



AGENDA

MEETING OF HISTORIC REVIEW BOARD
THURSDAY, OCTOBER 16, 2025 - 3:00 PM

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

Citizens may access the meeting at the following web address:

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

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of the Minutes
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business
9. New Business (public comment)
 - a. **CA 25-607**
Application by Osborne Brown for a **Certificate of Appropriateness** at **110 Whitsett Street**
 - b. **LLDE 25-910**
Application by Shane Conlin for **Local Landmark Designation** at **6 Watson Street**
 - c. **RHP 25-778**
Application by Shane Conlin for a **Preliminary RHP** at **6 Watson Street**
 - d. **CA 25-806**
Application by Chris Boswell for an **Appeal** to Administrative Decision on Siding Material at **123 West Earle Street**
10. Advice and Comment (no public comment)
11. Other Business (no public comment)
12. Informal Review (no public comment)
 - a. **CA 25-506**
Application by Aaron Swiger for a **Certificate of Appropriateness** for a Rear Addition at **103 Walnut Street**
13. Adjournment



**Planning Staff Report to
Historic Review Board
October 6, 2025**
for the October 16, 2025 Public Meeting

Docket Number: CA 25-607
Applicant: Osborne Brown
Property Owner: Michael and Lisa Moore
Property Location: 110 Whitsett Street
Tax Map Number: 0047000400200
Zoning: RNX-B, Pettigru Preservation Overlay District
Proposal: Residential Detached Structure
Staff Recommendation: Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.7 Major Historic Certificate of Appropriateness

Background

The existing primary structure is a 1-1/2 story side-gable bungalow style house with a shed-roof porch supported by square posts on brick piers, front gable dormer, and wood shingle siding located within the Pettigru Preservation Overlay District. The home was constructed in 1925 and is on the City of Greenville's Architectural Inventory of historic resources.



Current Photo of Primary Historical House

Project Scope

The applicant proposes a new 1,200 sq ft detached accessory structure with driveway and landscaping site improvements. The accessory structure will include a ground story 2-car garage, and a second story accessory dwelling unit accessed by a side exterior stair.



Proposed Accessory Structure

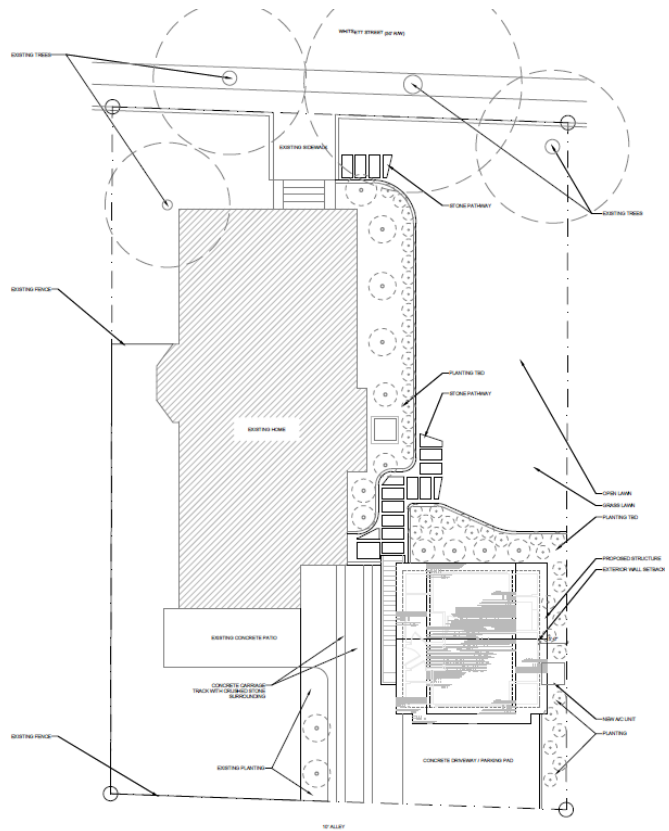
Staff Analysis:

The introduction to Chapter 3 of the Preservation Design Guidelines for Projects with Residential Character identifies the urban forest as one of the most significant characteristics of historic neighborhoods and that protection of healthy trees should be among the highest priorities. Staff notes that some trees on the property may be impacted. Per the Greenville Development Code, a Tree Disturbance Form is required at the time of permit to evaluate any mitigation or tree protections required.

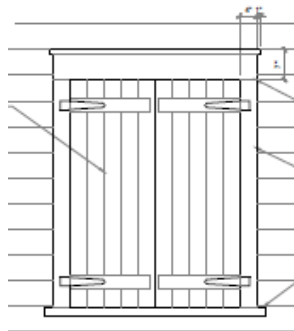
AR.5 states that mechanical equipment should be screened from view. The new AC unit for the accessory structure is illustrated on the site plan within the required side setback, which is not permitted per the Greenville Development Code. Proposed screening and final equipment location shall be evaluated by staff at permitting.

Per **AR.8**, materials for new construction should be similar to the materials seen historically. The proposed structure's materials include: architectural roof shingles to match the existing structure, wood double-hung windows with 6 over 1 and 9 over 1 with simulated divided lights to match the existing structure windows, Hardi vertical board and batten siding with a cedar finish, and green painted fixed shutters with bronze strap hinges. Staff notes that this criteria has been met. **However, the exterior stair and railing materials shall be provided to be reviewed by staff.**

Section **AR.10** of the Design Guidelines states that garages should be detached and that any visual impacts of parking should be minimized and placed to the rear. The proposed garage is detached and located to the rear of the property. The applicant proposes planting to soften the visibility from Whitsett St. Staff notes that the proposed driveway will be required to comply with the Greenville Development Code allowance for driveway depths off an alley and maximum parking pad areas to be reviewed by staff at the time of permit.



Proposed Site Plan



Proposed Closed Shutter Detail



Proposed Synthetic Board and Batten, Cedar Finish



Primary Structure Historical Detailing



Proposed Accessory Structure View from Whitsett

AR.14 of the Preservation Design Guidelines regulates the new construction of outbuildings.

The outbuilding is located to the rear of the lot in compliance with **AR.14 (A)**.

Outbuildings should be subordinate in size and character with the primary structure, per **AR.14(B)**. The proposed accessory structure is smaller in scale than the primary structure. Its architectural character is similar to that of the primary structure with a gable roofing form and shed dormers. Staff finds that criteria **AR.14(B)** and **(C)** have been met.

Per **AR.14(D)**, the architectural detailing of the accessory structure is similar, but is simpler in character than the primary structure. The eave detailing, windows, and trim casings are similar in style. The vertical board and batten siding is less detailed than the primary structure's shake siding, but the synthetic cedar finish illustrates how the structures are compatible.

Summary

Overall, staff finds that the proposed accessory structure is in character with the existing historic resource, the Pettigru Historic District, and the Preservation Design Guidelines.

Staff recommends approval with the following conditions:

- 1. The proposed stair and railing material shall be reviewed by staff prior to final approval of the CA.**
- 2. An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 3. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.6-9 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**



APPLICATION FOR HISTORIC REVIEW CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

Table with 3 columns: Field Name, Applicant, Property Owner. Rows include Name, Title, Address, State, Zip, Phone, and Email.

PROPERTY INFORMATION

*STREET ADDRESS 110 Whitsett Street

*TAX MAP #(S) 0047000400200

*ZONING CLASSIFICATION RNX-B, PETTIGRU

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

___ Downtown Review District ___ West End Overlay [x] 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: OB

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? [x] 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.

Property owner is seeking to build a carriage house garage with a single room above for housing guests. We have designed the project to blend well with the existing building and should conform to any architectural restrictions.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.
 - A. SIGNS \$150.00
 - B. HISTORIC REVIEW BOARD \$150.00
 - C. MINOR APPLICATION (STAFF REVIEW) \$100.00
 - D. MODIFICATION TO AN APPROVED PROJECT
 - Major (requires review by HRB) ½ Original Fee
 - Minor (requires review by staff) \$50.00
 - E. INFORMAL REVIEW \$50.00
2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB.
5. Unless expressly determined by the administrator, all applications must contain the following:

SITE PLAN REVIEW

- a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).
- b. Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- c. Model (digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the Design Review boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file.***

ARCHITECTURAL REVIEW

- d. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- e. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- f. Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- g. Renderings (include perspective drawings, including views from pedestrian and public realm).

- h. Model (digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed sign location).

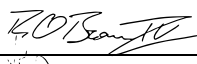
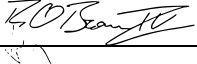
Please reference the [Greenville Design Guidelines for the Preservation Overlay Districts](#).

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

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

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

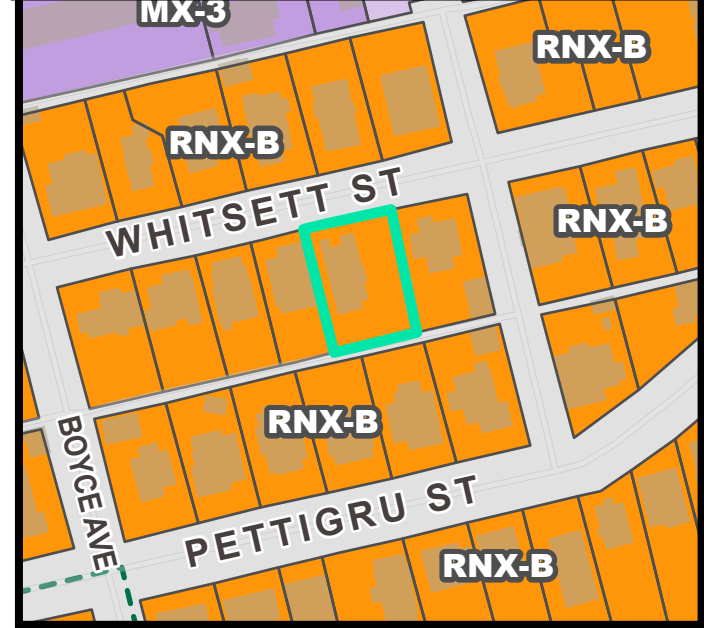
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	
Date	June 29, 2025
Property Owner/Authorized Agent	
Date	June 29, 2025

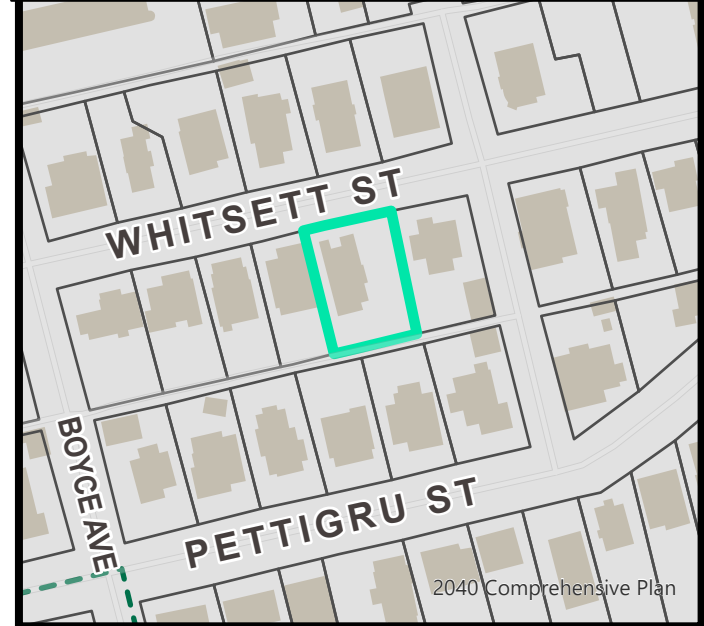
AERIAL VIEW



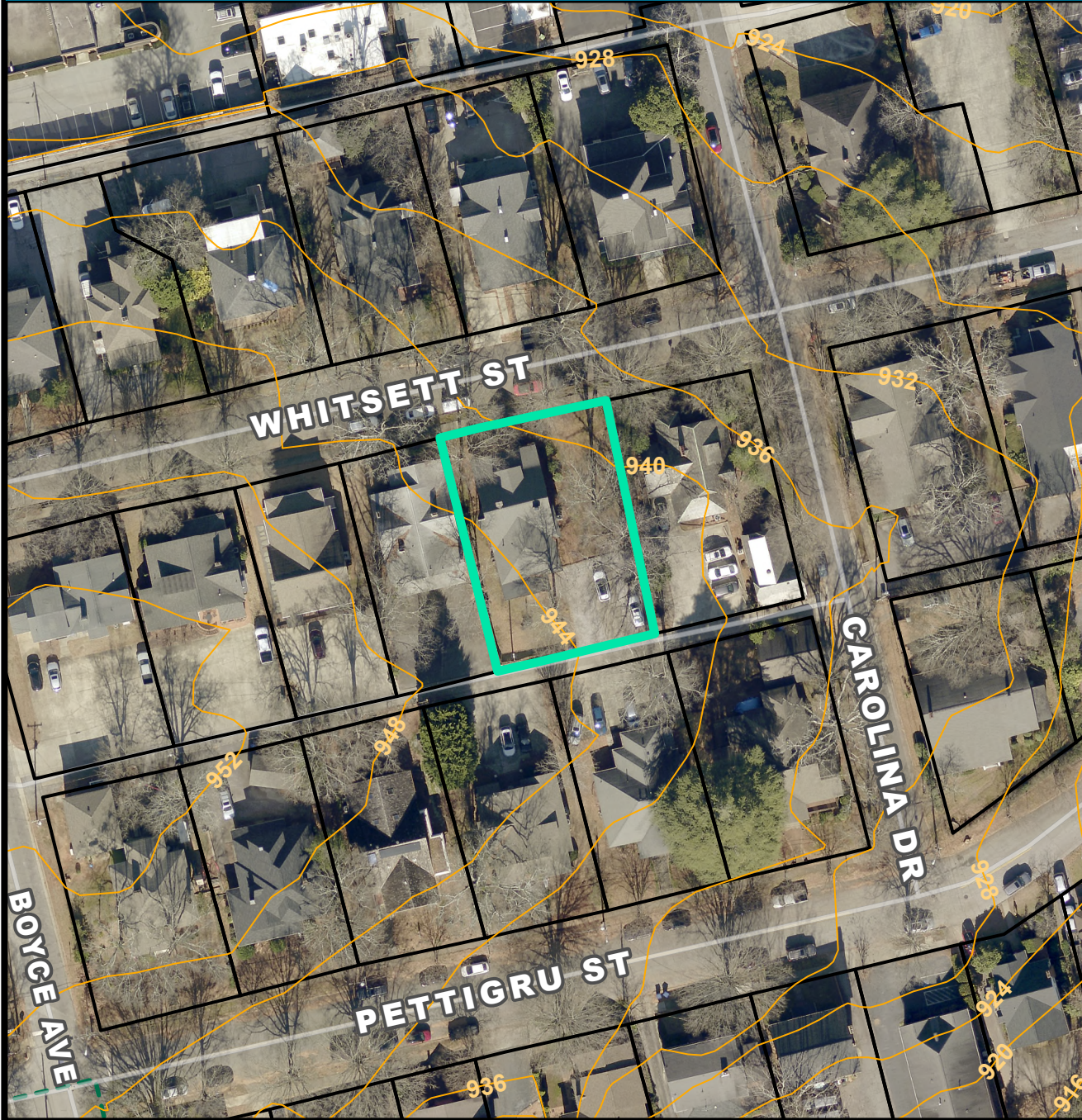
CURRENT ZONING



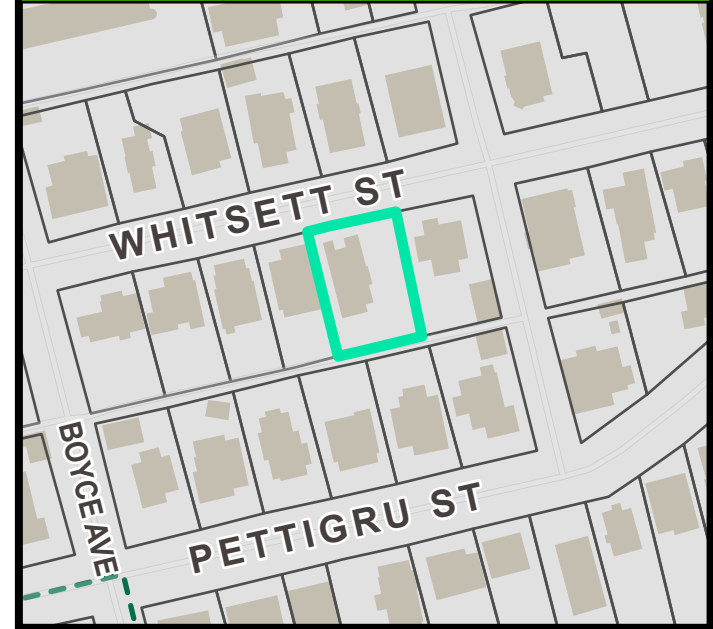
FUTURE LAND USE



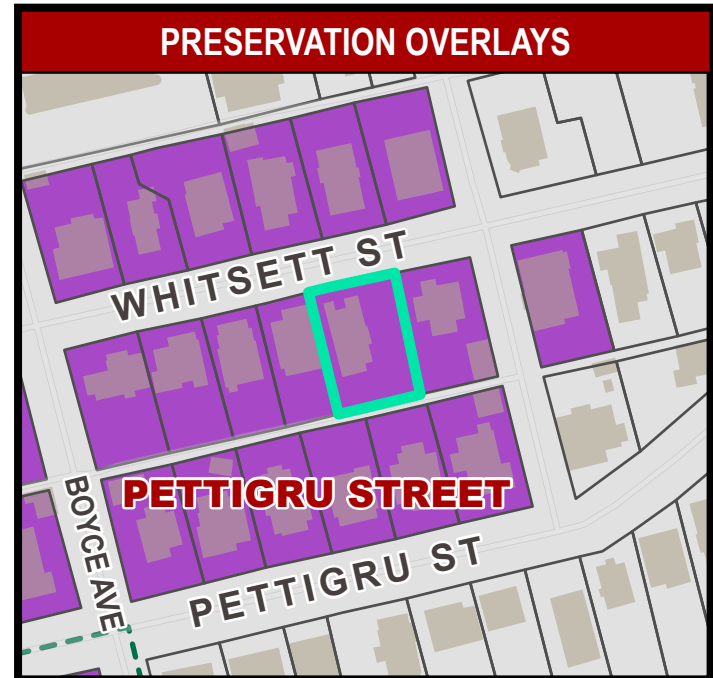
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





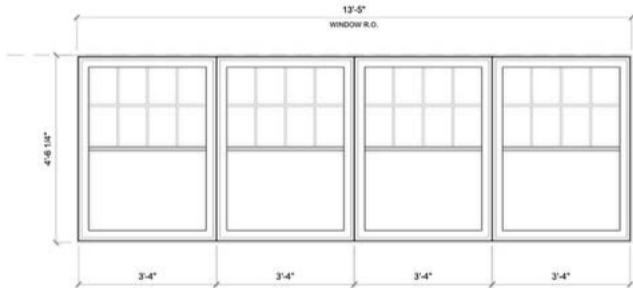
View of subject property with adjacent properties



View of properties to the rear (opposite side of alley)



View of existing parking pad at subject property





**Planning Staff Report to
Historic Review Board
October 3, 2025**
for the October 16, 2025 Public Hearing

Docket Number: LLDE 25-910
Applicant: Shane Conlin
Property Owner: MKTPC Properties
Property Location: 6 Watson Avenue
Tax Map Number: 0074000800500
Zoning: RN-A, Downtown Overlay District
Proposal: **LOCAL LANDMARK DESIGNATION**
Staff Recommendation: **Approve**

Applicable Sections of the City of Greenville Development Code:

19-6.2.16 LOCAL LANDMARK DESIGNATION

Background:

The single-family bungalow was constructed in approximately 1930 and is located within the Downtown Design Review Boundary and listed on the city's historic architectural inventory. The applicant requests local landmark designation.



Photo from Greenville's Historic Resource Survey – 2002 Current Photo

Staff Analysis:

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

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

- a. **The historic or architectural significance of the landmark as it may relate to an event, person, design/ construction, or information potential.**
- b. The importance of the structure to the integrity and character of a district or area.
- c. The difficulty or impossibility of reproducing such a landmark because of its design, material, detail, or unique location.
- d. Whether the landmark is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.
- e. **The landmark is at least 50 years in age, unless the Historic Review Board finds it to be in the best interest of the community to provide an exception to the age requirement for ensuring protection and recognition of significant local resources.**
- f. Whether the property is listed on the National Register of Historic Places or National Historic Landmarks

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

Architecturally, the Bungalow style house with side-gable roof has had minor modification over time. The architecture is not particularly unique but has remained relatively intact over time. Detail elements include a projecting gable porch supported by truncated posts on brick piers, exposed rafter tails, and gable eave brackets.

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." Although the district was never registered as historic, many of the remaining homes are also listed on Greenville's Architectural Historic Inventory.

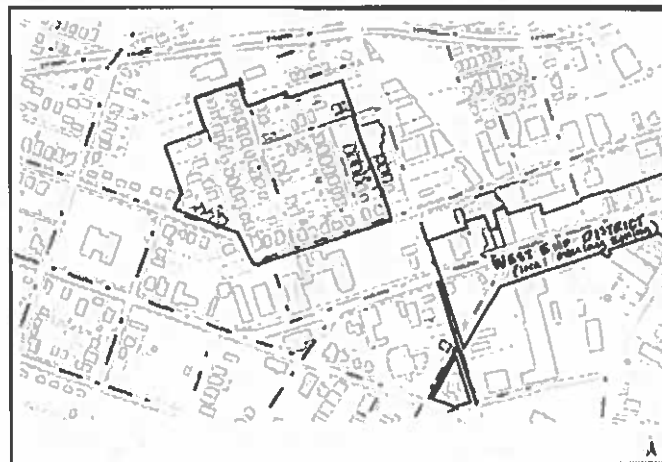


Figure 5: Proposed Ware-McCall Historic District (NRHP)

The house was originally home to Prue Raymond (known as P.R.) Chiles and his wife Willie Mae. They remained there until around 1974, shortly before the death of PR Chiles. Mr. Chiles was the manager of one of the local heating oil companies.

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

Applicable Ordinance sections

Criteria for Review and Action

Local Landmark Designation

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

- a. The historic or architectural significance of the landmark as it may relate to an event, person, design/ construction, or information potential.
- b. The importance of the structure to the integrity and character of a district or area.
- c. The difficulty or impossibility of reproducing such a landmark because of its design, material, detail, or unique location.
- d. Whether the landmark is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.
- e. The landmark is at least 50 years in age, unless the Historic Review Board finds it to be in the best interest of the community to provide an exception to the age requirement for ensuring protection and recognition of significant local resources.
- f. Whether the property is listed on the National Register of Historic Places or National Historic Landmarks

Effect of Local Landmark Designation

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

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



APPLICATION FOR LOCAL LANDMARK DESIGNATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*STREET ADDRESS 6 Watson Ave, Greenville, SC, 29601

*TAX MAP #(S) 0074000800500

*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: _____

*USE: Residential Commercial Other _____

HISTORIC DESIGNATION

*HISTORIC NAME OF PROPERTY (IF KNOWN) Chiles, Jack, House

*CONSTRUCTION DATE (Circa): 1930

- *THIS BUILDING IS Contributing structure in local historic district
 Contributing structure in National Register District
 National Register Structure

Other: Attach brief overview of the history of the building

The Home is a 3BR, 1BA bungalow built in 1933 for Prue Raymond (known as P.R.) Chiles and his wife Willie Mae. They remained there until around 1974, shortly before the death of P.R. Chiles. Mr. Chiles was the manager of one of the local heating oil companies.

INSTRUCTIONS

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

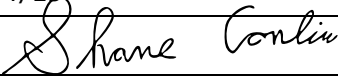
a. APPLICATIONS FOR LOCAL LANDMARK DESIGNATION \$150.00*

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

- 2. 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.** Local Landmark Designation 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.

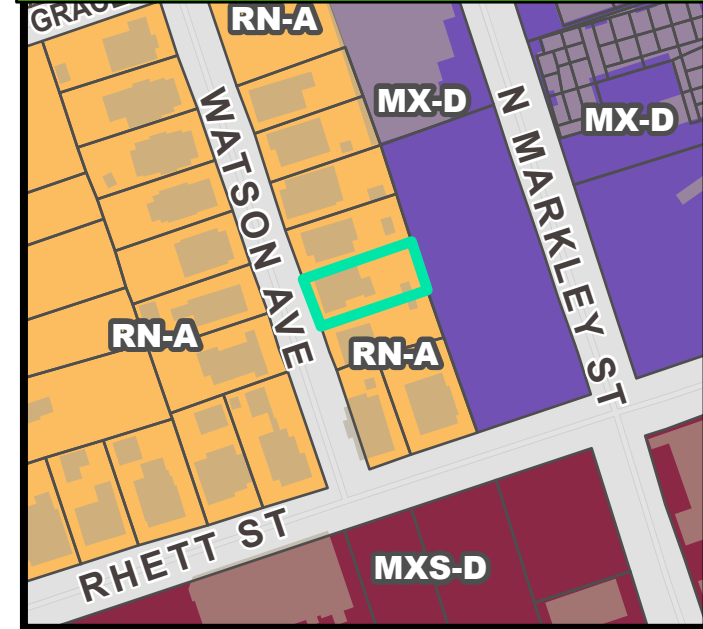
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	Shane Conlin
Date	10/4/25
Property Owner/Authorized Agent	
Date	10/4/25

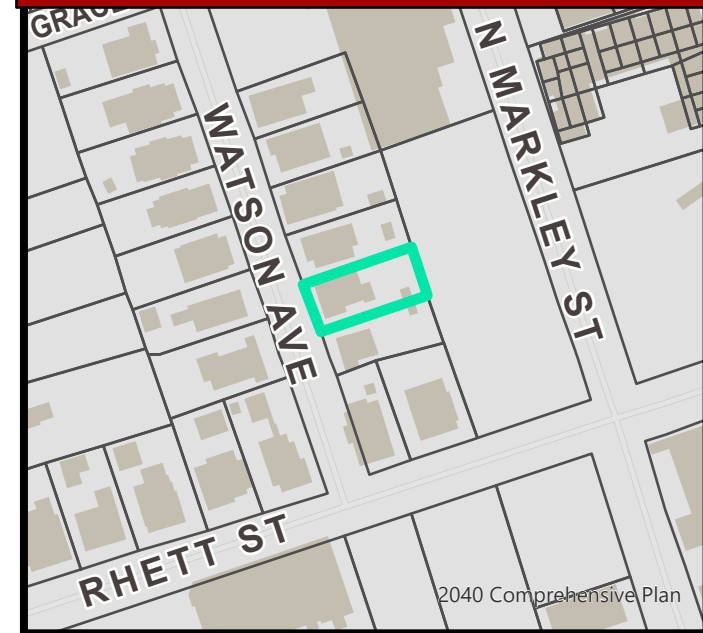
AERIAL VIEW



CURRENT ZONING



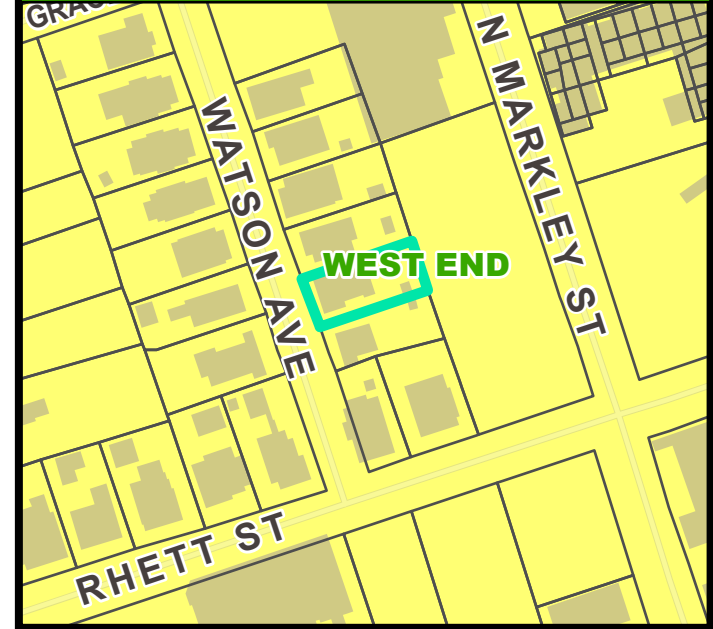
FUTURE LAND USE



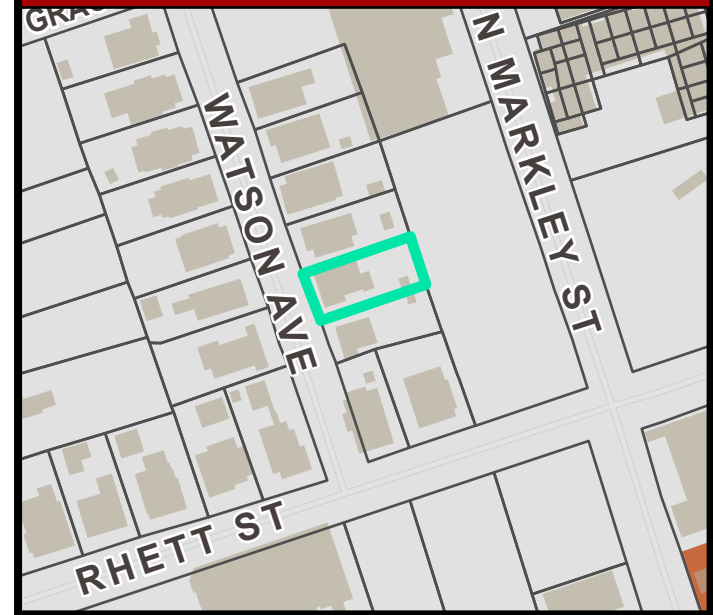
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Statewide Survey of Historic Resources
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 45 / / 1823
Status County No Quad No Site No

Tax Map No.: _____

Reconnaissance Survey Form

Identification

Historic Name: Chiles, Jack, house

Common Name:

Address/Location: 6 Watson Ave

City: Greenville

County: Greenville

Vicinity of:

Quadrangle Name: Greenville

Ownership: Private

Category: building

Historical Use: Residential/Domestic

Date: ca. 1930

Current Use: Residential/Domestic

SHPO NR DOE: Not Eligible

Other Designation

Notes: 1-story, frame, side-gable house w/projecting side-gable porch supported by truncated posts on brick piers; single-leaf entry; 1/1 windows; aluminum siding; exposed rafter ends; eave brackets; 1 interior chimney; brick foundation

Photographs

Roll No.: Neg. No.: View of:
53 18 front



Program Management

Recorded by: JM, Edwards-Pitman Environmental, Inc.

Date Recorded: 11/13/2002





**Planning Staff Report to
Historic Review Board
October 6, 2025
for the October 16, 2025 Meeting**

Docket Number: RHP 25-778 - PRELIMINARY
Applicant: Shane Conlin
Property Owner: MKTPC Properties
Property Location: 6 Watson Ave
Tax Map Number: 0074000800500
Zoning: RN-A, Downtown Overlay District
Proposal: **Preliminary Certification for Special Tax Assessment for
Rehabilitated Historic Properties and Certificate of
Appropriateness for Residential Renovation and Addition**
Staff Recommendation: **Approval with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

*Sec. 40, Article IV. – Special Tax Assessment for Rehabilitated Historic Property
Div 19-6.2.8 – Minor Urban Design Certificate of Appropriateness*

Application Overview:

This application is for an RHP which includes the necessary design documentation for staff to issue a CA upon approval by the Historic Review Board. Should the board find that the design is not in keeping with the Preservation Design Guidelines, neither the CA nor the RHP can be issued as the latter is reliant upon the former.



Current Photo From Watson Ave



Proposed Front Facade

Background:

The subject property is located within the Downtown Overlay District and is on the Greenville Historic Inventory. It was built ca. 1930 as a single-family residence for P.R. Chiles who was the manager of one of the local heating oil companies. The existing house is a single story, 1,262 sq ft, Bungalow style house with side-gable roof and a projecting gable porch supported by tapered posts on brick piers. The structure has vinyl siding, an engaged brick chimney, and gable eave brackets.

A proposal for Unreasonable Hardship for demolition of the structure was denied by the Design Review Board on November 21st, 2024. That denial opened the door for this rehab project.

Staff Analysis:

The applicant proposes a renovation and addition to the existing home at 6 Watson Ave. All renovations shall be compliant with the National Park Service's Standards for Historic Rehabilitation.

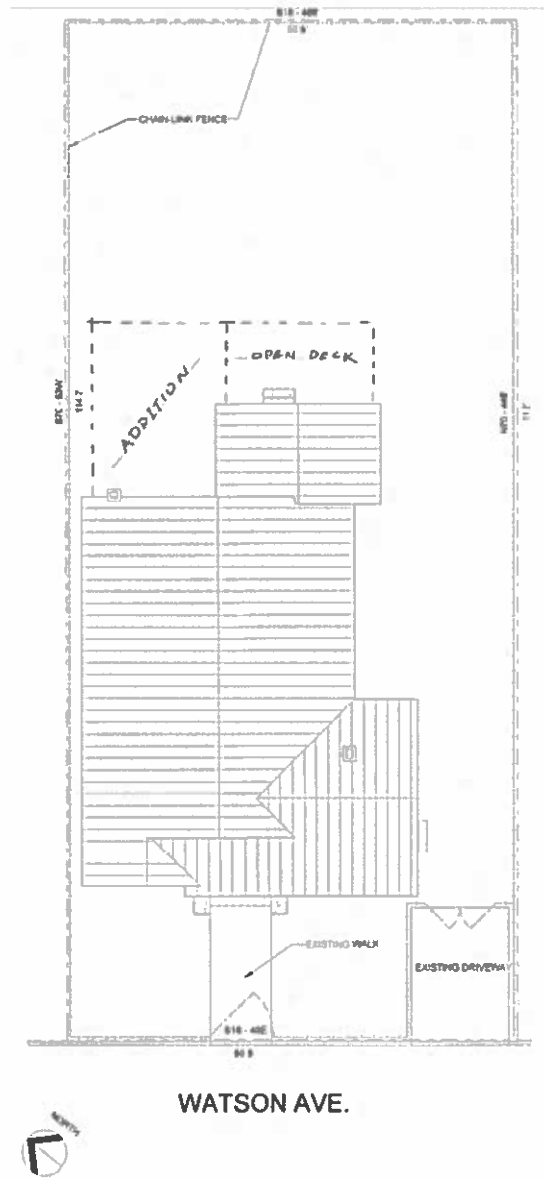
According to the local ordinance, the special tax assessment may apply to the following:

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

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

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

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



Proposed Site Plan

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

Staff Findings: *The structure was built in 1930, surpassing the minimum age requirement of 50 years old to be deemed "historic. The majority of the building's original architectural features have been preserved, including wood eave brackets at the gables, tapered wood porch posts on brick piers, Original wood trim, and engaged brick fireplace. The building has meaningful architectural and cultural significance to the City of Greenville as well as a pending Local Landmark Status Designation request, LLDE 25-910, to be reviewed by the Historic Review Board immediately prior to the review of this application.*

2. The rehabilitation is appropriate for the historic building. This is achieved through adherence to the Secretary of the Interior's Standards for Rehabilitation and applicable City of Greenville Preservation Overlay Design Guidelines. The following work will be reviewed according to these standards:



Existing Front Conditions

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

Staff Findings:

The applicant proposes the following:

- *Substantial interior renovation including new bathrooms, new kitchen, interior wall relocations, and new interior finishes*
- *Approx 350 sq ft rear addition*
- *Approx 200 sq ft area deck addition including a primary bed suite*
- *Remove existing aluminum siding and provide new synthetic vertical siding*
- *Replace all windows*
- *New window locations on sides and rear*
- *New roofing*

- Exterior paint, including paint of existing brick
- New porch railings
- Front door replacement
- New rear door
- Electrical, plumbing, and HVAC upgrades

The proposed scopes shall occur in a manner that is consistent with the National Park Services' Standards for Historic Preservation:

- The property will maintain its historic use as a residence.
- The historic character of a property will be retained and preserved.
- Replacement of repairable historic materials will be avoided.
- The proposed new addition will be physically and visually compatible with the existing structure.
- The new material will be similar to the existing material.

Design Guidelines:

- Per **HR.1**, original architectural details should be preserved in place whenever feasible. A porch's character defining features shall be maintained, per **HR.14**. The drawings propose the replacement of the existing wood window trim, existing front porch wood railing, and tapered columns. The existing gable brackets are proposed to remain. **Staff recommends that the original architectural details be retained. Should those elements be damaged, they should be replaced in kind, per HR.3.**
- Two existing chimneys are proposed for removal. **HR.1** states that character defining chimneys shall not be removed. The chimney stack at the rear is not visible from the street and appears secondary. The engaged chimney at the front is in good condition and contributes to the character of the structure. **Staff recommends that front chimney not be removed.**
- **HR.9** states that original brick shall not be painted. The existing brick foundation is unpainted, however, the porch's brick piers have been previously painted. For this reason, staff supports the painting of the brick.



Side Porch Conditions



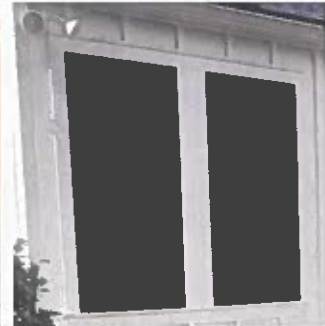
Existing Conditions

- Window replacements should match existing windows as closely as possible, per **HR.16**. **Staff recommends that new windows shall be aluminum-clad wood windows without upper sash mullions to match the style of the existing windows.**
- Per **AR.8**, historical structures should be clad in materials similar to those seen historically, such as horizontal lap siding and brick. **The proposed vertical board and batten is inappropriate, and shall be replaced with horizontal siding with 4-5" lap exposure dimension.**
- The visual impacts of parking shall be minimized, per **AR.10**. Current parking is on the front yard parking pad. The project shall meet the parking setback requirements of the GDC to be reviewed by staff at permitting.

- **The applicant shall provide missing materials to be reviewed by staff and 2 members.** Missing materials include: proposed new window specifications, roofing, door specifications, deck material, new stone front steps and front porch railing design.



Proposed Siding and Color



Proposed Window Style

- The proposed addition is to the rear and does not detract from the historical structure, per **AR.12**. The proposed addition must meet the minimum setback requirements for RN-A zoning in the GDC, to be reviewed by staff at permitting.
- The color scheme as proposed is black painted siding and trim with black windows. **AR.15** suggests a coordinated color scheme with bungalow-style homes traditionally having natural earth tones. **Staff recommends that more than one color be provided on the façade so as not to create a monolithic color block.**

3. The minimum expenditures for rehabilitation must exceed 100% of the fair market value of an income-producing property. The fair market value of the property may also be the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted. Expenditures for rehabilitation mean the actual cost of rehabilitation relating to one or more of the following:

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

Staff Findings: *The fair market value of this property is listed as \$312,180. Qualifying expenses for rehabilitation are currently estimated at \$313,000. As a note, the application lists the estimated qualifying expenditures as \$300,000, but that amount was confirmed with the applicant. As this will be income-producing property, rehabilitation costs must meet 100% of the Fair Market Value. Staff finds that this criteria has been met.*

Based on these findings, staff recommends approval with the following conditions:

- 1. Approval of this preliminary RHP shall serve as the CA**
- 2. Approval of the final RHP will require a detailed breakdown of costs to determine applicability.**
- 3. The original wood window trim, tapered porch columns, front porch railing, and front engaged chimney be retained and repaired as necessary, to be reviewed by staff.**
- 4. Staff recommends that new windows shall be aluminum-clad wood windows without upper sash mullions to match the style of the existing windows, to be reviewed by 2 members of the HRB.**
- 5. Horizontal lap siding with 4-5" lap exposure dimension shall be provide and reviewed by 2 members of the HRB..**
- 6. The applicant shall provide missing materials to be reviewed by staff and 2 members**
- 7. More than 1 exterior color shall be proposed on the façade to provide variation of the color scheme, to be reviewed by 2 members of the HRB.**
- 8. Per Section 40-153(5) of the City's Code of Ordinances, if the project is not complete after two years, but the minimum expenditures for rehabilitation have occurred, the property will continue to receive the special tax assessment until the project is complete, but not more than five years.**
- 9. An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 10. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.6-9 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**



city of greenville

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Contact Planning & Development (666) 867-8476 or planning@greenville-nc.gov

APPLICANT/OWNER INFORMATION

Income Required Field

	APPLICANT	PROPERTY OWNER
*Name	Shane Conlin	Tom Conlin
*Title		
*Address	[REDACTED]	
*State		
*Zip		
*Phone		
*Email		

PROPERTY INFORMATION

*STREET ADDRESS 6 Watson Ave, Greenville, SC, 29601

*TAX MAP (S) 0074000900600

*ZONING CLASSIFICATION RN-A

*PRESERVATION DISTRICT/SPECIAL DESIGNATION

Downtown Review District West End Overlay Pettigrew East Park Overbrook
 Hampton-Pinckney Heritage Colonial 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 SC

PROJECT INFORMATION

*TYPE OF APPLICATION: Preliminary Final

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

*USE: Owner-occupied Income-producing

*ESTIMATED PROJECT START DATE October 20th, 2025

*ESTIMATED PROJECT COMPLETION DATE June 2026

*ESTIMATED PROJECT COSTS \$ 300,000

*ESTIMATED QUALIFIED HISTORIC EXPENDITURES \$ 300,000

FAIR MARKET VALUE OF BUILDING/PROPERTY \$ 312,180

HISTORIC DESIGNATION

HISTORIC NAME OF PROPERTY IF KNOWN: _____

THIS BUILDING IS

City Landmark Building Contributing structure to local historic district National Register Structure

Contributing structure to National Register District (When checked, attach a brief overview of the history of the building)

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) must be received by the planning and development office 30,000 (30,000) of the date reflected on the Historic Review Board schedule.

- A. APPLICATIONS FOR OWNER OCCUPIED BUILDINGS \$150.00
- B. APPLICATIONS FOR INCOME PRODUCING BUILDINGS \$300.00

2. You must attach the following required documents. The HRS may request additional information at any time.

2. **Check Submit the Following Supporting Documentation:**

- Appraisal review of a Federal Tax Application from the SC Department of Archives and History, if applicable.
- Value of the property prior to the rehabilitation.
- Written narrative indicating how the property qualifies as historic (Article IV, Section 60-121 of the Code of Ordinances).
- Plans and other documents detailing the proposed rehabilitation.
- Estimated qualifying rehabilitation expenditures.

4. **Public Notice Requirements.** Historic Properties Special Tax Assessment applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days but no more than 30 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.

5. 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 HRS.

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.

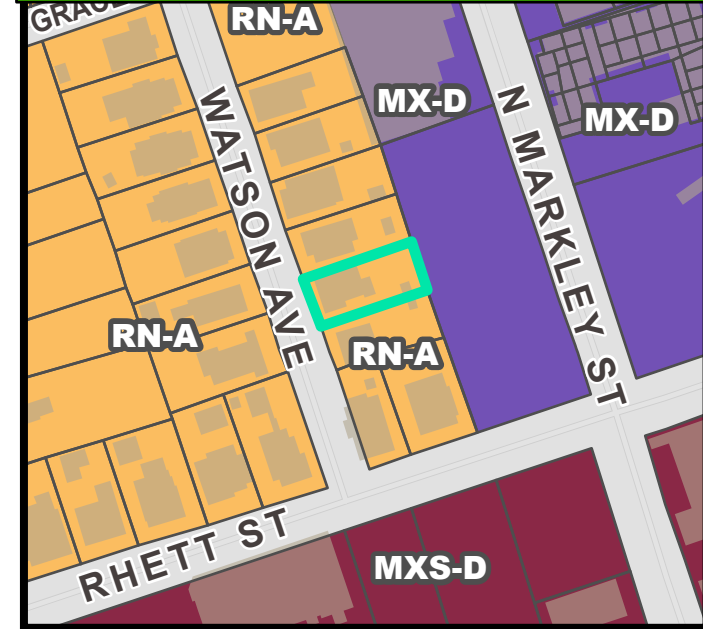
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

Signatures	
Applicant	<i>Rhonda Conley</i>
Date	8/28/25
Property Owner/Authorized Agent	<i>Tom Conley</i>
Date	8/28/25

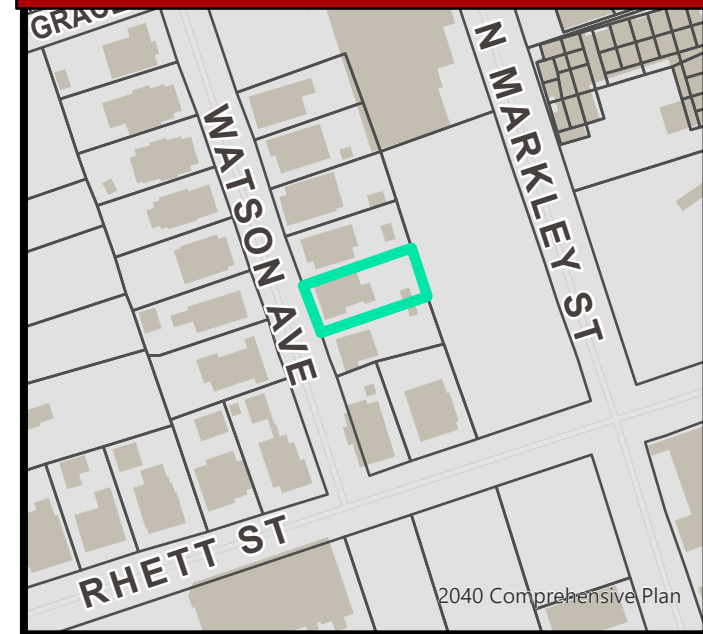
AERIAL VIEW



CURRENT ZONING



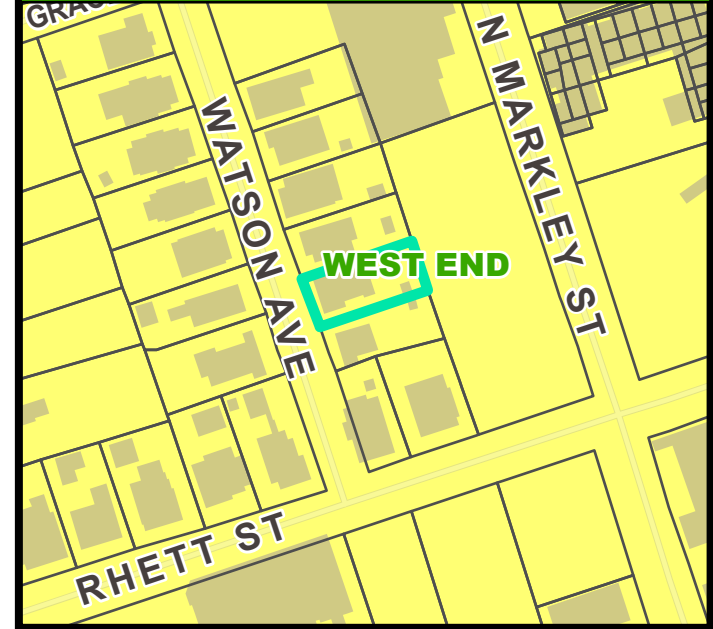
FUTURE LAND USE



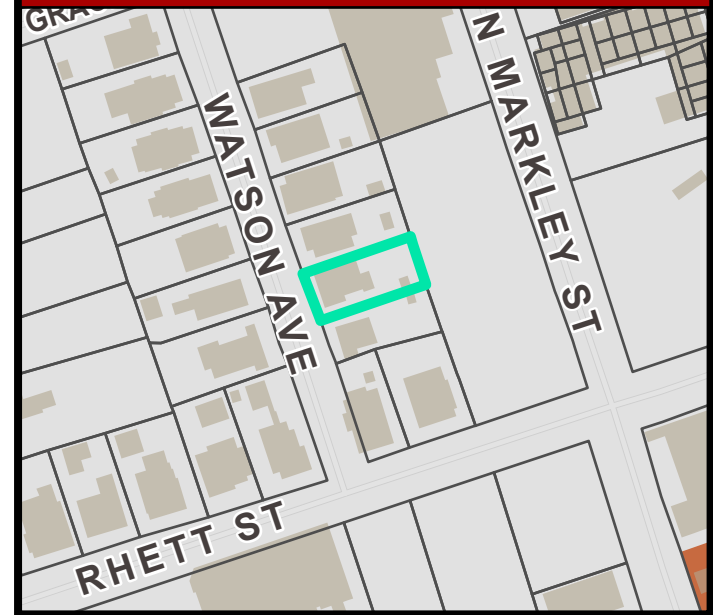
NATURAL / ENVIRONMENTAL FEATURES

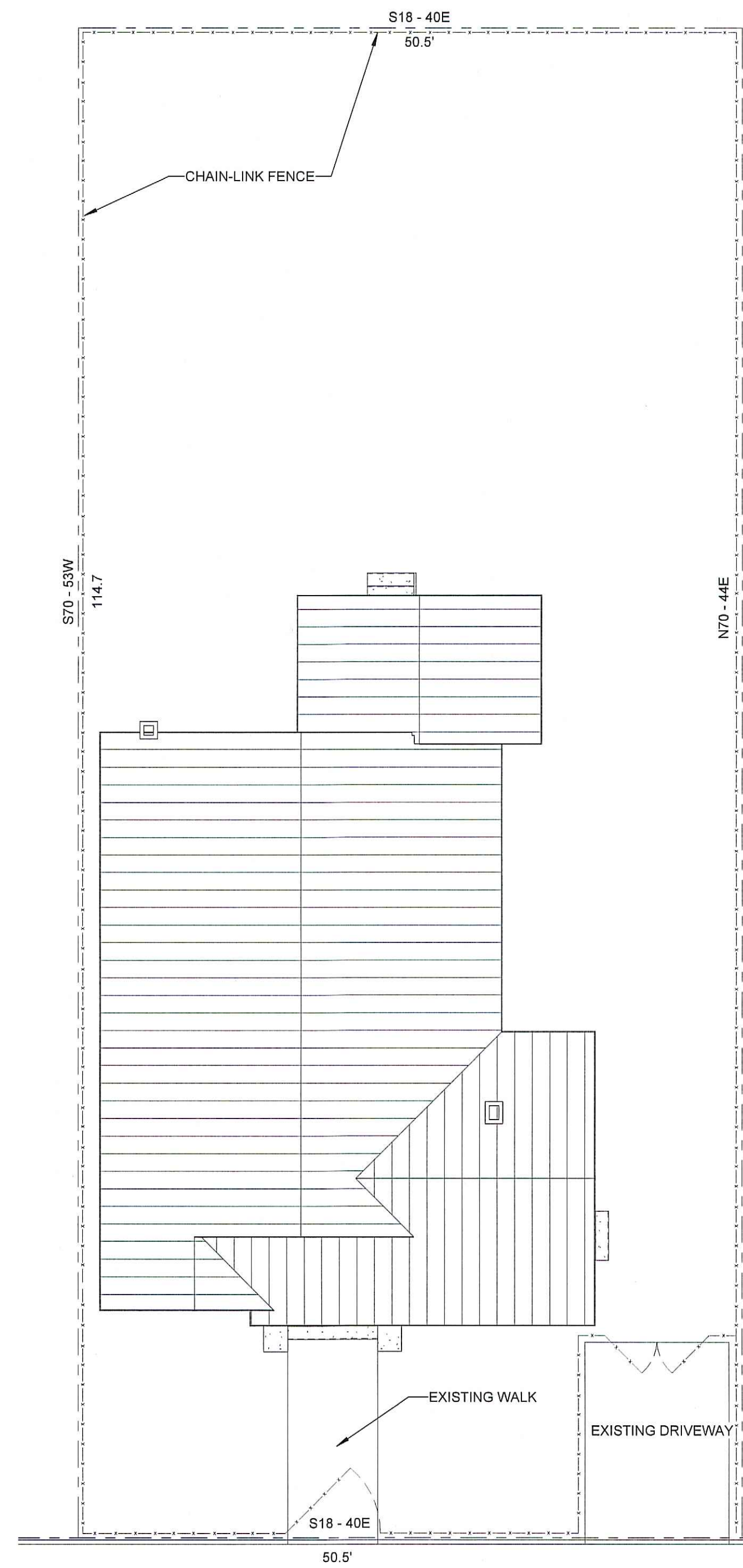


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





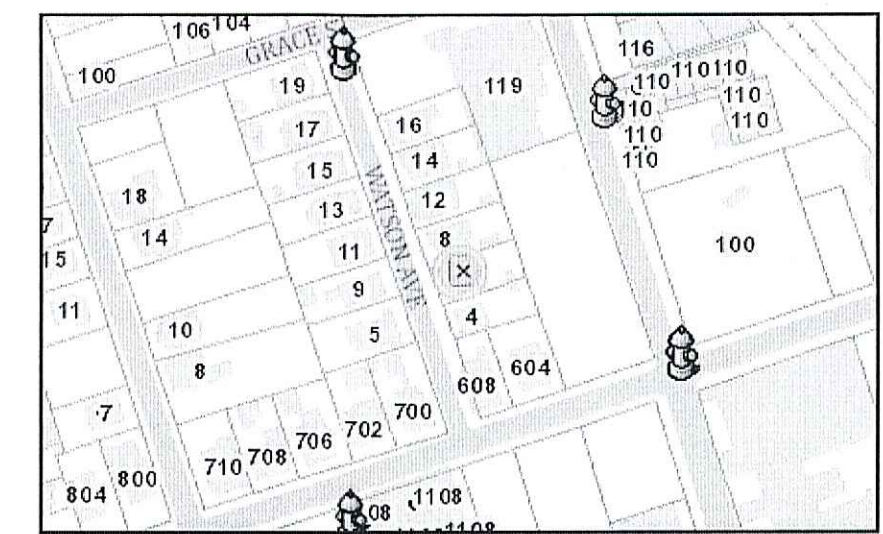
WATSON AVE.

① EXISTING SITE PLAN
1/8" = 1'-0"

SITE PLAN NOTES:

1. PROPERTY OWNER: MKTPC PROPERTIES LLC
106 ISLAND PT.
SENECA, SC 29672
2. PARCEL ID: 0074000800500
3. THIS DRAWING IS NOT A LAND SURVEY AND IS FOR REFERENCE ONLY.

Drill Down Report at 6 WATSON AVE



Parcel Information at Selected Address

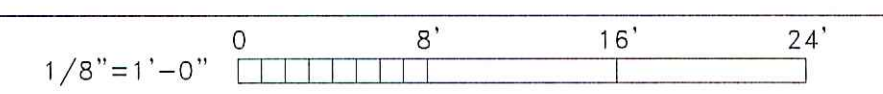
Parcel ID	0074000800500
Owner	MKTPC PROPERTIES LLC
Owner Address	106 ISLAND PT SENECA, SC 29672
Zoning District (eff. 7/15/23)	RN-A
Special Emphasis Neighborhood	WEST END
Neighborhood Overlay District	No Neighborhood Overlay Districts at this location
Preservation Overlay District	No Preservation Overlay Districts at this location
Downtown Design Overlay (-DD)	Yes, this location is within the Downtown Design Overlay.
City Council District	District 2 - Lillian B. Flemming
Residential Waste Pickup Day	Monday
Fire District	2 - West End Station
Hydrants	8 Hydrant(s) found within 500 feet of Location

Flood Zone Information for Parcel Not in a Special Flood Hazard Area

Determination of flood zone information utilizes the FEMA Flood Map (amended January 2019) and City Flood Studies but does not substitute for a Flood Verification Letter. To apply for a Flood Verification Letter, please access: <http://www.greenvillesc.gov/FormCenter/Public-Works-13/Application-for-Flood-Verification-Letter-229>

Source: City of Greenville, Greenville County (Parcel Information); FEMA (Flood Zones) Report Generated On: 10/30/24 11:29 AM

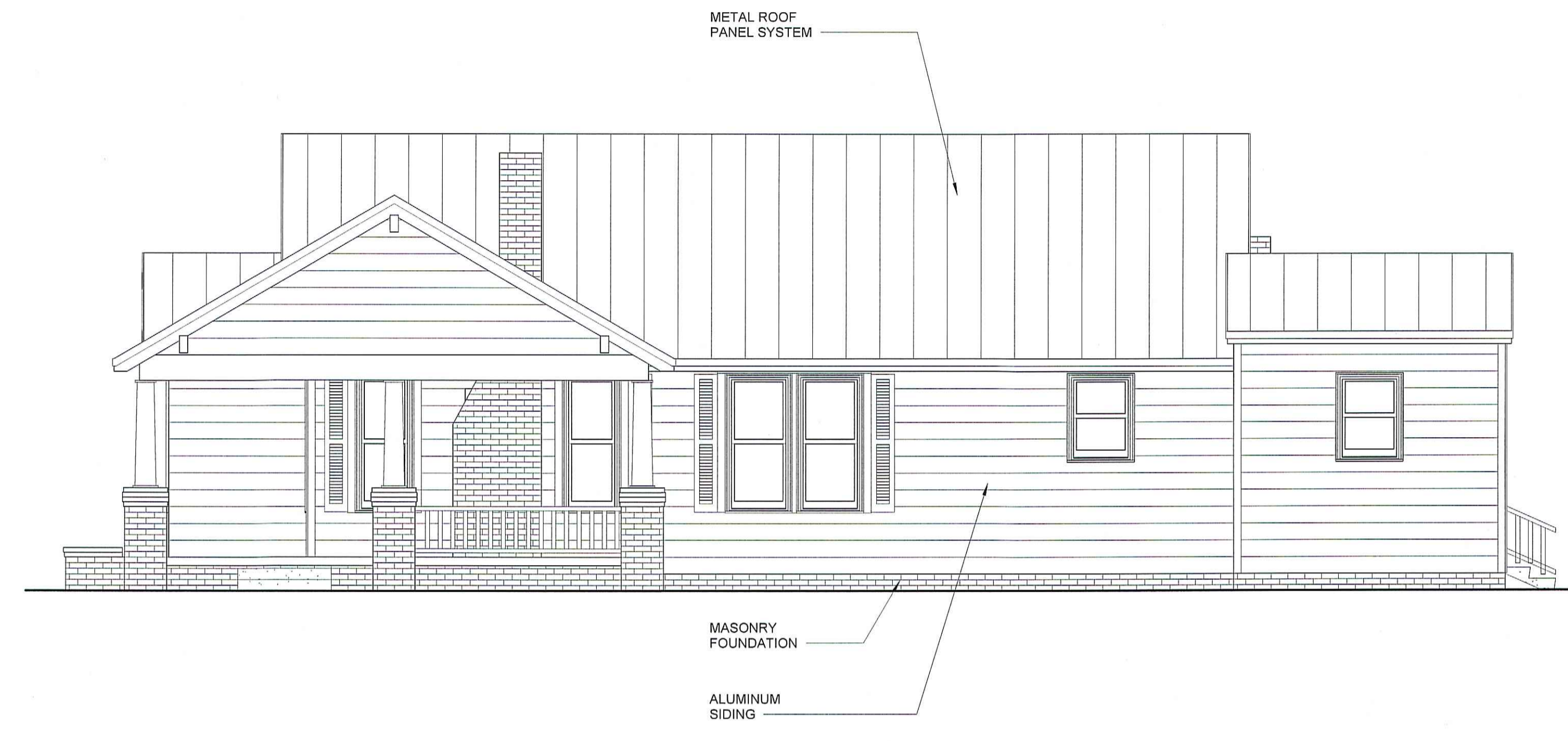
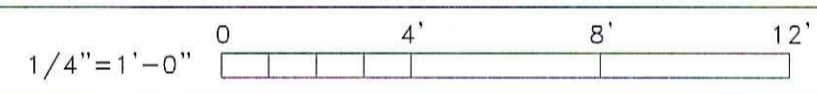
This report is a user generated static output from the City of Greenville's Address Search internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should appropriately be used with caution. Contact the GIS Division for questions pertaining to Address Search or the data. This does not represent a land survey.



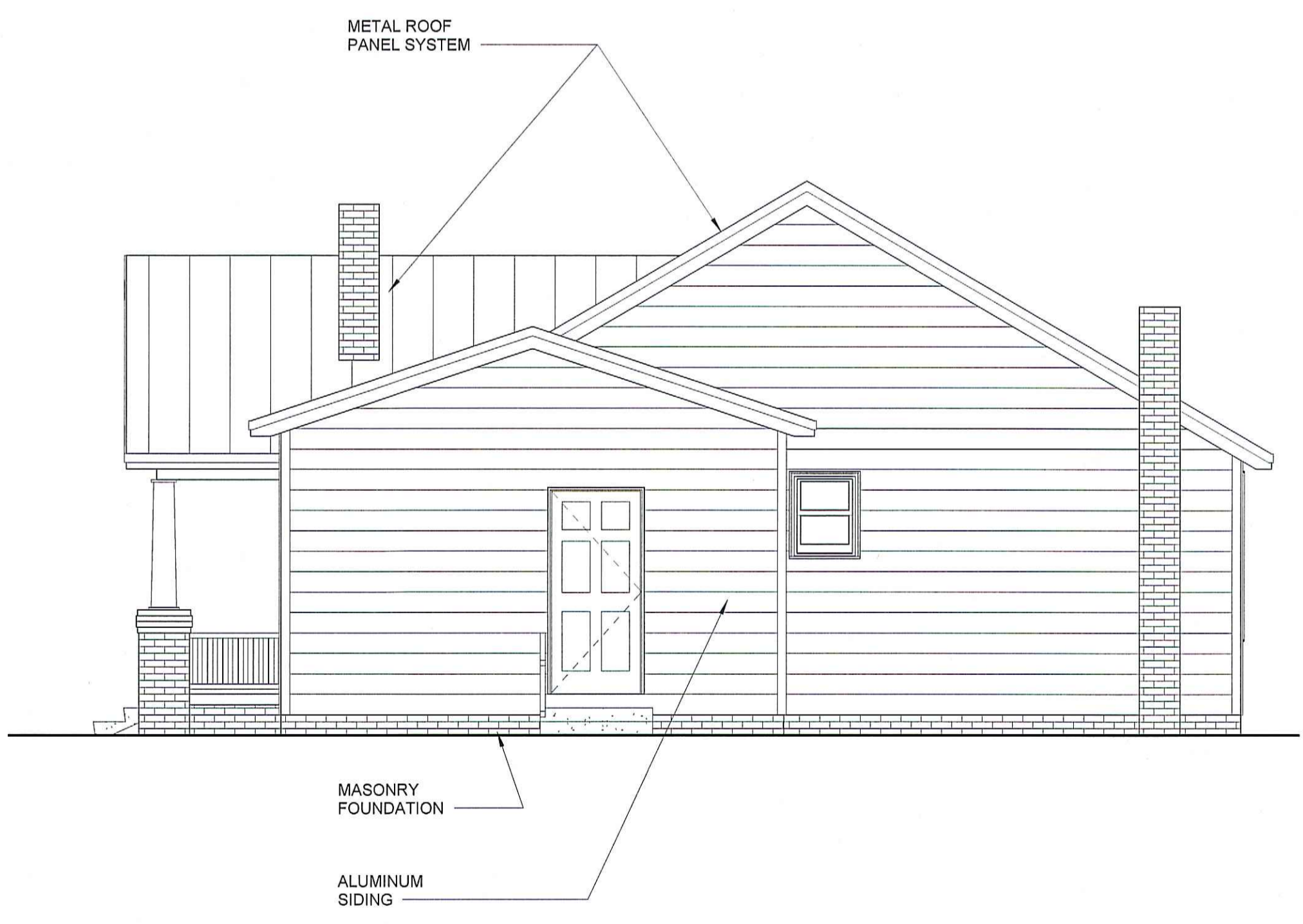
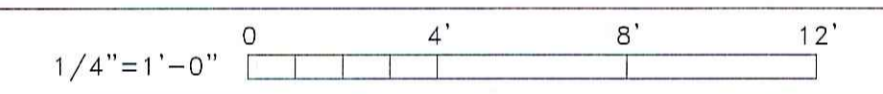
P. 1



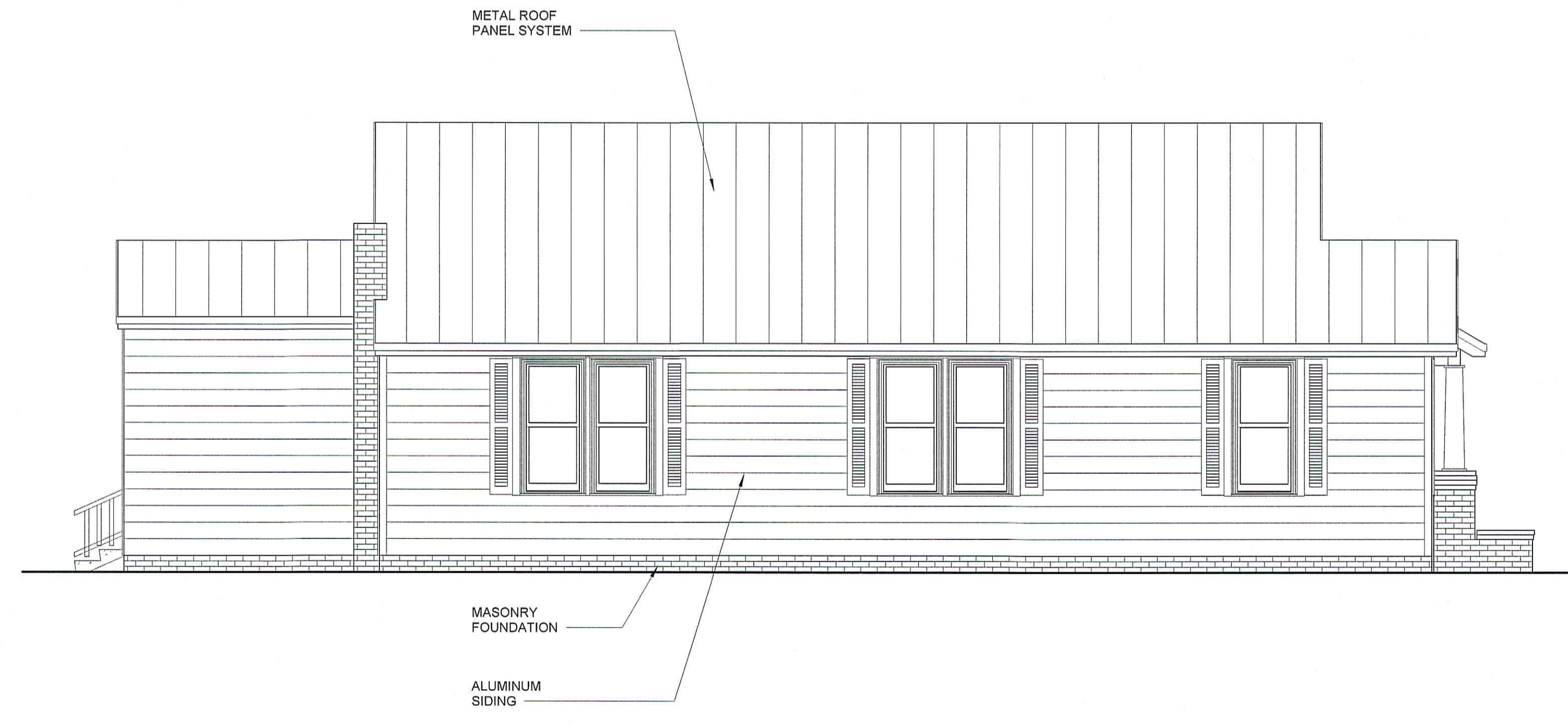
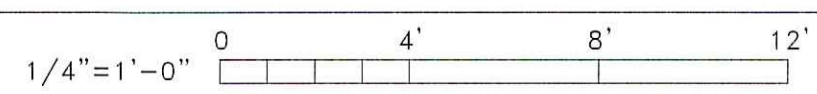
① SOUTH ELEVATION
1/4" = 1'-0"



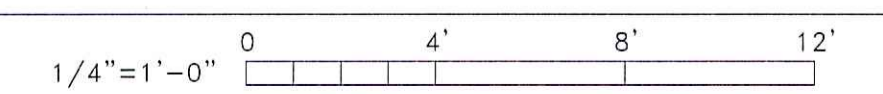
② EAST ELEVATION
1/4" = 1'-0"

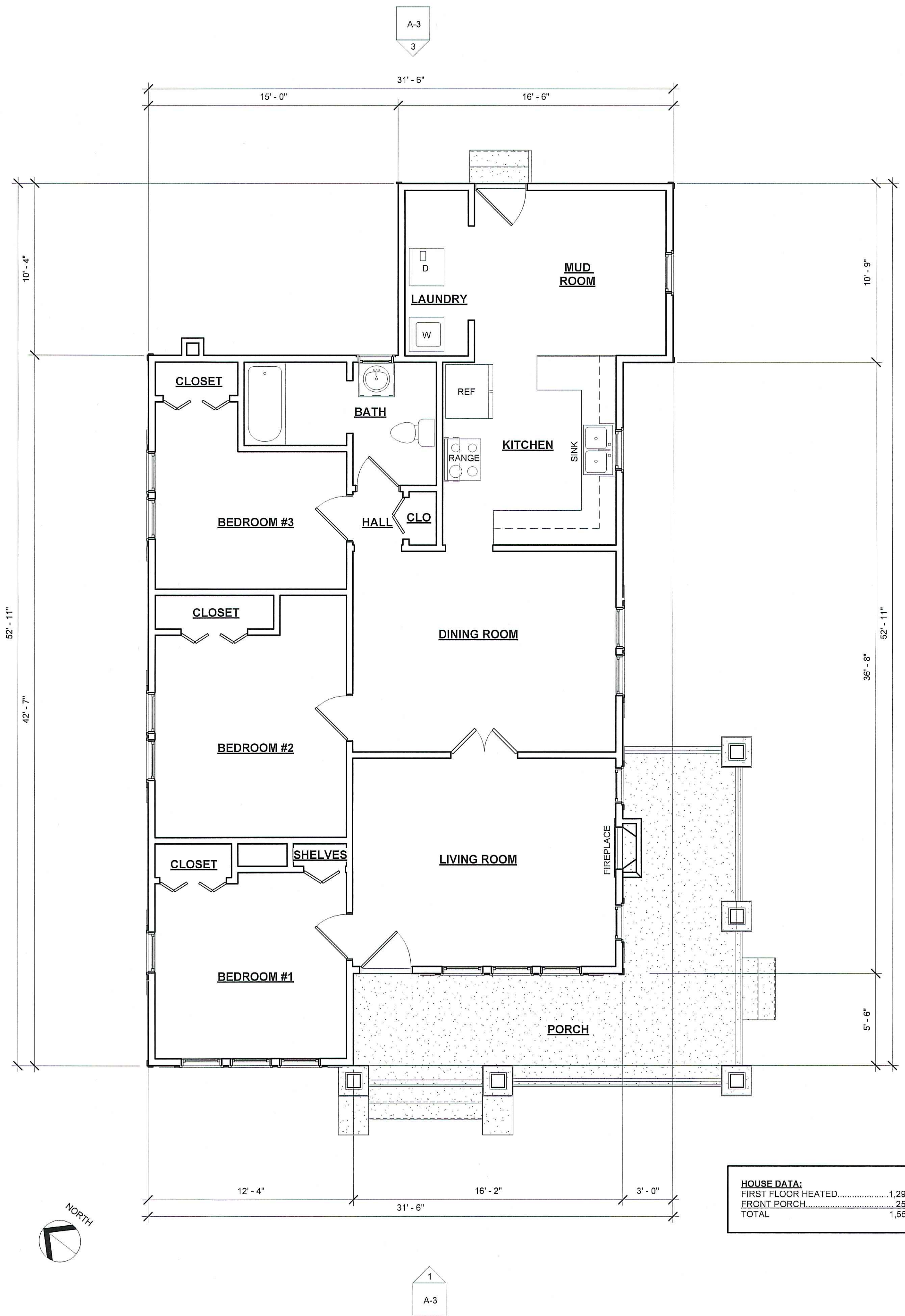


③ NORTH ELEVATION
1/4" = 1'-0"

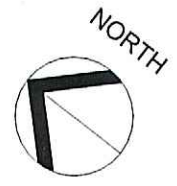


④ WEST ELEVATION
1/4" = 1'-0"

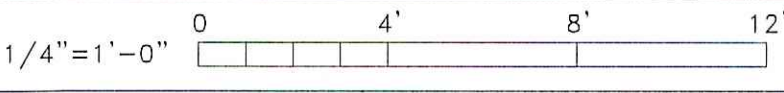


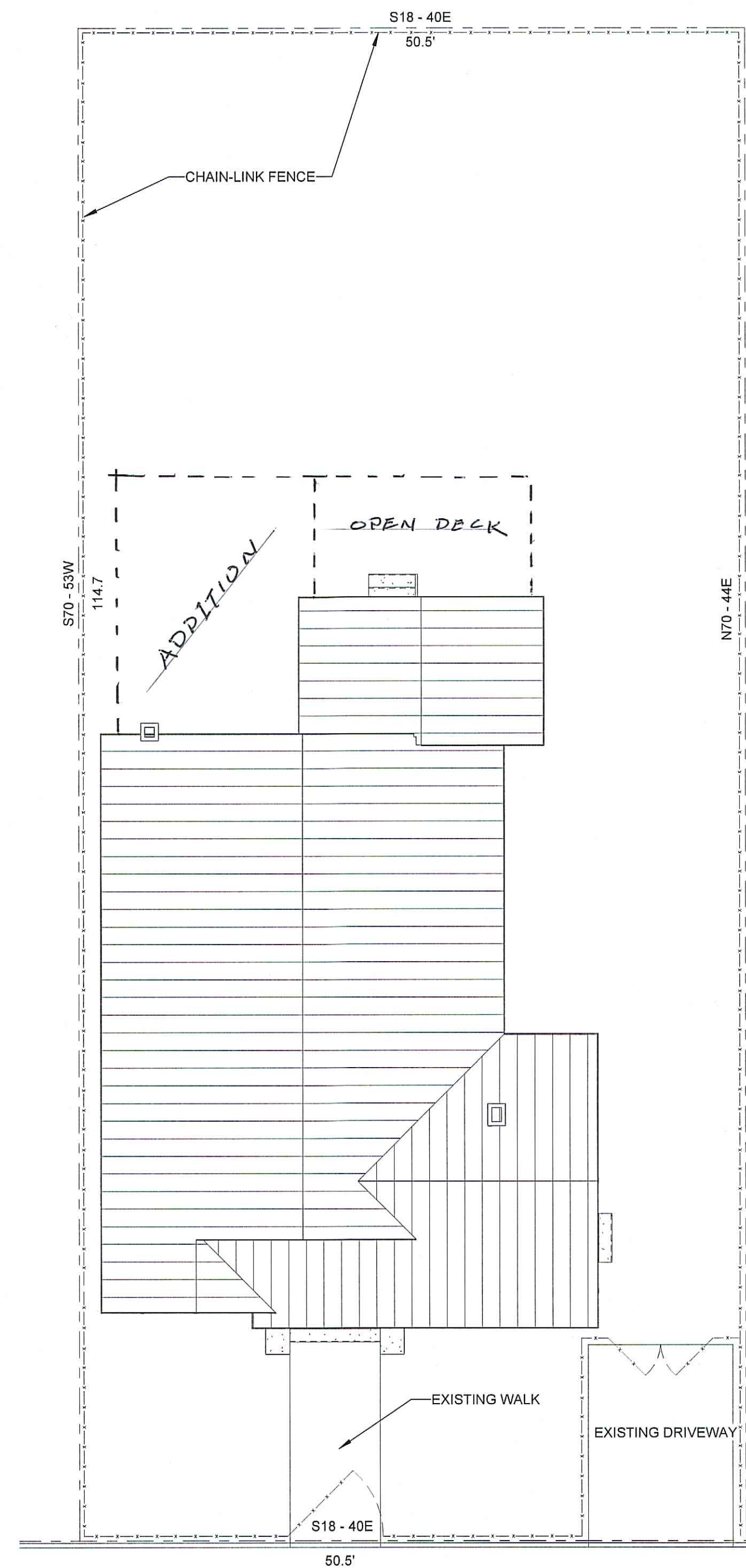


HOUSE DATA:	
FIRST FLOOR HEATED.....	1,296 SF
FRONT PORCH.....	255 SF
TOTAL.....	1,551 SF



1 EXISTING AS-BUILT FLOOR PLAN
 1/4" = 1'-0"





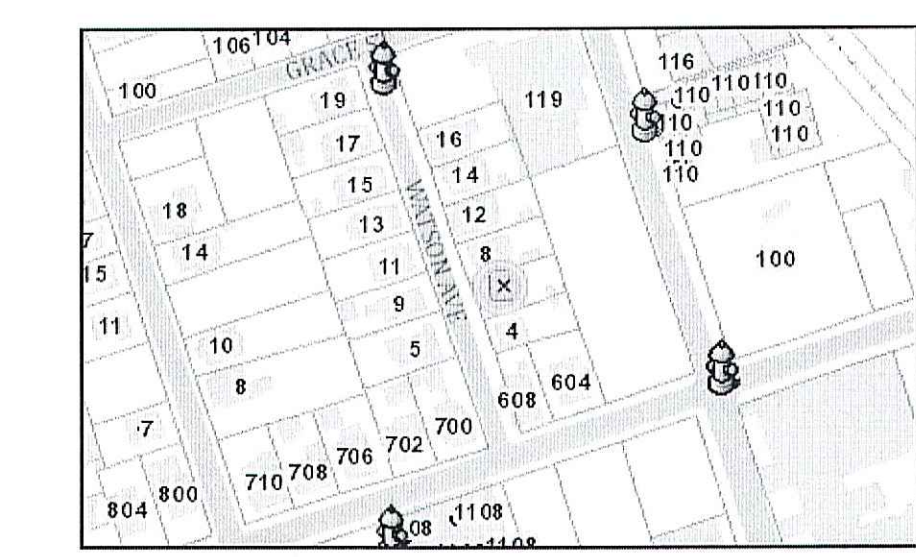
LOT SQ. FT. = 5,724
 HOUSE SQ. FT. = 1,600 (WITH ADDITION)
 28% LOT COVERAGE

1 EXISTING SITE PLAN
 1/8" = 1'-0"

SITE PLAN NOTES:

- PROPERTY OWNER: MKTPC PROPERTIES LLC
106 ISLAND PT.
SENECA, SC 29672
- PARCEL ID: 0074000800500
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Drill Down Report at 6 WATSON AVE



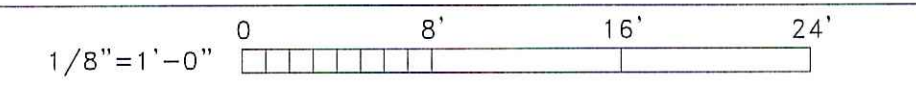
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Source: City of Greenville; Greenville County (Parcel Information); FEMA (Flood Zones) Report Generated On: 10/30/24 11:29 AM

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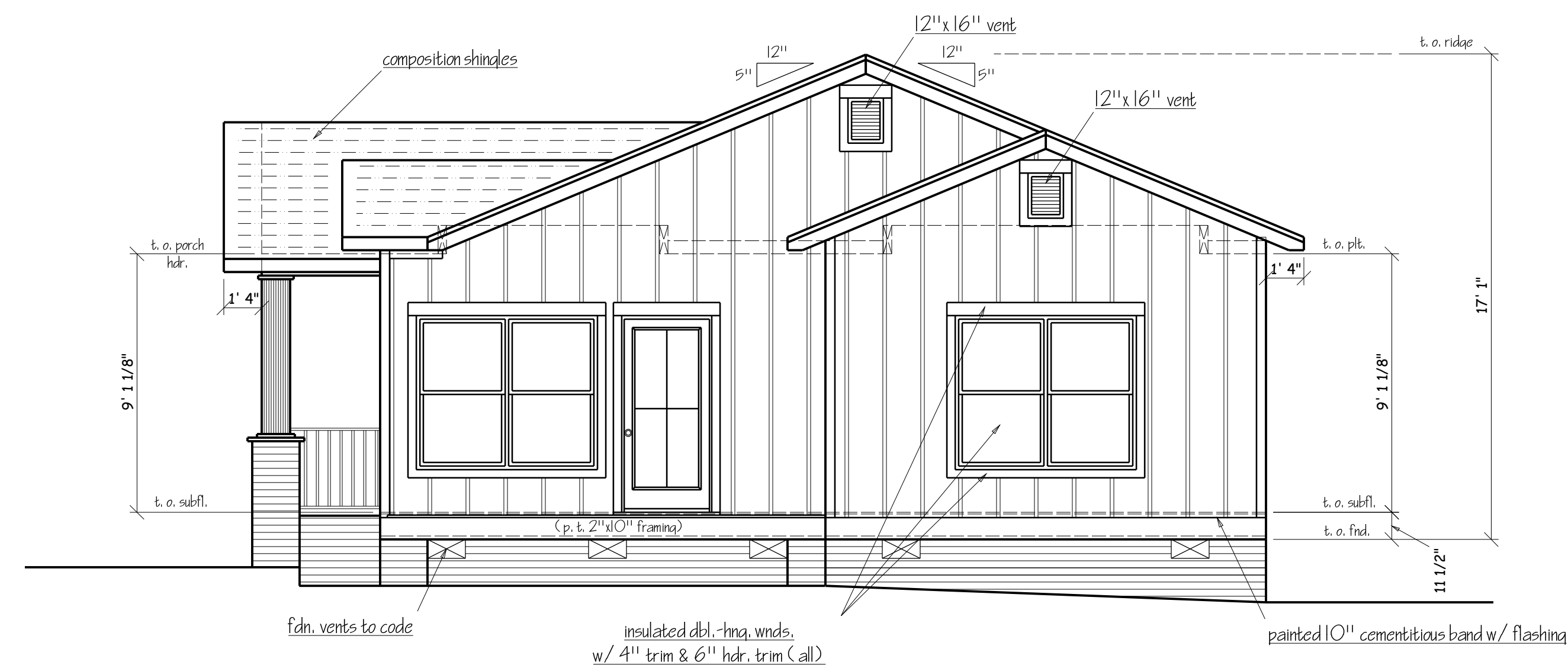
P. 4

design-limited



front view

scale: 1/4" = 1'

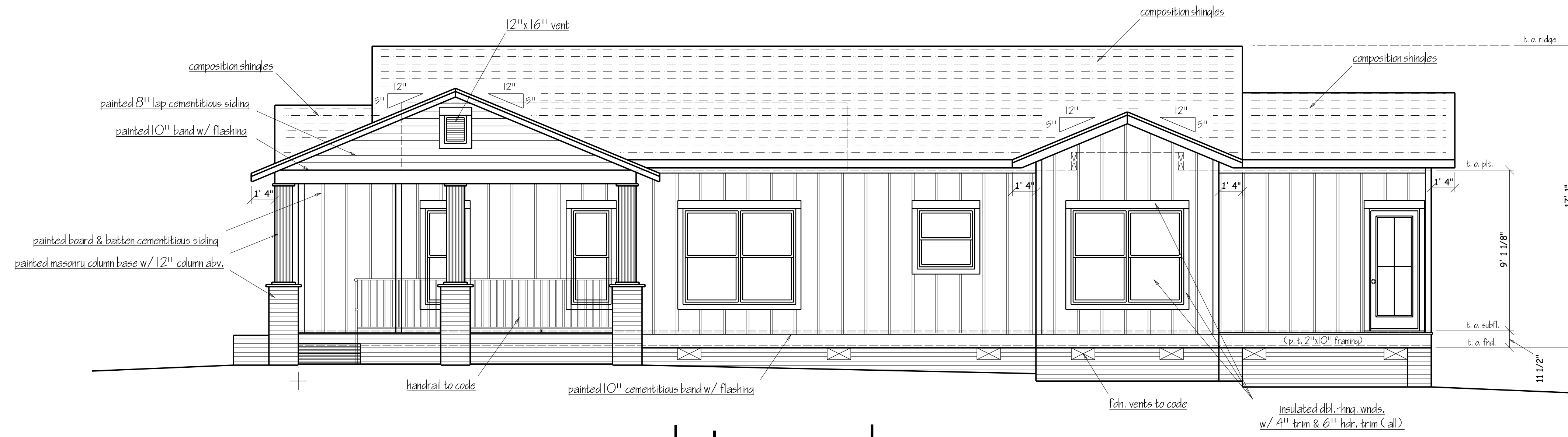


back view

scale: 1/4" = 1'

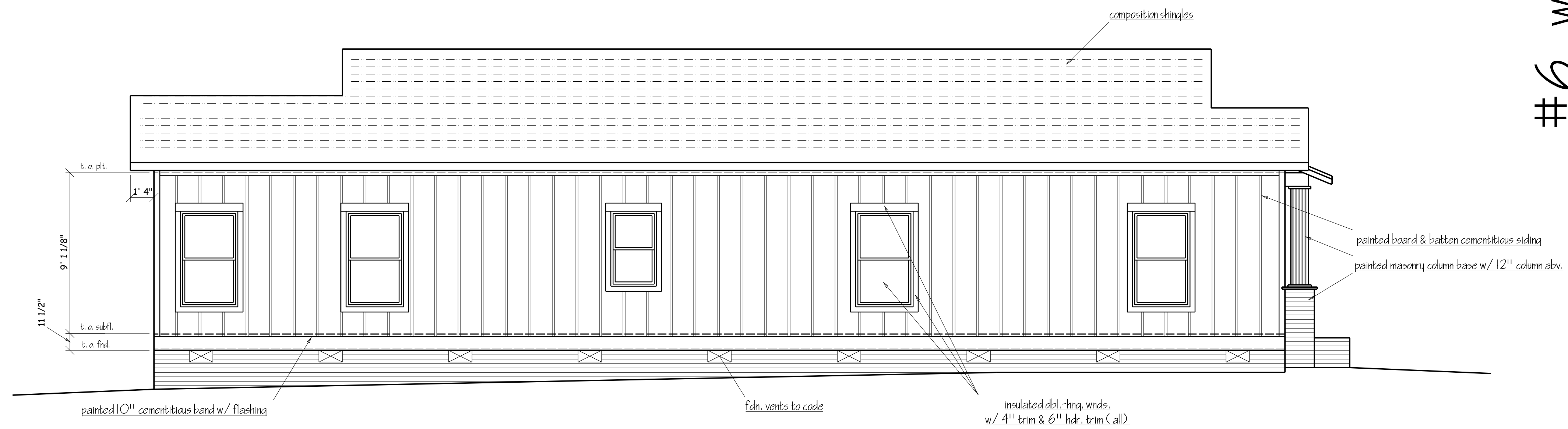
#6 watson ave.

design-limited



right side view

scale: 1/4" = 1'

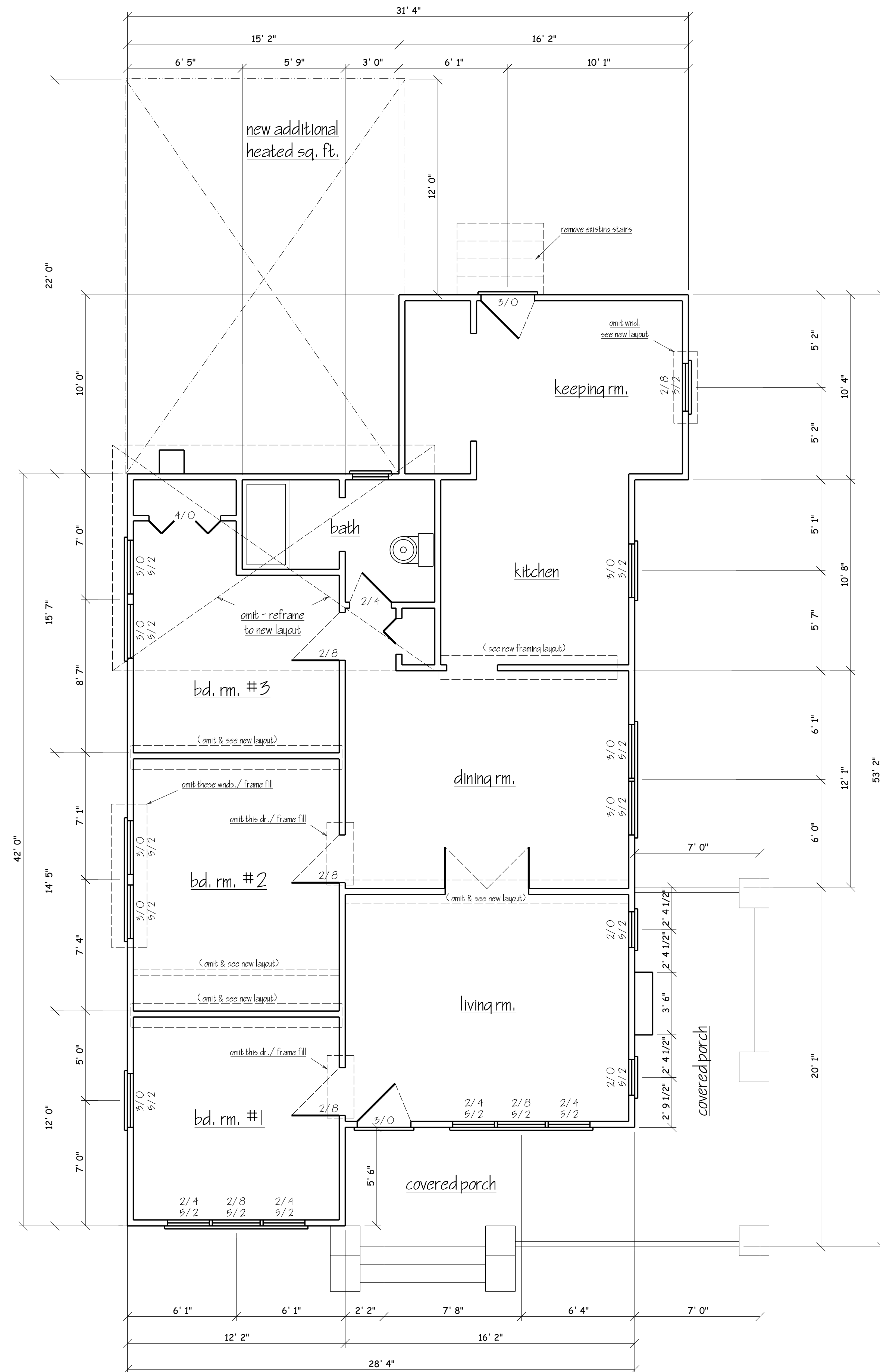


left side view

scale: 1/4" = 1'

#6 watson ave.

design - limited

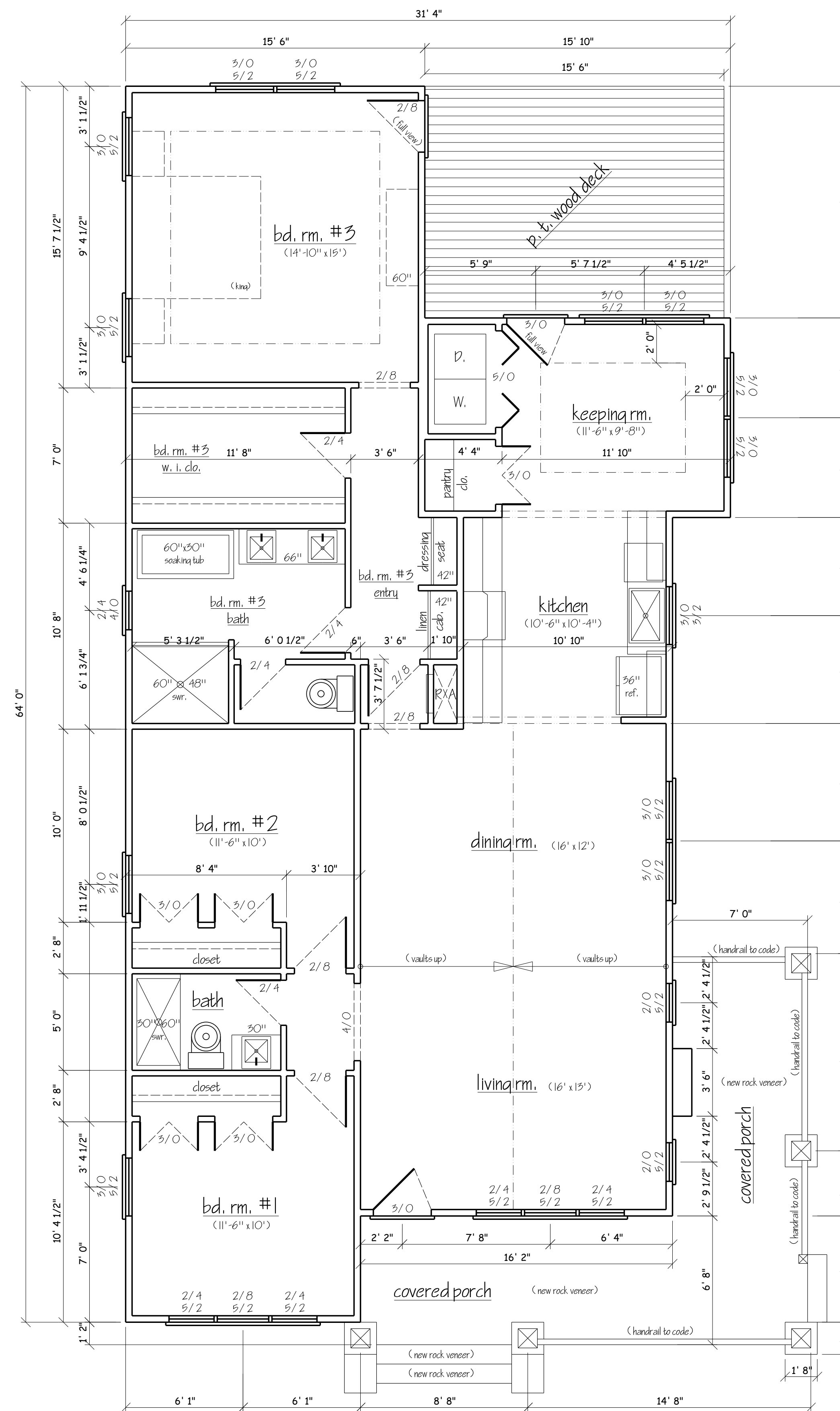


"existing"

1,262 sq. ft. heated (approx.)
248 sq. ft. front covered porch

main level

scale: 1/4" = 1'

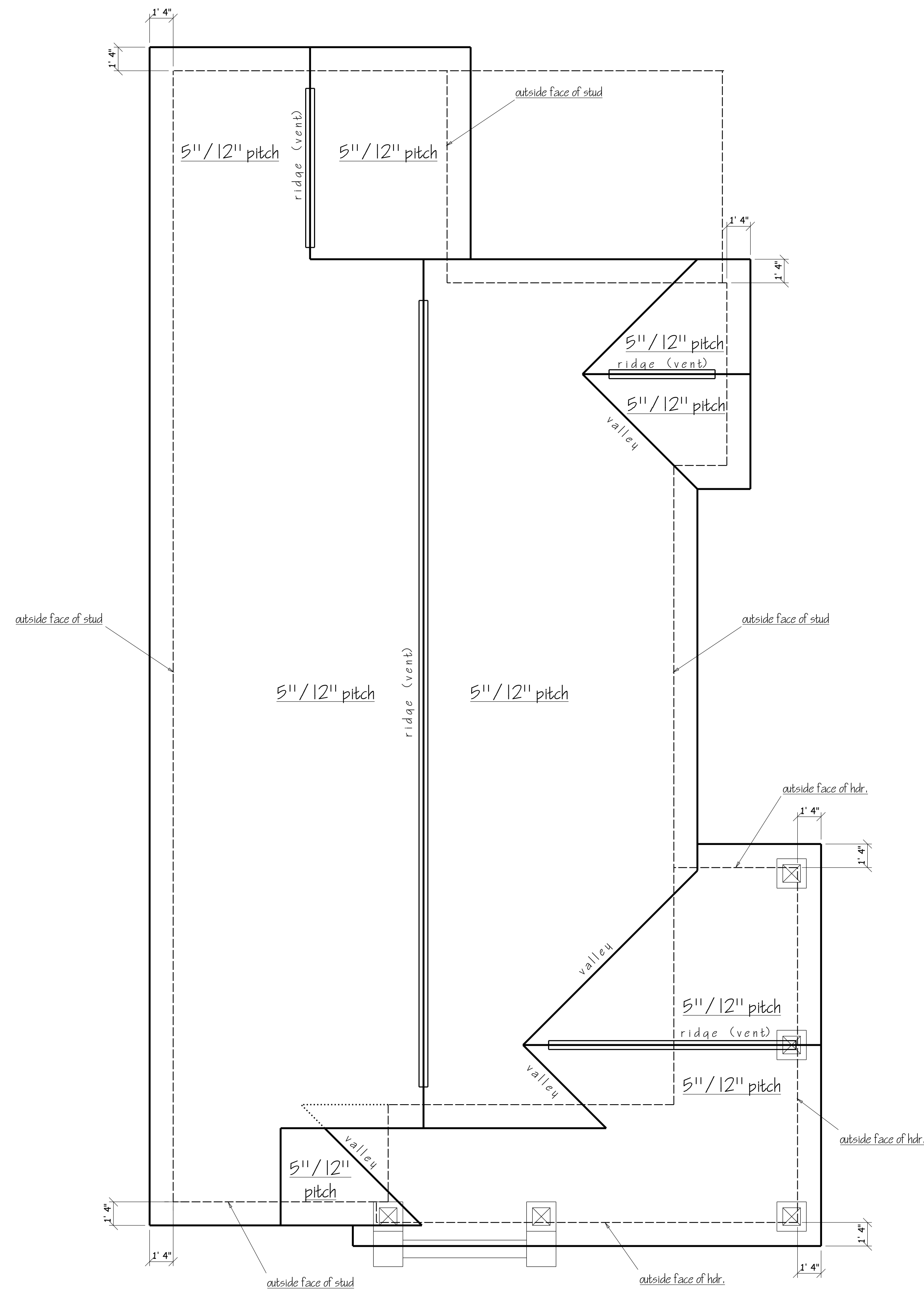


"proposed new layout"

1,600 sq. ft. heated (approx.)
186 sq. ft. back deck
248 sq. ft. front covered porch

#6 watson ave.

design - limited



roof view

scale: 1/4" = 1'

#6 watson ave.

Materials and Colors

Exterior of house: Iron Ore

Cedar Columns: Red Mahogany

Front Door: Red Mahogany

Roofing, black architectural shingles

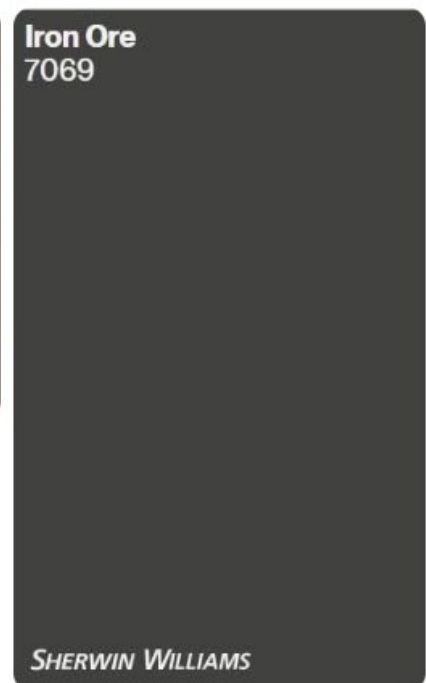
Siding fiber cement board and batten painted Iron Ore.



Custom Home Exteriors with James...
commonwealthcontracts.com



Wood'n Stain - Red Mahogany | Retique...
retique.com



SHERWIN WILLIAMS IRON ORE SW 7069...
kylieminteriors.ca

Front porch columns cedar stained.

Front door craftsman style painted.

Gutters and downspouts black.

Front porch ceiling 1x6 t&g painted.

Front porch floor concrete.

Windows black double hung with vertical grids in top sash, no grids in bottom (pella or equal).







Existing front chimney to remain, rear chimney to be removed.



Brick: Repainting Existing Painted Brick Columns in Light grey



**Planning Staff Report to
Historic Review Board
October 7, 2025**
for the October 16, 2025 Public Hearing

Docket Number: 25-806
Applicant: Chris and Alissa Boswell
Property Owner: Chris and Alissa Boswell
Property Location: 123 West Earle Street
Tax Map Number: 0005000300900
Zoning: RH-C, Colonel Elias Earle Preservation Overlay District
Proposal: Appeal of Administrator's Decision

Applicable Sections of the Design Guidelines for Preservation Overlay Districts:

Chapter 2: Design Guidelines for Historic Resources in Preservation Overlay Districts

Summary

On September 5, 2025, the Administrator of the Design Guidelines for Preservation Overlay Districts issued a formal Notice of Action to deny a Minor Certificate of Appropriateness request to replace existing clapboard wood siding with cement board siding at 123 West Earle Street.

Fire safety concerns of traditional wood siding were cited by the applicant as the primary basis for the proposed replacement. Additionally, the applicant stated that synthetic materials have evolved since the Design Guidelines for Preservation Overlay Districts were established in 2000. The below photos of the existing siding were provided by the applicant.



The following Design Guidelines for Historic Resources in Preservation Overlay Districts were cited by the Administrator as a basis for the denial of the request:

HR.4 Original building materials should be preserved in place, whenever feasible.

- A. Maintain existing wall materials and textures.
- Avoid removing materials that are in good condition or that can be repaired in place.
 - Remove only those materials that are deteriorated and must be replaced.

HR.5 Deteriorated building materials should be repaired rather than replaced, whenever possible.

- A. Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the materials.
- Avoid the removal of damaged materials that can be repaired.

HR.6 Original building materials that have deteriorated beyond repair should be replaced in kind.

- A. Match the original material in composition, scale and finish when replacing it on a primary surface.
- If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and finish.
 - Replace only the amount required. If a few boards are damaged beyond repair, then only replace them and not the entire wall.
- B. Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials on an historic structure.
- In some instances, substitute materials may be used for replacing architectural details, but doing so is not encouraged. If it is necessary to use a new material, such as a fiberglass column, the style and detail should match that of the historic model.
 - Primary building materials, such as wood siding and brick, should not be replaced with synthetic materials.

On September 5, 2025, a written notice of appeal of the Administrator's interpretation was filed by the applicant.

Staff Findings:

Staff offers the following findings regarding the appeal to the administrative decision to deny the request:

- **Per Chapter 2 of the Design Guidelines for Preservation Overlay Districts, replacement of original wood siding with synthetic material is discouraged.**
- **There is no documentation of previous replacement of the original wood siding to indicate that the existing siding is not original.**
- **The existing wood clapboard siding does not appear to be in a state of deterioration beyond repair.**



APPLICATION FOR APPEAL OF ADMINISTRATOR'S DECISION OR INTERPRETATION

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: _____

Tax Parcel #: _____ Zoning Designation: _____

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: _____

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

REQUEST

Applicable Code Section: _____

Description of Request:

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 2:00 pm within ten (10) business days of the date of the written decision or interpretation.
2. You must attach a statement addressing the reasons that you believe the administrator erred in his determination or interpretation of the City Code regarding the subject property.
3. You must attach any other information relevant to the disputed item, and if applicable, a scaled drawing of the property that reflects, at a minimum, the following:
 - Property lines, existing buildings, and other relevant site improvements;
 - The nature (and dimensions) of the disputed item;
 - Existing buildings and other relevant site improvements on adjacent properties; and
 - Topographic, natural features, etc.
4. You must attach the required application fee:
 - For appeal to the Board of Zoning Appeals: \$250.00 for persons having rights in contract in the subject land; \$50.00 for those adjacent to the subject land.
 - For appeal to the Design Review Board: \$150.00 for signs and single-family residential; \$300.00 for all other.
 - For appeal to the Planning Commission: \$250.00.
5. The administrator will review the application for “completeness” pursuant to section **19-6.2.1(B)(3), Completeness Determination**, prior to placing the application on a public hearing agenda. If the application is determined to be “incomplete,” the administrator will contact the applicant to request that the applicant resolve the deficiencies.
6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date. Signs will be provided to you by the City after application is determined to be complete.
7. The appellant 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.

APPLICANT: _____ DATE: _____

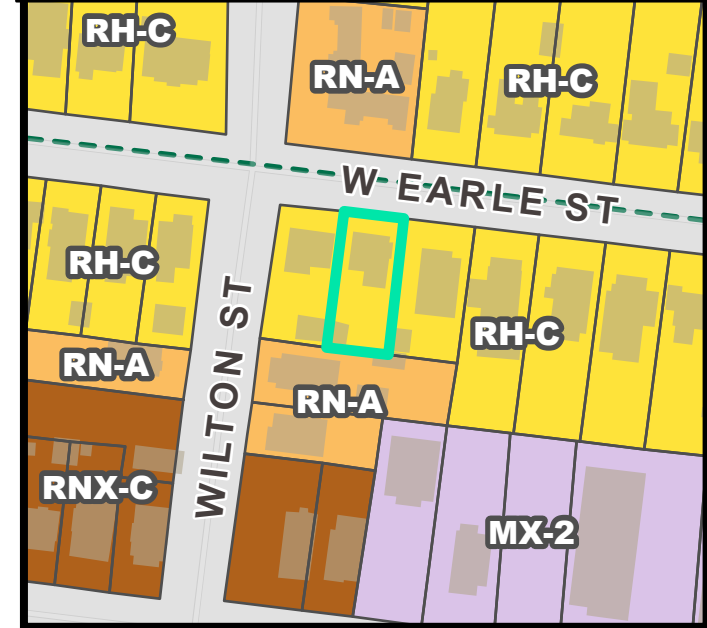
PROPERTY OWNER: _____ DATE: _____

APPEAL 25-806 • 123 WEST EARLE STREET

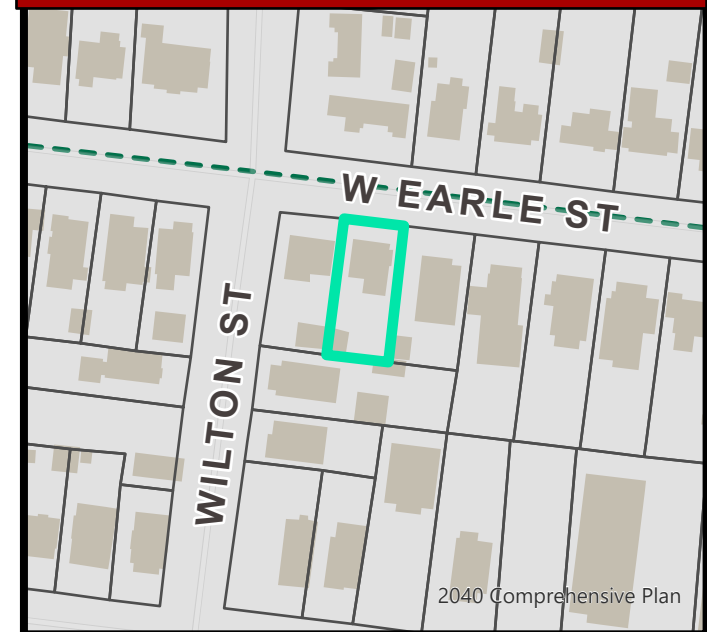
AERIAL VIEW



CURRENT ZONING



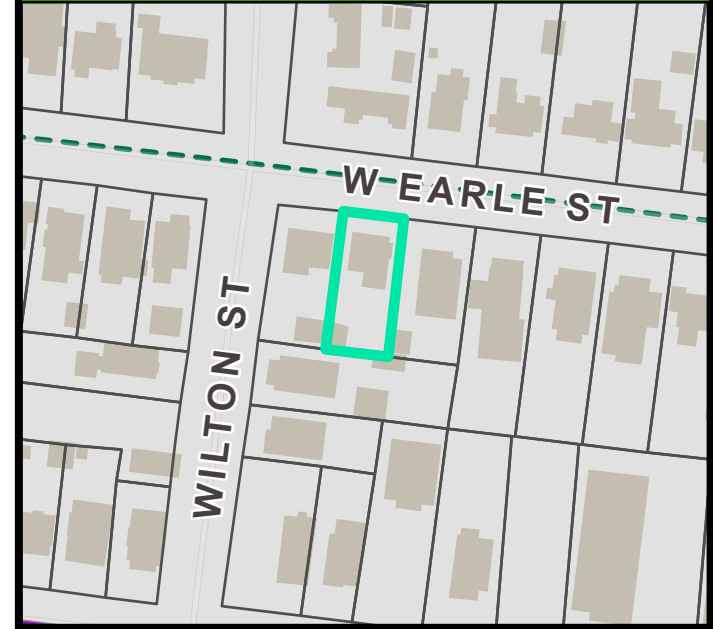
FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES

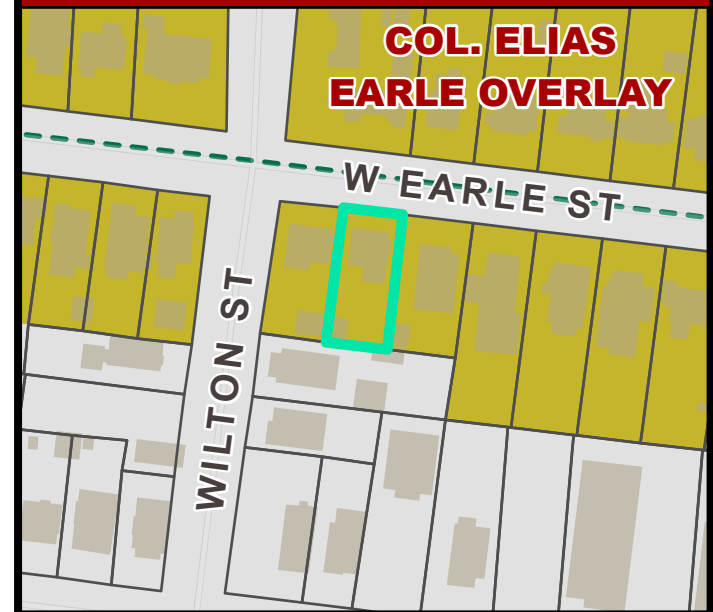


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

**COL. ELIAS
EARLE OVERLAY**





September 5, 2025

RE: Certificate Of Appropriateness # 25-806
123 W Earle St; TMS # 000500-03-00900
Replacement of Wood Siding

To Whom It May Concern:

Planning staff has **denied** a Certificate of Appropriateness for 123 West Earle Street - siding replacement. The approval is based on the information and documents submitted with your application and the application's compliance with *Design Guidelines for the Preservation Overlay Districts*.

Although cement board is an acceptable siding material on new construction and additions within the Preservation Overlay Districts, the design guidelines discourage replacement of original material with synthetic material. The request to replace the original wood siding with cement board is denied based on the below historic resource design guidelines.

HR.4 Original building materials should be preserved in place, whenever feasible.

A. Maintain existing wall materials and textures.

- Avoid removing materials that are in good condition or that can be repaired in place.
- Remove only those materials that are deteriorated and must be replaced. **Staff notes that there is no evidence of extensive deterioration, which would require replacement of the existing siding.**

HR.5 Deteriorated building materials should be repaired rather than replaced, whenever possible.

A. Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the materials.

- Avoid the removal of damaged materials that can be repaired.
- Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may be considered for wood repair. Also, special masonry repair components may be used.

HR.6 Original building materials that have deteriorated beyond repair should be replaced in kind.

- A. Match the original material in composition, scale and finish when replacing it on a primary surface.**

- If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and finish.
 - Replace only the amount required. If a few boards are damaged beyond repair, then only replace them and not the entire wall.
- B.** Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials on an historic structure.
- In some instances, substitute materials may be used for replacing architectural details, but doing so is not encouraged. If it is necessary to use a new material, such as a fiberglass column, the style and detail should match that of the historic model.
 - Primary building materials, such as wood siding and brick, should not be replaced with synthetic materials.
 - See also *Preservation Briefs #16: The Use of Substitute Materials on Historic Building Exteriors*, published by the National Park Service.

You must obtain any required permits, including encroachment permits, before beginning construction or installation.

If you believe the zoning office erred in its decision you have the right to appeal to the Design Review Board pursuant to South Carolina Code 1976, 6-29-890 within ten business days of receiving this notice of action (Sec 19-2.3.8(j)). The discontinuance of work or the lack of progress toward achieving compliance with this certificate of appropriateness for a period of six months shall be considered as a failure to comply with the certificate of appropriateness.

Note that any alterations or modifications to the approved plans may require a revised CA. Please notify staff of any revision plans. Failure to comply with the CA may result in withholding the Certificate of Occupancy or other permits for the property.

Also note that this CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code *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.).

Failure to comply with the approved Certificate of Appropriateness, including any terms, conditions or limitations placed on it, is a violation of the City of Greenville Code of Ordinances, subject to enforcement actions against the responsible person, as provided in Sec. 19-10 of the City Code.

Sincerely,
Alyson Smith
Senior Development Planner



APPLICATION FOR HISTORIC REVIEW CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT PROPERTY OWNER

*Name:	Chris & Alissa Boswell	Chris & Alissa Boswell
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS_ 123 W. Earle St. Greenville, SC 29609 _____

*TAX MAP #(S) 0005000300900 _____

*ZONING CLASSIFICATION Historic _____

*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: CB

*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.

The existing siding on the home is non-original wood clapboard that does not match the historic appearance of the structure. I am requesting approval to replace this siding with smooth fiber cement clapboard siding, which replicates the historic dimensions and appearance of traditional wood.

This request is based on two primary considerations:

- Safety – Traditional wood siding is combustible and acts as fuel in the event of a fire, particularly in historic districts where homes are closely spaced. Fiber cement siding is non-combustible, significantly reducing this hazard and providing greater resilience for the home and surrounding neighborhood.
- Guideline Consistency and Evolution – The City of Greenville's Preservation Overlay District Design Guidelines (2000) require in-kind replacement for wood siding and discourage synthetic materials. However, these guidelines also reference the National Park Service's Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors as a resource. In its revised 2023 edition, Brief 16 acknowledges that substitute materials such as fiber cement may be appropriate when safety, durability, or code compliance are overriding concerns, provided that the historic character and appearance are preserved.

Conclusion

By selecting smooth fiber cement siding with matching profiles and finishes, this project will maintain the home's historic character while incorporating modern fire-safety standards. This approach respects the intent of the local guidelines while applying the most current national preservation standards.

CITY OF GREENVILLE APPLICATION FOR HISTORIC CERTIFICATE OF APPROPRIATENESS PAGE 1 OF 3 INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.
 - A. SIGNS \$150.00
 - B. HISTORIC REVIEW BOARD \$150.00
 - C. MINOR APPLICATION (STAFF REVIEW) \$100.00
 - D. MODIFICATION TO AN APPROVED PROJECT
 - Major (requires review by HRB) ½ Original Fee
 - Minor (requires review by staff) \$50.00
 - E. INFORMAL REVIEW \$50.00
2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB.
5. Unless expressly determined by the administrator, all applications must contain the following:

SITE PLAN REVIEW

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

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

ARCHITECTURAL REVIEW

- d. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- e. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- f. Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- g. Renderings (include perspective drawings, including views from pedestrian and public realm).

CITY OF GREENVILLE APPLICATION FOR HISTORIC CERTIFICATE OF APPROPRIATENESS PAGE 2 OF 3

- h. Model (digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed sign location).



Please reference the Greenville Design Guidelines for the Preservation Overlay Districts. **Greenville**

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

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

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

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

*Signatures	
Applicant	
Date	9/9/2025
Property Owner/Authorized Agent	
Date	9/9/2025

Existing Siding



Existing Siding



Existing Siding



Existing Siding





Proposed



Specs: Lap

Color Collection

Width

Length

Thickness

ExposureWidth

Primed for Paint 

7.250 IN

144.000 IN

0.625 IN

6.000 IN

8.250 IN

144.000 IN

0.625 IN

7.000 IN

Specs: Smooth


Color Collection

Width

Length

Thickness

ExposureWidth

Primed for Paint 

3.500 IN

144.000 IN

1.500 IN

3.500 IN

5.500 IN

144.000 IN

1.500 IN

5.500 IN