



# AGENDA

MEETING OF DESIGN REVIEW BOARD  
THURSDAY, JANUARY 15, 2026 - 4:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street  
Citizens may access the meeting at the following web address:  
<https://www.greenvillesc.gov/1694/Online-Meetings>

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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
9. New Business (public comment)
  - a. UH 25-1020  
Application by Dedrick Williams for Unreasonable Hardship to Demolish an Historic Resource Structure at 109 Green Avenue
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  
Design Review Board  
January 6, 2026**  
*for the January 15, 2026 Public Hearing*

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**Docket Number:** UH 25-1020  
**Applicant:** Dedrick Williams  
**Property Owner:** Allen Temple AME Church  
**Property Location:** 109 Green Avenue  
**Tax Map Number:** 0073000500100  
**Zoning:** MX-D, Mixed Use Downtown  
**Proposal:** Unreasonable Hardship Request to Demo Existing Structure  
**Staff Recommendation:** Denial

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

*Div. 19-6.2.7 Unreasonable Hardship Request to Demo*

**Application Request:**

The applicant proposes to demolish the historic parsonage building at 109 Green Avenue.

**Historic Status:**

The parsonage structure is a 1-story brick side-gable bungalow with an engaged front porch, supported by brick posts and spanned by brick railing. The structure features a large front-gable, side dormer, an interior chimney, a single-leaf entry, and one over one windows.

The building is listed on the city's Historic Architectural Inventory and located within both the West End Preservation Overlay District and the Downtown Design Review Boundary.



Additionally, the parsonage is listed along with the church sanctuary on the National Register of Historic Places. The application was submitted to the National Register by Ruth Anne Butler, late local civil rights activist and founder of the Cultural Exchange Center, which was designated as a Local Landmark in 2025. The parsonage was constructed in 1924, prior to the current sanctuary which was constructed in 1929. The National Registry listing states that the building “was long used as the church parsonage and contributes to the significance of the Allen Temple A.M.E. Church within the period of significance 1929-1949”. At the time of the National Registry listing in 2008, the structure was utilized as a soup kitchen.

Further information found on the city’s historic resource survey card indicates that a two-story brick building was constructed in 1881 after the congregation had previously met in several makeshift locations. The original building became the Allen Chapel A.M.E. Church, named in honor of Richard Allen who was the founder of the A.M.E. church. The name was changed to Allen Temple when a new site was purchased and the original building was dismantled and re-erected, due to an expanding congregation. The present 1929 sanctuary was constructed when the congregation expanded again, followed by a 1949 Sunday School wing, named the Dreher Education Building, which housed the first nursery school and kindergarten program sponsored by an African American Church in Greenville.

### **Application History:**

As the property is listed on Greenville’s Historic Inventory and on the National Register of Historic Places, it is considered an historic resource that requires an Unreasonable Hardship application for demolition.

On November 3<sup>rd</sup>, 2025, staff visited the site with two members of the Historic Review Board and two members of the Design Review Board to obtain commentary on the proposed demolition. The following feedback was provided from the Historic Review Board:

*“In following up on the Allen Temple AME Church request for demolition of the existing bungalow structure, I took a deeper dive and thought consideration and have the following to offer:*

#### *DOCUMENTATION VS. EVOLUTION*

- *The original application to SHPO explicitly identified the bungalow as a contributing resource to the overall historic significance of the site, so it would be important to state a VERY specific why we would be overturning documentation that originally placed the property on the historical record.*
- *The 1920 Sanborn Fire Insurance Maps confirm the existence of both the original smaller church and the bungalow as contemporaneous structures, reinforcing their shared historical association and significance.*
- *While the historical documentation alone would typically provide sufficient justification to deny demolition, subsequent alterations and deferred maintenance have compromised the bungalow’s architectural integrity:*
  - *Notably, the late-1940s addition of brick—constructed concurrently with the education building—obscured or removed key exterior-defining features such as embedment of the outriggers / corbels, and other areas where the brick detailing obscured traditional wood detailing.*

- *All original windows are missing where the window muntin pattern typically accentuates and is a prominent detail of the American Bungalow.*
- *The current structure has experienced significant deterioration and prolonged abandonment.*
- *Interior finishes and character-defining spaces have been lost, leaving the building effectively as a remnant shell.*
- *Rehabilitation would require substantial financial investment to reconstruct features that are no longer identifiable, intact, or present on the property, in particular if the applicant wished to use the property as an extension of the church for public use.*

#### **HARDSHIP CONSIDERATION RECOMMENDATION**

- *Given the cumulative loss of integrity, condition issues, and scale of investment required, it would likely constitute an unreasonable hardship to require restoration.*
- *This is particularly evident when compared to the church structure itself, which was reconstructed in 1929 and remains clearly identifiable and historically legible and a prominent architecture edifice.*
- *While my stance is always for the means of preservation, given the aforementioned conditions and identifiable issues - I would come into agreement that demolition be allowed with conditions.*

#### **SUGGESTED MITIGATION / SITE TREATMENT CONDITIONS**

- *Some form of site definition or interpretive element should be required to acknowledge the history of the property and maintain corner presence, such as:*
  - *A historical marker or interpretive signage referencing the church and former bungalow*
  - *Art in public places or a commemorative installation*
  - *A defined landscape or hardscape element that reinforces form and context*
- *Consideration could also be given to salvaging portions of the existing brickwork for reuse within a landscape or architectural feature to anchor the corner and provide a tangible connection to the site's history.*
- *Additionally as there are some savage items within the house (mantels / surrounds / etc.) I would suggest that there be an opportunity to salvage before the structure is approved for demolition.*

- Historic Review Board Member

*"I do struggle with allowing the building to be demolished, despite the financial burden of restoration to meet code, because it is shown to be older than the church that is currently on the site, having been built with the original church structure. I understand that the church cannot afford to renovate the bungalow, but I feel some parameters should be put in place and not just agree to demolish it.*

*Having read through the structural report the church provided, I now understand the structural issues and damage (mostly termite) to be more extensive than I could see while we were on site. Although anything can be repaired and reused, the cost to do so here would be an absolute labor of love not a business decision!*

*At a minimum, we need specific information on what the church will do with the property once the building is removed. That way we can make sure they aren't putting a parking lot there and we can hold them to the proposed use of the site. As part of that use, I agree with (other board member) about the ways they suggested to treat the site afterwards with historical signage and context construction to show where the house was.*

*This may not be feasible, but can we suggest that the exterior brick that was added be removed and the house be moved to another site nearby? Having said that, the best argument for opposing demolition is its location on THIS site as part of the original church construction as noted on the National Registry. Once you move it (if even possible), it becomes another rundown bungalow that someone has to maintain with no connection to its original history."*

- Historic Review Board Member

### **Staff Analysis:**

When considering a proposal for demolition, the Design Review Board should consider the following:

1. The historic or architectural significance of the structure.  
*Staff finds that the structure is significant due to its listing on the city's historic resource inventory and National Register and the background of the structure as described within both listings.*
2. The importance of the structure to the integrity and character of the district.  
*The structure is located within the West End Preservation Overlay District but is not listed as a contributing structure to the district on the city's historic resource inventory. However, the inventory was created in 2002, prior to the property's listing on the National Register on which the property is listed as a contributing feature of the Allen Temple AME Church. Staff finds that the structure is important to the integrity and character of the district.*
3. The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.  
*Although the structure has deteriorated significantly over recent years, the exterior is primarily intact. Staff finds that the structure would be possible to replace. However, the architectural style, detail, and material are less common in modern day construction.*
4. Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.  
*The architectural style is not particularly unique and can be found elsewhere within the city.*

5. Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.  
*Deterioration of the structure was exacerbated by exposure to the elements over time, as the windows were removed. As stated by the applicant, measures have been taken to prevent further damage or entry. The building has been secured and windows have been boarded.*
6. Evidence presented by the applicant proving unreasonable hardship.  
*The structural report states that the estimated cost to bring the structure up to code “would be comparable to or exceed the cost of construction of a new building.” The applicant intends to sod the site and maintain a green space rather than replace the structure. Staff finds that economic hardship is evident.*

**Summary:**

Staff provides the following summary of findings:

- The existing structure is listed on Greenville’s Historic Resource Inventory as well as the National Register of Historic Places and located within the West End Preservation Overlay District.
- Per HR.25C, an application for demolition should be accompanied by a complete plan for the new development proposed on the site. Per the applicant, the site is to be green space. A redevelopment plan must be reviewed by staff.
- Staff finds that the required threshold for demolition of an historic resource is not met, given the historic significance of the structure.

**Therefore, staff recommends denial of the application based on HR.25, which states that historic buildings should not be demolished; and insufficient evidence of structural hardship to an extent that rehabilitation would be infeasible (per HR.25 B).**

**Should the Design Review Board approve the demolition, staff recommends the following conditions:**

1. **The demolition permit shall not be issued until site redevelopment plans have been approved.**
2. **The parsonage must be memorialized on the site via one or more of the following options:**
  - a. **A historical marker or signage referencing the church and former bungalow**
  - b. **A commemorative art installation**
  - c. **A defined landscape or hardscape element that reinforces the form and context of the parsonage on site**
3. **The demolition application shall be subject to the mandatory 45-day public notice posting for the property for anyone to obtain a portion of the structure or to relocate it.**



**APPLICATION FOR UNREASONABLE HARDSHIP EXEMPTION**

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 109 Green Avenue

\*TAX MAP #(S) 0073000500100

\*ZONING CLASSIFICATION MX-D

\*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

Downtown Review District     West End Overlay     Pettigru     East Park     Overbrook  
 Hampton-Pinckney     Heritage     Colonel Elias Earle     Local Landmark     National Register

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

**Initial:**

**DESCRIPTION OF REQUEST**

1. To obtain a permit to demolish and remove parsonage
2. Replace house with a sodded area.
3. Rid property of deteriorating structure.

### Unreasonable Hardship Standards

1. Describe the exceptional conditions and unreasonable circumstances relevant to the subject property which do not generally apply to other properties in the district.

Deterioration due to age of building and vagrants using the structure as a refuge. The structure lacks electricity and plumbing to sustain appropriate living conditions.

2. Describe the ways in which application of the standards required for a certificate of appropriateness effectively prohibits or unreasonably restricts the utilization of the property and results in an unreasonable hardship.

~~Pictures are provided to show the condition of inside. Some pictures show~~

~~windows were completely out before house was boarded up.~~

3. Describe the ways in which the granting of an unreasonable hardship exemption would be the minimum action that would make possible the reasonable use of the land or structure that is not contrary to the purpose and intent of the approved guidelines for the district.

If approved, demolishing would afford us the opportunity to sod area. This would result in a more pleasing visual instead of an abandoned house.

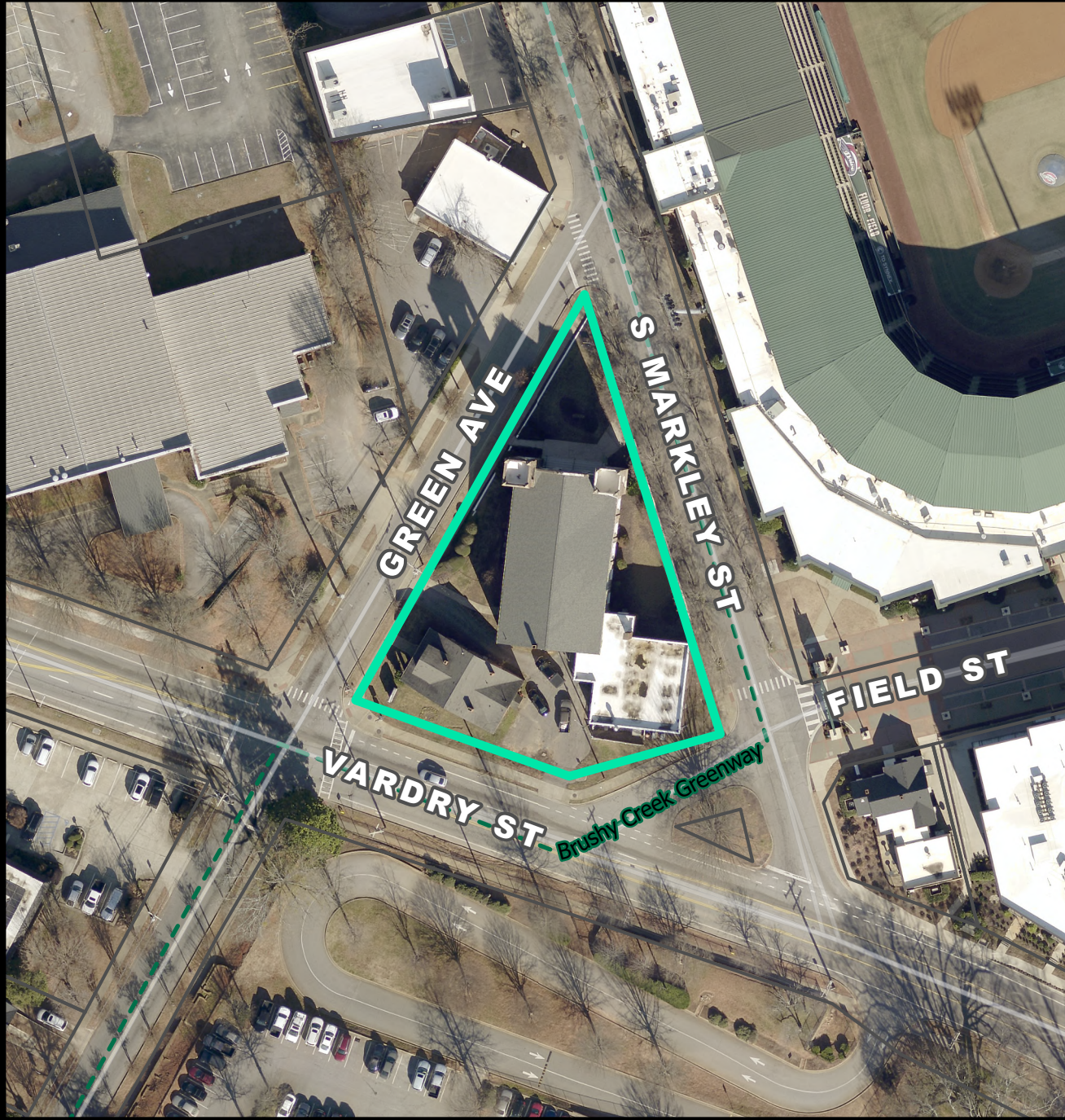
4. Describe the ways in which the granting of an unreasonable hardship exemption would be consistent with the intent of the provisions of **Sections 19-6.2.7D, 19-6.2.9D.**

~~If permit is granted, the aesthetic quality would be improved. The environmental~~

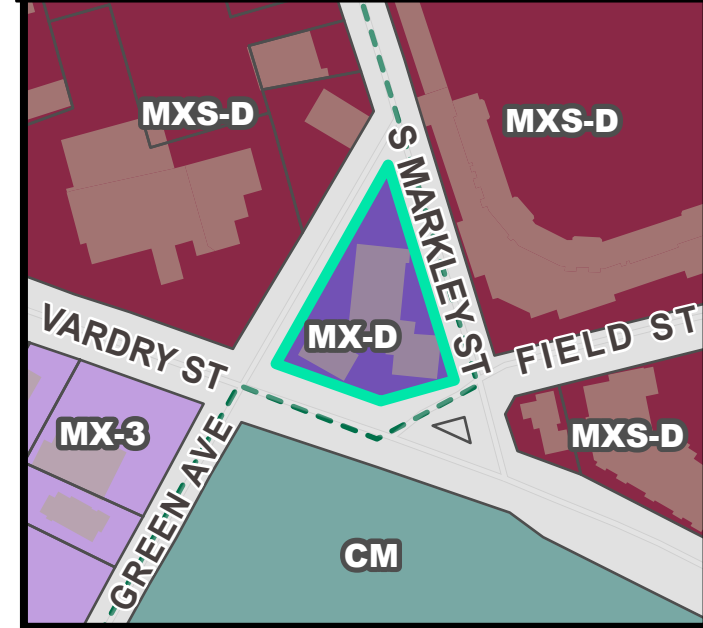
**The Board will consider the following criteria in review of the application:**

- *The historic or architectural significance of the structure.*
- *The importance of the structure to the integrity and character of the district.*
- *The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.*
- *Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.*
- *Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.*
- *Evidence presented by the applicant proving unreasonable hardship.*

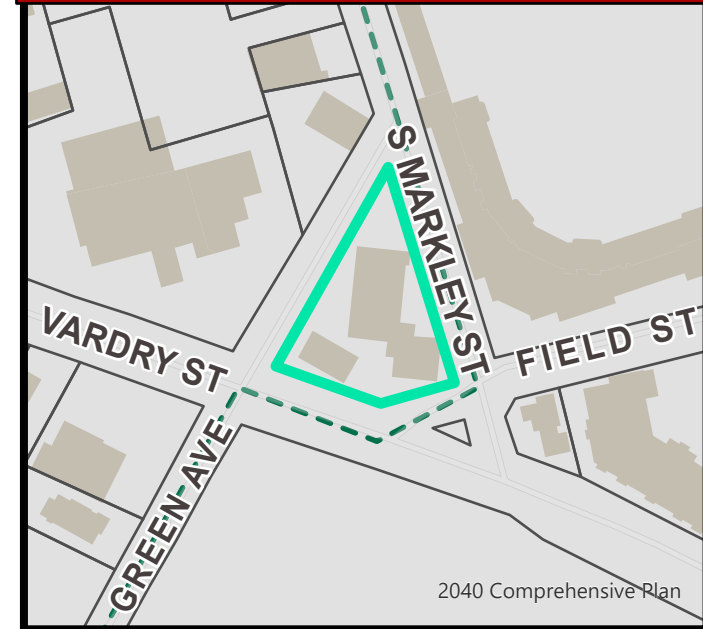
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



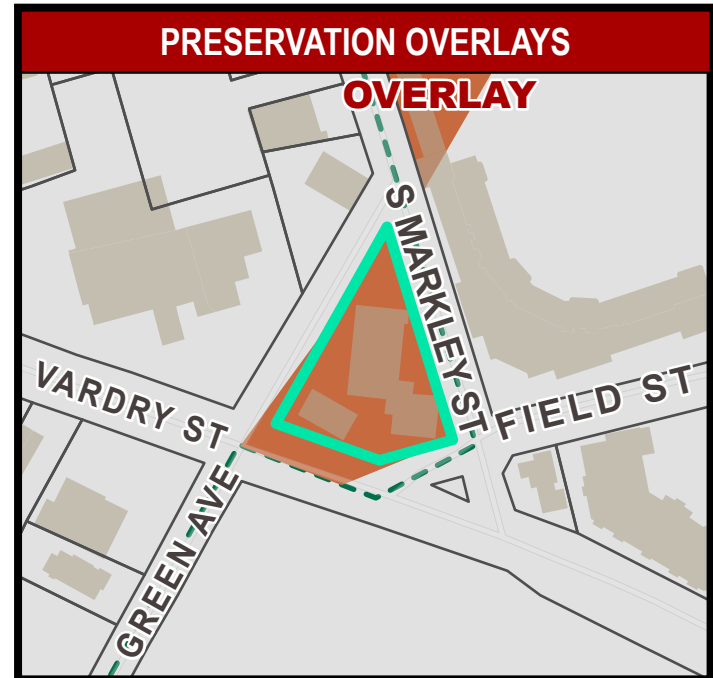
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS  
OVERLAY



## **IN RESPONSE TO THE BOARD'S CRITERIA OF REVIEW:**

- Only the age of the house is historic. When property was deemed historical. The Church was the main component for preservation.
- The house holds no value to integrity and character to the district in present conditions.
- Reproducing structure would cost in excess of 1 million dollars.
- We have no knowledge of historical. We have reached out to historical society with Russell Stall. No information has been forwarded to us.
- Those measures have been taken. We boarded up house to prevent further damage or entry.

# Structural Evaluation and Demolition Justification Report

**Prepared by:**

**Tommy Hood Engineering**

500 Jameson Dr  
Piedmont, SC 29673

**Date:** June 25, 2025

**Subject Property:**

109 Green Ave, Greenville, SC 29601

**Prepared for:**

City of Greenville Building and Planning Department

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## Introduction

I, Thomas Hood, a registered professional engineer in the state of South Carolina, was engaged to conduct a structural assessment of the structure located at 109 Green Ave, Greenville, SC. The subject property is a two-story conventionally framed structure supported by a pier and curtain foundation with interior brick masonry piers.

The exterior piers are brick masonry with brick masonry as the curtain wall between the piers. The roof framing is conventional. The structure has been used as a residence. Currently, the house would be used as commercial space and would need to be brought into compliance with the 2021 International Building Code. Due to the surrounding area the structure is not practical to be used as a house and would be converted to commercial space. The renovations that would be required would be considered a level 3 renovation by the 2021 Existing Building Code and would require that the structure be brought into compliance with the 2021 IBC.

The purpose of this evaluation is to determine the structural integrity of the existing building and assess the feasibility of renovation versus demolition in compliance with the City of Greenville's ordinances and codes.

Following an on-site examination conducted on June 24, 2025, I have identified multiple structural deficiencies and concerns that present significant challenges in maintaining the current structure. The findings detailed below demonstrate that retaining the existing structure is unreasonably burdensome and that demolition is the most appropriate course of action.

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

## Structural Deficiencies and Existing Conditions

### Foundation and Load-Bearing Capacity

- The foundation consists of brick masonry that has mortar deterioration, leading to significant structural instability. The mortar has degraded in several piers and the soil under the piers would need to be evaluated for bearing capacity.

### Floor Framing and Structural Integrity

- The floor joists are undersized and span beyond their intended limits, failing to support the required live and dead loads. The floor joists at the rear of the structure are damaged due to their location relative to the soil in this area.
- The 2x10 joists used in the floor framing and supporting girders exceed safe span requirements, causing excessive deflection and vibration. The live and dead load requirements of the 2021 IBC would require reinforcement of the joists.
- Proper reinforcement would necessitate complete reconstruction of the lower-level supports, increasing renovation costs significantly.

### Walls and Lateral Stability

- There is visible damage to the walls. The damage has been caused by termites.
- The existing framing does not provide adequate resistance to wind and environmental forces, compromising occupant safety.

### Second Floor Deficiencies

- The second floor was likely added after the original construction of the house. The floor joists are not adequate to meet the requirements of the 2021 IBC.
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### Roof Framing Deficiencies

- The roof rafters require furring to contain insulation that meets the 2021 IBC.
- Multiple rafters show evidence of rot, weakening the structural integrity of the roof.
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## Unreasonable Hardship of Maintaining the Existing Structure

The City of Greenville's ordinances stipulate that structures must meet minimum safety and habitability standards to be maintained. In this case, the overwhelming financial, structural, and safety burdens make renovation infeasible. The structure must be renovated under the 2021 Existing Building Code as a level 3 renovation under the 2021 International Building Code.

### Financial Hardship

- The estimated cost to bring the structure up to code would be comparable to or exceed the cost of constructing a new building.

- The extent of damage means that renovation costs are highly unpredictable and likely to escalate as hidden deficiencies are uncovered.
- Property owners would bear an undue financial burden, making new construction the only economically viable option.

### Safety Risks

- The structural deficiencies outlined above pose a serious risk of failure, especially under adverse weather conditions. Under the requirements of the 2021 IBC the structure would require extensive improvements.
- Deflection, lateral instability, and framing weaknesses pose a direct safety hazard to occupants.

### Code Compliance Challenges

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

### Justification for Demolition Under City of Greenville Ordinances

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

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

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

### Conclusion and Recommendation

Upon evaluating the existing structure at 109 Green Ave, I strongly and unequivocally recommend demolition as the most appropriate course of action. The building poses serious

safety risks, lacks structural integrity, and cannot be feasibly renovated to meet modern building codes.

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

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

**Prepared by:**

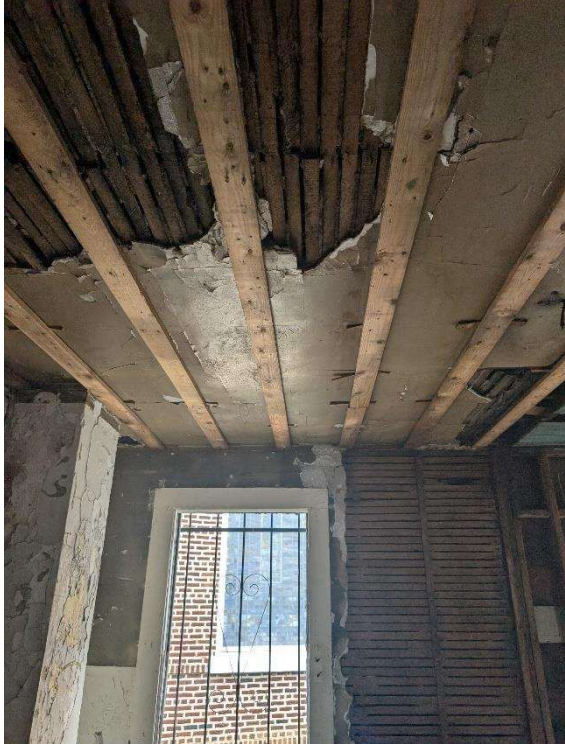
Thomas Hood, P.E.

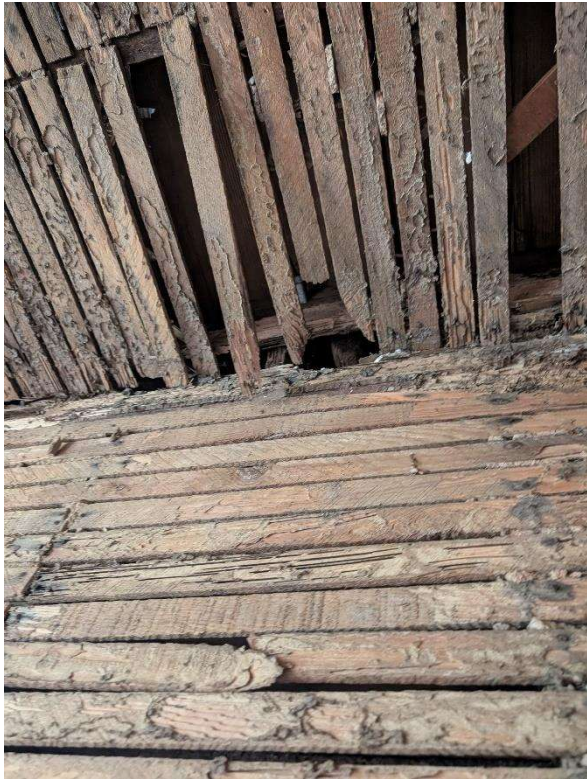
Tommy Hood Engineering

500 Jameson Dr, Piedmont, SC 29673

Representative photos of the house:







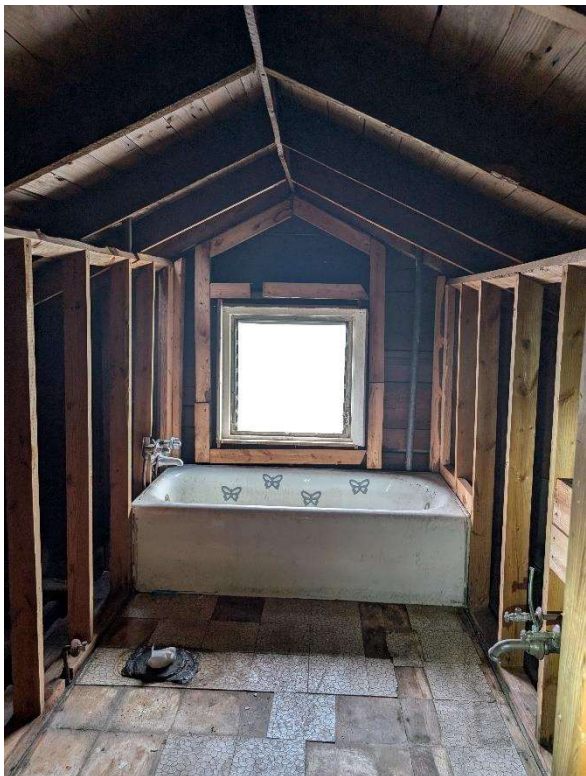




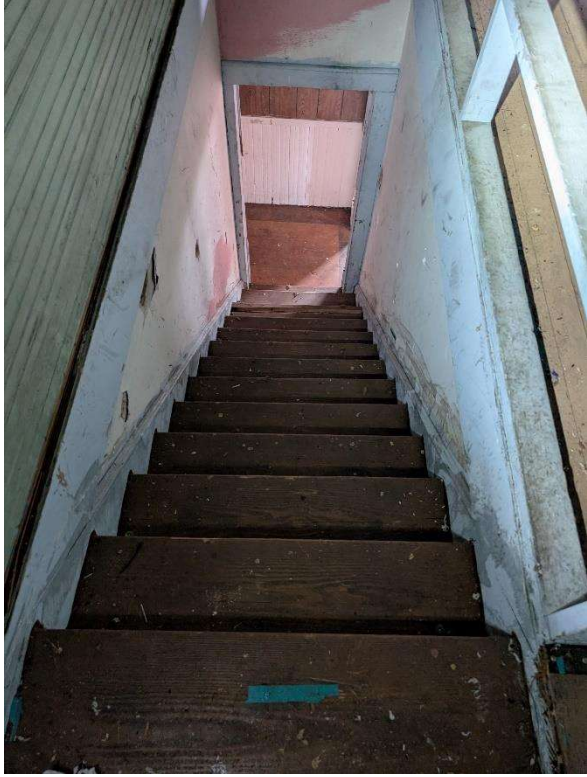


















I can be reached at 8649081165 with any questions.

Sincerely,

A handwritten signature in black ink that reads "Thm".

Thomas Hood, PE

