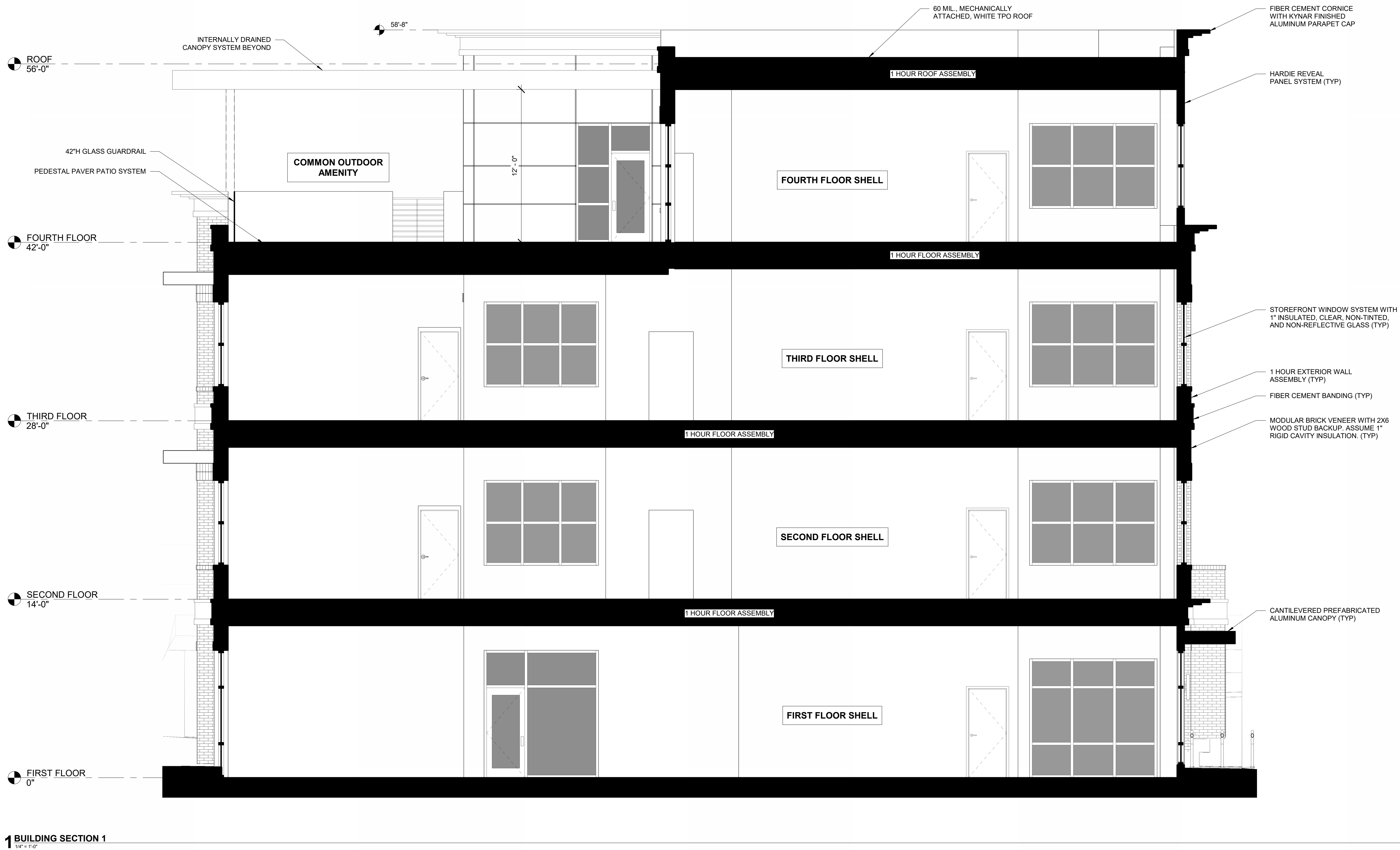
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BUILDING
SECTIONS

A3.00





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NO	DESCRIPTION	DATE
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D	DESIGN REVIEW BOARD R1	08.01.25
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Products and Accessories



Hardie® Architectural Panels



Hardie® Architectural Panels

8 Construction Details

CONSTRUCTION DETAILS - JUNCTIONS

Figure 8.1 - Slab Junction Detail

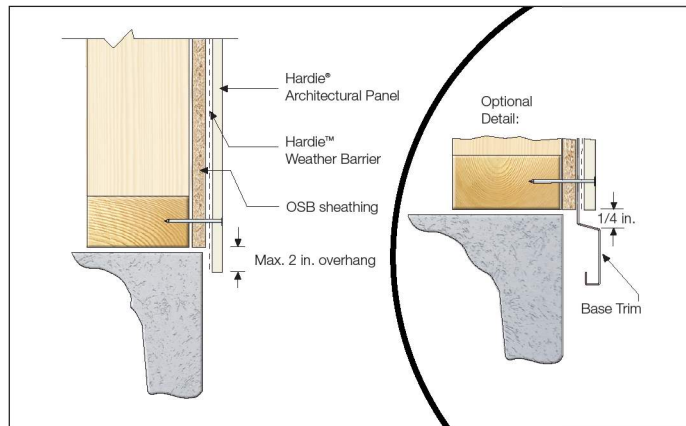


Figure 8.2 - Eave Junction Detail

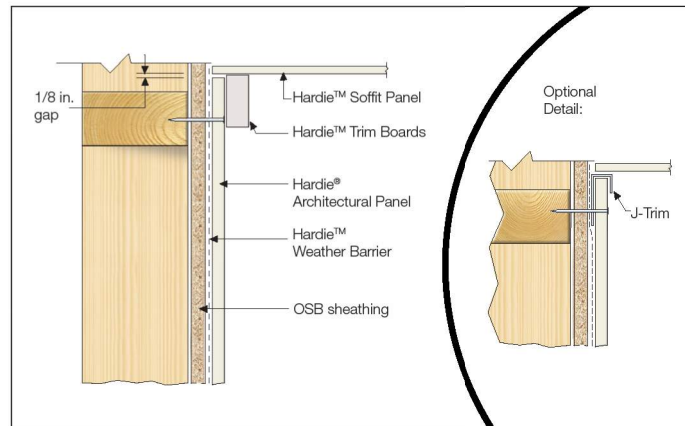


Figure 8.3 - Upper Floor Junction Option 1 - Low Profile Z Flashing

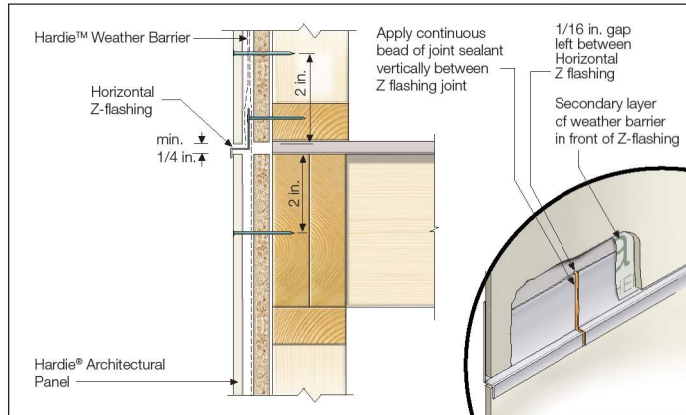


Figure 8.4 - Upper Floor Junction Option 2 - Z Flashing

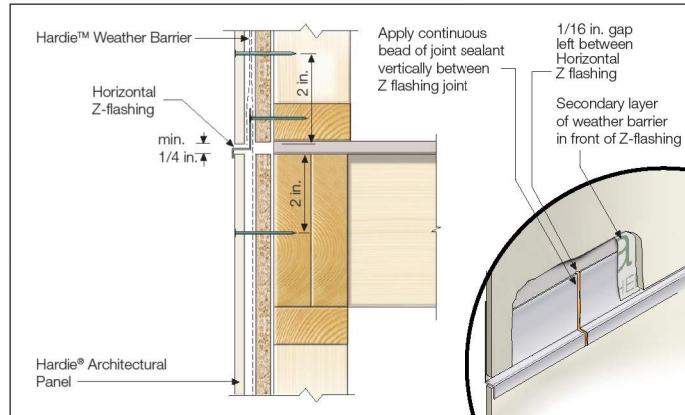
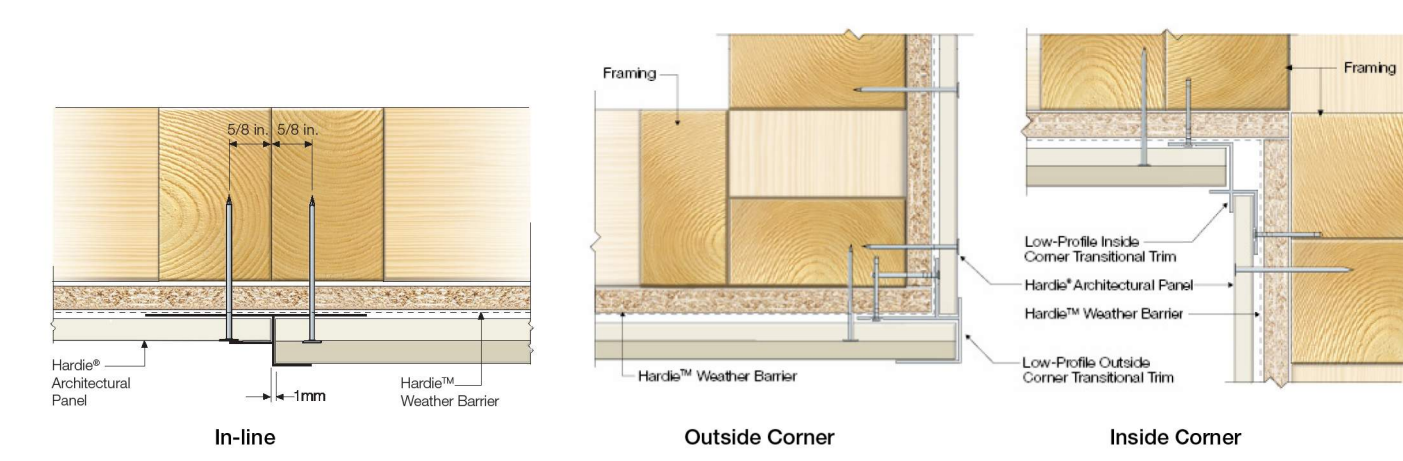
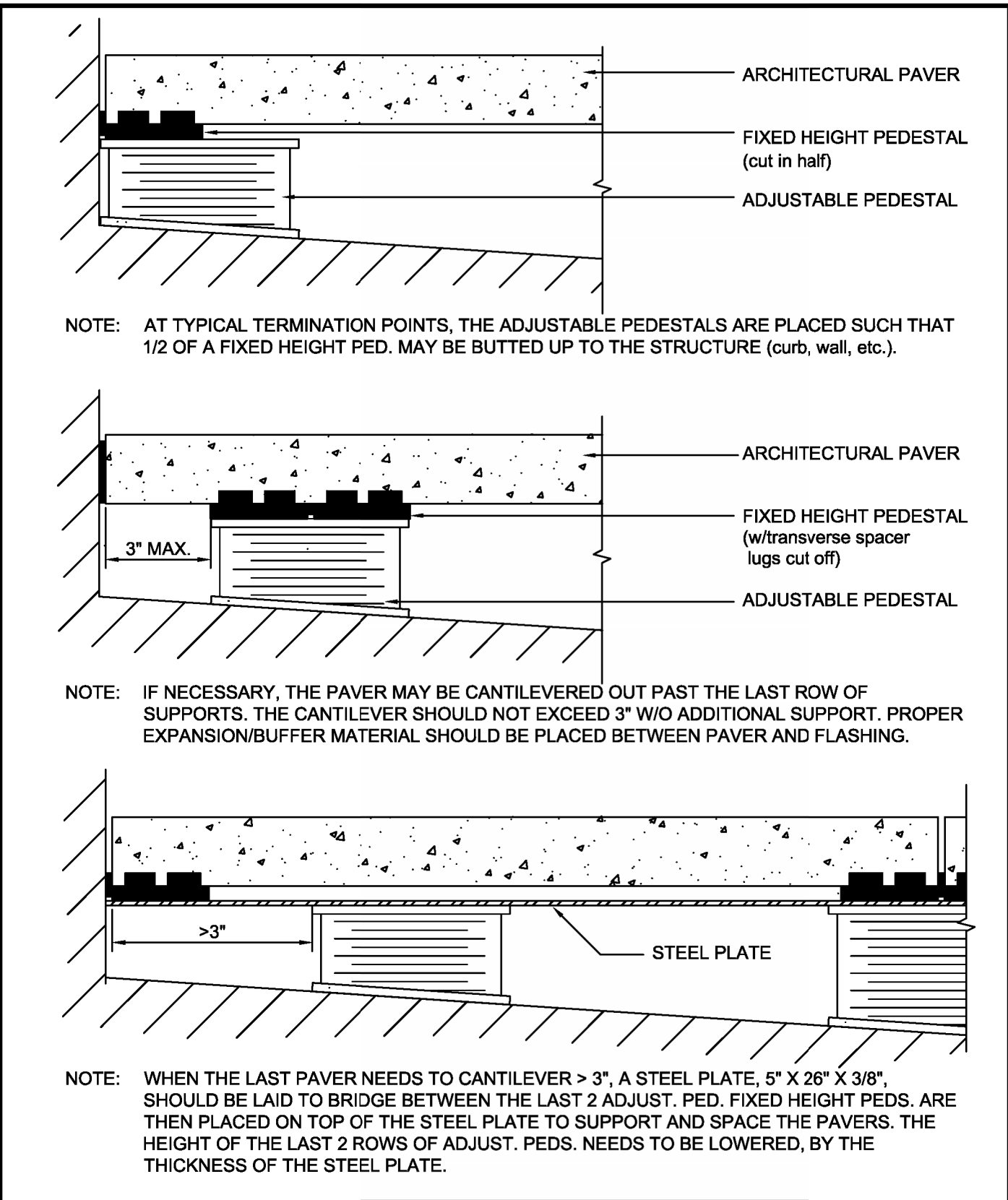
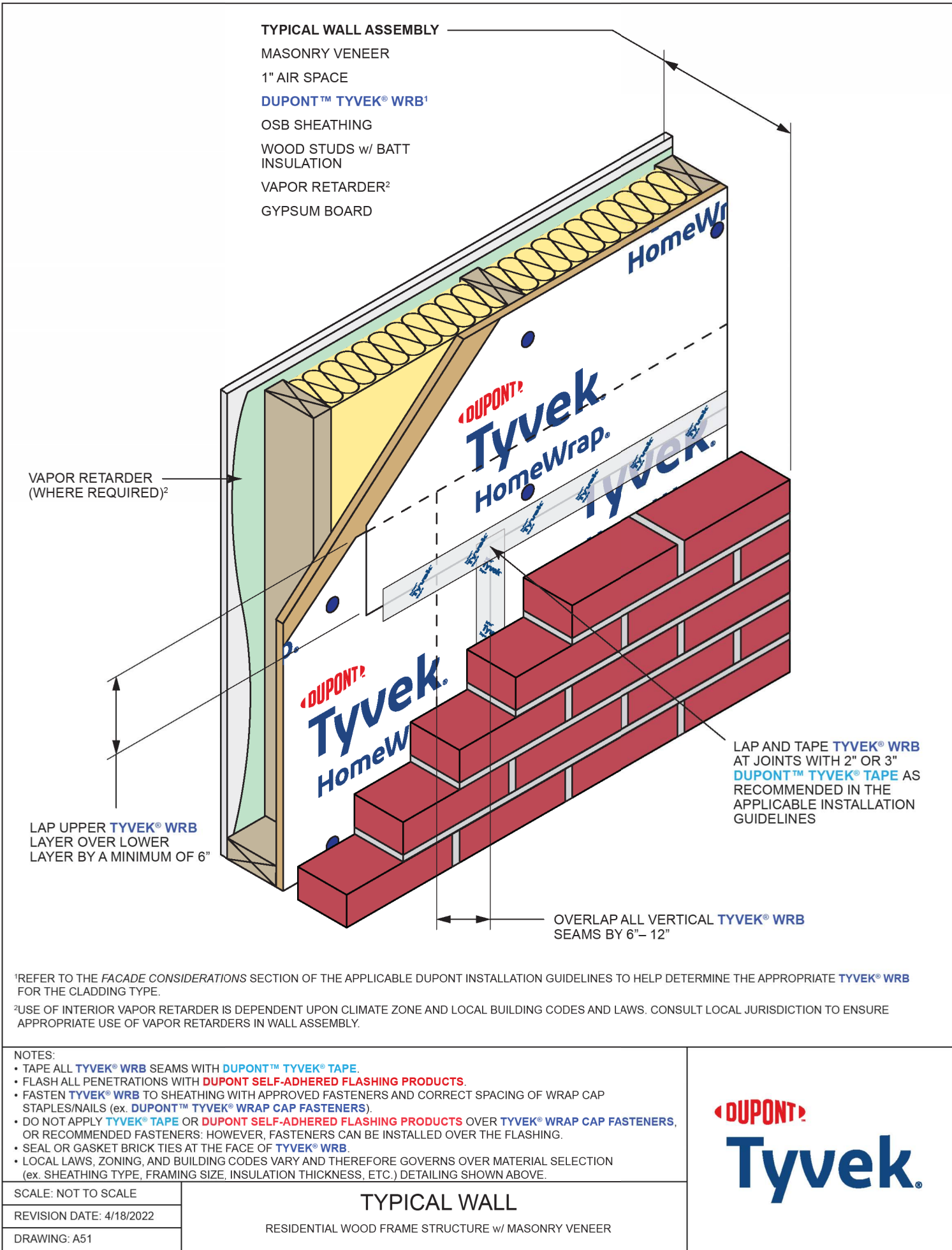


Figure 8.5 - Transitions to additional James Hardie® products



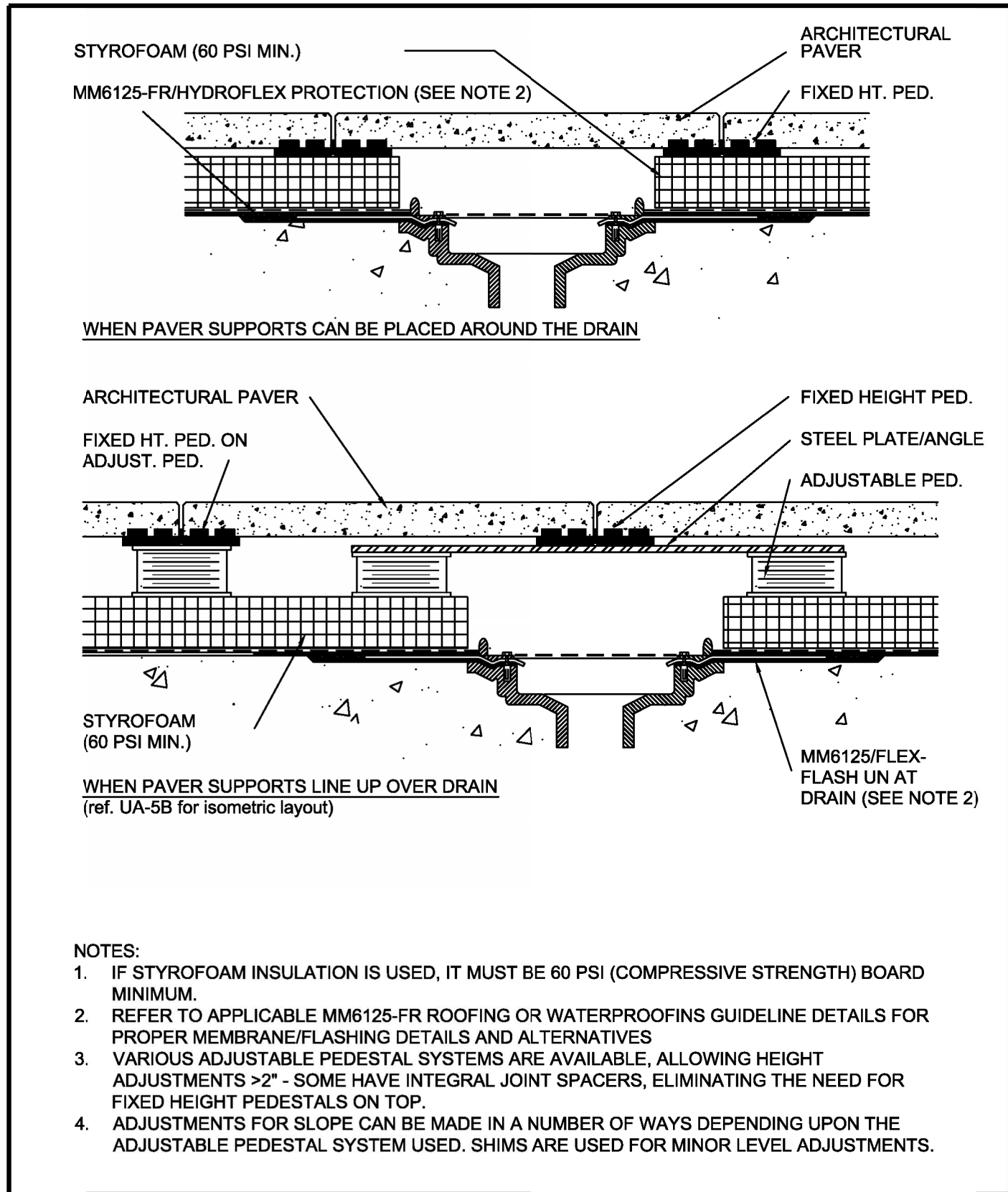
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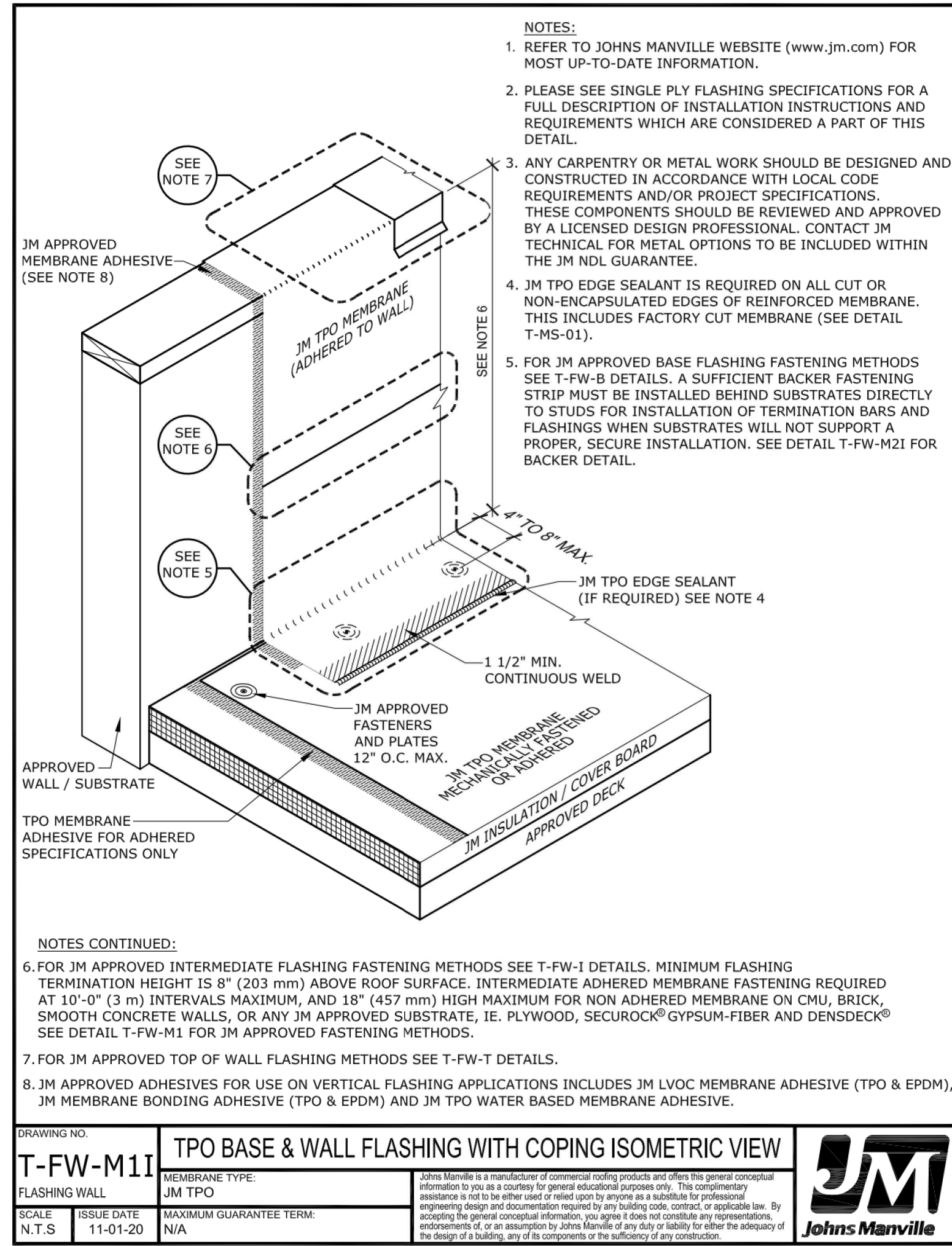
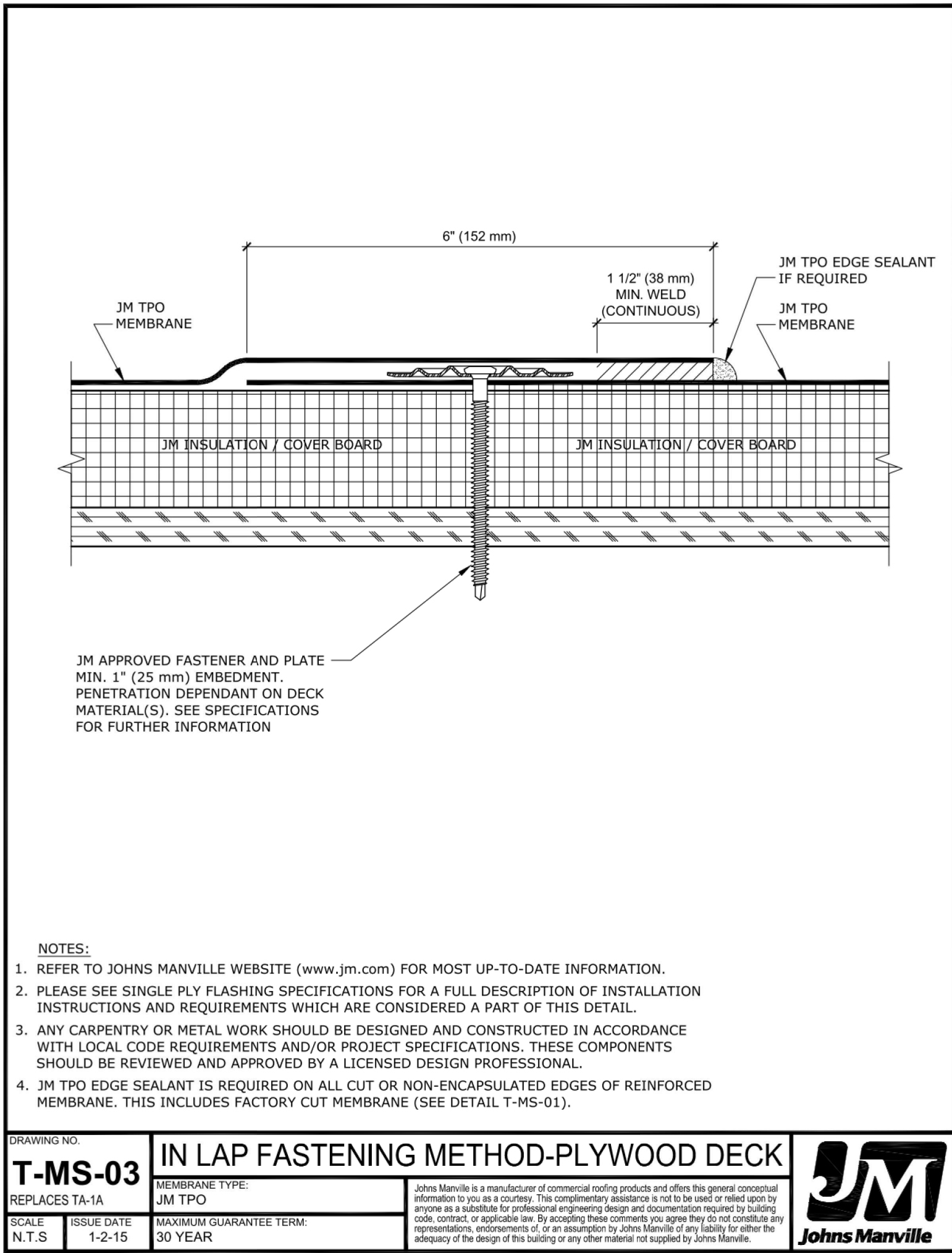
HYDROTECH	ULTIMATE ASSEMBLY
AMERICAN HYDROTECH, INC.	
CANTILEVERED TERMINATION	
SCALE: NONE	UA-4
DATE: 12/01/17	

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AMERICAN HYDROTECH, INC.	
INSTALLATION DETAIL AT DRAINS	
SCALE: NONE	UA-5A
DATE: 11/06/20	

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TYPICAL DETAILS

A5.00



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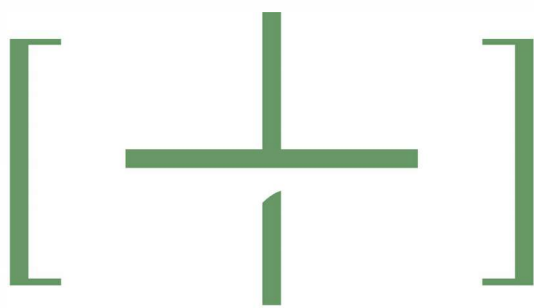
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RENDERINGS

A9.00



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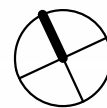
PROJECT: 25015



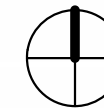
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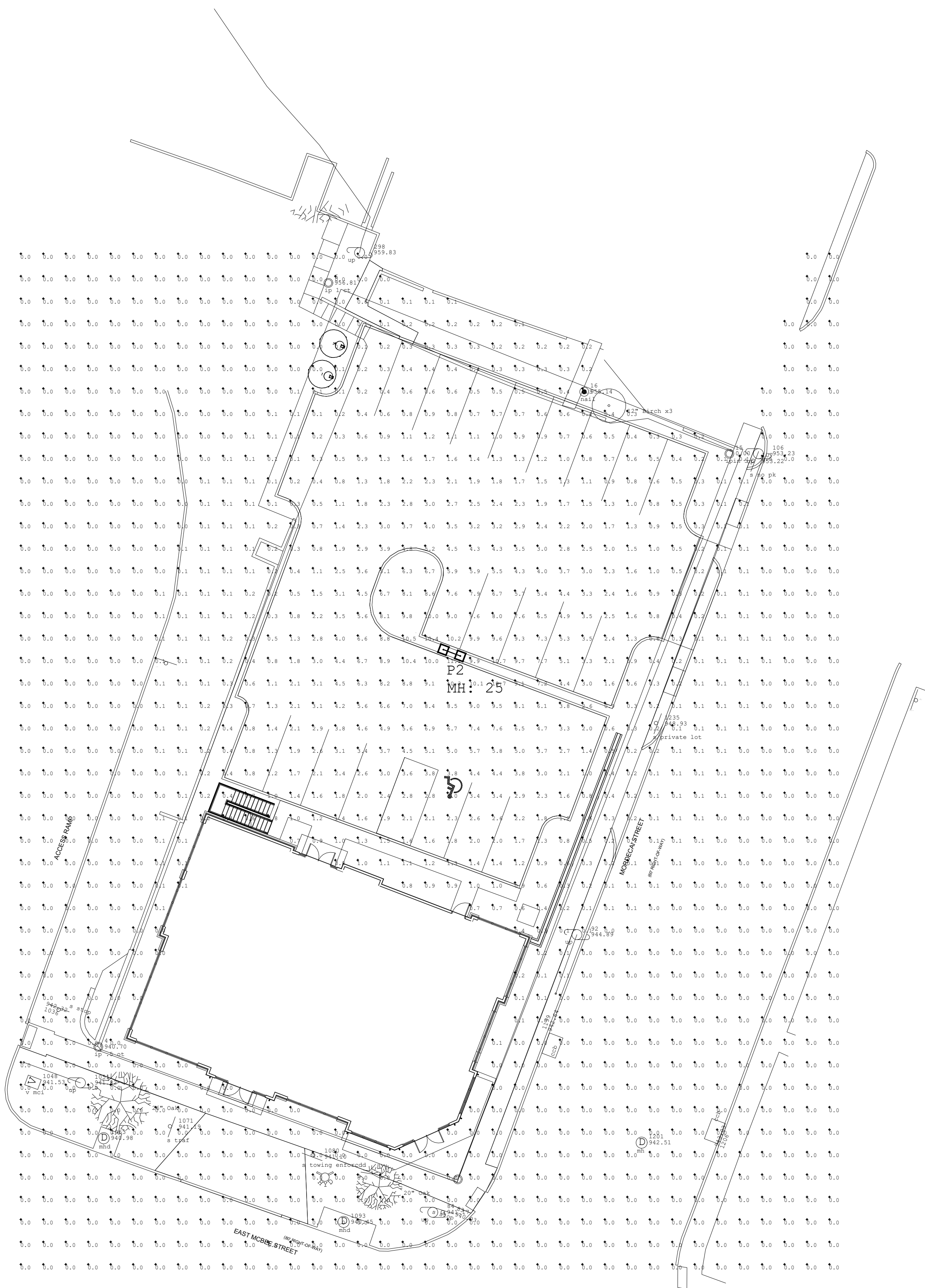
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RENDERINGS

A9.01



REVISION SCHEDULE		
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A	ISSUES FOR PERMITS	07.30.25



SITE PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.14	0.4	0.0	N.A.	N.A.
Site Area	Illuminance	Fc	0.78	11.1	0.0	N.A.	N.A.
Parking Area	Illuminance	Fc	2.94	11.1	0.1	29.40	111.00
Only							

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	1	P2	Back-Back	Twin LED Site Fixture, Type 2 Full Cutoff Optic, 0-10V Dimming, 25' Sq Steel Pole, Flat Pedestal Base(4000K): Acuity# RSX1 LED P4 40K 70CRI R3 MVOLT SPA OPTIONS FINISH / Hapco# SSS25B4-4-D180-FINISH	0.900	16421	133.1431



X2