



# AGENDA

MEETING OF HISTORIC REVIEW BOARD  
THURSDAY, DECEMBER 18, 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>

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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. **RHP 25-778**  
Application by Shane Conlin for a Preliminary RHP at 6 Watson Avenue
9. New Business (public comment)
  - a. **CA 25-906**  
Application by Matt Tindall for a Certificate of Appropriateness at 11 Wilton Street
  - b. **LLDE 25-999**  
Application by Melanie Brown for Local Landmark Designation at 212 Asbury Avenue
  - c. **CA 25-1028 *Application has been deferred to the January 15, 2026 meeting***  
Application by Jamison Hupp for Certificate of Appropriateness at 504 Townes Street
10. Advice and Comment (no public comment)
11. Other Business (no public comment)
12. Informal Review (no public comment)
13. Adjournment



**Planning Staff Report to  
Historic Review Board  
December 8, 2025**  
*for the December 18, 2025 Meeting*

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**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 (“RHP”) and Certificate of Appropriateness (“CA”) 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 19-6.2.7 – Major Historic Design Certificate of Appropriateness*

**Application Overview:**

This application is for an RHP which includes the necessary design documentation for staff to issue a Certificate of Appropriateness (“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 their approval rely upon each other.



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 21<sup>st</sup>, 2024. That denial opened the door for this rehab project. The property was Locally Landmarked, LLDE 25-910, in October by this board.

**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:

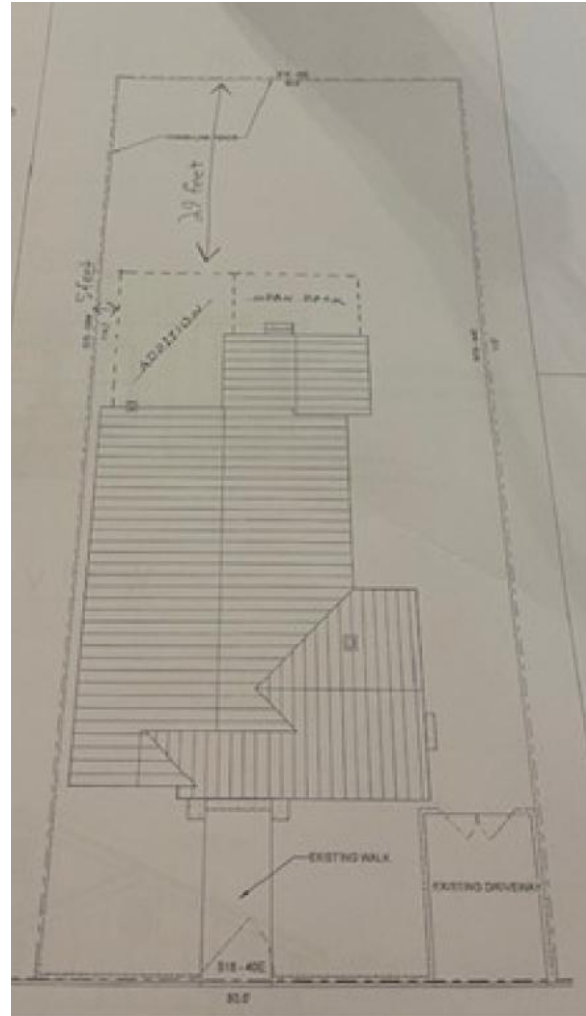
1. Structure(s) rehabilitated; and/or
2. Real property on which the building is located.

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:

- 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;



*Proposed Site Plan*

- 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 and has been designated as a Local Landmark, LLDE 25-910.*

**2. The rehabilitation is appropriate for the historic building and the historic district in which it is located.** This is achieved through adherence to the Secretary of the Interior's Standards for Rehabilitation and applicable City of Greenville 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 repair as necessary existing wood siding below*
- *Replace all windows*
- *New window locations on sides and rear*
- *New roofing*
- *Exterior paint, including paint of existing brick*
- *New porch railings*
- *Repair existing tapered wood porch columns and replace in kind where necessary*
- *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**. All original wood siding, window trim, tapered wood porch columns and gable brackets are proposed to remain or replaced in kind where required. The existing wood porch railing is proposed to be replaced with a similar wood design that meets current code requirements. Staff finds these criteria have been met.
- One existing chimney is 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 is proposed to remain.
- **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.
- 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.



*Side Porch Conditions*



*Existing Conditions*

- **The applicant shall provide missing materials to be reviewed by staff and 2 members.** Missing materials include: proposed new window specifications, roofing, door specifications, and deck material.
- 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 of 5' at the side lot line. The proposed site plan has been updated to reflect this.
- The color scheme as proposed is dovetail gray siding, Alabaster painted brick, stained cedar columns, and black double hung windows. **AR.15** suggests a coordinated color scheme with bungalow-style homes traditionally having natural earth tones. Staff would suggest that more natural earth tones be considered, but it is not required.

*Staff finds that Criteria 2 is met based on the proposed rehabilitation schedule and that the work shall occur in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed modifications to the façade are intended to restore the appearance to its historic conditions and preserve the historic character, per item 2.*

**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:

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

**Staff Findings:** *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. **The applicant shall provide missing materials to be reviewed by staff and 2 members.**
2. **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.**
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 19-6.2.6-9**

***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 (864) 967-4474 or [planning@greenville.gov](mailto:planning@greenville.gov)

### APPLICANT/OWNER INFORMATION

*(Yellow Required Field)*

	APPLICANT	PROPERTY OWNER
*Name		
*Title		
*Address		
*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  Petrogra  East Park  Overbrook  
 Hampton-Piedney  Heritage  Colonial Eliza 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 S.C.**

### PROJECT INFORMATION

\*TYPE OF APPLICATION  Preliminary  Final

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

\*USE:  Owner-occupied  Income-producing

\*ESTIMATED PROJECT START DATE October 20<sup>th</sup> 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 OR ADDRESS \_\_\_\_\_

Year Built/Rebuilt: \_\_\_\_\_

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

Contributing structure in National Register District  Other (attach a brief overview of the history of the building)

### INSTRUCTIONS

1. All applications and fees (check payable to the City of Greenville) must be received by the planning and development office **15,000 DALLAS ST. SC 22240** at the date reflected on the Historic Review Board schedule.

A. APPLICATIONS FOR OWNER OCCUPIED BUILDINGS \$100.00

B. APPLICATIONS FOR RENTAL-PRODUCING BUILDINGS \$300.00

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

3. Please submit the following building documentation:

- Approvals/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 (include IV Section 40.120 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 out (48 hours prior to 10 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 oral 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 include 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

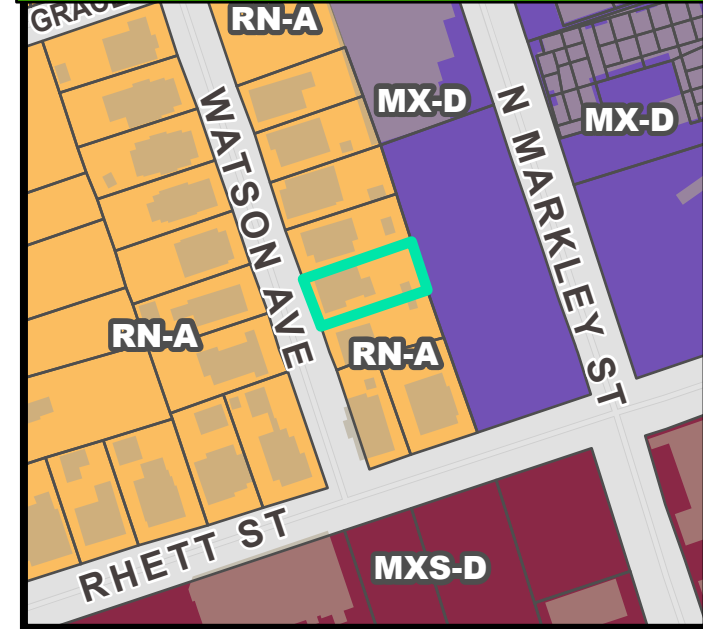
Property Owner/Authorized Agent

Date

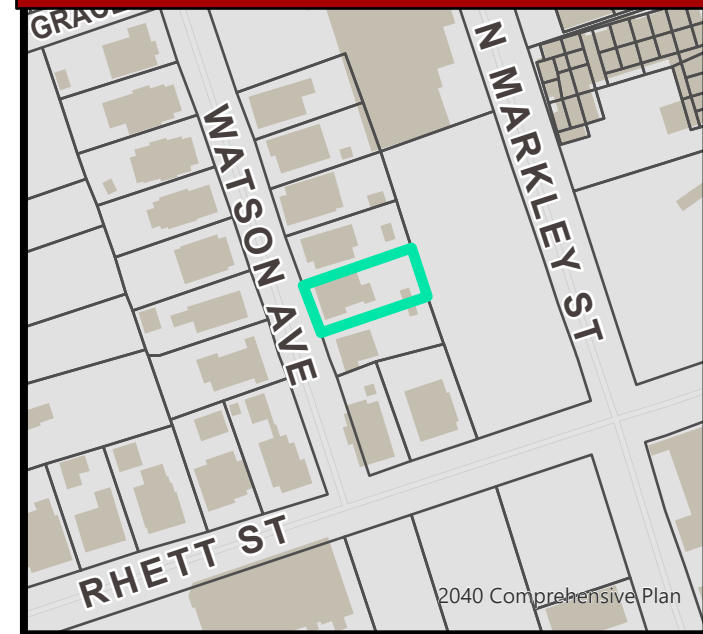
AERIAL VIEW



CURRENT ZONING



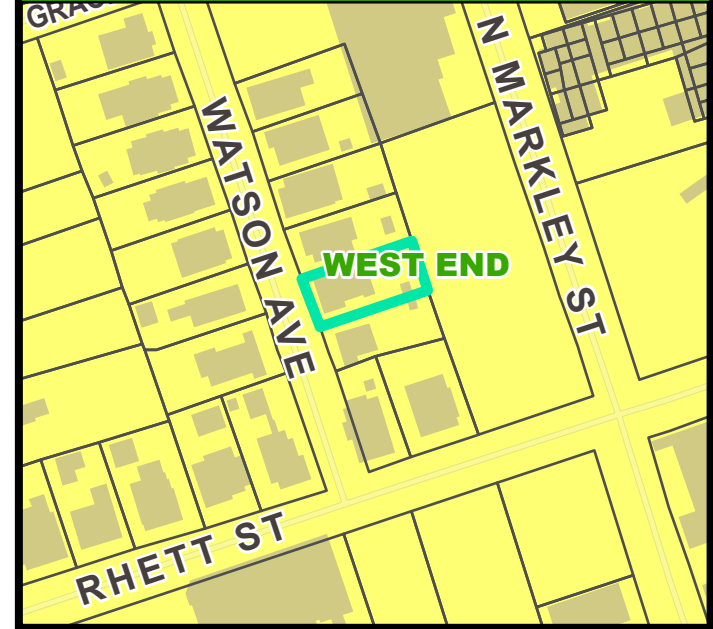
FUTURE LAND USE



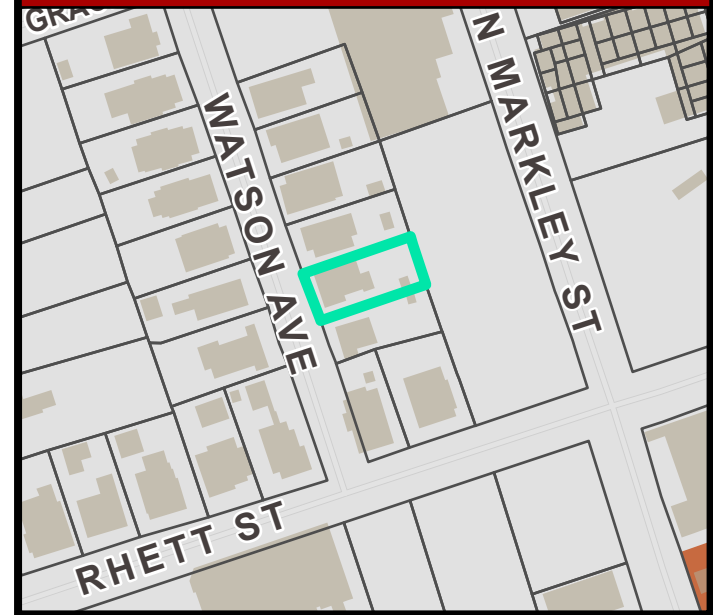
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

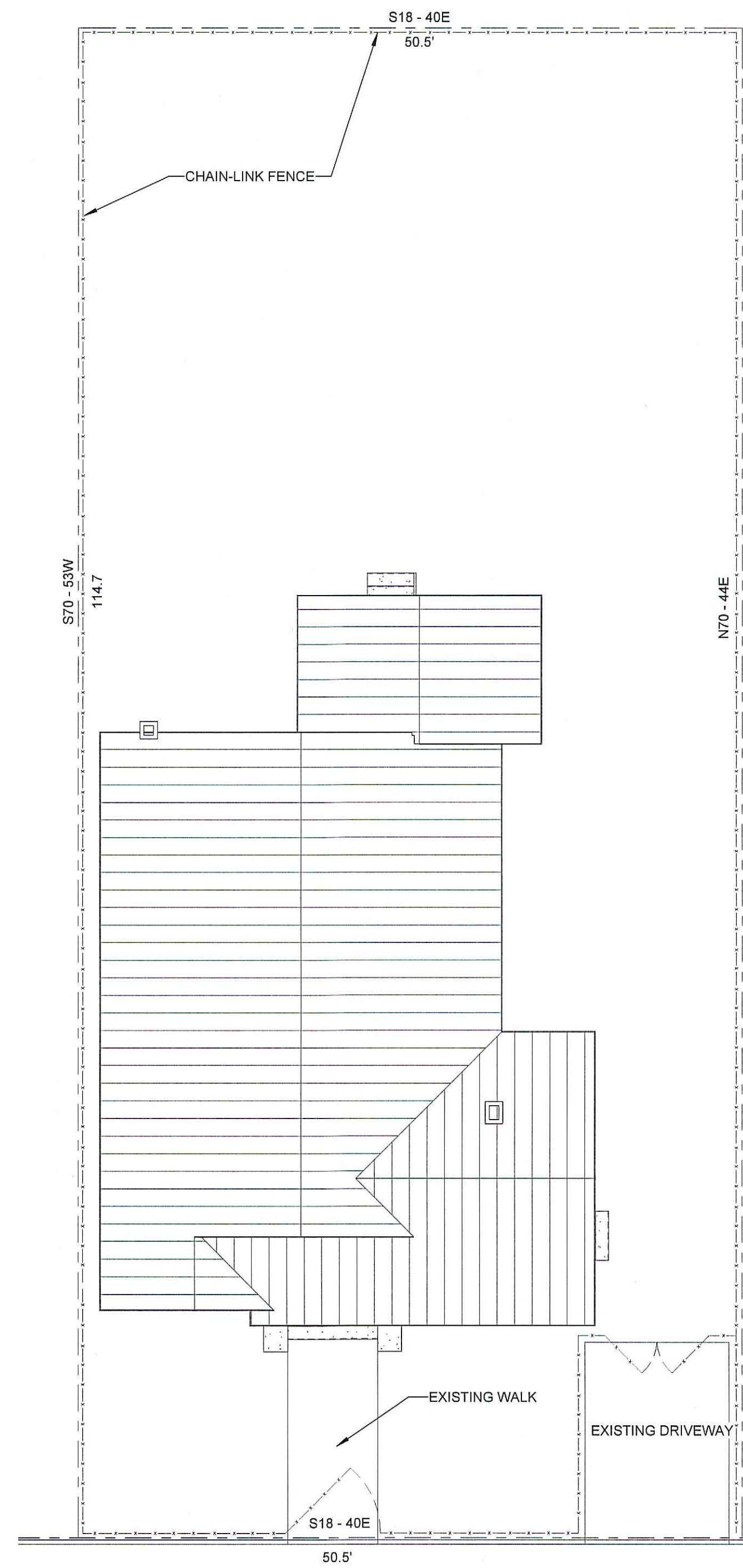


PRESERVATION OVERLAYS









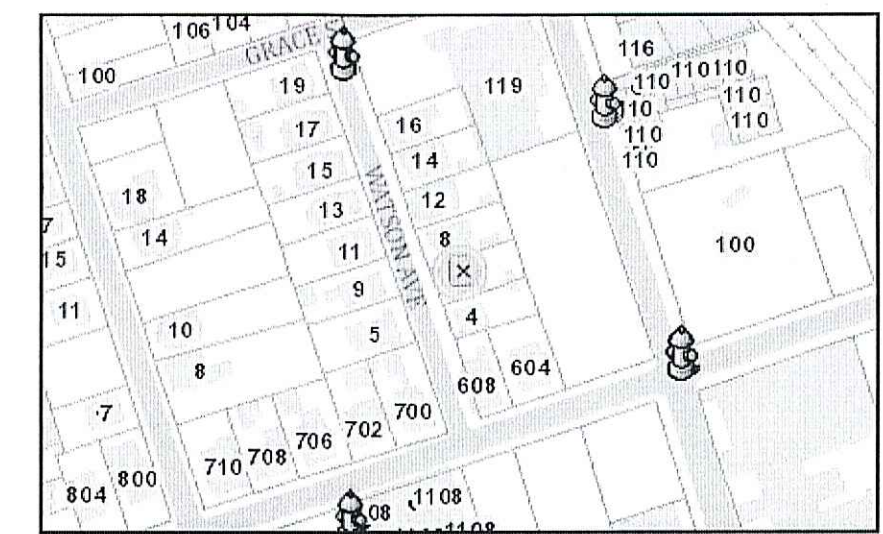
WATSON AVE.

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**

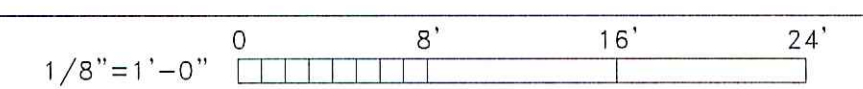
Parcel ID	0074000800500
Owner	MKTPC PROPERTIES LLC
Owner Address	106 ISLAND PT SENECA, SC 29672
Zoning District (eff. 7/15/23)	RN-A
Special Emphasis Neighborhood	WEST END
Neighborhood Overlay District	No Neighborhood Overlay Districts at this location
Preservation Overlay District	No Preservation Overlay 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

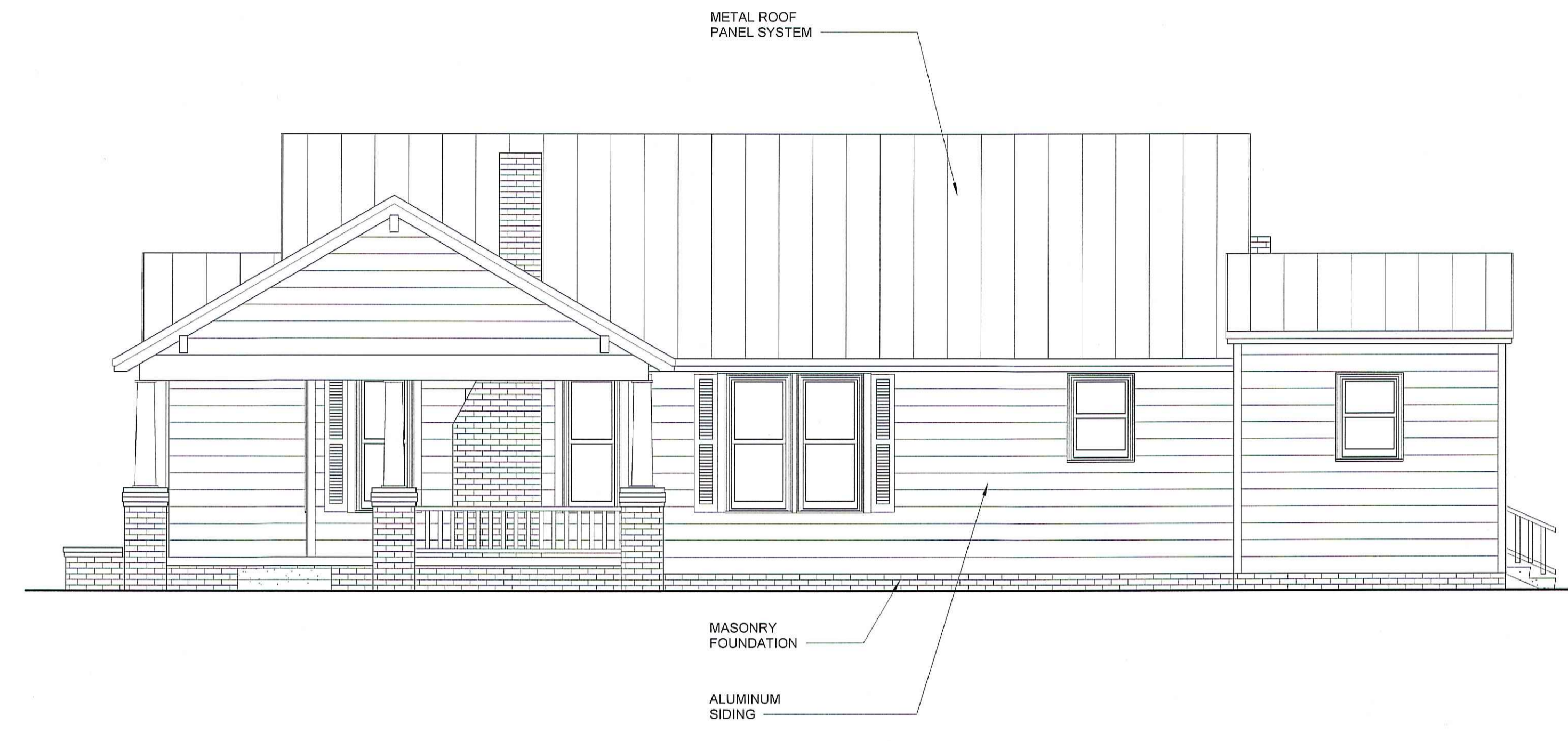
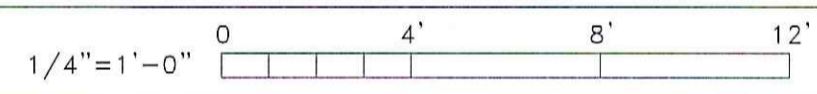
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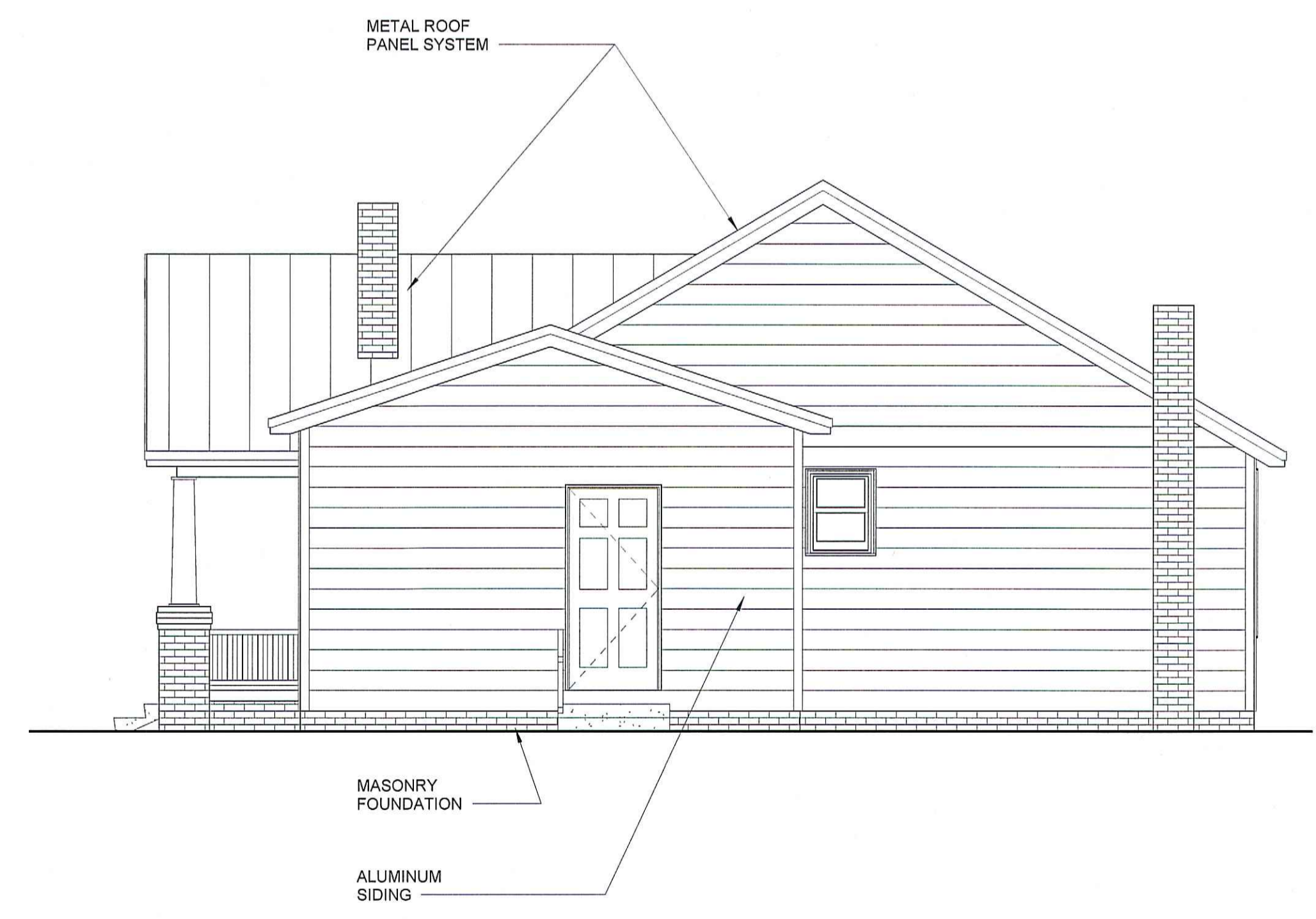
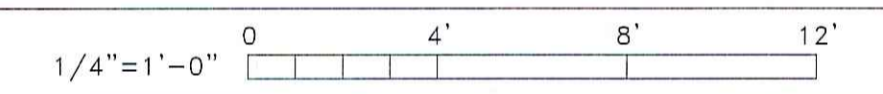
P. 1



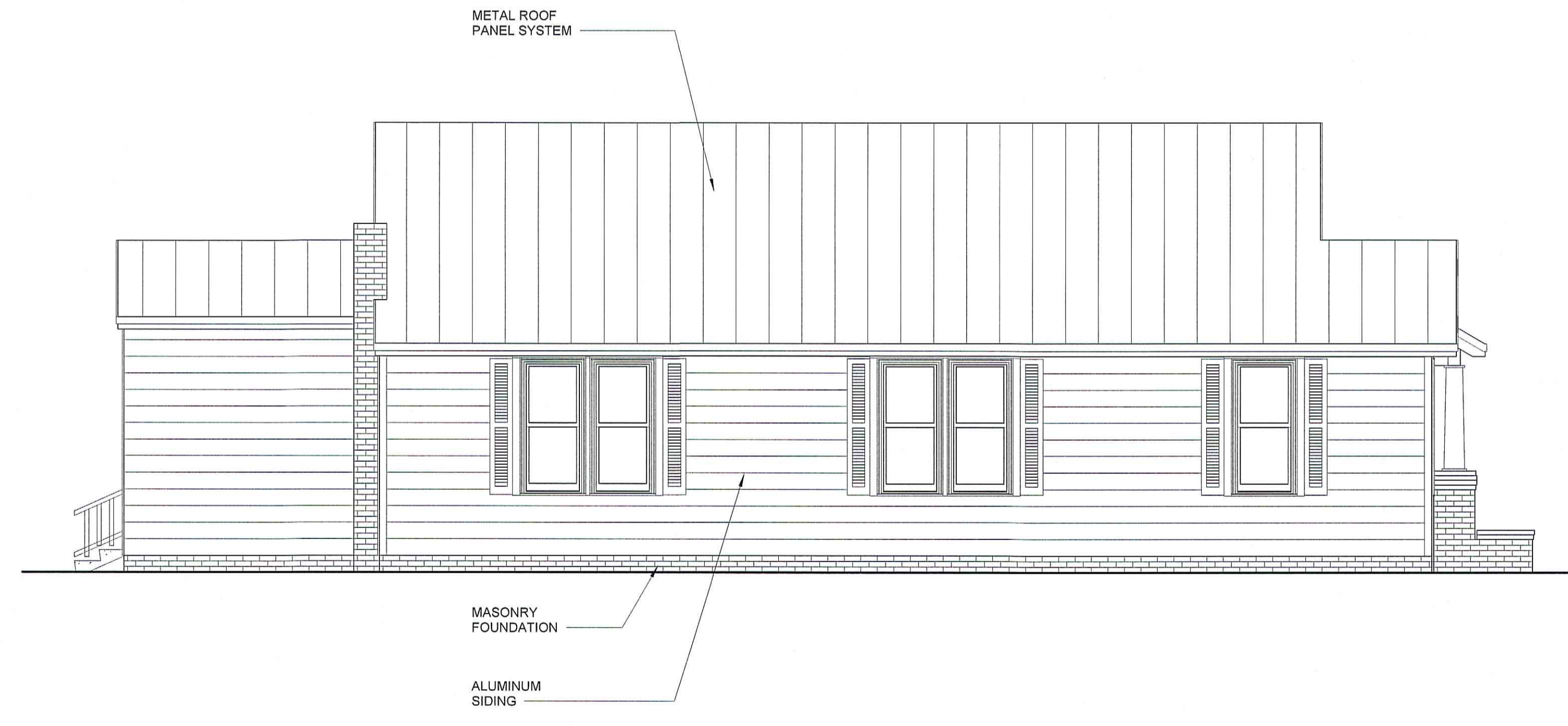
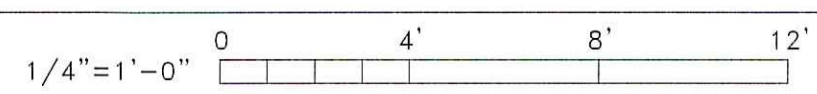
① SOUTH ELEVATION  
1/4" = 1'-0"



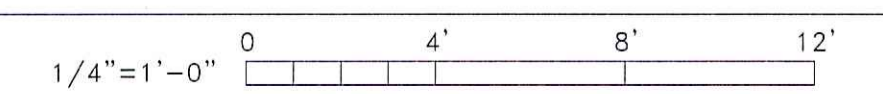
② EAST ELEVATION  
1/4" = 1'-0"

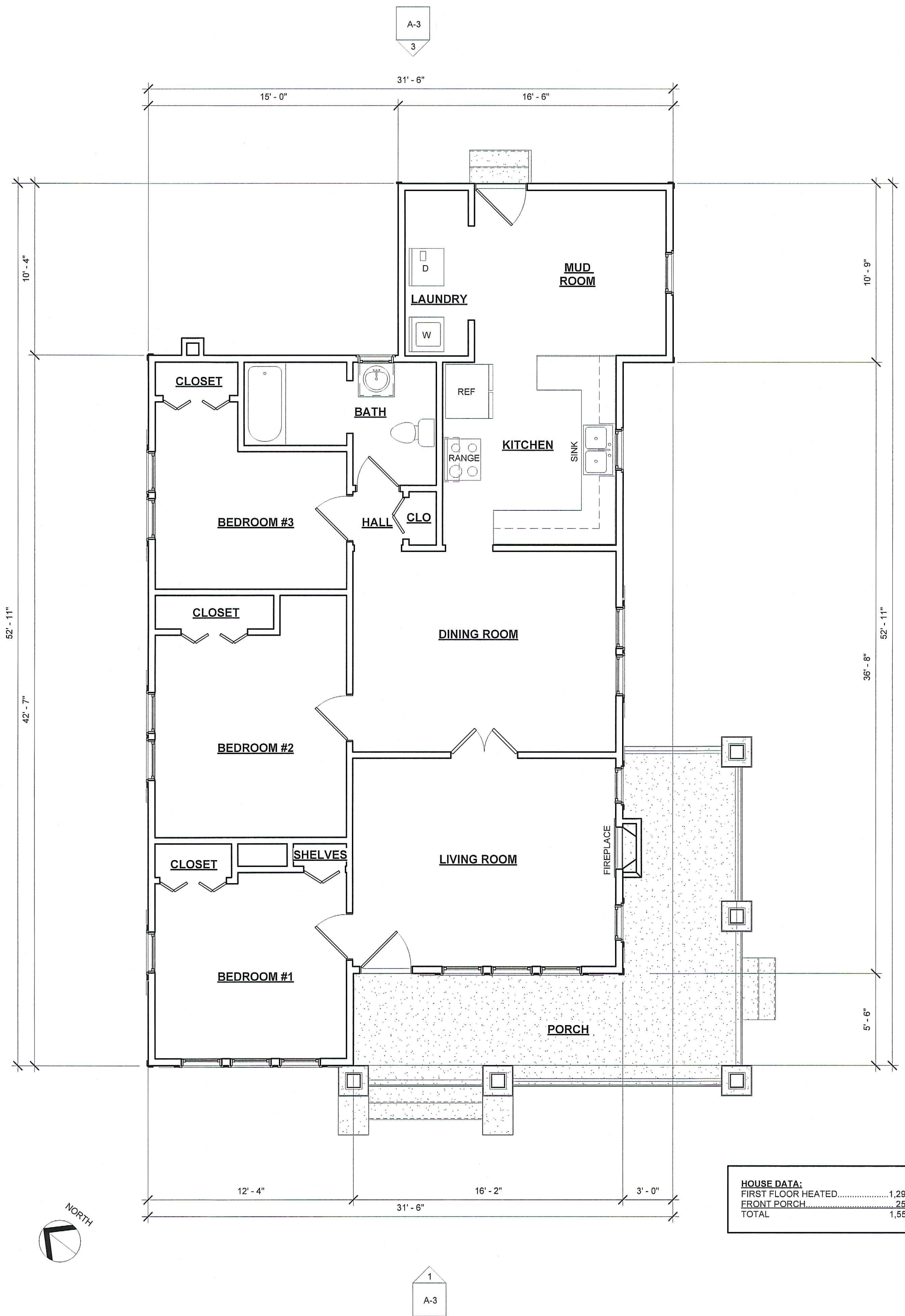


③ NORTH ELEVATION  
1/4" = 1'-0"

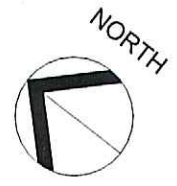


④ WEST ELEVATION  
1/4" = 1'-0"

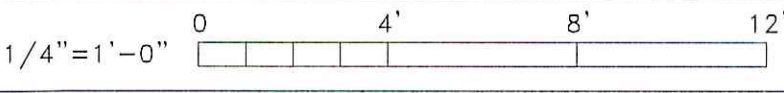




<b>HOUSE DATA:</b>	
FIRST FLOOR HEATED.....	1,296 SF
FRONT PORCH.....	255 SF
TOTAL.....	1,551 SF



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

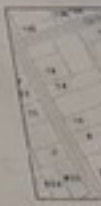




### SITE PLAN

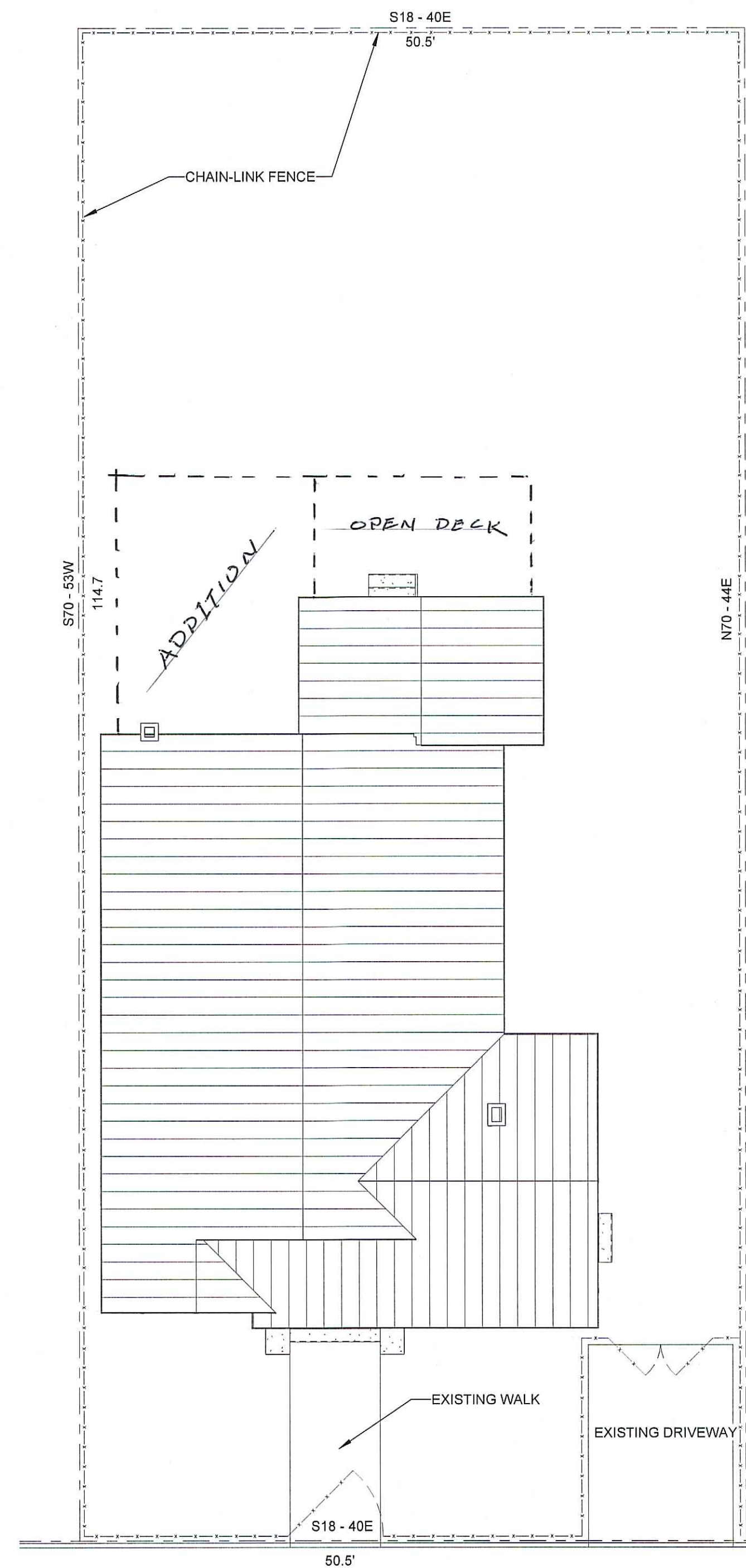
1. PROPERTY LOCATION
2. ADDRESS
3. TOTAL AREA

### Drill Down R

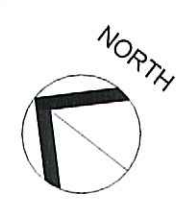


### Parcel Information

- Parcel ID:  
Owner: MR.  
Owner Address:  
Zoning District:  
Special Use:  
Neighborhood:  
Preservation:  
Downlisting:  
City Code:  
Residence:  
Fire District:  
Hydrant:  
Flood:  
Drainage:



WATSON AVE.



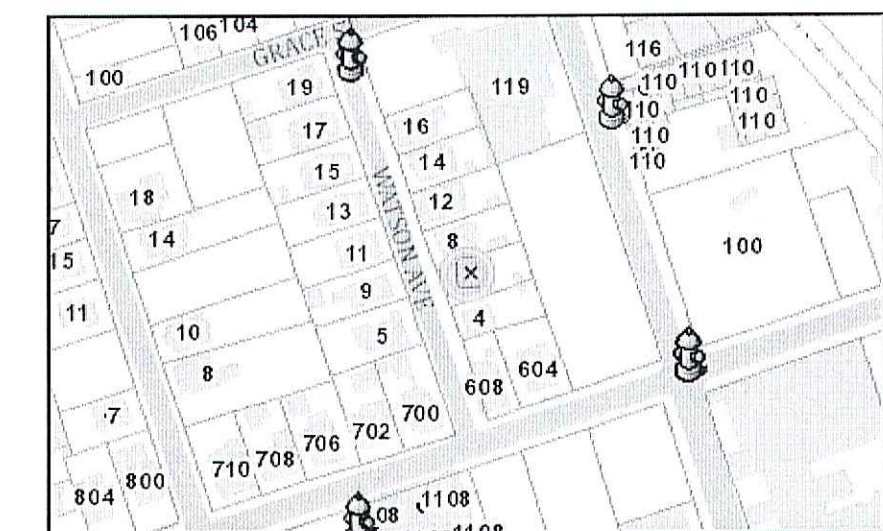
LOT SQ. FT. = 5,724  
 HOUSE SQ. FT. = 1,600 (WITH ADDITION)  
 28% LOT COVERAGE

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

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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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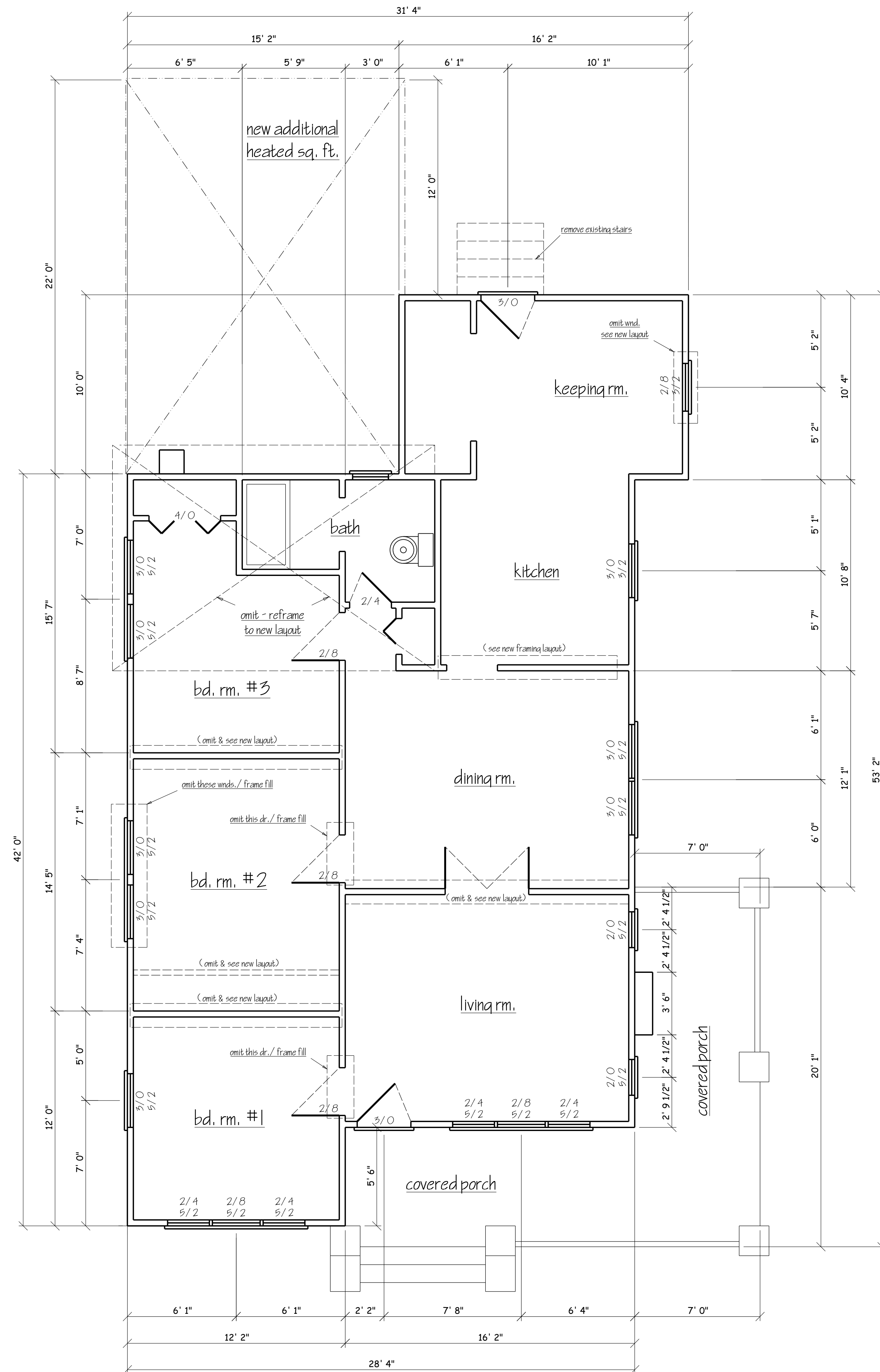
1/8" = 1'-0" 0 8' 16' 24'

P. 4





# design - limited

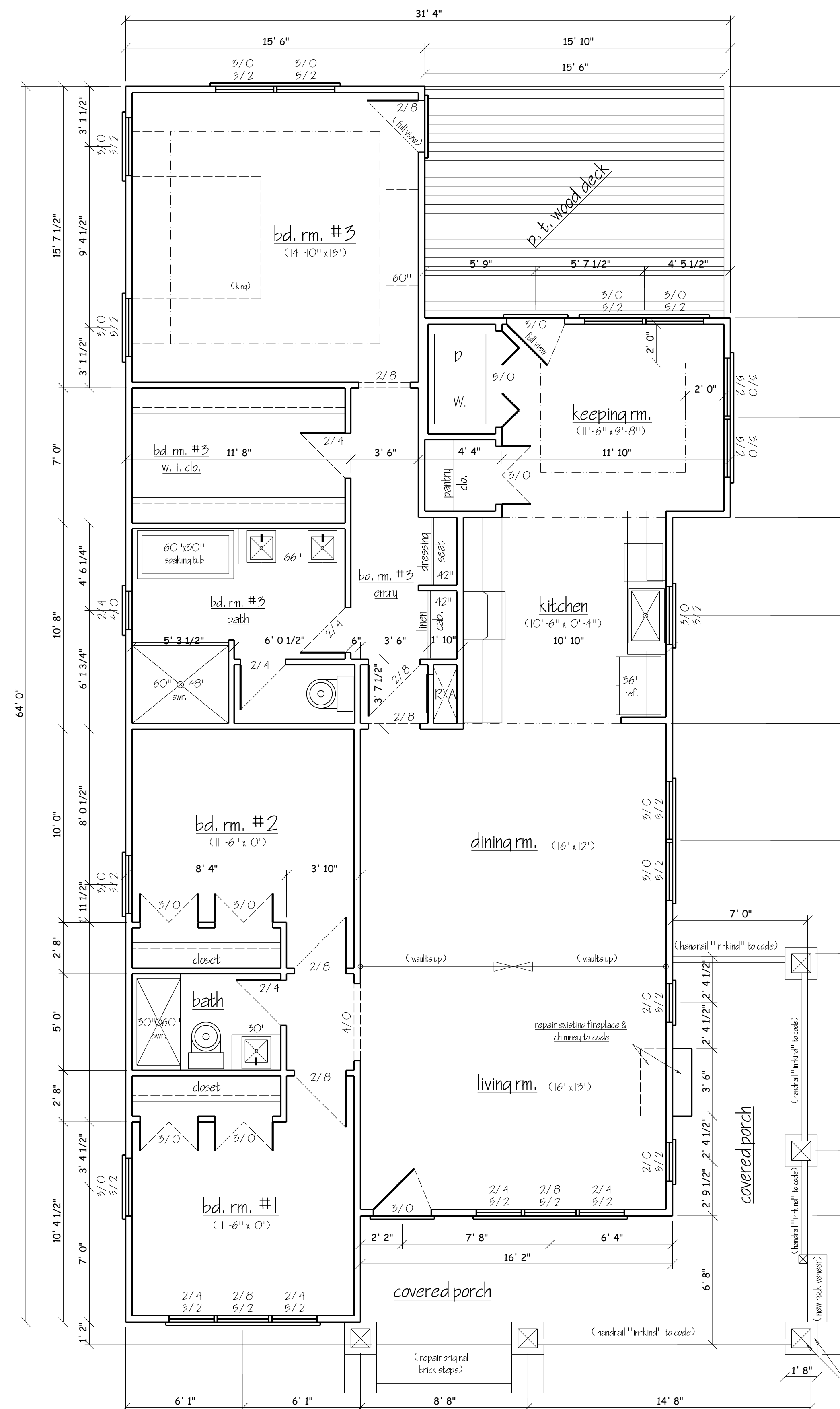


"existing"

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

main level

scale: 1/4" = 1'



"proposed new layout"

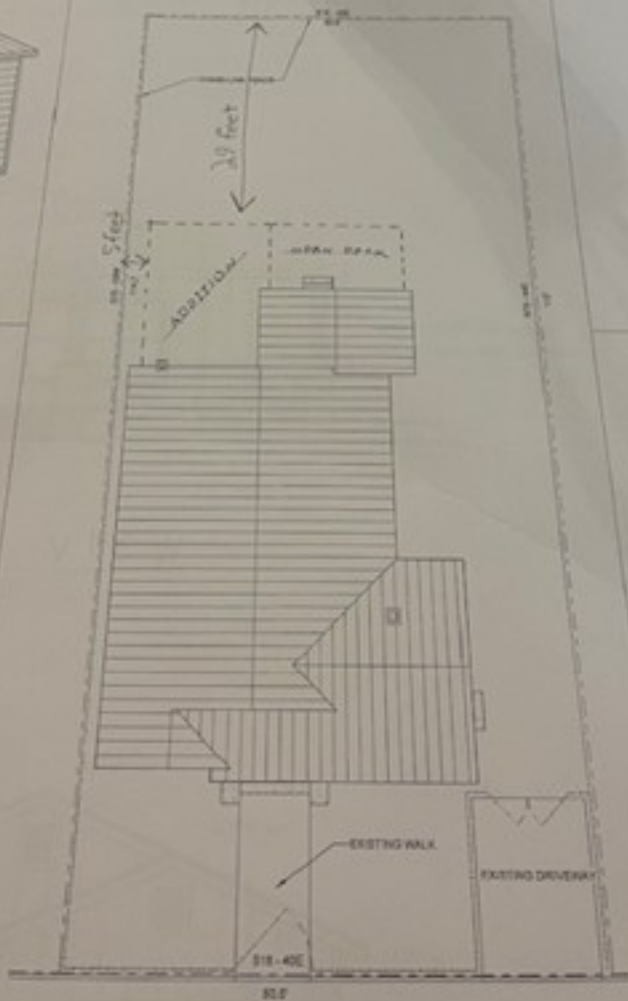
1,600 sq. ft. heated (approx.)  
186 sq. ft. back deck  
248 sq. ft. front covered porch

existing painted masonry column base  
w/ tapered column abut.  
(repair for structural integrity)  
to be replaced "in-kind" w/ cedar wood columns

#6 watson ave.

Addition is now inset by 1.5 Feet to Meet 5 Foot Minimum Side Setback Requirement.

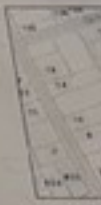
This adjustment is not reflected in other drawings



### SITE PLAN

- 1. PROPERTY LINES AND AREA
- 2. EXISTING AND PROPOSED BUILDINGS
- 3. TREE LOCATIONS AND SPECIES

### Drill Down R.



### Parcel Information

- Parcel ID
- Owner: MR.
- Owner Address
- Zoning District
- Special Easement
- Neighborhood
- Preservation
- Downlisting
- City Code
- Residence
- Fire District
- Hydrant

### Flood

Zone

255

Brick Paint Color

255-C1

SW 7005  
Pure White

255-C2

SW 7008  
Alabaster

255-C3

SW  
W

25

SW



Aluminum clad wood windows  
without upper sash mullions and black exterior



Existing Front Porch Column











**Planning Staff Report to  
Historic Review Board  
December 10, 2025**  
*for the December 18, 2025 Public Meeting*

---

**Docket Number:** CA 25-906  
**Applicant:** Matt Tindall  
**Property Owner:** Matt Moller  
**Property Location:** 11 Wilton Street  
**Tax Map Number:** 0009000201900  
**Zoning:** RN-A, Heritage Preservation Overlay District  
**Proposal:** Residential Addition  
**Staff Recommendation:** Approve with Conditions

**Applicable Sections of the City of Greenville Code of Ordinances:**

*Div. 19-6.2.7 Major Historic Certificate of Appropriateness*

Background

The subject structure is a 1-story hipped roof structure with craftsman style influences located in the Heritage Preservation Overlay District. It has a front bay window, exposed rafter tails, offset gable front porch, and side hipped roof porch. The home was constructed in 1925 and is on the City of Greenville's Architectural Inventory of historic resources. The only previously recorded exterior change to the home was an interior renovation, front porch modification, and rear addition in 2011.



*Architectural Historic Resource Inventory Photo, 2002*



*Current Photo*



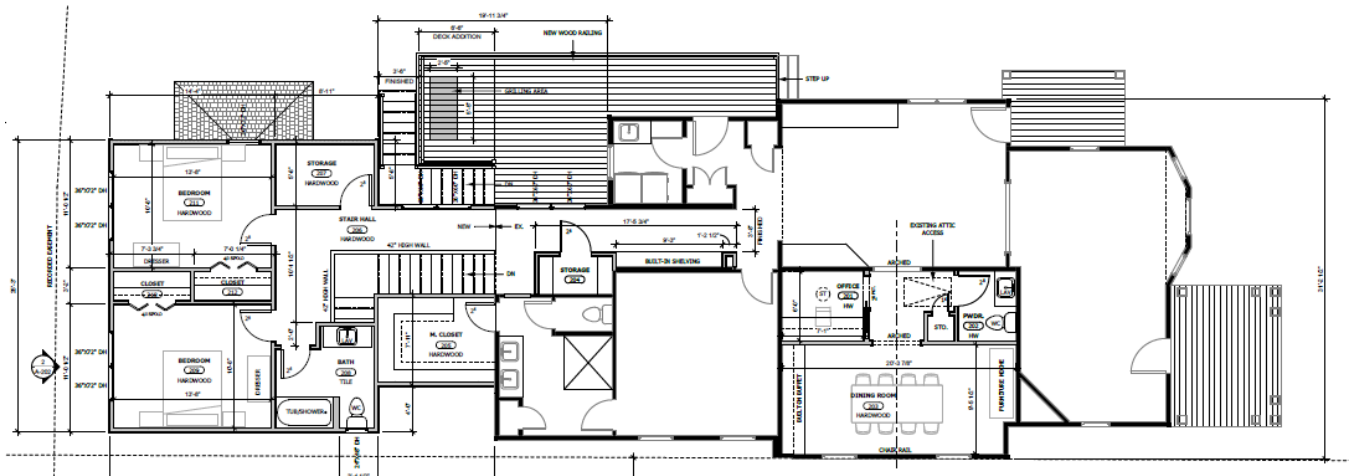
**Project Scope**

The applicant proposes a 2-story rear addition, approximately 1400 sq ft, a small deck extension with stairs down to grade, and minor interior renovations. The addition will include a rec room and bath on the ground floor and 2 new bedrooms and a bath on the second floor. The addition exceeds the 25% threshold of the existing building footprint per the Greenville Development Code, which requires review by the Historic Review Board. The proposed addition would have limited visibility from the public right-of-way.

**Staff Analysis**

**AR.5** recommends screening of mechanical equipment. Both new and existing mechanical equipment are screened from the public right-of-way. However, the new mechanical unit must comply with the Greenville Development Code and be located outside the required setback, to be reviewed by staff at the time of permitting.

Larger structures should be subdivided into smaller modules, per **AR.6**. Staff finds that the addition provides distinction from the existing historic structure with setbacks that diminish the perception of a long massing.



*Proposed Floor Plan*

The addition proposes a hipped roof and its form matches the existing house roof and form. Staff finds that the addition is in conformance with **AR. 7.**

Fiber cement lap siding, shingle roofing, exterior paint, decking, railing and gutters are all proposed to match existing. Staff finds that criteria of **AR.8** have been met.

**AR.9** states that new architectural details should relate to existing historic elements in order to maintain the architectural character. Staff notes that the exposed rafter tails, horizontal lap siding, window trim, window operation and mullions, basement porch columns, and brick veneer foundation are all intended to match the existing house. Staff finds the architectural character of the addition is compliant with the existing historic home.

**AR.12** states that an addition should be compatible in character and form with the historic structure. The proposed addition appears to match the existing character and is placed at the rear. Staff finds this criteria has been met.



*Trims, Soffits, Fascia, and Columns to Match Existing*



*Green Fiber Cement Lap Siding to Match Existing*



*Architectural Single Roofing to Match Existing*



*Proposed Dark Bronze Gutters at Addition and Rear*

### Summary

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

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

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



# city of greenville

## APPLICATION FOR HISTORIC REVIEW CERTIFICATE OF APPROPRIATENESS

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

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

### PROPERTY INFORMATION

\*STREET ADDRESS 11 WILTON ST.  
 \*TAX MAP #(S) 0009000201900  
 \*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: [Signature]

\*ARE THERE EXISTING STRUCTURES ON THE PROPERTY?  Yes     No

### DESCRIPTION OF REQUEST

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

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

LIMITED RENOVATION AT INTERIOR OF EXISTING STRUCTURE  
 - DOES NOT ALTER ANY EXTERIOR CONDITIONS  
ADDITION OF 2 BEDROOMS, 2 BATHS, REC. ROOM  
 - THE ADDITION IS AT THE REAR OF THE PROPERTY  
 - NO CHANGE TO THE STREET FRONT ELEVATION  
 - EXTENSION OF EXISTING DECK.  
 - ALL EXTERIOR COLORS + MATERIALS + DETAILS TO MATCH EXISTING

## 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 as well as mailers to all properties within 500 feet of the 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, a mailing list, 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)

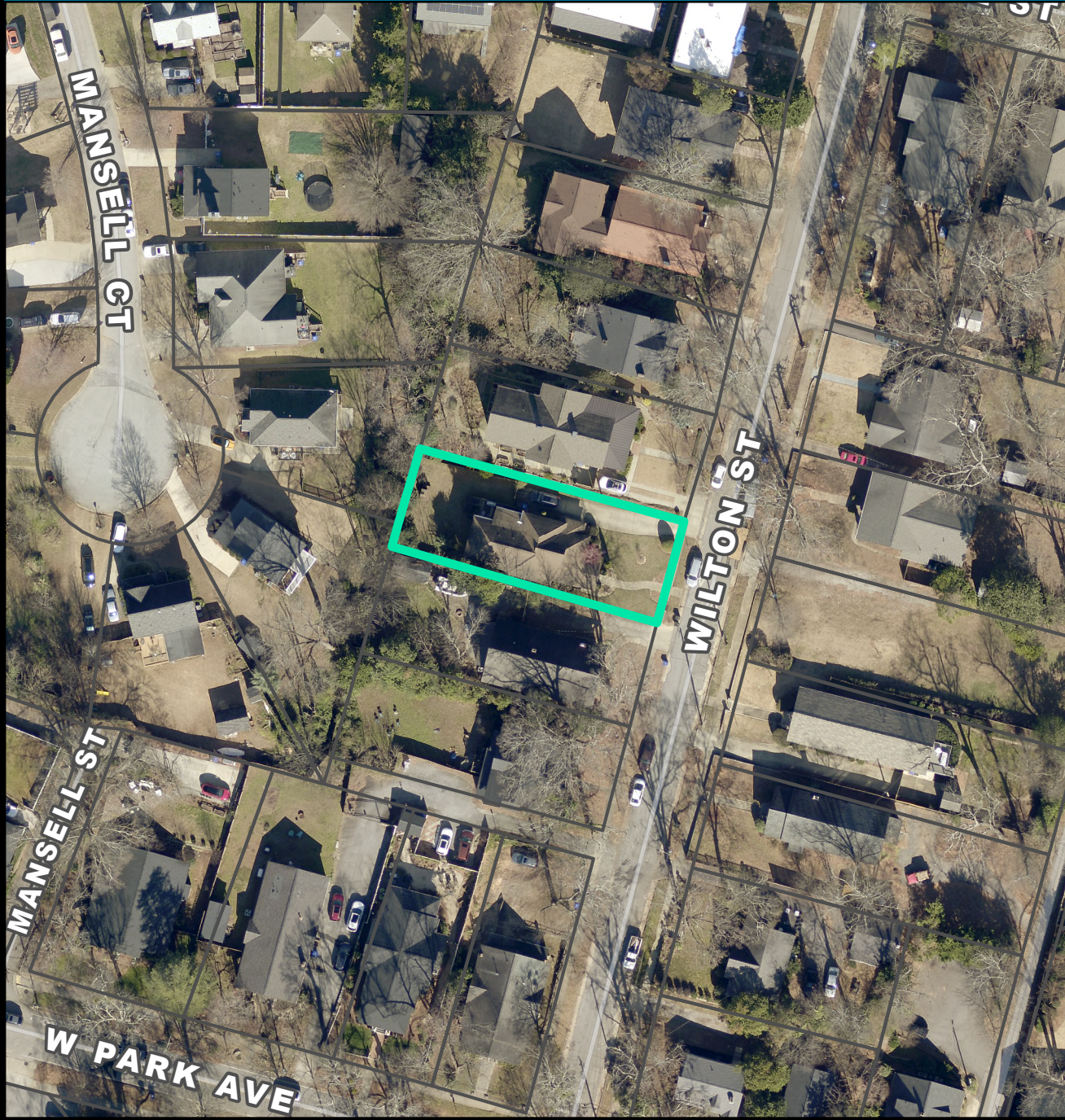
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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.

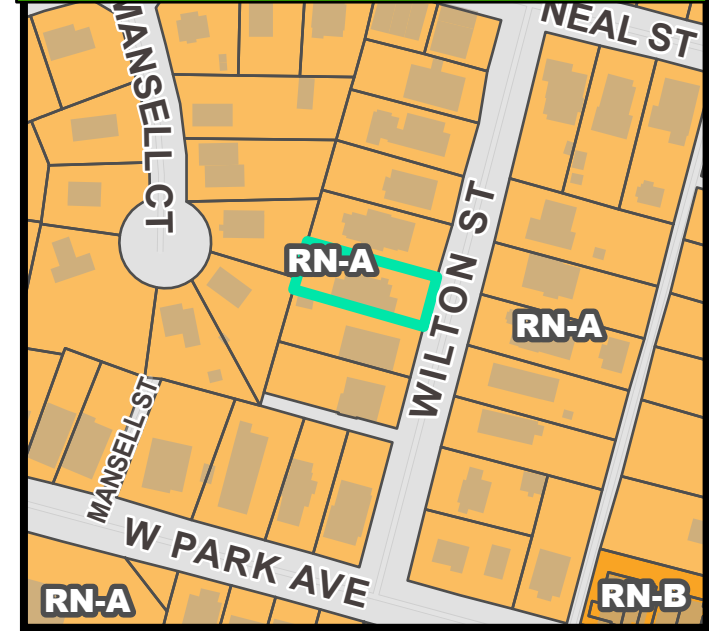
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures
Applicant
Date
Property Owner/Authorized Agent
Date

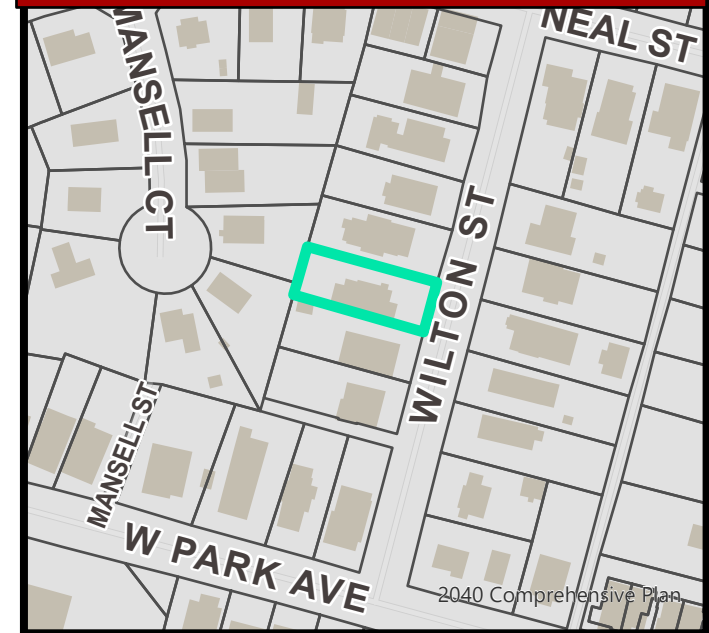
AERIAL VIEW



CURRENT ZONING



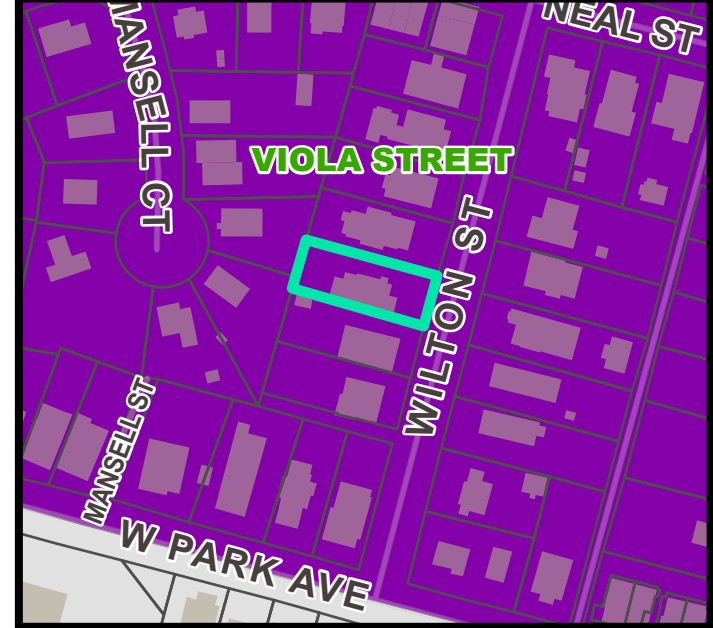
FUTURE LAND USE



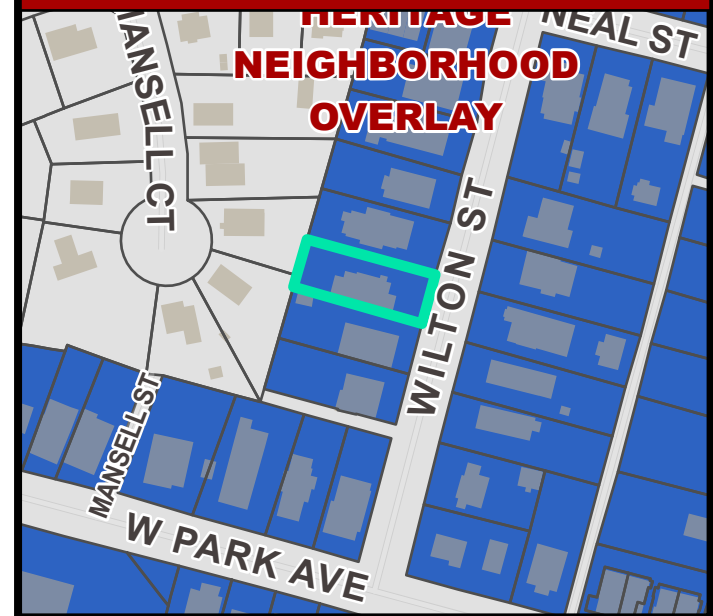
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



A RENOVATION AND ADDITION FOR:

# MATT MOLLER

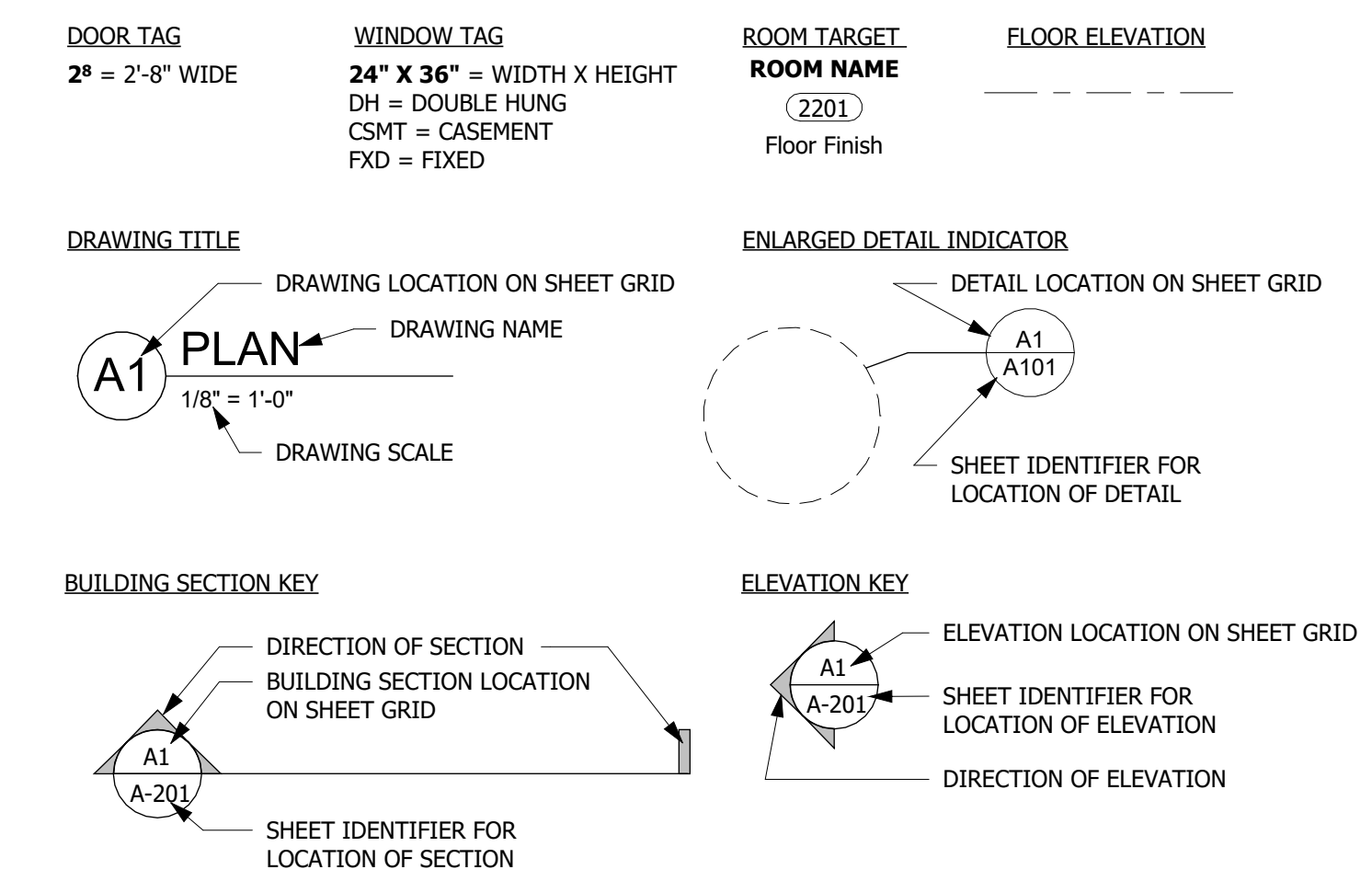
11 WILTON STREET  
GREENVILLE, SC, 29609



PROJECT NOTES - PLEASE READ!

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE COUNTY OR STATE IN WHICH THE CONSTRUCTION IS PERFORMED AND ALL OTHER GOVERNING AUTHORITIES.
- PERMITS AND APPROVALS SHALL BE OBTAINED FROM LOCAL AUTHORITIES PRIOR TO PROCEEDING WITH THE WORK. SELECTED LICENSED CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN NOT INDICATED OR INCLUDED IS TO BE DESIGNED BY THE CONTRACTOR AND/OR CONTRACTOR'S SELECTED SUBCONTRACTOR.
- ALLOWANCES: THE PROJECT COST SHALL INCLUDE PRODUCT, DELIVERY, INSTALLATION AND HANDLING AT THE SITE. ALLOWANCES SHALL BE PART OF THE CONTRACTOR'S COST OF THE WORK.
- PROVIDE ACCESS TO ATTIC SPACES AS REQUIRED BY CODE AND VERIFY ALL LOCATIONS WITH ARCHITECT.
- INSTALL SOUND BATT INSULATION AT ALL MECHANICAL ROOMS, LAUNDRY ROOM, BATHROOMS AND THROUGHOUT FLOOR/CEILING ASSEMBLY. REFER TO DETAILED WALL SECTIONS FOR SIZE AND TYPE.
- PROVIDE WATERLINES, DRAINS AND ELECTRICAL REQUIREMENTS FOR ALL APPLIANCES.
- FROST PROOF HOSE BIBB LOCATIONS TO BE VERIFIED IN THE FIELD AND LOCATIONS COORDINATED WITH OWNER. PROVIDE FOR A MINIMUM OF FOUR.
- COORDINATE REQUIREMENTS AND INSTALLATION OF THE WORK AS INDICATED ON THE DRAWINGS. CONCEAL PIPES, DUCTS, AND WIRING WITHIN THE CONSTRUCTION. COORDINATE THE WORK OF EACH TRADE TO ENSURE A COMPLETE PROJECT. NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT WILL NOT PERMIT THE PROPER INSTALLATION OF THE WORK. PROVIDE ALL OTHER MATERIALS AND EQUIPMENT NOT SPECIFICALLY NOTED BUT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.
- ADJUSTMENTS SHALL BE PERFORMED FOR ALL INSTALLED WORK TO ENSURE SMOOTH AND UNHINDERED OPERATION OF ALL MOVEABLE COMPONENTS OF THE WORK.
- ALL EXTERIOR TRIM AND CASING IS TO BE BACKPRIMED PRIOR TO INSTALLATION.
- PROVIDE RADON CONTROL AS REQUIRED BY LOCAL CODES AND THE EPA.
- FINAL CLEANING SHALL BE EXECUTED PRIOR TO FINAL INSPECTION. CLEAN CONSTRUCTION DEBRIS FROM SITE. REPLACE FILTERS OF OPERATING EQUIPMENT. REMOVE WASTE AND SURPLUS MATERIALS, RUBBISH, AND CONSTRUCTION FACILITIES FROM THE SITE.
- PROTECT THE WORK AND THE EXISTING PROPERTY FROM UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
- THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND DIAGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.
- THE ARCHITECT REQUIRES A MINIMUM OF (5) BUSINESS DAYS NOTICE TO RESPOND TO ANY AND ALL RFIs AND SUBMITTALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. SPECIFICATIONS ARE CONSIDERED PART OF THE CONSTRUCTION DOCUMENT SET.
- THE SELECTED CONTRACTOR SHALL MAINTAIN CONTROL OVER HIS/HER SUBCONTRACTORS IN ORDER TO EXECUTE THE WORK COMPLETE AND MAINTAIN QUALITY CONTROL AT THE SITE.

GRAPHICS LEGEND



SQUARE FOOTAGE

SQUARE FOOTAGE SUMMARY	
MAIN LEVEL EXISTING HEATED SQUARE FOOTAGE	1,596
MAIN LEVEL HEATED ADDITION	757
LOWER LEVEL HEATED ADDITION	757
TOTAL NET SQUARE FOOTAGE	3,110
DECK ADDITION	121
TOTAL GROSS SQUARE FOOTAGE	3,231

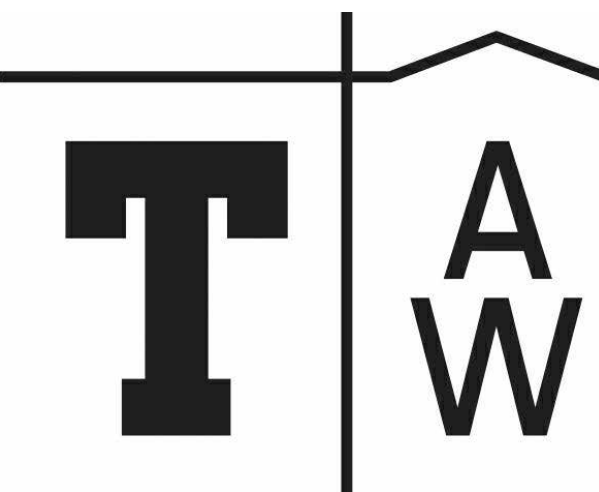
PROJECT DESCRIPTION / INFORMATION

PROJECT TYPE: CUSTOM RESIDENTIAL  
 ADDRESS: 11 WILTON STREET  
 GREENVILLE, SC 29609  
 TAX MAP #: 0009000301900  
 PROPERTY AREA: 8,619 SQUARE FEET  
 ZONING DISTRICT: RN-A DISTRICT  
 BUILDING MATERIAL: BRICK + WOOD  
 BUILDING HEIGHT: NO CHANGE TO EXISTING MAX.

DESIGN TEAM

**OWNER**  
 MATT MOLLER  
 11 WILTON STREET  
 GREENVILLE, SC 29609

**CONTRACTOR**  
 T.B.D.



TINDALL ARCHITECTURE WORKSHOP

14 Lake Forest Drive  
 Greenville, South Carolina 29609  
 T: 864.275.9766  
 matt@tindallarch.com

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

A RENOVATION AND ADDITION FOR:  
**MATT MOLLER**  
 11 WILTON STREET  
 GREENVILLE, SC, 29609

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NOTE TO CONTRACTOR: ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS & SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES THAT HAVE NOT BEEN REPORTED SHALL BE DONE AT THE CONTRACTOR'S RISK.

PROJECT: 2025-18  
 DATE: 10/01/2025  
 DRAWN BY: BMT

DRAWING INDEX SHEET

T-100

HRB REVIEW  
 DO NOT SCALE DRAWINGS

INDEX OF DRAWINGS

**TITLE DRAWINGS**

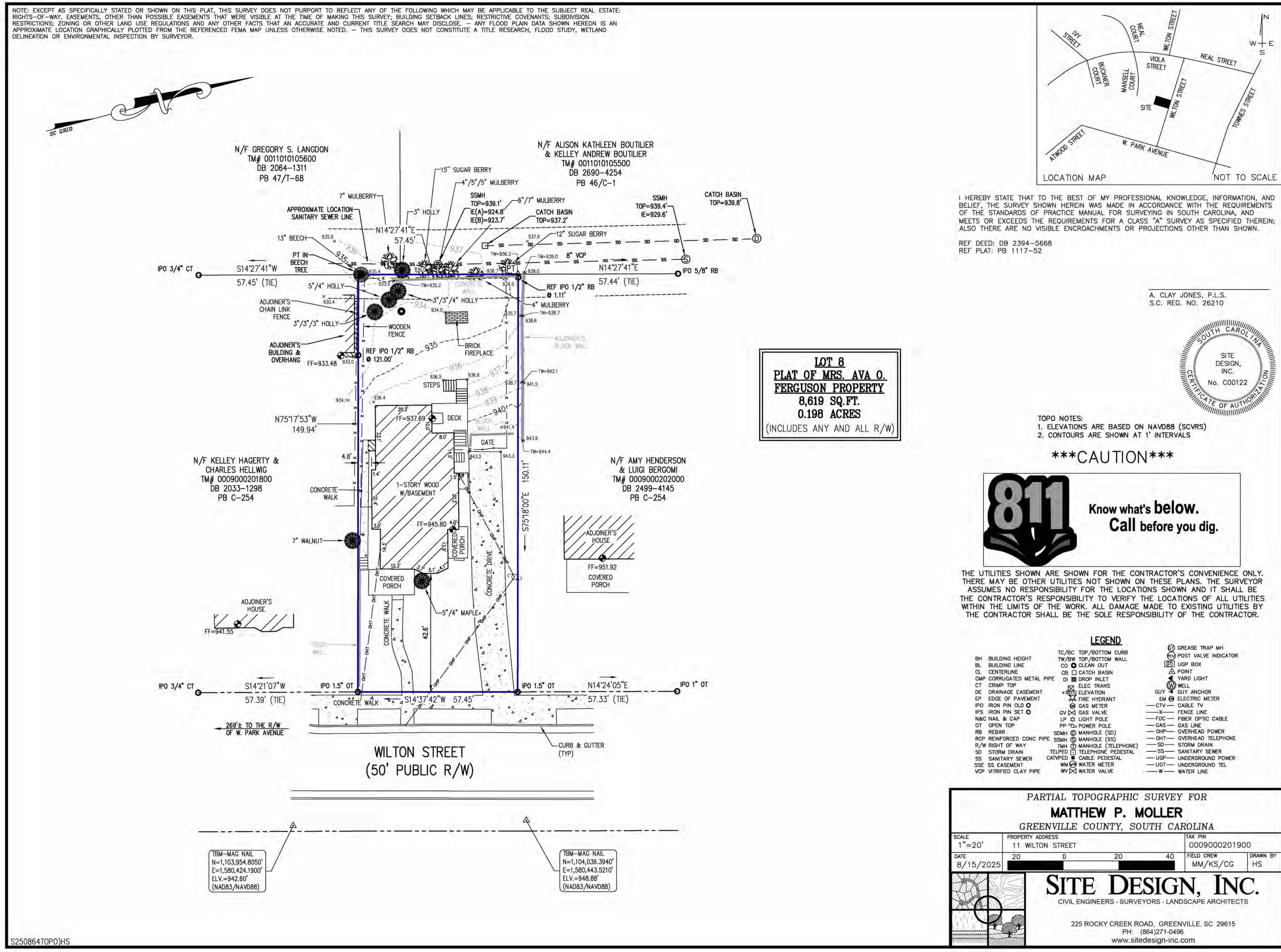
T-100 DRAWING INDEX SHEET

**CIVIL DRAWINGS**

EX-100 SITE SURVEY

**ARCHITECTURAL DRAWINGS**

A-001 ARCHITECTURAL SITE PLAN  
 A-101 LOWER LEVEL NOTED PLAN  
 A-102 FIRST FLOOR DEMOLITION PLAN  
 A-103 FIRST FLOOR NOTED PLAN  
 A-120 LOWER SLAB RCP / LIGHTING PLAN  
 A-121 FIRST FLOOR RCP / LIGHTING PLAN  
 A-151 ROOF PLAN  
 A-201 EXTERIOR ELEVATIONS  
 A-202 EXTERIOR ELEVATIONS  
 A-203 EXTERIOR RENDERINGS



A RENOVATION AND ADDITION FOR:  
**MATT MOLLER**  
11 WILTON STREET  
GREENVILLE, SC, 29609



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REF DEED: DB 2394-5668  
REF PLAT: PG 1117-52

TOPO NOTES:  
1. ELEVATIONS ARE BASED ON NAVD83 (SCVRS)  
2. CONTOURS ARE SHOWN AT 1' INTERVALS

\*\*\*CAUTION\*\*\*

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR 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.

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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: HS

EXISTING SITE SURVEY

**EX-100**

HRB REVIEW  
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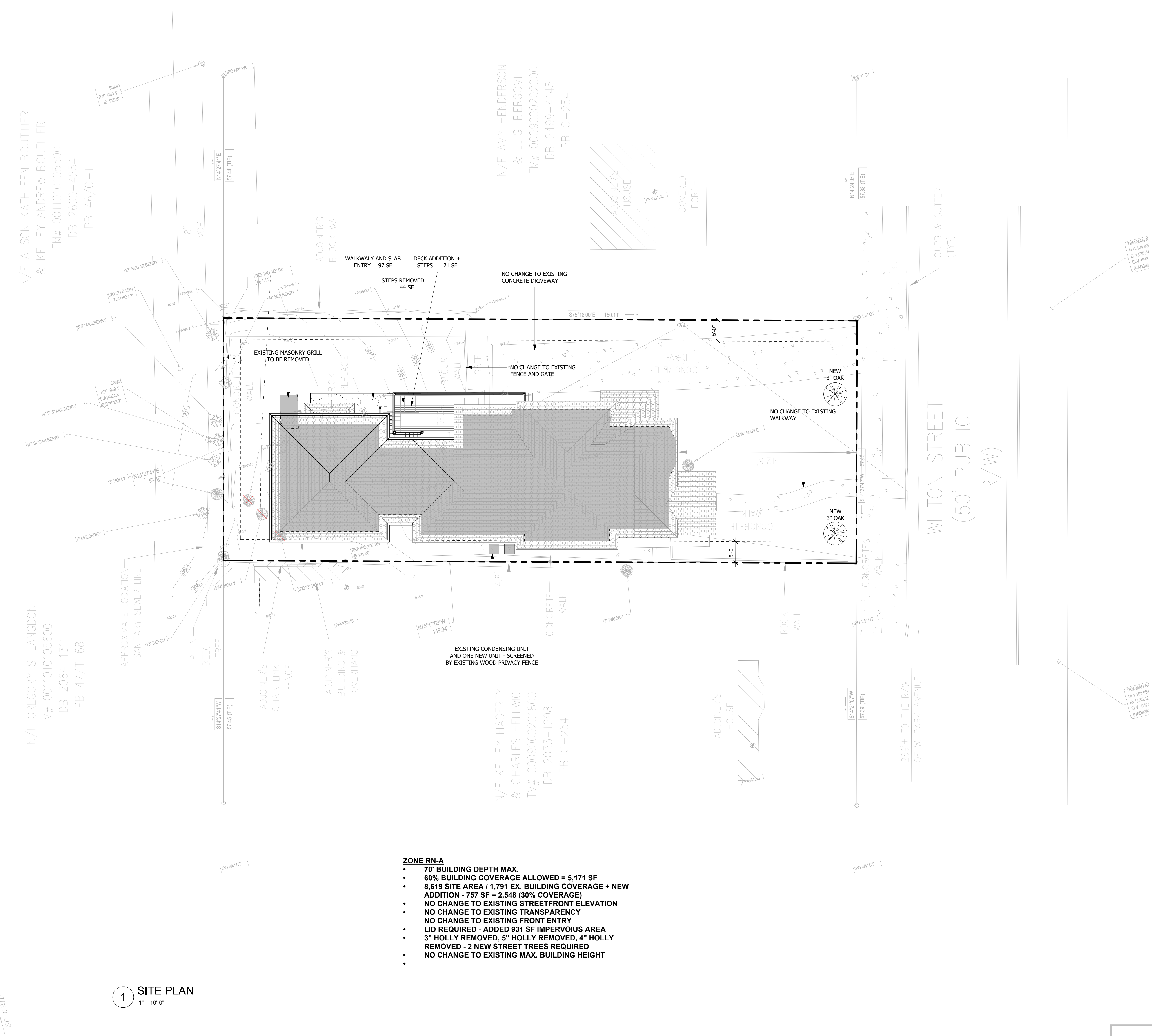
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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: BMT

ARCHITECTURAL SITE PLAN

**A-001**

HRB REVIEW  
DO NOT SCALE DRAWINGS



- ZONE RN-A**
- 70' BUILDING DEPTH MAX.
  - 60% BUILDING COVERAGE ALLOWED = 5,171 SF
  - 8,619 SITE AREA / 1,791 EX. BUILDING COVERAGE + NEW ADDITION - 767 SF = 2,548 (30% COVERAGE)
  - NO CHANGE TO EXISTING STREETFRONT ELEVATION
  - NO CHANGE TO EXISTING TRANSPARENCY
  - NO CHANGE TO EXISTING FRONT ENTRY
  - LID REQUIRED - ADDED 931 SF IMPERVIOUS AREA
  - 3" HOLLY REMOVED, 5" HOLLY REMOVED, 4" HOLLY REMOVED - 2 NEW STREET TREES REQUIRED
  - NO CHANGE TO EXISTING MAX. BUILDING HEIGHT

1 SITE PLAN  
1" = 10'-0"

C:\Users\WaktTindall\Tindall Architecture Dropbox\Matt Tindall\TAW Active Projects\Moller Residence\Kevin Moller DD.rvt  
10/1/2025 11:18:19 AM

A RENOVATION AND ADDITION FOR:  
**MATT MOLLER**  
11 WILTON STREET  
GREENVILLE, SC, 29609

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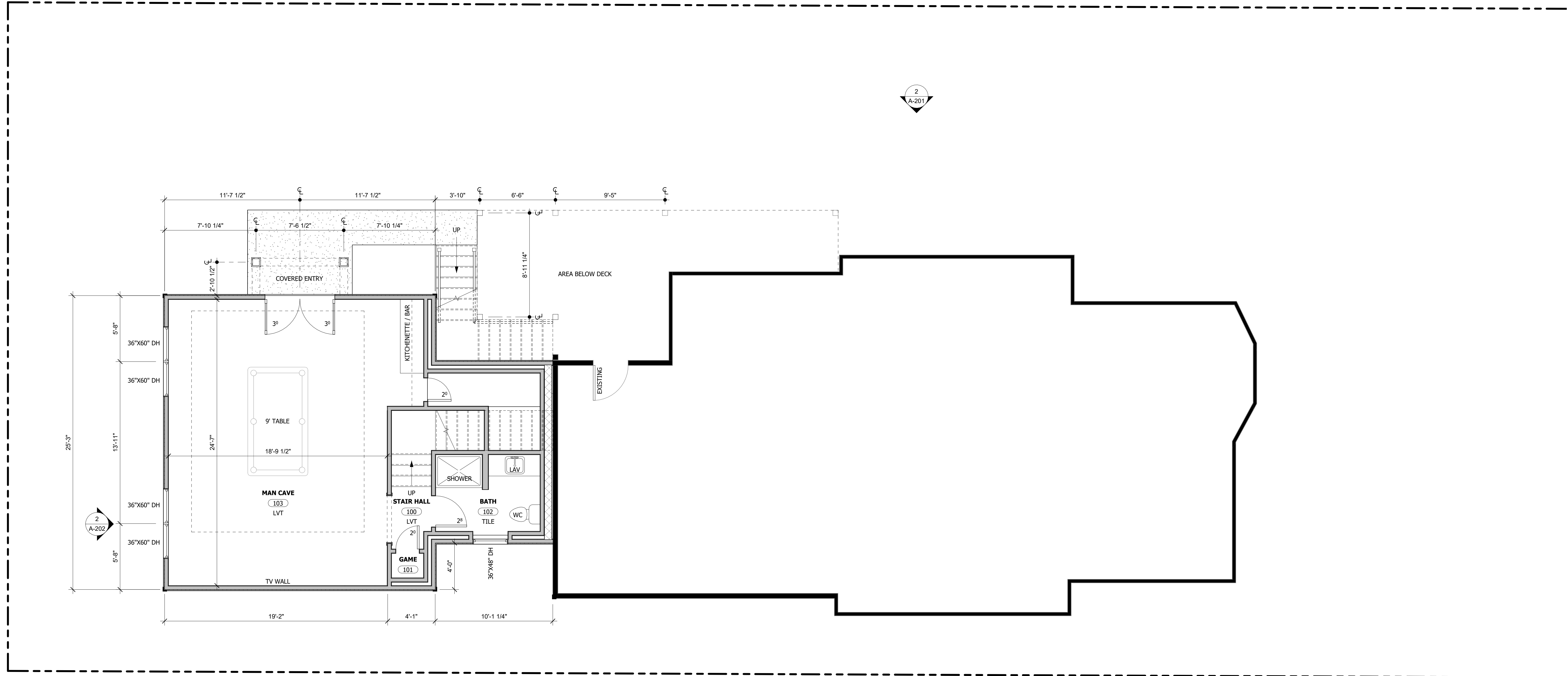
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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: BMT

LOWER LEVEL NOTED PLAN

**A-101**

HRB REVIEW  
DO NOT SCALE DRAWINGS



**1** LOWER LEVEL NOTED PLAN  
1/4" = 1'-0"



TINDALL ARCHITECTURE WORKSHOP

14 Lake Forest Drive  
Greenville, South Carolina 29609  
T: 864.275.9766  
matt@tindallarch.com

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

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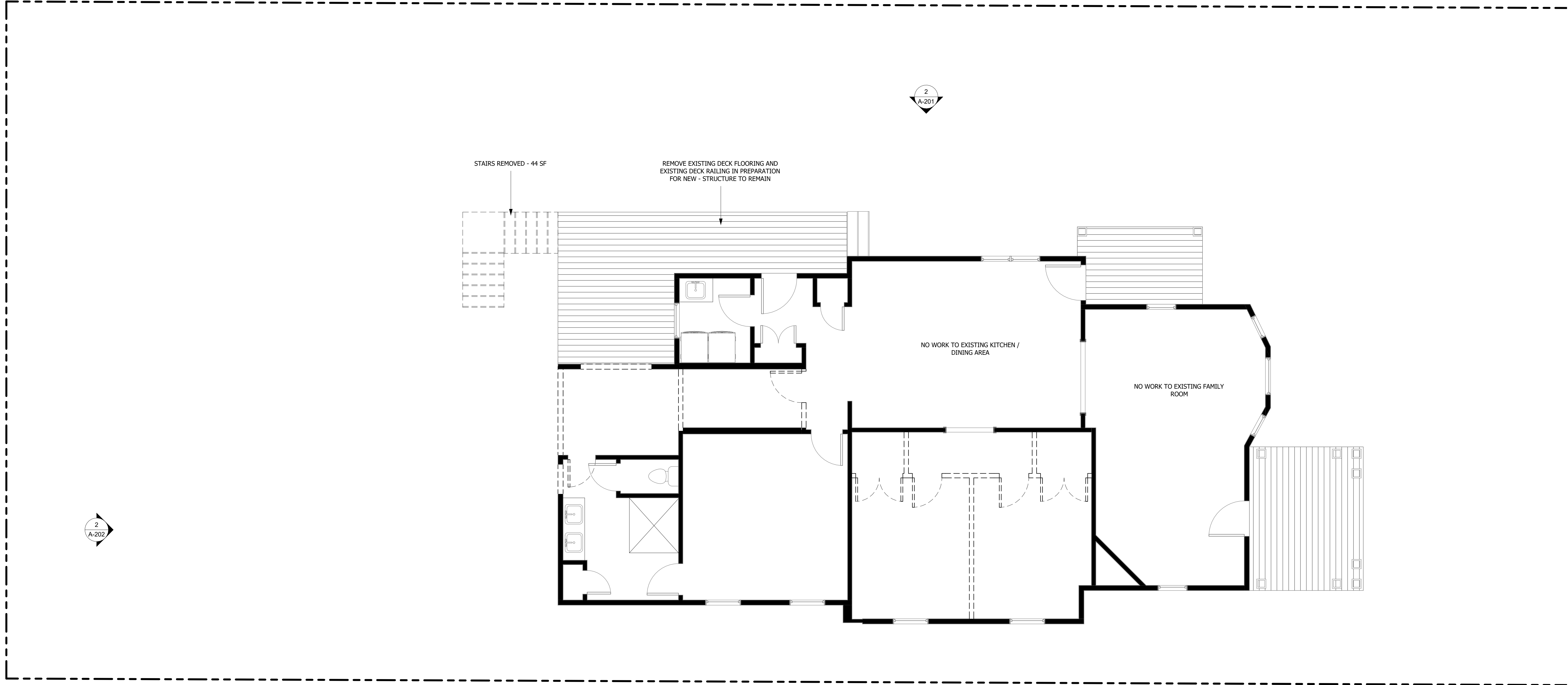
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FIRST FLOOR DEMOLITION PLAN

**A-102**

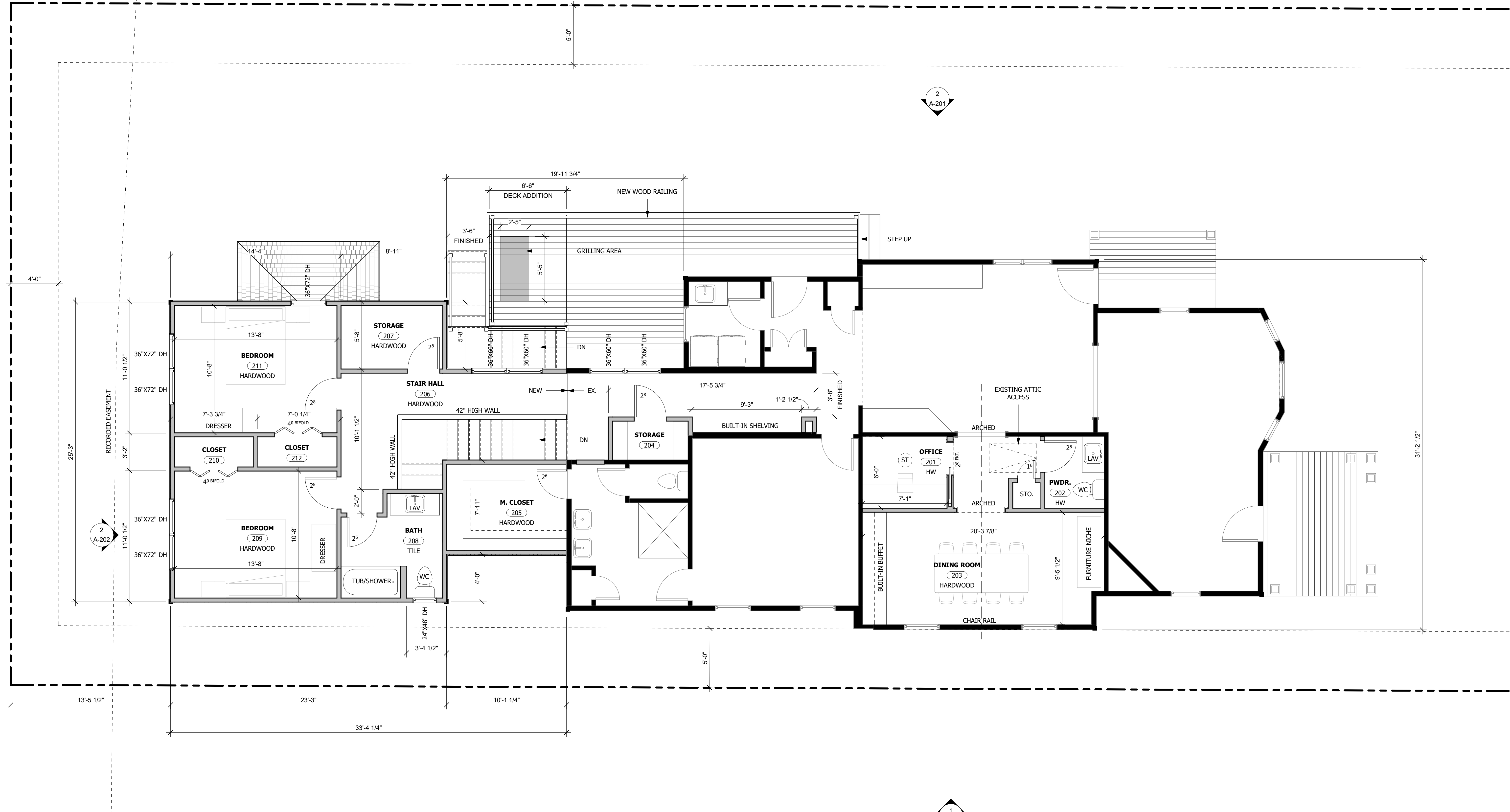
HRB REVIEW  
DO NOT SCALE DRAWINGS



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

C:\Users\Matt\Tindall Architecture Dropbox\Matt Tindall\TAW Active Projects\Moller Residence\Kevin Moller DD.rvt  
10/1/2025 11:18:19 AM

A RENOVATION AND ADDITION FOR:  
**MATT MOLLER**  
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GREENVILLE, SC, 29609



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

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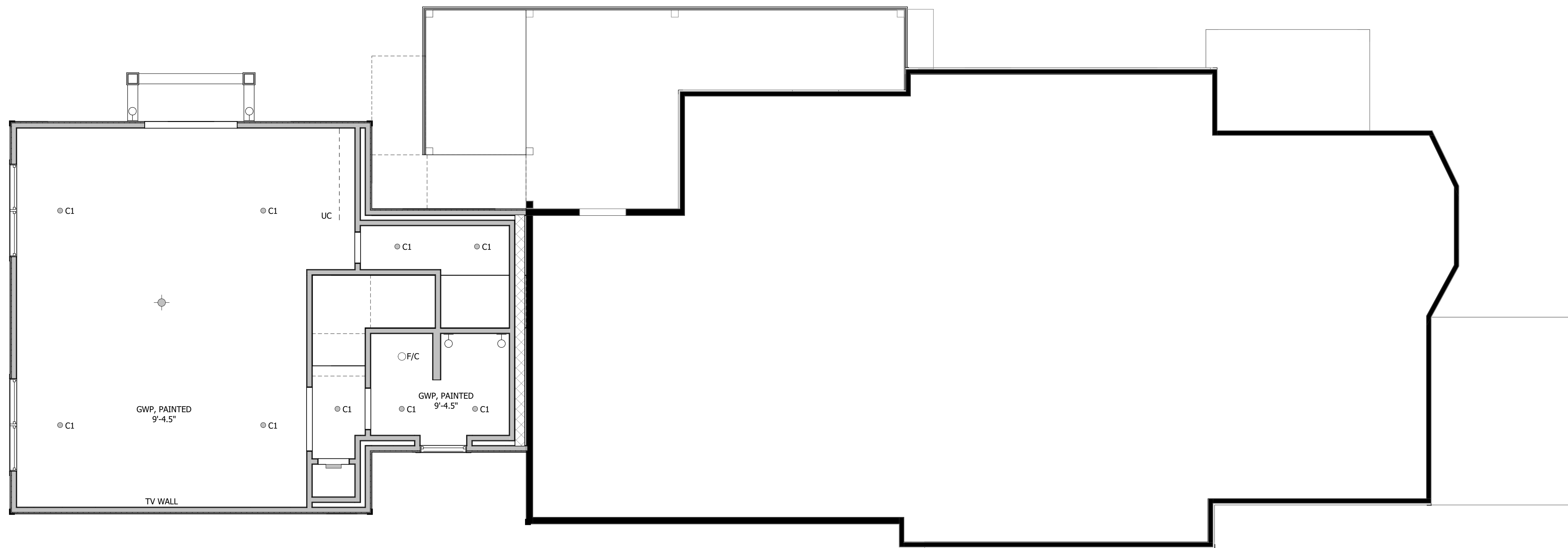
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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: BMT

FIRST FLOOR NOTED PLAN

A-103

HRB REVIEW  
DO NOT SCALE DRAWINGS



**LIGHTING PLAN LEGEND**

- ⊙ C1 4" RECESSED LED FIXTURE
- ⊙ C2 4" RECESSED LED FIXTURE, WET LOCATION
- ⊙ C3 4" RECESSED LED FIXTURE, ANGLED CEILING
- ⊙ P PENDANT, CEILING MOUNT OR CHANDELIER FIXTURE - TO BE SELECTED BY OWNER
- ⊙ F/C 6" FAN / LIGHT RECESSED LED FIXTURE
- ⊙ D DECORATIVE WALL SCONCE / BATH FIXTURE / ART LIGHT
- 12" LED LINEAR FLUSH MOUNT WITH MOTION SENSOR
- ⊕ FAN - TO BE SELECTED BY OWNER
- - - UC UNDERCABINET LIGHTING
- ▽ FLOOD LIGHT
- 4" LED LINEAR FLUSH MOUNT
- 8" LED LINEAR FLUSH MOUNT

1 LOWER SLAB RCP  
1/4" = 1'-0"

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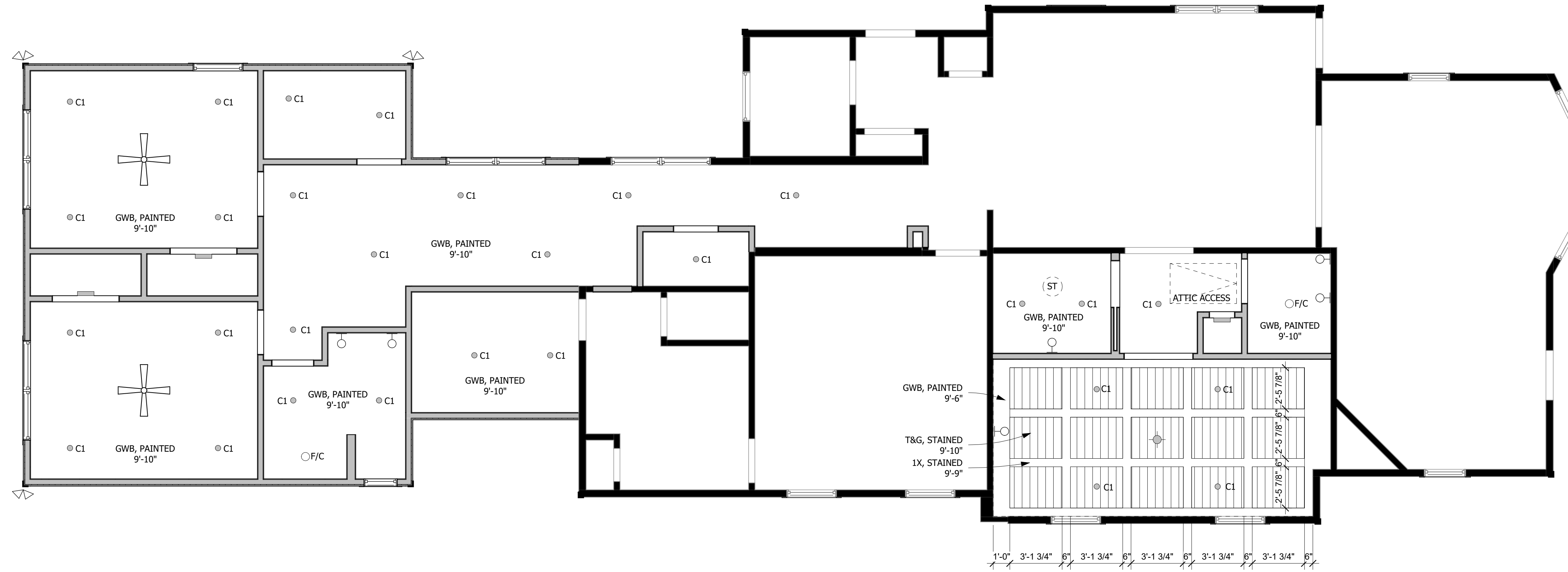
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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: BMT

LOWER SLAB RCP /  
LIGHTING PLAN

**A-120**

HRB REVIEW  
DO NOT SCALE DRAWINGS



**LIGHTING PLAN LEGEND**

- ⊙ C1 4" RECESSED LED FIXTURE
- ⊙ C2 4" RECESSED LED FIXTURE, WET LOCATION
- ⊙ C3 4" RECESSED LED FIXTURE, ANGLED CEILING
- ◆ PENDANT, CEILING MOUNT OR CHANDELIER FIXTURE - TO BE SELECTED BY OWNER
- /C 6" FAN / LIGHT RECESSED LED FIXTURE
- /H DECORATIVE WALL SCONCE / BATH FIXTURE / ART LIGHT
- 12" LED LINEAR FLUSH MOUNT WITH MOTION SENSOR
- ✚ FAN - TO BE SELECTED BY OWNER
- - - UC UNDERCABINET LIGHTING
- ▽ FLOOD LIGHT
- 4" LED LINEAR FLUSH MOUNT
- 8" LED LINEAR FLUSH MOUNT

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

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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: BMT

FIRST FLOOR RCP / LIGHTING PLAN

**A-121**

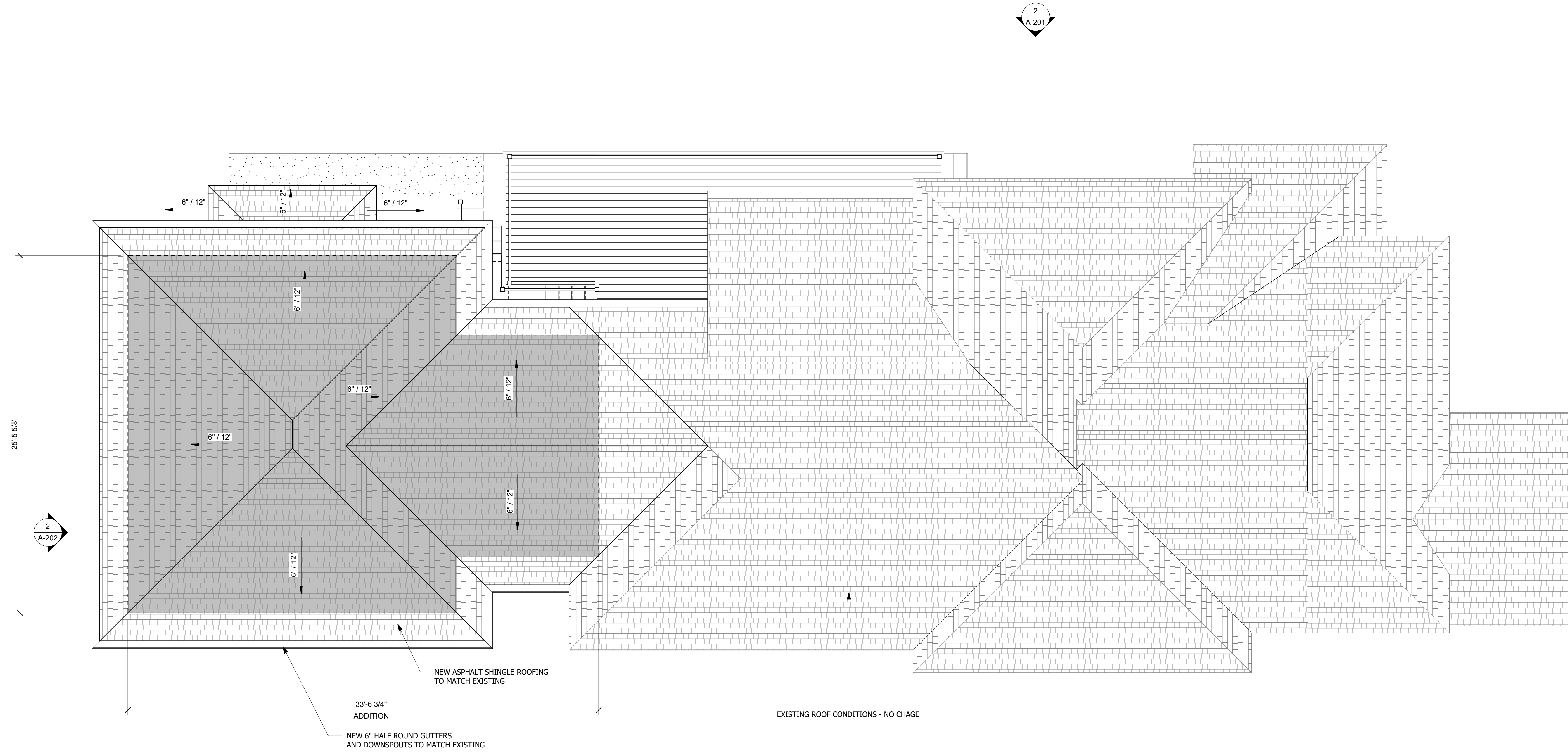
HRB REVIEW  
DO NOT SCALE DRAWINGS

A RENOVATION AND ADDITION FOR:  
**MATT MOLLER**  
11 WILTON STREET  
GREENVILLE, SC, 29609

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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: BMT



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

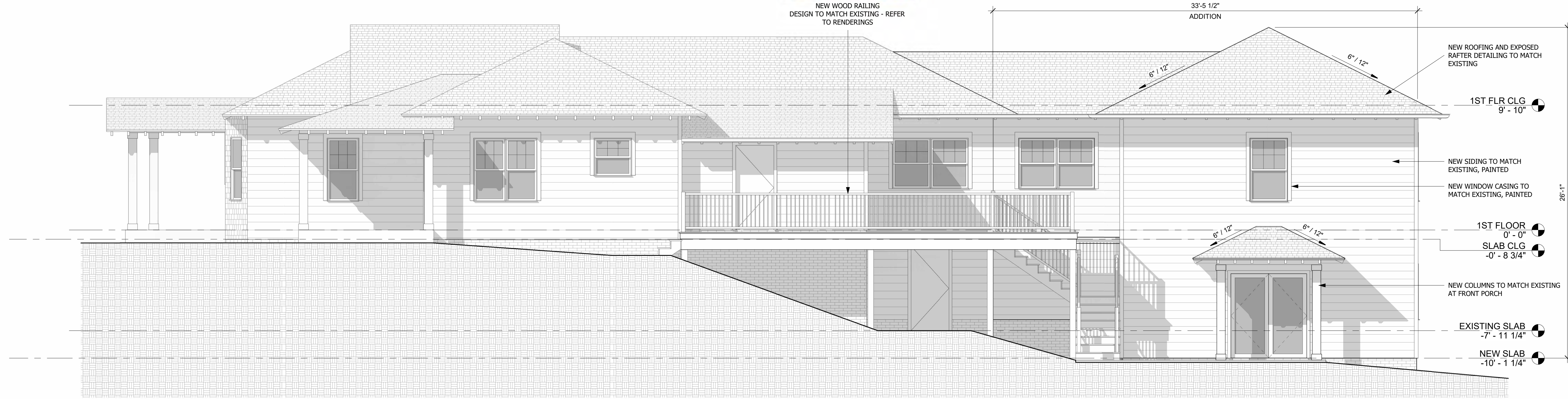
ROOF PLAN

**A-151**

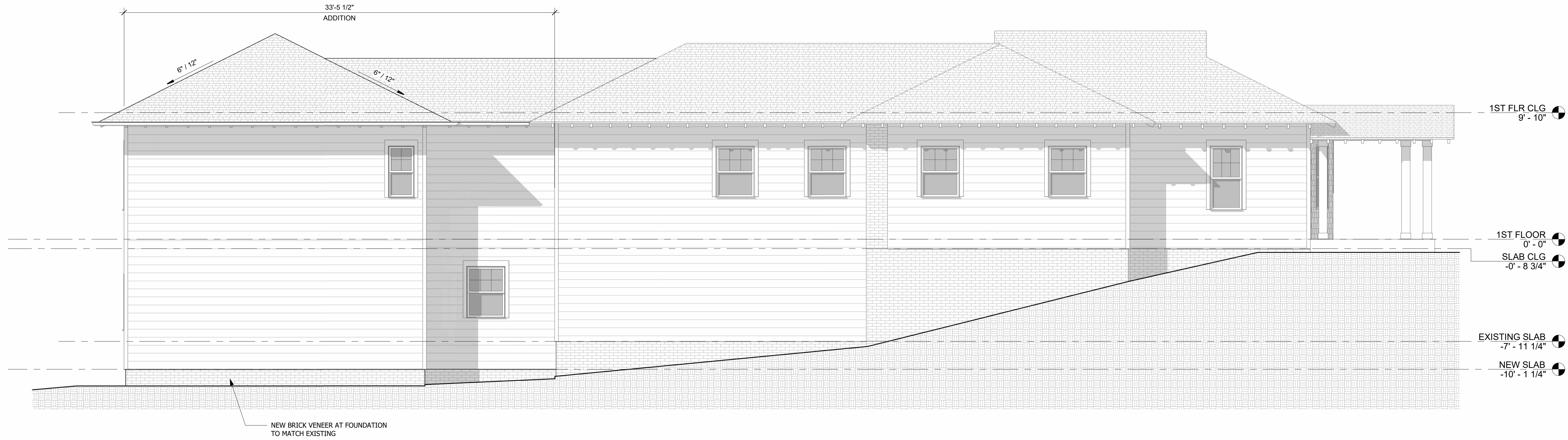
HRB REVIEW  
DO NOT SCALE DRAWINGS



NEW WOOD RAILING  
DESIGN TO MATCH EXISTING - REFER  
TO RENDERINGS



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

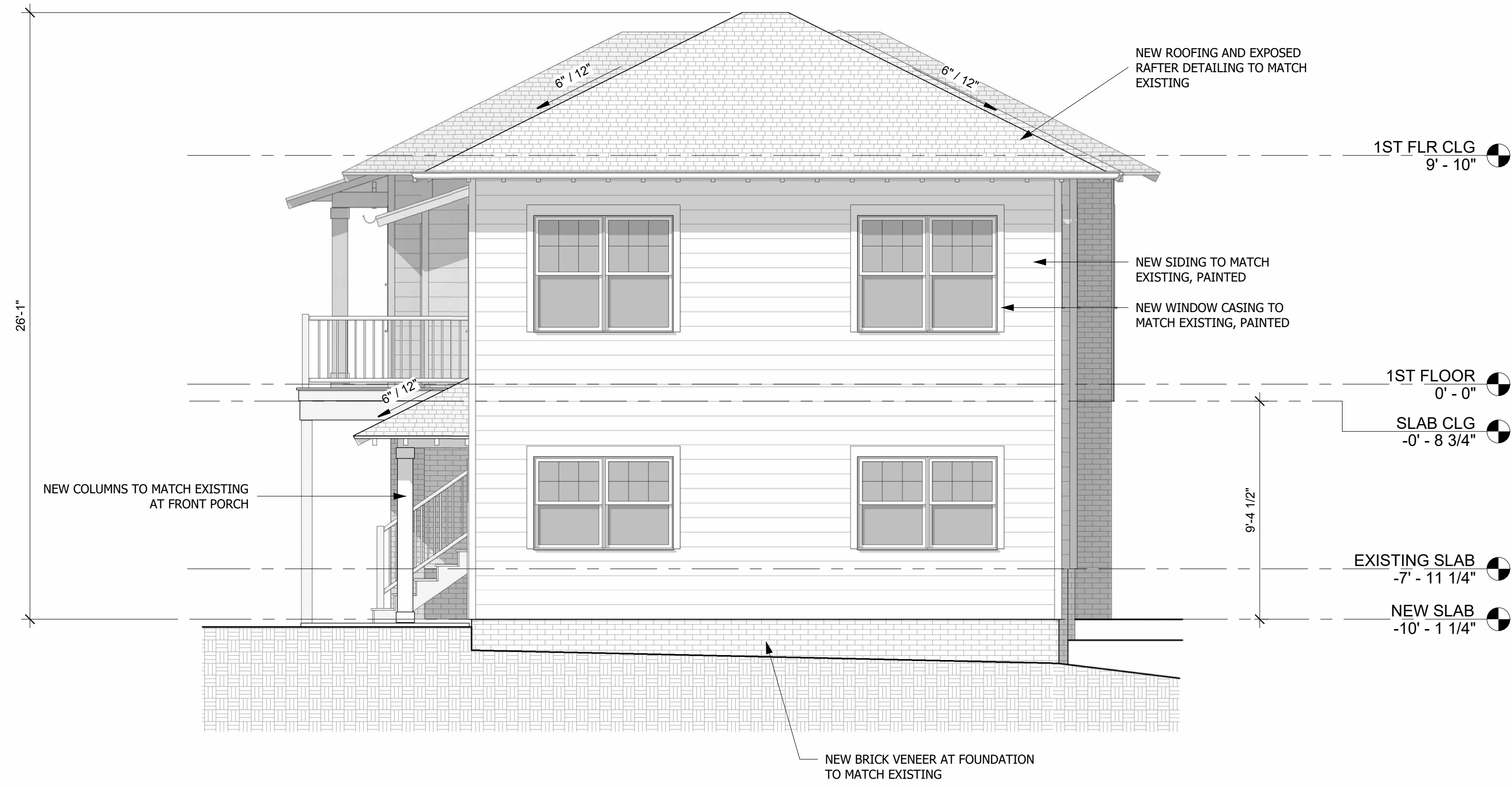


1 SOUTH ELEVATION  
1/4" = 1'-0"

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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: BMT



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

A RENOVATION AND ADDITION FOR:  
**MATT MOLLER**  
11 WILTON STREET  
GREENVILLE, SC, 29609

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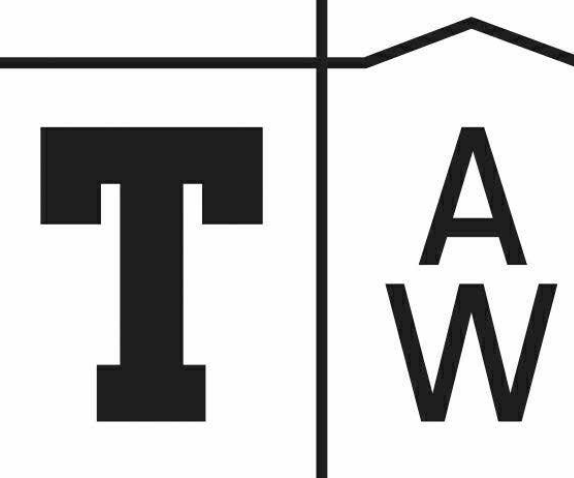
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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: BMT

EXTERIOR ELEVATIONS

**A-202**

HRB REVIEW  
DO NOT SCALE DRAWINGS



TINDALL ARCHITECTURE WORKSHOP

14 Lake Forest Drive  
Greenville, South Carolina 29609  
T: 864.275.9766  
matt@tindallarch.com

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS



A RENOVATION AND ADDITION FOR:  
**MATT MOLLER**  
11 WILTON STREET  
GREENVILLE, SC, 29609

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PROJECT: 2025-18  
DATE: 10/01/2025  
DRAWN BY: BMT

EXTERIOR RENDERINGS

**A-203**

HRB REVIEW  
DO NOT SCALE DRAWINGS

A RENOVATION AND ADDITION FOR:  
**MATT MOLLER**  
11 WILTON STREET  
GREENVILLE, SC, 29609

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PROJECT: 2025-18  
DATE: 11/12/2025  
DRAWN BY: BMT

ARCHITECTURAL CONTEXT

**A-002**

HRB REVIEW  
DO NOT SCALE DRAWINGS



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



COLOR BOARD  
Moller Residence  
11 WILTON STREET GREENVILLE, SC  
Re: Exterior Selections

**Exterior Siding (Primary):**

To match existing, fiber cement lap siding.

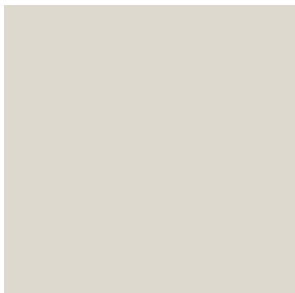
Color: Paint to match existing. No change intended.



**Exterior Trim and Casing:**

Composite / Fiber Cement. Smooth finish, painted.

Color: Paint to match existing. No change intended.



**Exterior Fascia and Soffits:**

Composite / Fiber Cement. Smooth finish, painted.

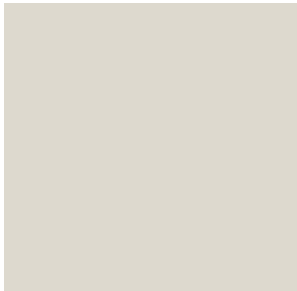
Color: Paint to match existing. No change intended.



**Exterior Columns, Timbers and Brackets:**

Composite / Fiber Cement. Smooth finish, painted. Intended to match existing column size and profile at existing front porch.

Color: Paint to match existing.



**Asphalt Shingle Roofing:**

To Match Existing.



**Exterior Windows and Doors:**

New windows and doors by Sierra Pacific, aluminum clad wood. Exterior clad color selected to match existing paint color.

Color: Seawolf 044



**Gutters:**

Aluminum 6" Half Round Gutters and 4" Round Downspouts with exposed hangers.

Color "Dark Bronze"



**Front Door:**

Existing door to remain.

**Railing:**

Wood railing. Profile and design to match existing.

Color: Stained to Match Existing.



**Exterior Decking:**

Composite decking by Azek (Timbertech).

Color: "English Walnut"



**Exterior Lighting:**

Exterior sconces T.B.D.

End of Document



**Planning Staff Report to  
Historic Review Board  
December 8, 2025**  
*for the December 18, 2025 Public Hearing*

---

**Docket Number:** LLDE 25-999  
**Applicant:** Melanie Brown  
**Property Owner:** Asbury Green, LLC  
**Property Location:** 212 Asbury Avenue  
**Tax Map Number:** 0023000101900  
**Zoning:** RH-D, House Scale  
**Proposal:** **LOCAL LANDMARK DESIGNATION**  
**Staff Recommendation:** **Approve**

**Applicable Sections of the City of Greenville Development Code:**

*19-6.2.16 LOCAL LANDMARK DESIGNATION*

**Background:**

The subject structure is a two-story, wood-frame house built in 1910. The house features a painted wood clad exterior and a pyramidal roof with exposed rafter tails and front dormer. Concrete steps and flooring of an original front porch remain in place, as well as one wood fluted Doric column porch support. There are one-story rear and side additions, which are also deemed historic as they appear on the 1961 Sanborn Map. A porte-cochere remains on the northwest side of the house, with altered supports and temporary framing.



*Historic Photo*



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

Staff finds that the structure has significant cultural value. The structure is listed in The Green Book of South Carolina, a travel guide created by the South Carolina African American Heritage Commission, as the Mrs. W.H. Smith Tourist Home. A February 2020 letter from the State Historic Preservation Office confirms that the property is individually eligible for listing in the National Register under Criterion A at the local level of significance. The property is significant under this criterion of Social History and Ethnic Heritage due to its use as a tourist home for African Americans during segregation.

Per the narrative submitted by the applicant, the home was considered the “cultural heartbeat” of the Southernside neighborhood. The home was opened to African American travelers who were denied access to white-owned hotels at the time. The owners, Isaac M. White and Lurleen Hallums Smith White, opened their home to many African American travelers including famous musicians and entertainers who performed at the nearby Textile Hall. Among the list of notable visitors were Cab Calloway, Duke Ellington, Sarah Vaughn, Ella Fitzgerald, Della Reese, and Ethel Waters.

**Based on the structure’s age and impactful cultural significance, 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](mailto:planning@greenvillesc.gov)

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

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

**PROPERTY INFORMATION**

\*STREET ADDRESS 212 ASBURY AVENUE

\*TAX MAP #(S) 0023000101900

\*ZONING CLASSIFICATION RH-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: AB

\*USE:  Residential                       Commercial                       Other \_\_\_\_\_

**HISTORIC DESIGNATION**

\*HISTORIC NAME OF PROPERTY (IF KNOWN) MRS. W. H. SMITH TOURIST HOME - 212 JOHN ST.

\*CONSTRUCTION DATE (Circa): 1910

\*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

**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 as well as mailers to all properties within 500 feet of the property at least 15 days (but no more than 18 days) prior to the scheduled historic review board meeting date. Staff will provide the applicant with instructions, a mailing list, 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.

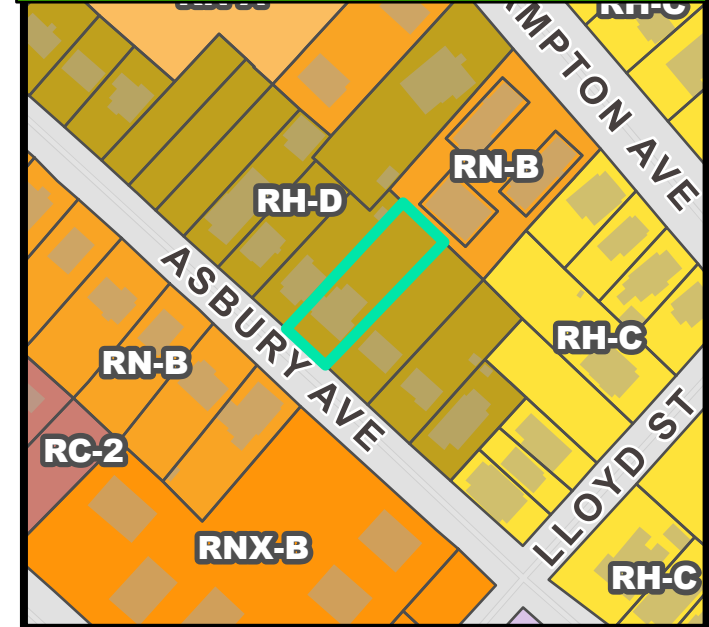
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

<b>*Signatures</b>	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

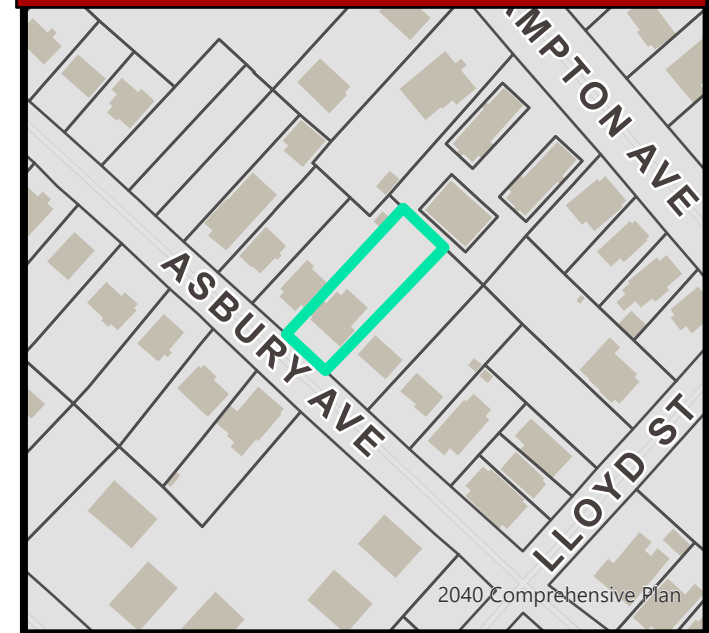
AERIAL VIEW



CURRENT ZONING



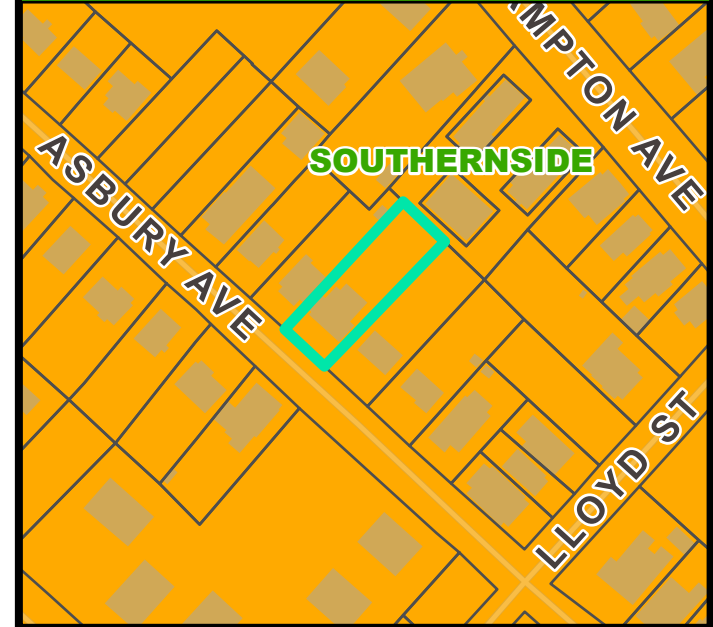
FUTURE LAND USE



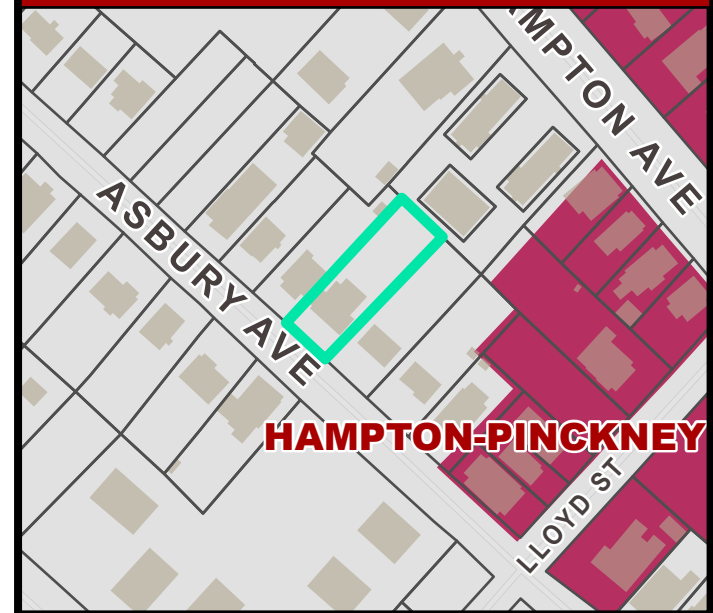
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



## **Mrs. W.H. Smith Tourist Home, 212 John Street (now Asbury Avenue), Greenville, SC**

First published in 1936 by New York postal worker and entrepreneur Victor Hugo Green, the *Negro Travelers' Green Book* was created to provide African American travelers with vital information to avoid the embarrassments, difficulties, and dangers caused by southern Jim Crow laws and de facto segregation in other sections of the country. Aided by a cadre of informants—many of whom were Black postal workers—Green and his small, dedicated staff developed lists of segregated businesses nationwide beginning in 1938. Roughly 200 Black owned businesses and other institutions in South Carolina were listed between this date and the final edition published in 1967.

Greenville was one of several South Carolina cities recognized by *Green Book* contributors as exciting destinations for Black travelers. In 1940, United States Travel Bureau employee Charles McDowell commended the city for the state of its segregated high school and hospital facilities and marveled at the “many beautiful homes owned by Negroes.” Beginning with the listing of the Poinsette Hotel in 1939, dozens of Greenville-area Black owned barbershops, beauty parlors, drug stores, hotels, nightclubs, restaurants, service stations, and theaters were advertised.

Perhaps the most important Greenville-area businesses listed in the Jim Crow era travel guide were tourist homes owned and operated by resourceful African American entrepreneurs who opened their homes to black travelers denied access to white-owned hotels. Among them was a house located at 212 John Street (renamed Asbury Avenue in the late 1940s) owned by Issac M. White, a former school principal turned event promoter, and his wife, Lurleen Hallums Smith White, a schoolteacher who made extra money as proprietor of the tourist home. Their home, a two-story clapboard structure built around 1910, quickly became the cultural heartbeat of “Southernside,” a hardscrabble enclave located on the outskirts of the Hampton-Pinckney neighborhood. Mr. and Mrs. White opened their doors to African American travelers from all walks of life, most notably famous musicians and entertainers who performed for segregated audiences at nearby Textile Hall. The list of luminaries included Cab Calloway, Duke Ellington, Sarah Vaughn, Ella Fitzgerald, Della Reese and Ethel Waters. Local residents fondly remember impromptu performances given by these legends on the large front porch.

After desegregation, the Hampton-Pinckney neighborhood declined due to white flight, urban renewal, and government neglect. A \$90 million transportation plan proposed by the government threatened to destroy Southernside and other sections of the neighborhood to build new, gleaming highways for downtown commuters. As a result, the city government spent no money to improve Southernside and failed to apply for federal funds to help its aging population. The plan, scrapped in 1980 because it was deemed too expensive, forever changed the neighborhood. Fearful homeowners and businesses left, long-term renters moved to new public housing, and affluent residents fled to the suburbs. Today, posh apartments line some streets. The former tourist home at 212 Asbury Street is one of a few extant buildings that serve as reminders of Southernside's vibrant past.



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
STATE HISTORIC PRESERVATION OFFICE  
REVIEW & RECOMMENDATION SHEET  
PART 1—SIGNIFICANCE**

**SECTION 1. APPLICATION INFORMATION**

**PROJECT NUMBER**

Historic Property Name \_\_\_\_\_

Property Address 212 Asbury Avenue, Greenville, SC

Historic District or National Register Property \_\_\_\_\_

- National Register District     Certified State or Local District
- Property with multiple buildings, including individually-listed properties and properties in a historic district (see Section 6)
- Application received (date) 8/5/2025                       Property visited by SHPO (date/s) \_\_\_\_\_
- Additional information requested (date/s) 8/20/2025                       Preliminary consultation (date) \_\_\_\_\_
- Complete information received (date) 9/30/2025                       Applicant informed of SHPO recommendation
- Transmitted to NPS (date) 10/27/2025

**SECTION 2. APPLICATION MATERIALS**

- Photographs (PDF)     Photographs (up to 20 individual in folder)     Historic District Map     Other (list) SHPO Research
- For properties with more than one building—map or site plan of the entire property and map or site plan of the portion of the property under applicant's ownership or control.

**SECTION 3. SHPO RECOMMENDATION**

Virginia E. Harness, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.  
Include names of any additional staff to be copied on NPS decisions Elizabeth Johnson

- The property contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for the purpose of rehabilitation.
- The property contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.
- The property does not contribute to the significance of the above-named district.
- Insufficient documentation has been provided to evaluate the property.
- This application is being forwarded without recommendation.

**Preliminary Determinations**

- The property appears to meet the National Register Criteria for Evaluation and will be nominated individually.
- The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
- proposed historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.
  - registered historic district, but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. The nominated will be amended.
- The property is located in a proposed historic district and:
- the property does not appear to contribute to the significance of the proposed historic district.
  - the proposed historic district does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

10/27/25

Date

Elizabeth M. Johnson  
State Historic Preservation Office Signature

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## SECTION 4. ISSUES

- |   |   |
|---|---|
| <input type="checkbox"/> Extensive loss or deterioration of historic fabric | <input type="checkbox"/> Obscured or covered elevation(s) |
| <input type="checkbox"/> Substantial alterations over time                  | <input type="checkbox"/> Moved property                   |
| <input type="checkbox"/> Significance less than 50 years old                | <input type="checkbox"/> Other (explain)                  |

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## SECTION 5. HISTORIC DISTRICT OR PRELIMINARY DETERMINATION INFORMATION

The period(s) of significance of the district is 1927-1964 (SHPO recommendation –see comments below).

The property is mentioned in the historic district documentation, section \_\_\_\_\_, page \_\_\_\_\_.

- Supplemental Listing Record requested. The property is located in a registered district, but its current condition is not consistent with the determination that it contributes or does not contribute to the district, as stated in the nomination.
- Preliminary Determinations. The state of the nomination for the property/historic district is:
- Nomination was submitted to the NPS on \_\_\_\_\_.
  - Nomination was submitted to the State Review Board, and will be forwarded to the NPS within \_\_\_\_\_ months. Draft enclosed.
  - Nomination process will likely be completed within thirty (30) months.
  - Other, explain \_\_\_\_\_.

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## SECTION 6. SHPO EVALUATION

Describe any problematic issues or concerns. For properties with more than one building, such as a functionally-related complex (identified in Section 1), list all contributing and non-contributing buildings, regardless of ownership, and specify the buildings that are under the applicant's ownership or control.

212 Asbury Avenue in Greenville is individually eligible for listing in the National Register at the local level under Criterion A: Ethnic Heritage – Black and Social History. The house served as a tourist home, a place where Black travelers could stay during segregation. The application proposed 1947 to 1954 as the period of significance based on the property's inclusion in the Negro Motorist's Green Book during those years. However, based on previous experience nominating tourist homes, SHPO staff are aware that Green Book listing rarely corresponds to dates of operation. Indeed, the application itself references family tradition that indicates the house may have served this purpose from the time the family purchased it, in 1927. Additional research by SHPO staff indicates Black musicians continued to stay in the house into the late 1970s. For these reasons, SHPO proposes a period of significance beginning in 1927 and ending in 1964, with the passage of the Civil Rights Act and the desegregation of traveler accommodation. Further research in the course of the nomination process may further refine the period of significance. 212 Asbury Avenue is one of two known tourist homes still standing in Greenville. The house is a locally important representation of how African Americans created alternative spaces during Jim Crow. The 1947 Green Book identifies the house as a tourist home operated by Mrs. W.H. Smith, i.e. Lurleen Smith, whose late husband William purchased the property in 1927. William died in 1935, and Lurleen married Isaac White, a local music promoter, in 1942. The property contains one contributing building, the c. 1913 house (it first appears on the 1913 Sanborn Map). The two-story, wood-frame house is set back on the lot and fronts Asbury Avenue to the southwest. A historic stone retaining wall running along the sidewalk and driveway. The house sits on a foundation that is raised in the front, and the exterior is clad in painted wood siding. The pyramidal roof features exposed rafter tails and a front dormer. The concrete steps and floor of the front porch remain, though the roof and columns (save one) are gone. The sole surviving porch support is a wood fluted Doric column. The porte-cochere on the northwest side of the house is extant, though the supports have been altered and it is now propped up by temporary framing. One-story rear and side additions appear on the 1961 Sanborn Map and are historic. The first floor windows and doors are boarded up with plywood, though interior images show a variety of different light configurations. Most second floor windows are 1/1 sash. The first floor interior was damaged by fire in 2010. In some places wall finishes have been replaced with new drywall, while in others the damaged plaster remains. The second floor largely retains its hardwood floors, plaster walls with picture rails, and paneled doors. According to the application, the stair was re-arranged in the 1980s. Although the house is deteriorated and fire damaged, it retains historic integrity and conveys its significance as a tourist home in Greenville. The SHPO supports the nomination of 212 Asbury Avenue to the National Register, though substantial development of the information provided in the application will be necessary for successful listing.

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## SECTION 7. NATIONAL PARK SERVICE EVALUATION



February 25, 2020

Kristina Hornback  
Upcountry History Museum  
540 Buncombe Street  
Greenville, SC 29601  
SENT VIA EMAIL

**Re: 212 Asbury Avenue, Greenville, Greenville County**

Dear Ms. Hornback:

Thank you for submitting a Preliminary Information Form (PIF) for 212 Asbury Avenue in Greenville, Greenville County. Based upon the information submitted in the PIF, it is our opinion that 212 Asbury Avenue meets the criteria for individual listing in the National Register under Criterion A at the local level of significance. Under Criterion A, the property is significant in the areas of Social History and Ethnic Heritage: Black for its use as a tourist home for African Americans during segregation. The period of significance for the property would reflect the time span during which it operated as a tourist home.

The PIF form indicates an interest in applying for the federal historic rehabilitation tax credit. Please bear in mind that submission of a PIF is not a required part of either the National Register listing process or the tax credit application process and this decision is not binding for the purposes of those programs.

We recommend the preparation of a formal National Register nomination for 212 Asbury Avenue. We suggest that you review the National Register nominations for the [Harriet M. Cornwell Tourist Home](#) and the [Faber House \(Hametic Hotel\)](#) as examples. Attached (by email only) are forms, instructions, and links to example nominations.

Again, we appreciate your work on the PIF and your interest in the preservation and recognition of this important piece of Greenville history. If you have any questions about our decision, please contact me at (803) 896-6179, or by email at [vharness@scdah.sc.gov](mailto:vharness@scdah.sc.gov).

Sincerely,

A handwritten signature in cursive script that reads "Virginia E. Harness". The signature is written in dark ink and is positioned above the typed name and title.

Virginia E. Harness  
Architectural Historian  
State Historic Preservation Office









