AGENDA

MEETING OF DESIGN REVIEW BOARD
THURSDAY, FEBRUARY 19, 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. **CA 25-1111**
    Application by Jared Moore for a Certificate of Appropriateness at 9 Watson Avenue

    b. **CA 25-1112**
    Application by Jared Moore for a Certificate of Appropriateness at 11 Watson Avenue

    c. **CA 25-1116**
    Application by Price Cameron for a Certificate of Appropriateness at 101 East Court Street

    d. **CA 26-030**
    Application by Caroline at Taylor Dover for a Certificate of Appropriateness at 6 South Memminger 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
Design Review Board
February 10, 2026
for the February 19, 2026 Public Hearing

Docket Number:	**25-1111**
Applicant:	Bryan De Bruin
Property Owner:	GVL Property Group, LLC
Property Location:	9 Watson Ave
Tax Map Number:	0074000700300
Zoning:	RN-A, Neighborhood
Proposal:	New Construction of Duplex
Staff Recommendation:	**Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Scope:

The project scope is a new construction duplex of 2.5 floors and approximately 5,000 sq ft. Each unit has a 2-car, single-story detached garage proposed at the rear. A common driveway is proposed and shared with the adjacent development at 11 Watson Ave.

In August 2025, the DRB approved an Unreasonable Hardship request to demolish the existing single-family structure at 9 Watson Ave, UH 24-941, with the condition of approval that the proposed structure shall be similar in style and form to the existing.



9 Watson Ave Proposed Render

Staff Analysis:

PUB 1. Block Pattern

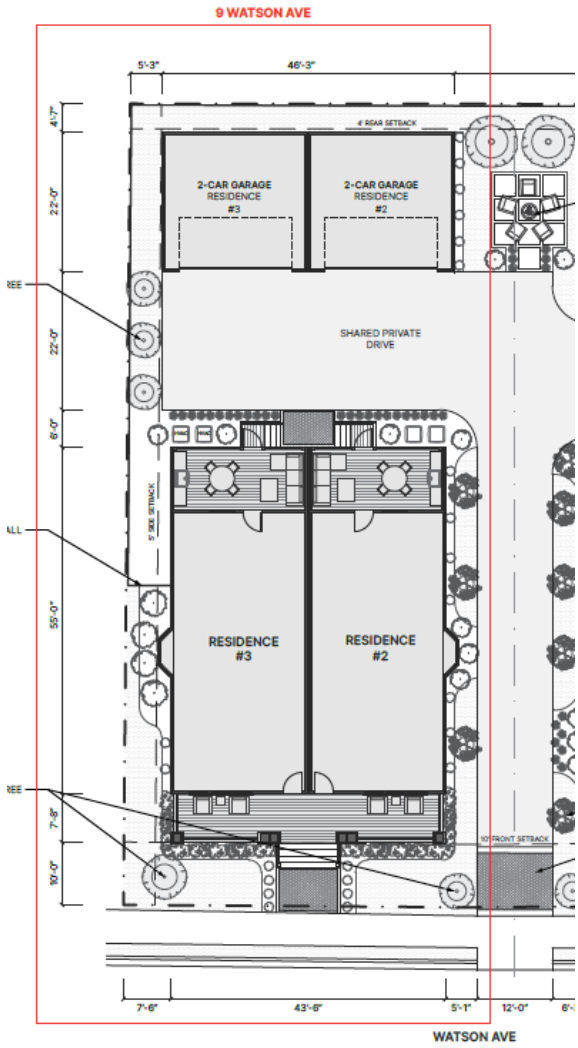
The proposed development is consistent with the block pattern along Watson Ave. A lot line adjustment is proposed for the common property line between 9 and 11 Watson Ave, which will be reviewed by staff. A proposed shared drive access is provided between 9 and 11 Watson Ave compliant with PUB 1.8.

PUB 2. Pedestrian Realm

A proposed curb lawn and approximate 5' wide sidewalk is proposed to match existing conditions along Waston Ave meeting the requirements of PUB 3, Sidewalk Zone. It should be noted that final sidewalk dimensions must be reviewed and approved by the Engineering Department during the site permitting stage. Given the residential context of the site, staff finds the pedestrian realm along Watson Ave appropriate.

PUB 9. Lighting

An existing streetlight exists on Watson Ave. The plans do not reflect its location, but the streetlight shall be maintained.



Proposed Site Plan

PUB 12. Utilities

Ground-mounted utilities are indicated at the rear of the property. Per PUB 12.1, no "back of house" utilities should be located along the ground floor street wall of any building. Conformance with this requirement will be verified during final permitting.

PRI 1. Placement

Per PRI 1.1 and per the GDC, a uniform alignment of building fronts shall be maintained. The front building wall is setback from the front lot line 17'-8". The front setback range, as determined by the adjacent neighbors and required by the GDC, appears to be between 20' and 22'. The existing structure at 9 Watson Ave has an approximately 21' front setback. **The structure shall be moved back from the street to meet the front setback range.**

PRI 2. Massing

PRI 2.1 states that a building's mass, scale, form, floor-to-floor height and horizontal alignments should not be in stark contrast to its surrounding context. A condition of approval for the demolition of the existing structure was that the new construction be similar in form. Staff finds

that the proposed home matches the existing structure's massing and the established neighborhood context.

PRI 3. Entry

PRI 3.5 and 3.8 state that entries must pronounce their purpose and face the public realm. The entries are pronounced with a full width front porch with a gabled roof and double columns. The entry is enhanced with accent plantings, per PRI 3.3.



Proposed Front Porch Elevation

PRI 4. Activated Ground Floor

The primary façade of the ground floor is activated with ground level porches, per PRI 4. Staff finds the intent of this section has been met.

PRI 5. Articulation

Staff finds that the proposed front porch promotes the human scale, per PRI 5.1, and the overall design has a proper balance of articulation, per PRI 5.4. PRI 5.2 states that articulation should express façade widths that are compatible with adjacent context. Staff finds that these criteria have been met.

The front porch, hipped roof, and Craftsman/ American Foursquare inspired design make the proposed similar in style to the existing structure, meeting the DRB's condition of demolition. The style also provides a unity of the neighborhood by complementing the adjacent buildings, per PRI 5.3.

PRI 6. Materiality

Proposed materials include:

- Navy horizontal fiber cement siding
- White fiber cement trim and casing
- White Accent fiber cement shingles
- Brick veneer foundation and column bases
- Black architectural shingle roof
- Accent gray metal roofing
- White aluminum-clad wood windows with a 6 over one mullion patterning



Proposed Exterior Finishes

PRI 6.1 states that materials should be compatible with the surrounding context while elevating the diversity and character of the area. The overall design of materials and colors present as a unified whole, per PRI 6.6. Staff finds that the proposed materials are in conformance with PRI 6. **The final materials must be evaluated via an on-site mockup by staff and 2 members of the Design Review Board for final approval.**

PRI 7. Architectural Lighting

No architectural lighting is proposed at this time. Given the site's residential context, staff will review at the time of permit.

Summary

Overall, staff finds that the proposed single-family home is in conformance with the Downtown Design Guidelines and the condition of approval for the demolition of the existing structure. Staff recommends approval with the following conditions:

1. **The structure shall be moved back from the street to meet the front setback range required by the GDC.**
2. **Final materials shall be reviewed by staff and 2 members of the DRB via an on-site mockup.**
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 URBAN DESIGN CERTIFICATE OF APPROPRIATENESS
Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*STREET ADDRESS 9 Watson Ave, Greenville, SC 29601

*TAX MAP #(S) 0074000700300

*ZONING CLASSIFICATION RN-A

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

✓ Downtown Review District ____ West End Overlay ____ Pettigru ____ East Park ____ Overbrook

____ Hampton-Pinckney ____ Heritage ____ Colonel Elias Earle ____ Local Landmark ____ National Register

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

*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.

We are knocking down a single family home and replacing with a duplex

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A. DESIGN REVIEW BOARD	$300.00, *site plan review*
	$300.00, *architectural review*
B. SIGNS	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	$50.00
E. INFORMAL REVIEW	$50.00

2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless expressly determined by the administrator, all applications must contain the following:

☑ SITE PLAN REVIEW

a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).

b. Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

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

☑ ARCHITECTURAL REVIEW

a. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).

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

c. Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and

signage).

d. Renderings (include perspective drawings, including views from pedestrian and public realm).

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

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

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

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

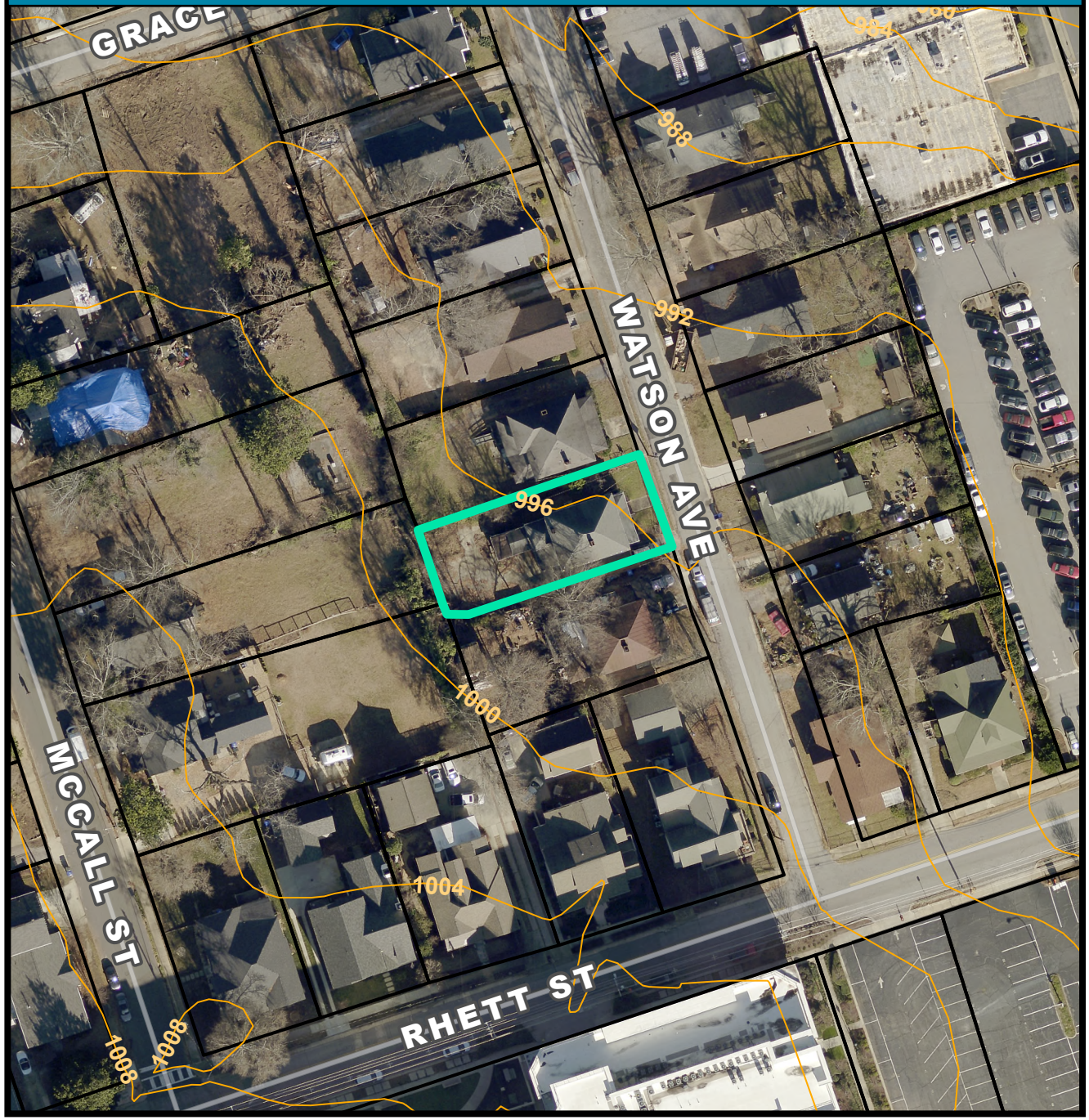
   In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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

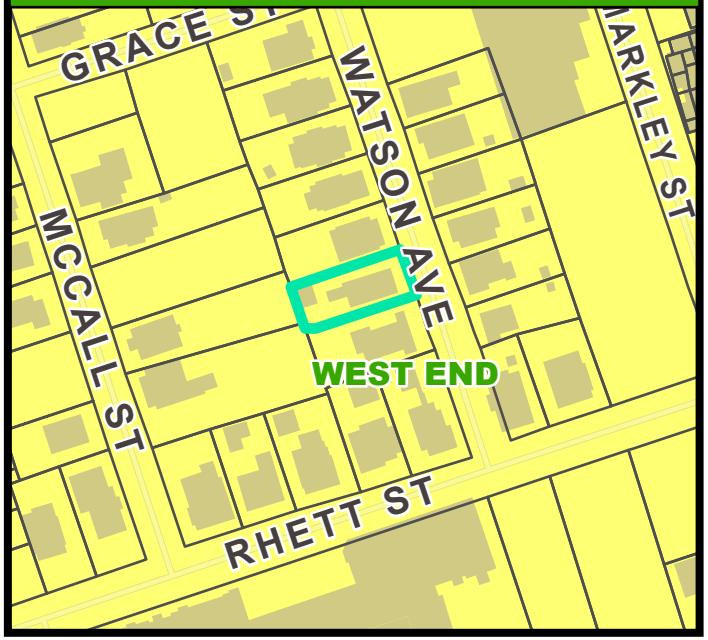
*Signatures		
Applicant		
Date		
Property Owner/Authorized Agent		
Date		
Public Hearing information		
Public Hearing signs		

CA 25-1111 • 9 WATSON AVENUE

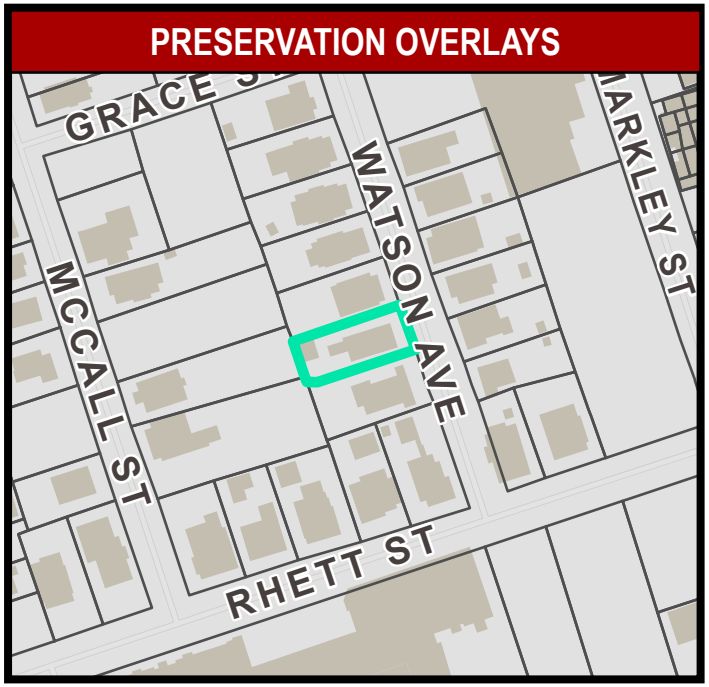
NATURAL / ENVIRONMENTAL FEATURES



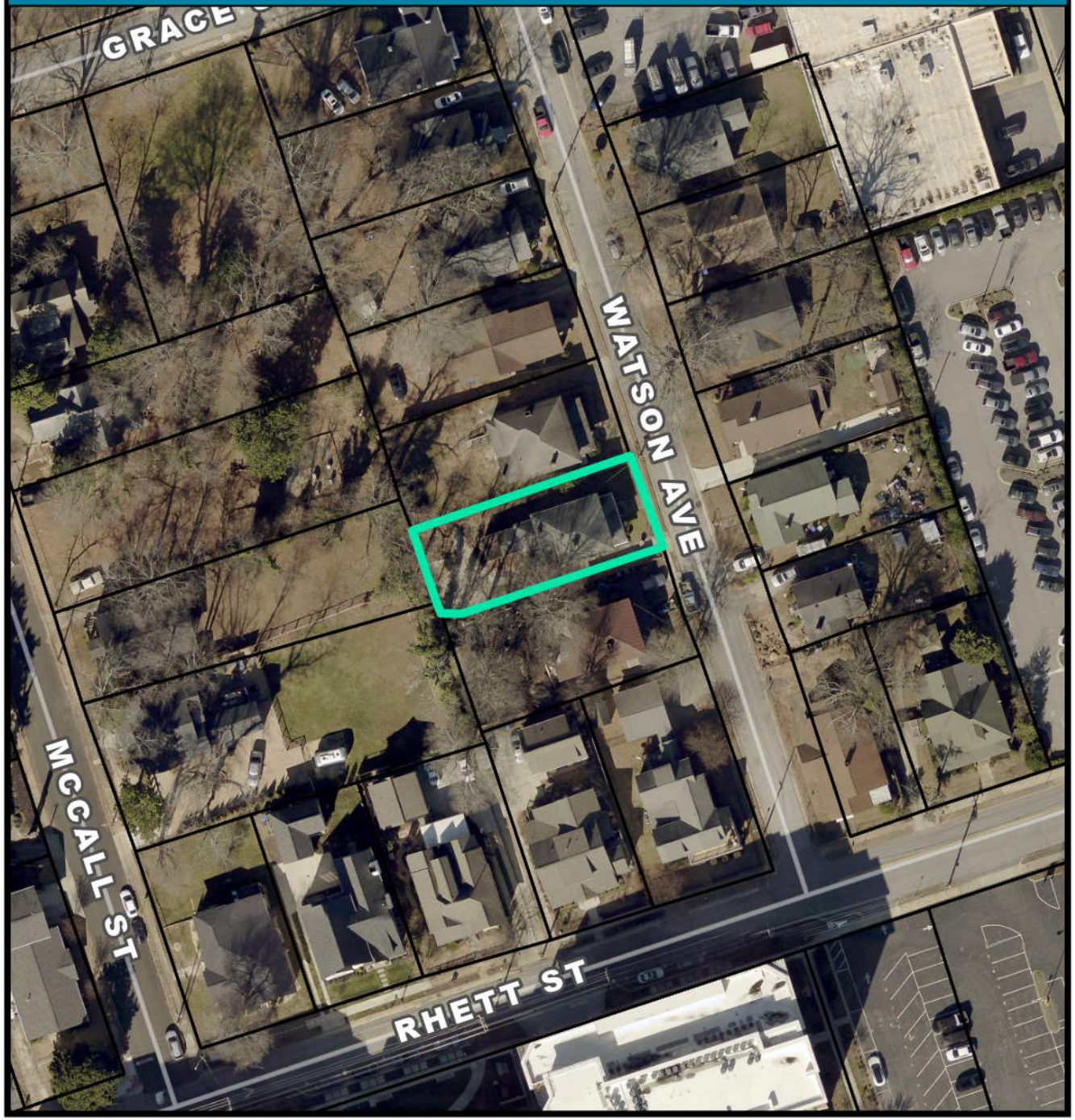
SPECIAL EMPHASIS NEIGHBORHOODS



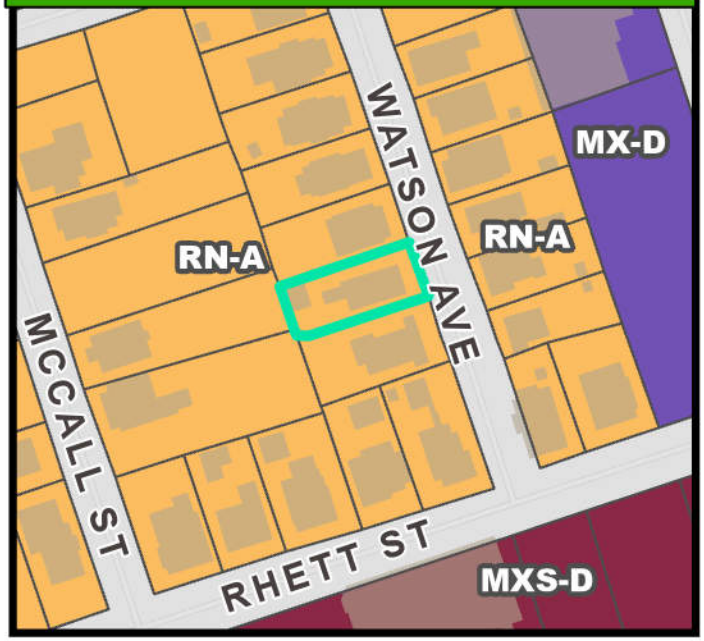
PRESERVATION OVERLAYS



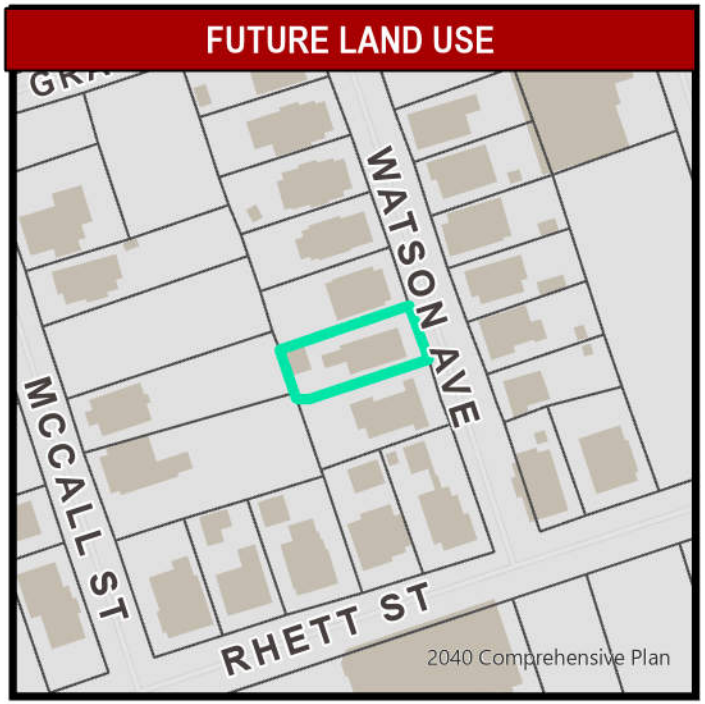
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE





WATSON HOUSE

9 WATSON AVE

DESIGN REVIEW BOARD PRESENTATION
CITY OF GREENVILLE



CREATIVE FOUNDER DESIGN STUDIO



CREATIVE FOUNDER
DESIGN STUDIO

BESPOKE ARCHITECTURE

WATSON HOUSE W

RED CEDAR
HOMES

VanRock



CREATIVE FOUNDER
DESIGN STUDIO

BESPOKE ARCHITECTURE

WATSON HOUSE

RED CEDAR
HOMES

VanRock

W

A COLLECTION OF TIMELESS URBAN RESIDENCES BLENDING TRADITIONAL CRAFTSMANSHIP WITH REFINED LIVING IN GREENVILLE'S WALKABLE DOWNTOWN AND HISTORIC WEST END.

CONTEXT MAP


ACADEMY ST
REEDY RIVER
GRACE ST
N MARKLEY ST
WATSON AVE
MCCALL ST
RHETT ST
PERRY AVE
MAIN ST
PENDLETON ST
.25 MI
.5 MI

CONTEXT PHOTOS









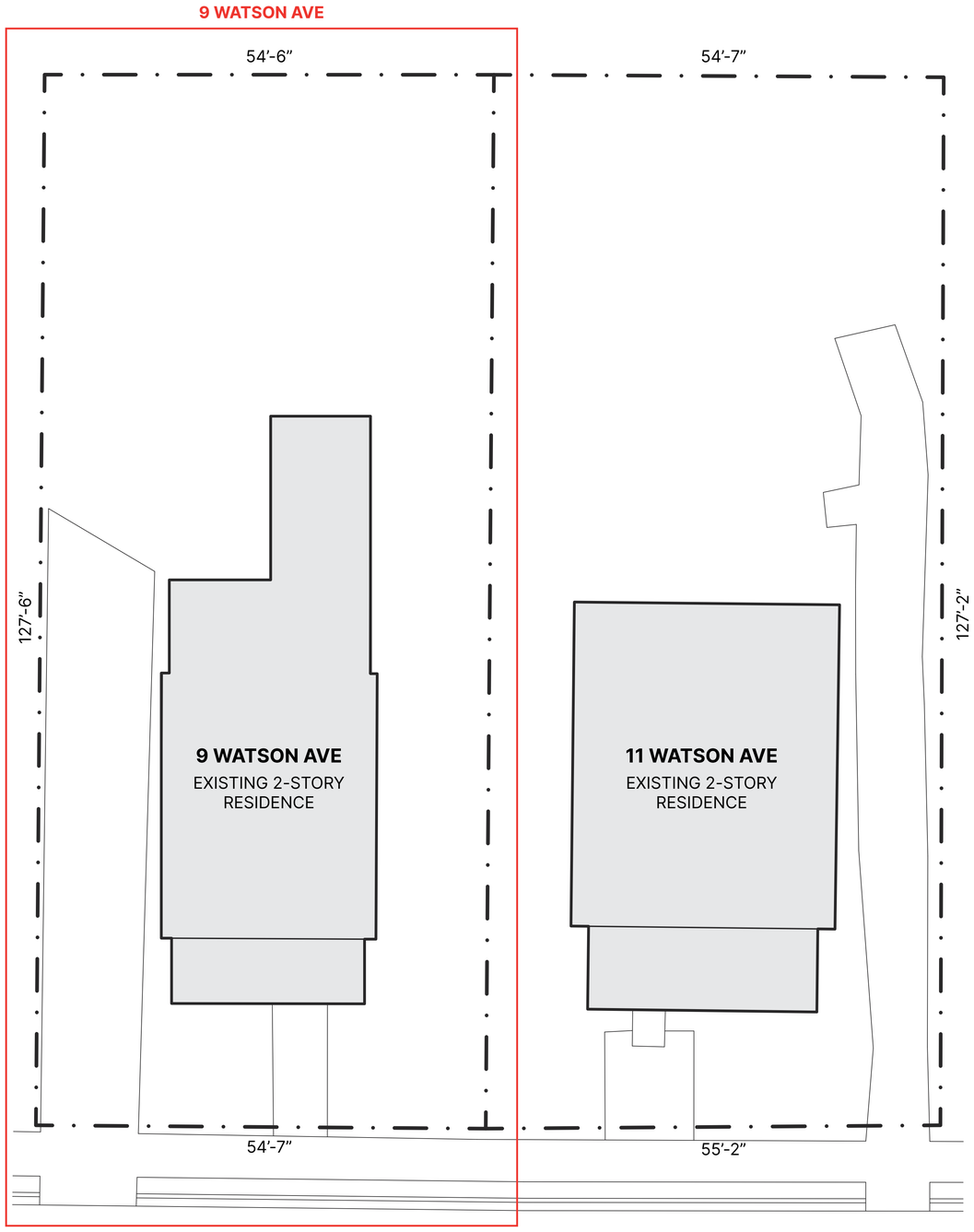
CONTEXT PHOTOS



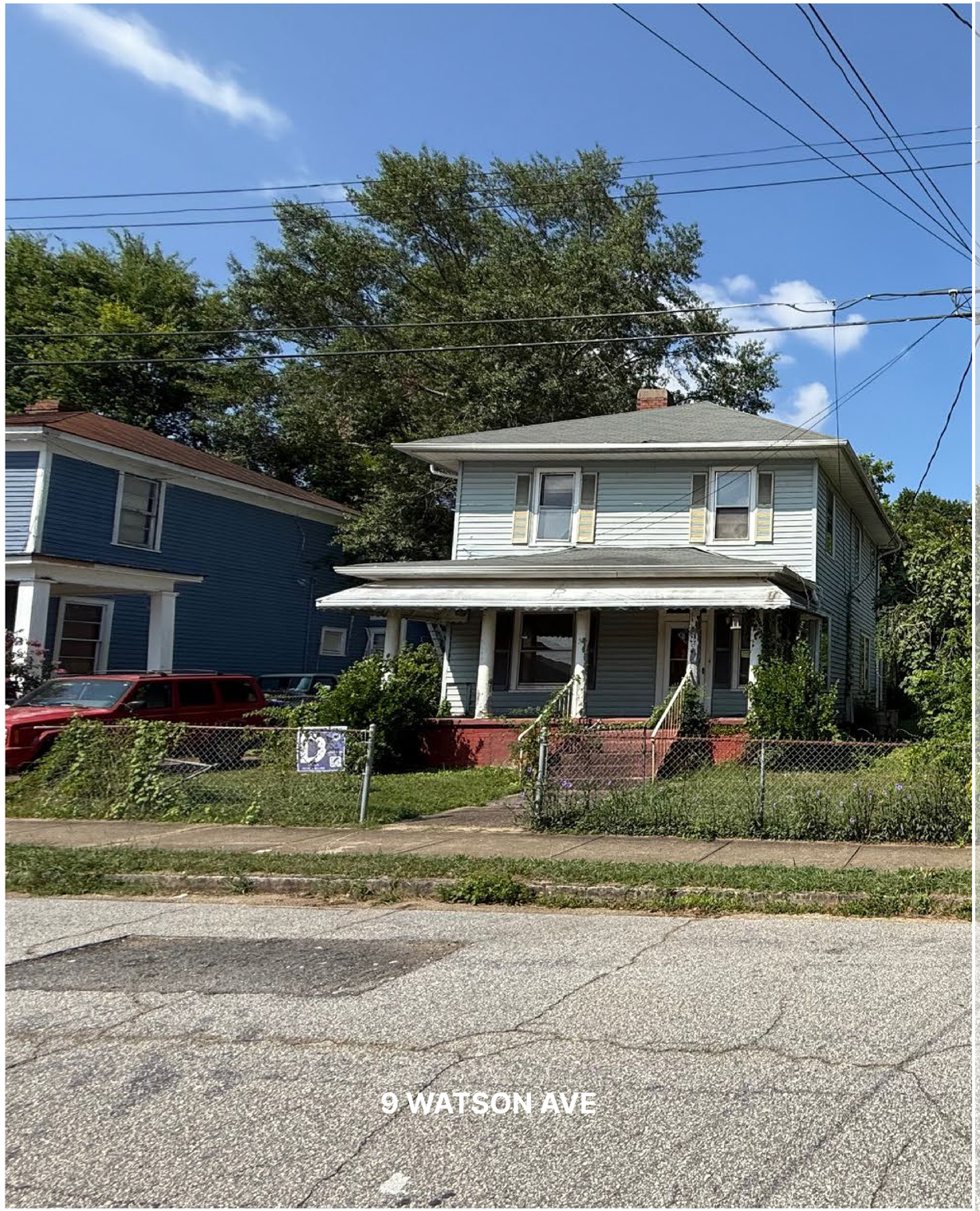








EXISTING SITE PLAN
SCALE: 1/8” = 1’-0”


9 WATSON AVE



















WATSON HOUSE

Zoning Analysis:

Site Information:

Address: 9 & 11 Watson Ave Greenville, SC 29601

Zoning: RN-A

Special Emphasis: West End Overlay District: Yes - Downtown Design Overlay

Area: +/- 0.32 AC

Site Requirements:

Lot Area: Req. = Min 2,000 SF

Lot Width: Req. = Min 40’

Density: Req. = Max 4 Units

Coverage: Req. = Max. 60%

Setbacks: Front: 10’ (Setback Range), Side: 5’, Rear: 4’

Build-To Width: Req. = Min. 50%

Building Requirements:

Height

Overall Height: Req. = 2.5 Stories / 32’, Provided = 2 & 2.5 Stories / 30’ & 32’

Side Wall Height: Req. = Max 25’, Provided = 24’-3”

Massing

Building Width: Req. = Max 40’

Provided = Single Family = 30’-2” & Duplex = 43’-8”

Building Depth: Req. = Max 70’

Provided = Single Family = 77’-0” & Duplex = 55’-3”

Active Depth: Req. = 9’, Provided = 15+’

Ground Story

Story Height: Req. = Min. 9’, Provided = 10’-0”

Finish Floor Elevation: Req. = 0’ / 5’, Provided = 3’-4”



PROPOSED SITE PLAN
SCALE: 1/8” = 1’-0”

THE LANGFORD

Design Details:

Bedrooms:	3 Bedrooms / unit
Bathrooms:	3.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	2.5-Story
Total Width:	43’-8”
Total Depth:	55’-3”

Legend:

Level 1:

1 Front Porch - 21’-0” x 8’-0”
2 Foyer - 8’-2” x 12’-0”
3 Living - 12’-9” x 17’-0”
4 Dining - 14’-6” x 10’-3”
5 Kitchen - 14’-6” x 17’-1”
6 Butler’s Pantry - 6’-1” x 8’-8”
7 Powder - 6’-1” x 5’-0”
8 Screened-In Porch - 20’-10” x 10’-0”

Areas:

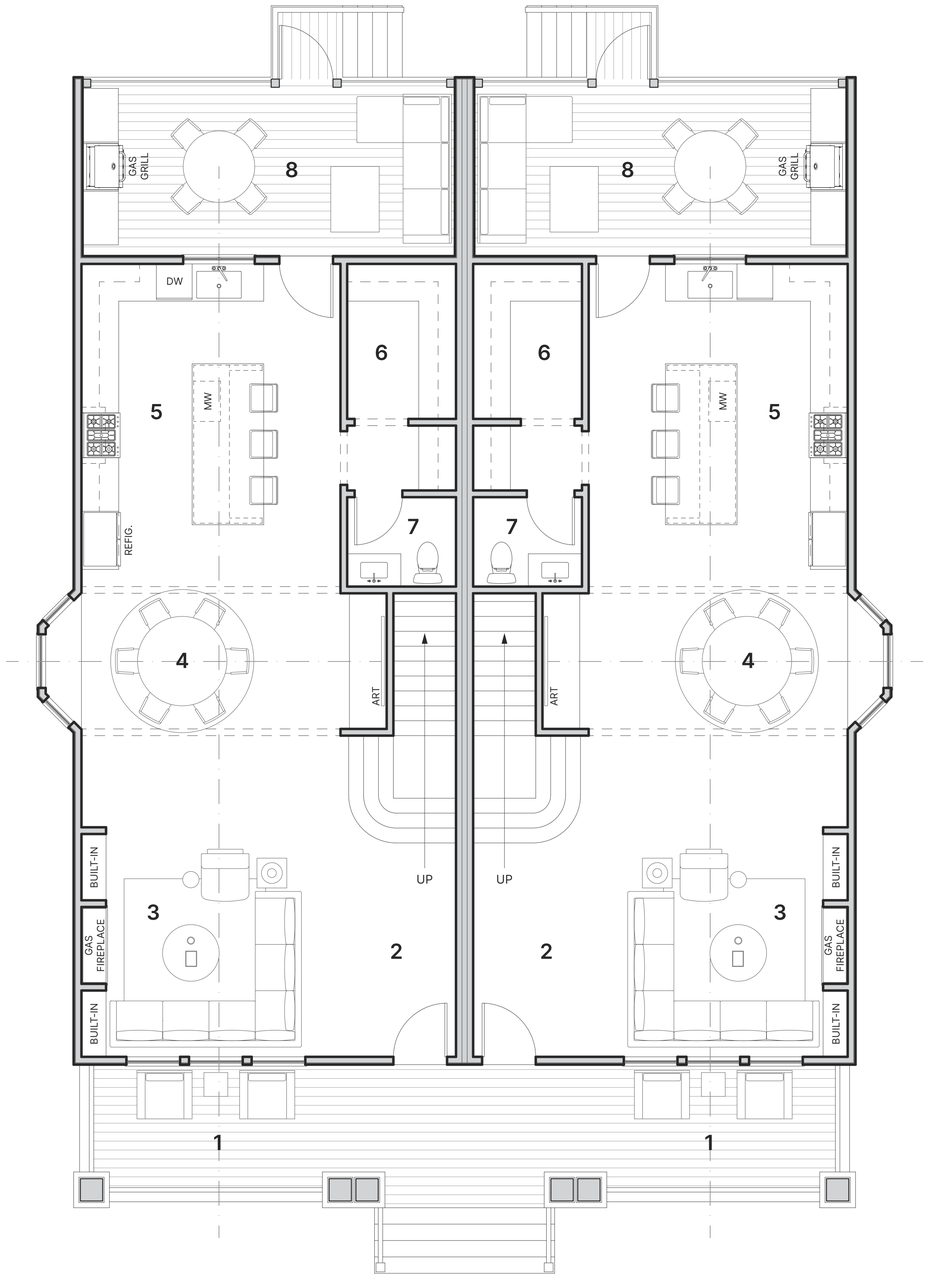
Heated Areas:

Level 1 Heated:	1,000 SF
Level 2 Heated:	1,128 SF
Level 3 Heated	434 SF
Total Heated:	**2,562 SF**

Unheated Areas:

Garage:	516 SF
Front Porch:	165 SF
Screened-In Porch:	219 SF
Total Unheated:	**900 SF**
Total Gross SF:	**3,462 SF**

AREAS GIVEN PER UNIT



Level 1:

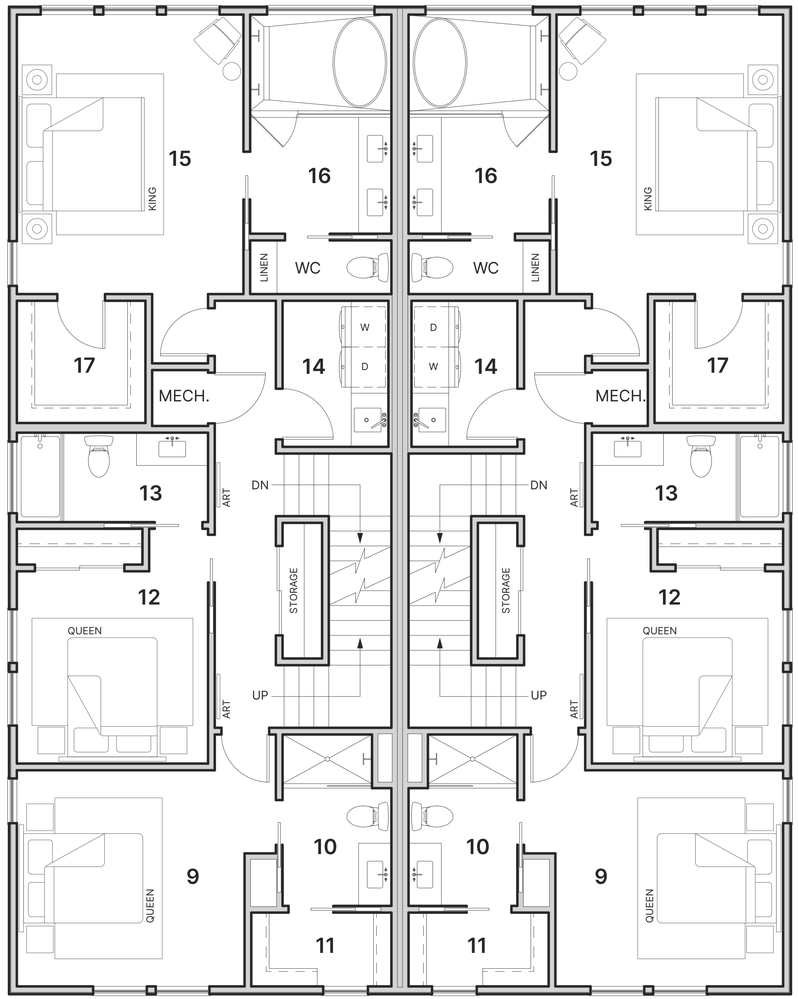
FLOOR PLANS - DUPLEX
SCALE: 1/4” = 1’-0”

THE LANGFORD

Legend:

Level 2:

9 Bedroom #2 - 12’-8” x 12’-1”
10 Bath - 6’-1” x 9’-7”
11 W.I.C. - 7’-10” x 4’-2”
12 Bedroom #3 - 10’-8” x 10’-9”
13 Bath - 10’-8” x 5’-0”
14 Laundry - 6’-0” x 8’-2”
15 Primary Bedroom - 12’-8” x 15’-8”
16 Primary Bath - 7’-10” x 12’-3”
17 Primary Closet - 7’-2” x 6’-10”



Areas:

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Level 2:

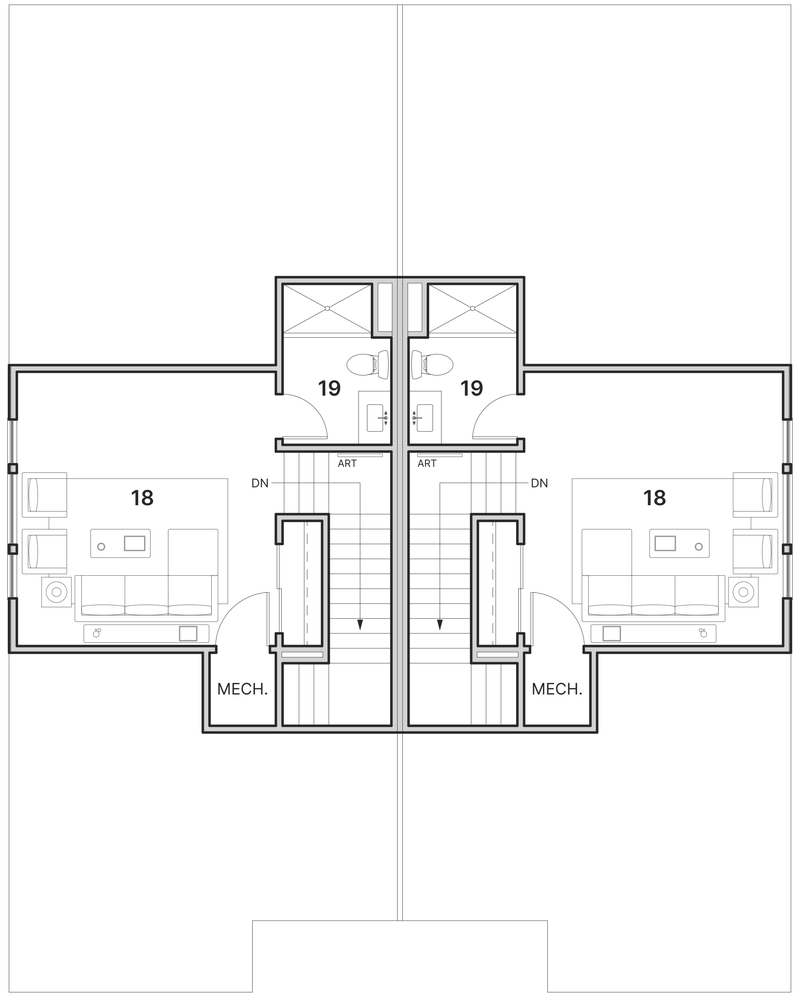
THE LANGFORD

Legend:

Level 3:

18 Lounge / Flex - 14’-6” x 15’-4”

19 Bath - 6’-1” x 9’-0”



Areas:

Heated Areas:

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Level 3 Heated	434 SF
Total Heated:	**2,562 SF**

Unheated Areas:

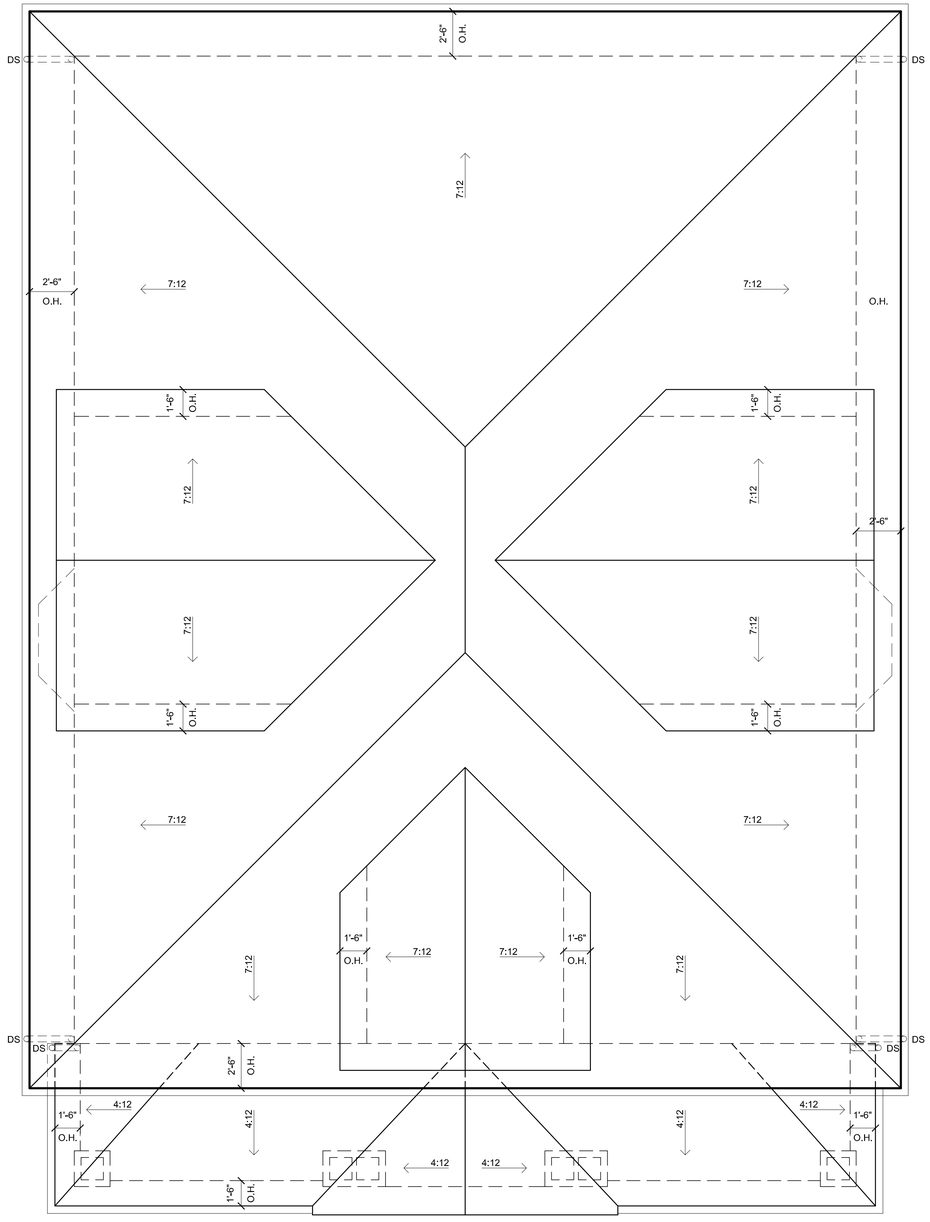
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AREAS GIVEN PER UNIT

FLOOR PLANS - DUPLEX
SCALE: 1/4” = 1’-0”

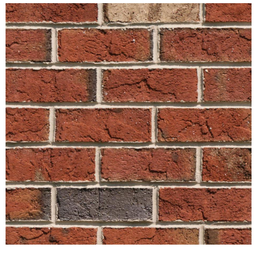
Level 3:

ROOF PLAN - DUPLEX

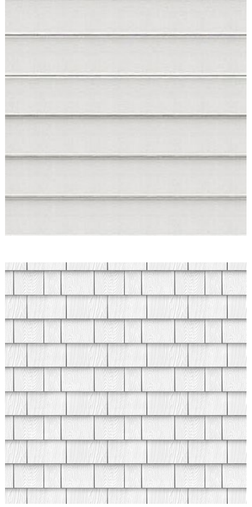


ROOF PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS

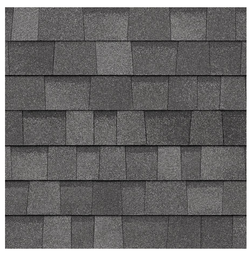


BRK-1: Brick Veneer
Location: 9 & 11 Watson Ave
Type: Triangle Brick - Old Colony
Size: Modular
Pattern: Running Bond



FC-1: Fiber Cement Lap Siding
Location: 9 & 11 Watson Ave
Size: 7-1/4” Exposure

FC-2: Fiber Cement Shingle Siding
Location: 9 & 11 Watson Ave
Size: 7”



R-1: Asphalt Shingle Roof
Location: 9 & 11 Watson Ave
Type: IKO Cambridge Architectural Shingle
Color: Charcoal Gray



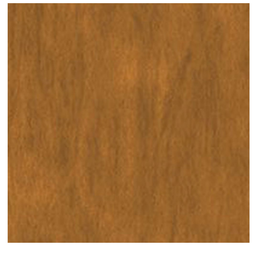
R-2: Metal Roof
Location: Duplex - 9 Watson Ave
Type: Advanage-Lok II Standing Seam
Color: Charcoal Gray

EXTERIOR PAINT COLORS & STAINS

SW 0032 Needlepoint Navy
Location: Duplex - 9 Watson Ave
Use: All exterior lap & shake siding

SW 7006 Extra White
Location: 9 & 11 Watson Ave
Use: All exterior trim

SW 6505 Atmospheric
Location: 9 & 11 Watson Ave
Use: Porch ceilings



SW 3522 Banyan Brown Stain
Location: 9 & 11 Watson Ave
Type: Exterior Semi-Transparent
Use: All front doors, select siding trim, & screened porch columns



1 EXTERIOR ELEVATION - DUPLEX | NORTH / FRONT (WATSON AVE)
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - DUPLEX | WEST / SIDE
SCALE: 1/4" = 1'-0"



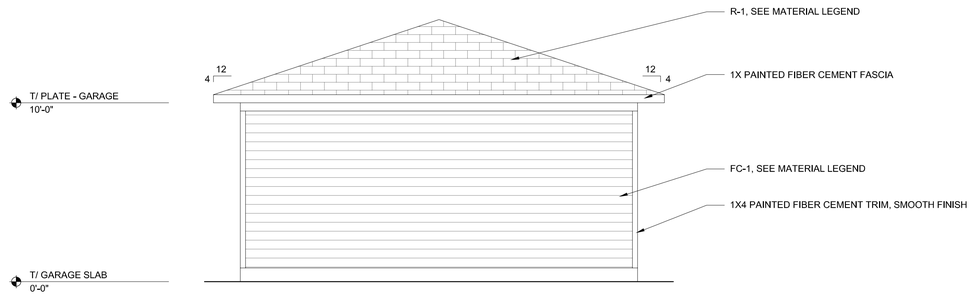
1 EXTERIOR ELEVATION - DUPLEX | EAST / SIDE
SCALE: 1/4" = 1'-0"



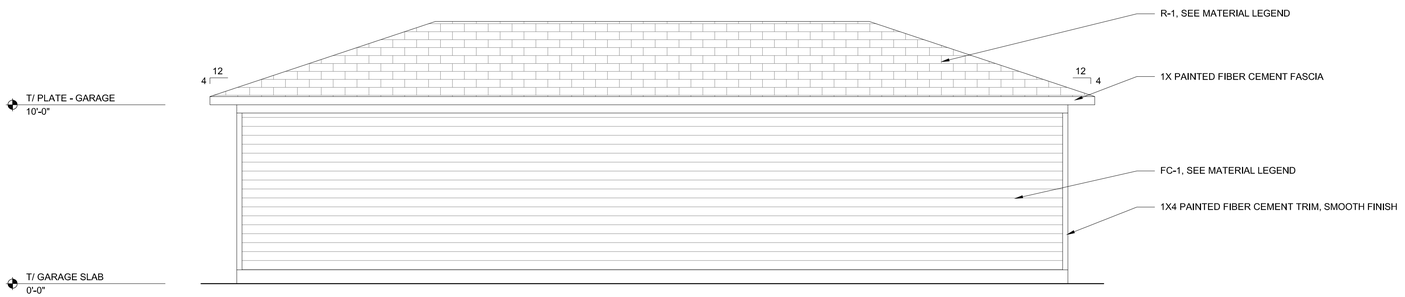
1 EXTERIOR ELEVATION - DUPLEX | SOUTH / REAR
SCALE: 1/4" = 1'-0"



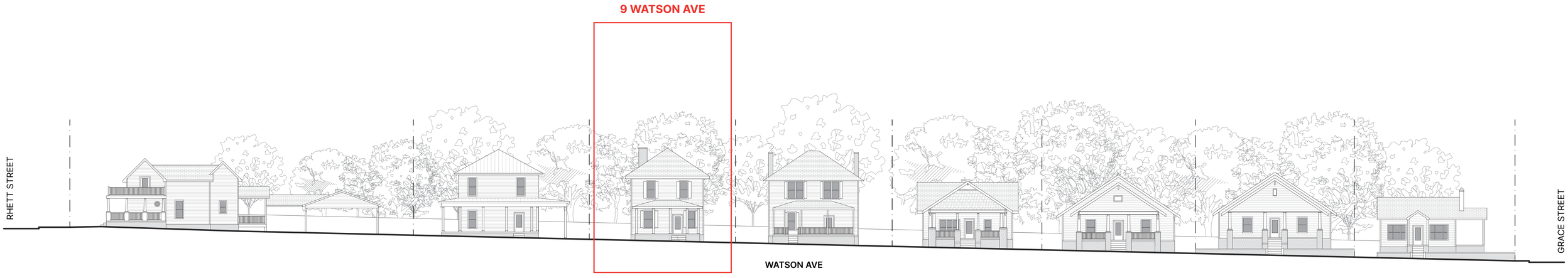
1 EXTERIOR ELEVATION - GARAGE | FRONT / NORTH
SCALE: 1/4" = 1'-0"



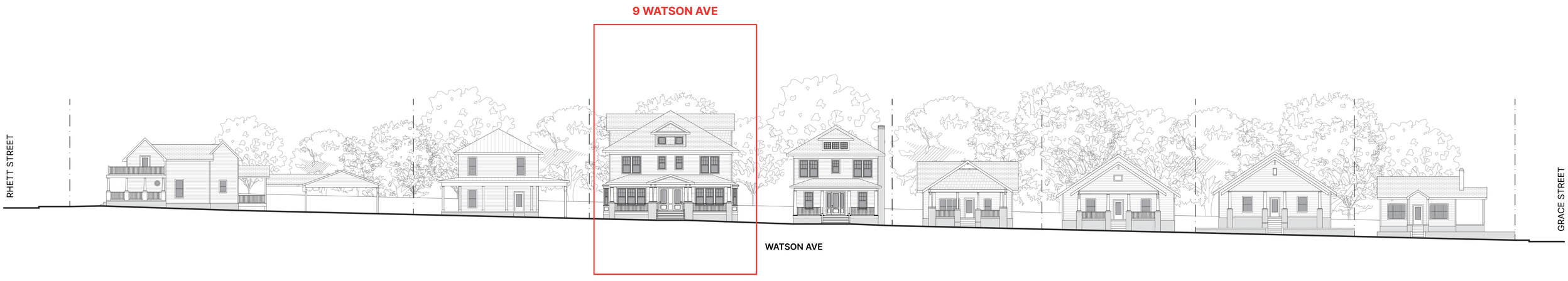
2 EXTERIOR ELEVATION - GARAGE | TYP. SIDE - EAST / WEST
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - GARAGE | REAR / SOUTH
SCALE: 1/4" = 1'-0"



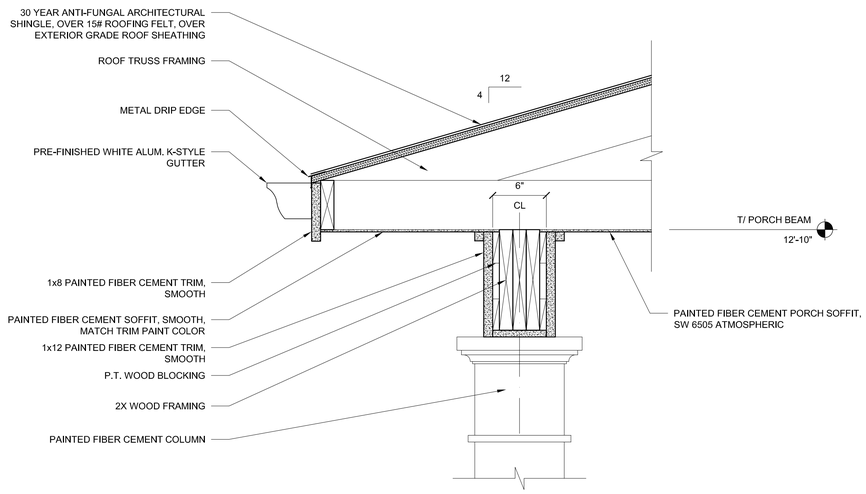
1 EXISTING STREET SCAPE ELEVATION
SCALE: 1/16" = 1'-0"



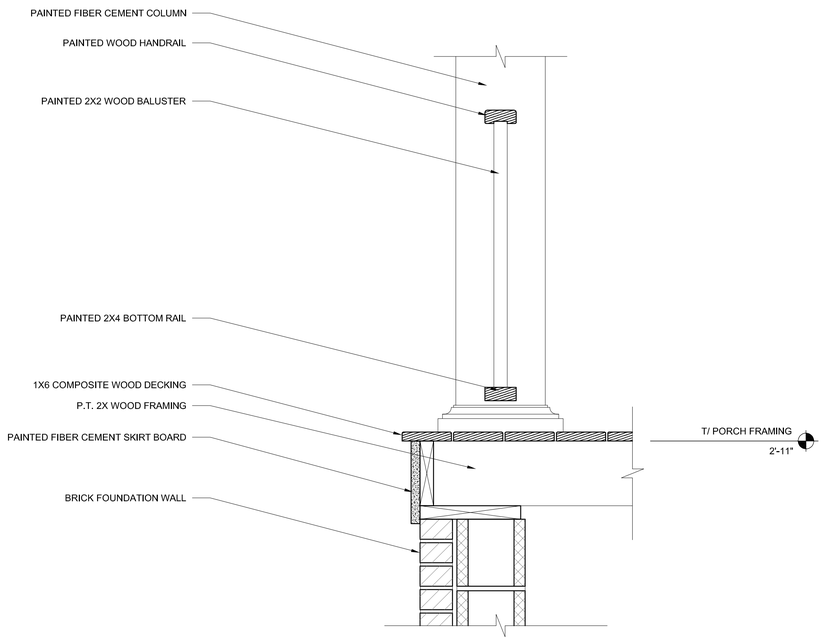
2 PROPOSED STREET SCAPE ELEVATION
SCALE: 1/16" = 1'-0"



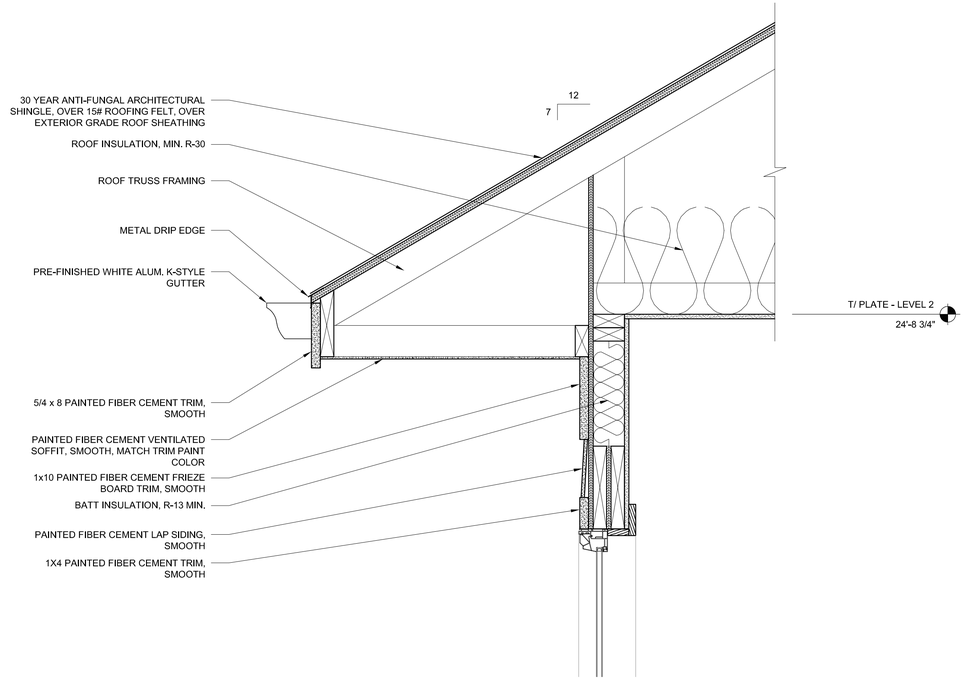
1 BUILDING SECTIONS - DUPLEX
SCALE: 1/8" = 1'-0"



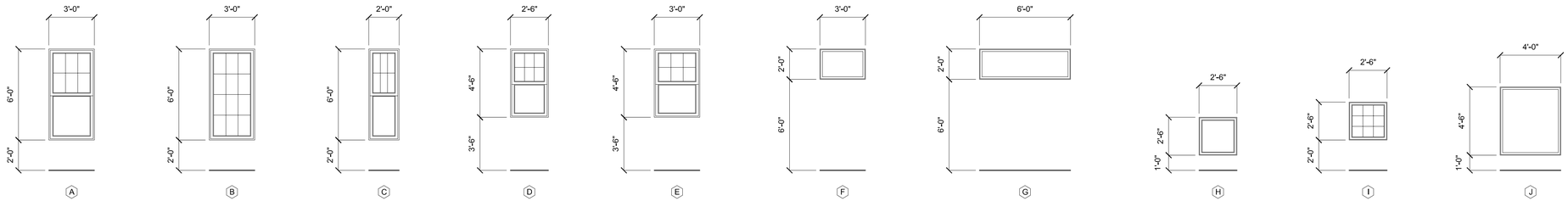
1 DETAIL - PORCH BEAM
SCALE: 1 1/2" = 1'-0"



2 DETAIL - PORCH FRAMING & RAIL
SCALE: 1 1/2" = 1'-0"

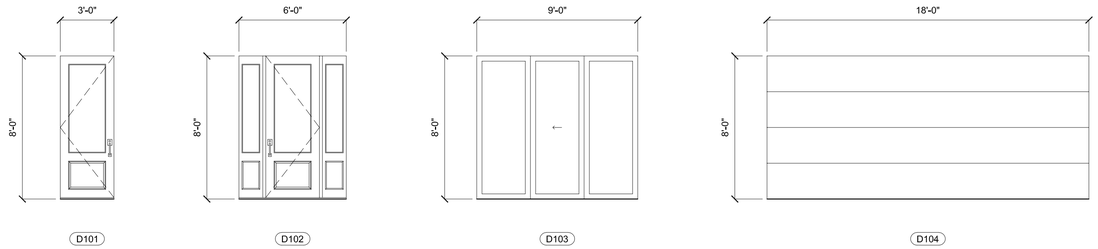


3 DETAIL - TYP. ROOF SOFFIT
SCALE: 1 1/2" = 1'-0"



1 WINDOW ELEVATIONS

SCALE: 1/4" = 1'-0"



2 DOOR ELEVATIONS

SCALE: 1/4" = 1'-0"



VIEW DIRECTLY ACROSS WATSON AVE



VIEW ACROSS WATSON TOWARDS GRACE ST



VIEW ACROSS WATSON TOWARDS RHETT ST



VIEW OF DUPLEX

Planning Staff Report to
Design Review Board
February 10, 2026
for the February 19, 2026 Public Hearing

Docket Number:	**25-1112**
Applicant:	Bryan De Bruin
Property Owner:	GVL Property Group, LLC
Property Location:	11 Watson Ave
Tax Map Number:	0074000700400
Zoning:	RN-A, Neighborhood
Proposal:	New Construction of Duplex
Staff Recommendation:	**Approval with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Scope:

The project scope is a new construction 2-story single-family home of approximately 3,000 sq ft. An attached 2-car garage is situated at the rear. A common driveway is proposed and shared with the adjacent development at 9 Watson Ave.

In August 2025, the DRB approved an Unreasonable Hardship request to demolish the existing single-family structure at 11 Watson Ave, UH 24-942, with the condition of approval that the proposed structure shall be similar in style and form and the existing.

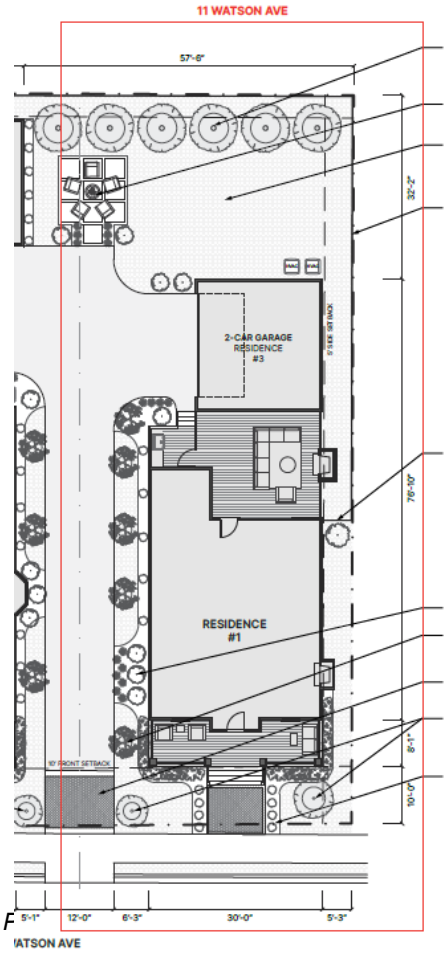


9 Watson Ave Proposed Render

Staff Analysis:

PUB 1. Block Pattern

The proposed development is consistent with the block pattern along Watson Ave. A proposed lot line adjustment is proposed for the common property line between 9 and 11 Watson Ave, which will be reviewed by staff. A proposed shared drive access is provided between 9 and 11 Watson Ave compliant with PUB 1.8.



PUB 2. Pedestrian Realm

A proposed curb lawn and approximate 5' wide sidewalk is proposed to match existing conditions along Waston Ave meeting the requirements of PUB 3, Sidewalk Zone. It should be noted that final sidewalk dimensions must be reviewed and approved by the Engineering Department during the site permitting stage. Given the residential context of the site, staff finds the pedestrian realm along Watson Ave appropriate.

PUB 9. Lighting

An existing street light exists on Watson Ave. The plans do not reflect its location, but the street light shall be maintained, per PUB 9.1

PUB 12. Utilities

Ground-mounted utilities are indicated at the rear of the property. Per PUB 12.1, no "back of house" utilities should be located along the ground floor street wall of any building. Conformance with this requirement will be verified during final permitting.

PRI 1. Placement

Per PRI 1.1 and per the GDC, a uniform alignment of building fronts shall be maintained. The front building wall is setback from the front lot line 18'-1". The front setback range, as determined by the adjacent neighbors and required by the GDC, appears to be between 20' and 22'. The existing structure at 11 Watson Ave has an approximately 22' front setback. **The structure shall be moved back from the street to meet the front setback range.**

PRI 2. Massing

PRI 2.1 states that a building's mass, scale, form, floor-to-floor height and horizontal alignments should not be in stark contrast to its surrounding context. A condition of approval for the demolition of the existing structure was that the new construction be similar in form. Staff finds that the proposed home matches the existing structure's massing and the established neighborhood context.

PRI 3. Entry

PRI 3.5 and 3.8 state that entries must pronounce their purpose and face the public realm. The entry is pronounced with a full width front porch and centered stairs and front door. The entry is enhanced with accent plantings, per PRI 3.3.



Proposed Front Porch Elevation

PRI 4. Activated Ground Floor

The primary façade of the ground floor is activated with ground level porches, per PRI 4. Staff finds the intent of this section has been met.

PRI 5. Articulation

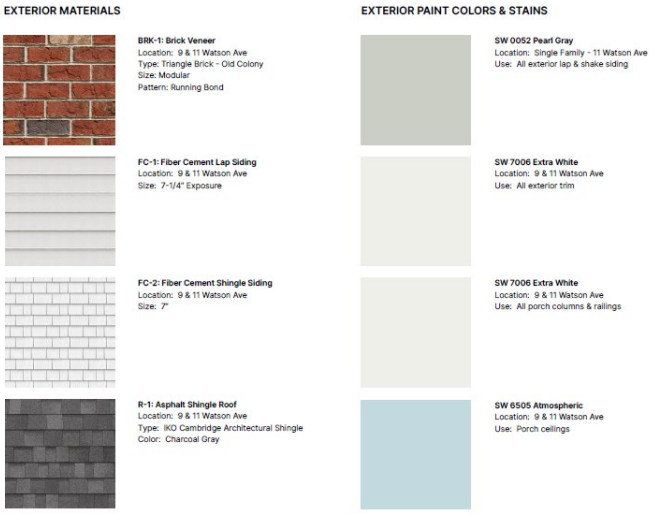
Staff finds that the proposed front porch promotes the human scale, per PRI 5.1, and the overall design has a proper balance of articulation, per PRI 5.4. PRI 5.2 states that articulation should express façade widths that are compatible with adjacent context. Staff finds that these criteria have been met.

The front porch, hipped roof, and American Foursquare inspired design make the proposed similar in style to the existing structure, meeting the DRB's condition of demolition. The style also provides a unity of the neighborhood by complementing the adjacent buildings, per PRI 5.3.

PRI 6. Materiality

Proposed materials include:

- Gray horizontal fiber cement siding
- White fiber cement trim and casing
- White Accent fiber cement shingles
- Brick veneer foundation and column bases
- Black architectural shingle roof
- White aluminum-clad wood windows with a 6 over one mullion patterning



Proposed Exterior Finishes

PRI 6.1 states that materials should be compatible with the surrounding context while elevating the diversity and character of the area. The overall design of materials and colors present as a unified whole, per PRI 6.6. Staff finds that the proposed materials are in conformance with PRI 6. **The final materials must be evaluated via an on-site mockup by staff and 2 members of the Design Review Board for final approval.**

PRI 7. Architectural Lighting

No architectural lighting is proposed at this time. Given the site's residential context, staff will review at the time of permit.

Summary

Overall, staff finds that the proposed single-family home is in conformance with the Downtown Design Guidelines and the condition of approval for the demolition of the existing structure. Staff recommends approval with the following conditions:

1. **The structure shall be moved back from the street to meet the front setback range required by the GDC.**
2. **Final materials shall be reviewed by staff and 2 members of the DRB via an on-site mockup.**
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 URBAN DESIGN CERTIFICATE OF APPROPRIATENESS
Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*STREET ADDRESS 11 Watson Ave, Greenville, SC 29601

*TAX MAP #(S) 0074000700400

*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: BD

*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.

We are knocking down a single family home and replacing with a SFH

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A. DESIGN REVIEW BOARD	$300.00, *site plan review*
	$300.00, *architectural review*
B. SIGNS	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	$50.00
E. INFORMAL REVIEW	$50.00

2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless expressly determined by the administrator, all applications must contain the following:

☑ SITE PLAN REVIEW

a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).

b. Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

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

☑ ARCHITECTURAL REVIEW

a. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).

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

c. Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and

signage).

d. Renderings (include perspective drawings, including views from pedestrian and public realm).

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

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

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

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

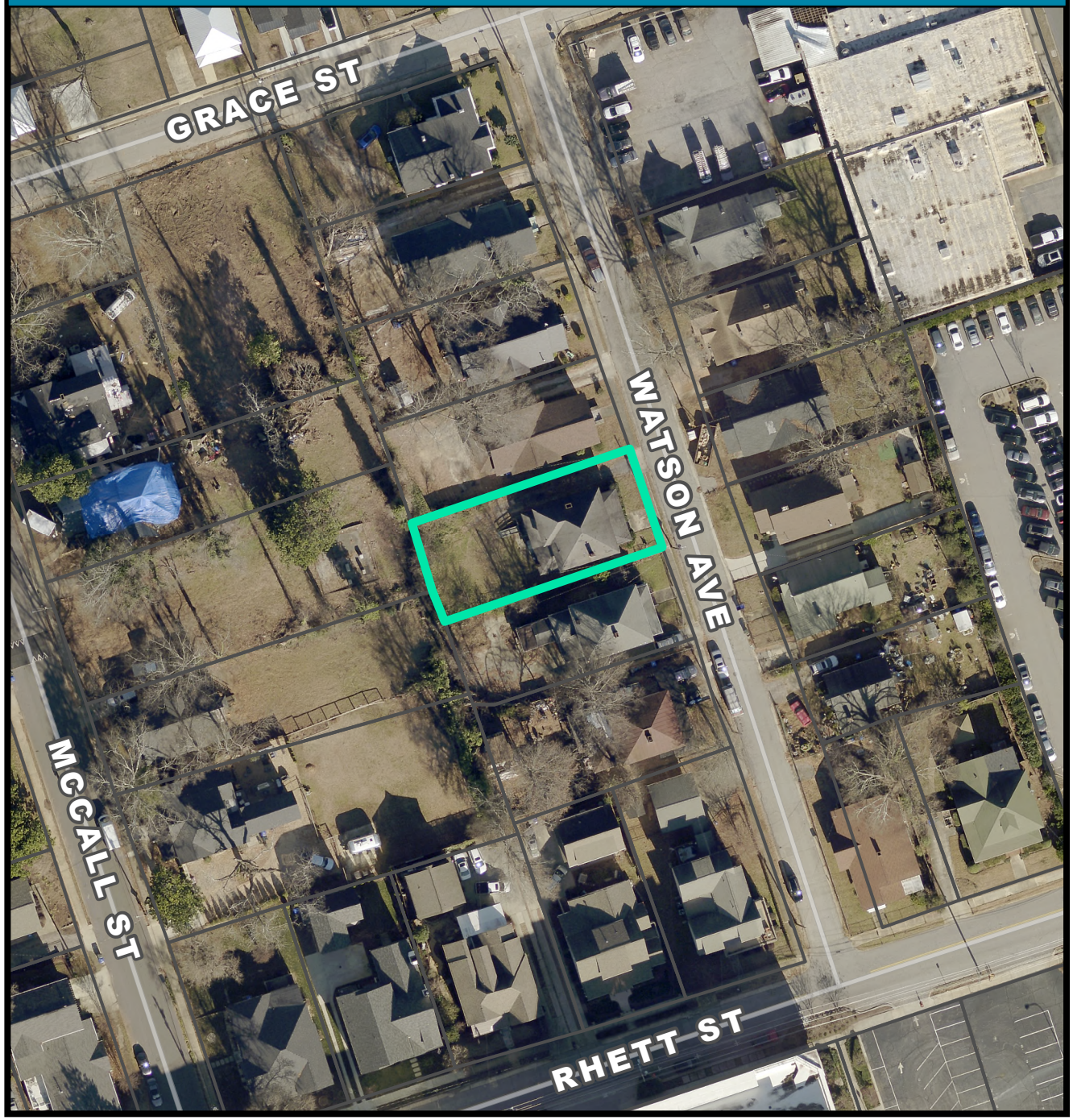
   In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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

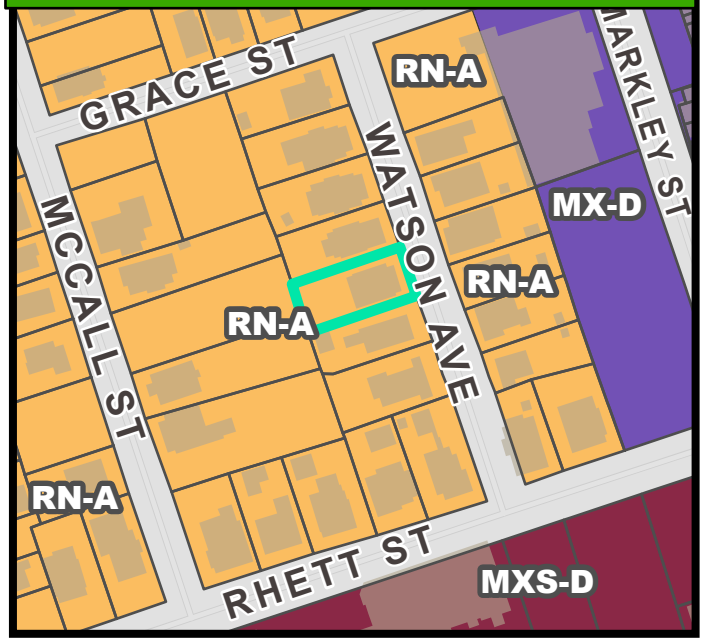
*Signatures		
Applicant		
Date		
Property Owner/Authorized Agent		
Date		
Public Hearing information		
Public Hearing signs		

CA 25-1112 • 11 WATSON AVENUE

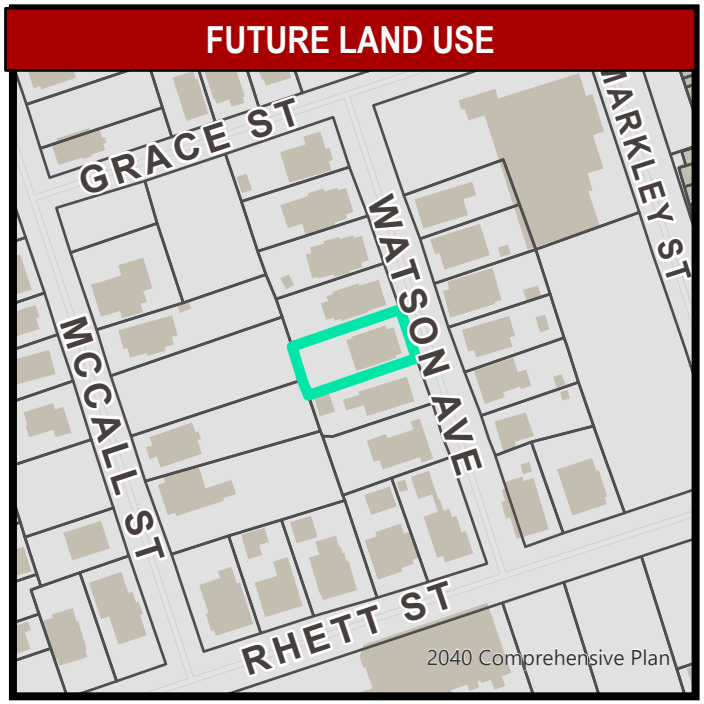
AERIAL VIEW



CURRENT ZONING

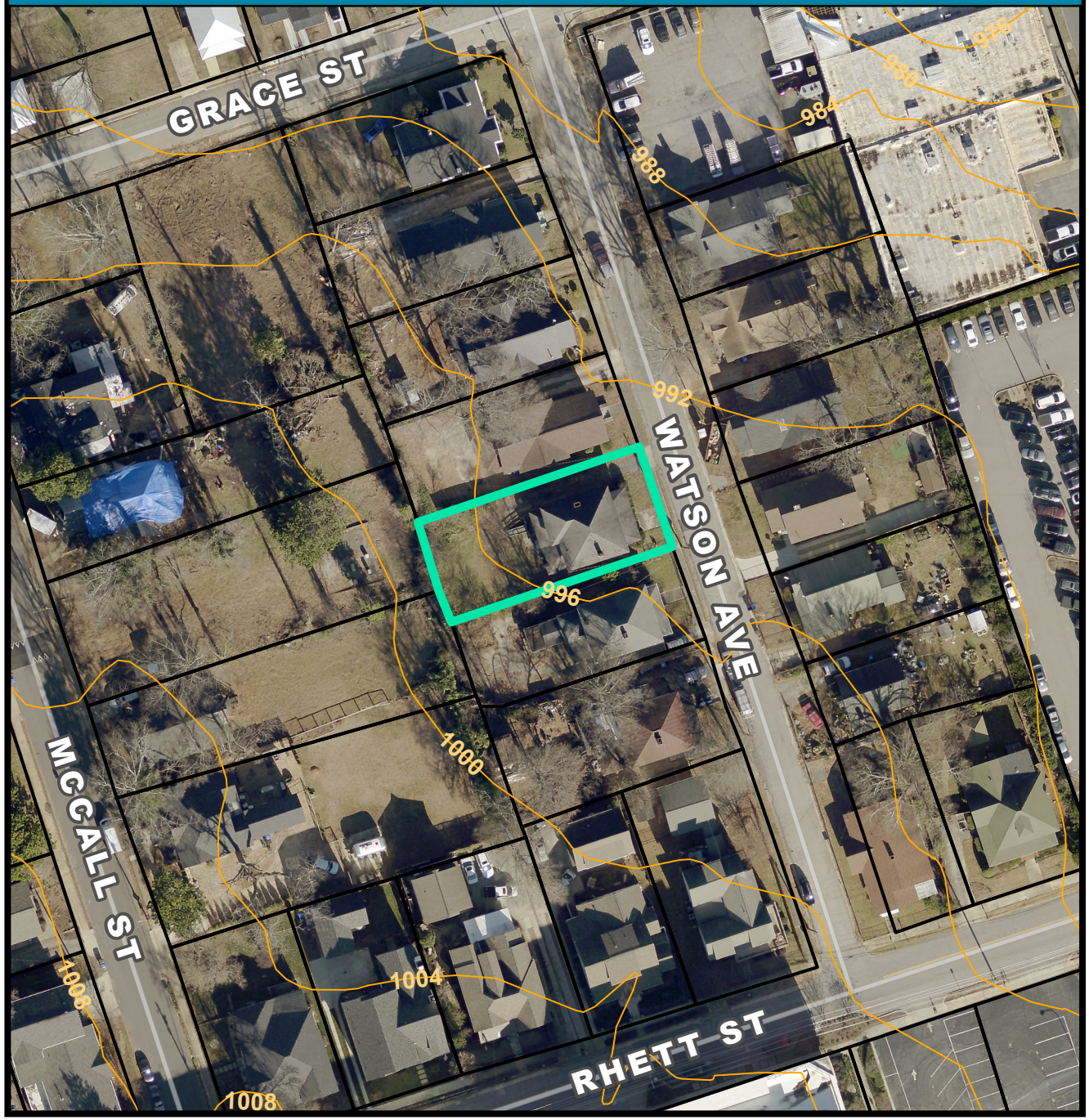


FUTURE LAND USE

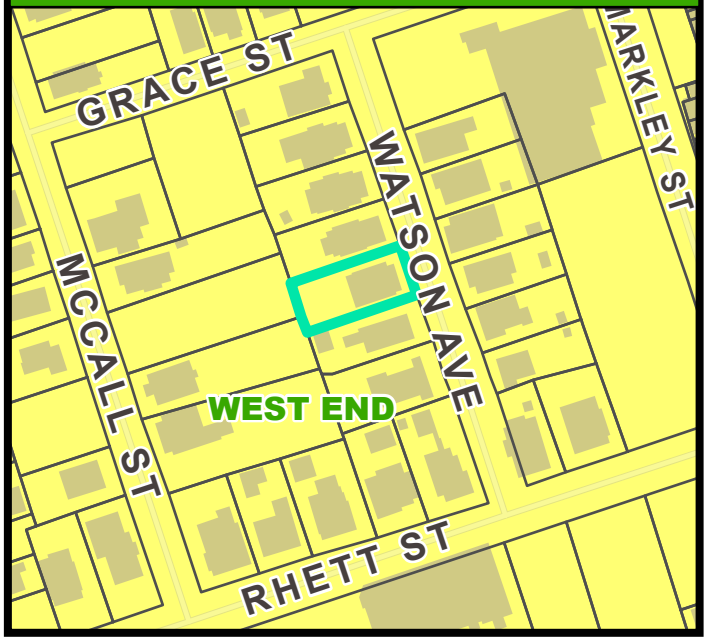


CA 25-1112 • 11 WATSON AVENUE

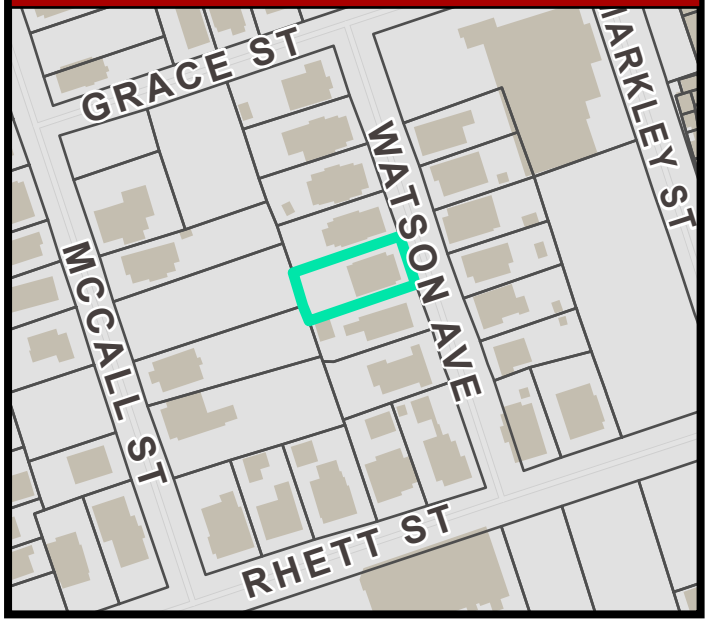
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





WATSON HOUSE

11 WATSON AVE

DESIGN REVIEW BOARD PRESENTATION
CITY OF GREENVILLE



CREATIVE FOUNDER DESIGN STUDIO



CREATIVE FOUNDER
DESIGN STUDIO

BESPOKE ARCHITECTURE

WATSON HOUSE

RED CEDAR
HOMES

VanRock



CREATIVE FOUNDER
DESIGN STUDIO

BESPOKE ARCHITECTURE

WATSON HOUSE

RED CEDAR
HOMES

VanRock

W

A COLLECTION OF TIMELESS URBAN RESIDENCES BLENDING TRADITIONAL CRAFTSMANSHIP WITH REFINED LIVING IN GREENVILLE'S WALKABLE DOWNTOWN AND HISTORIC WEST END.

CONTEXT MAP


ACADEMY ST
REEDY RIVER
GRACE ST
N MARKLEY ST
WATSON AVE
MCCALL ST
RHETT ST
PERRY AVE
MAIN ST
PENDLETON ST
.25 MI
.5 MI

CONTEXT PHOTOS









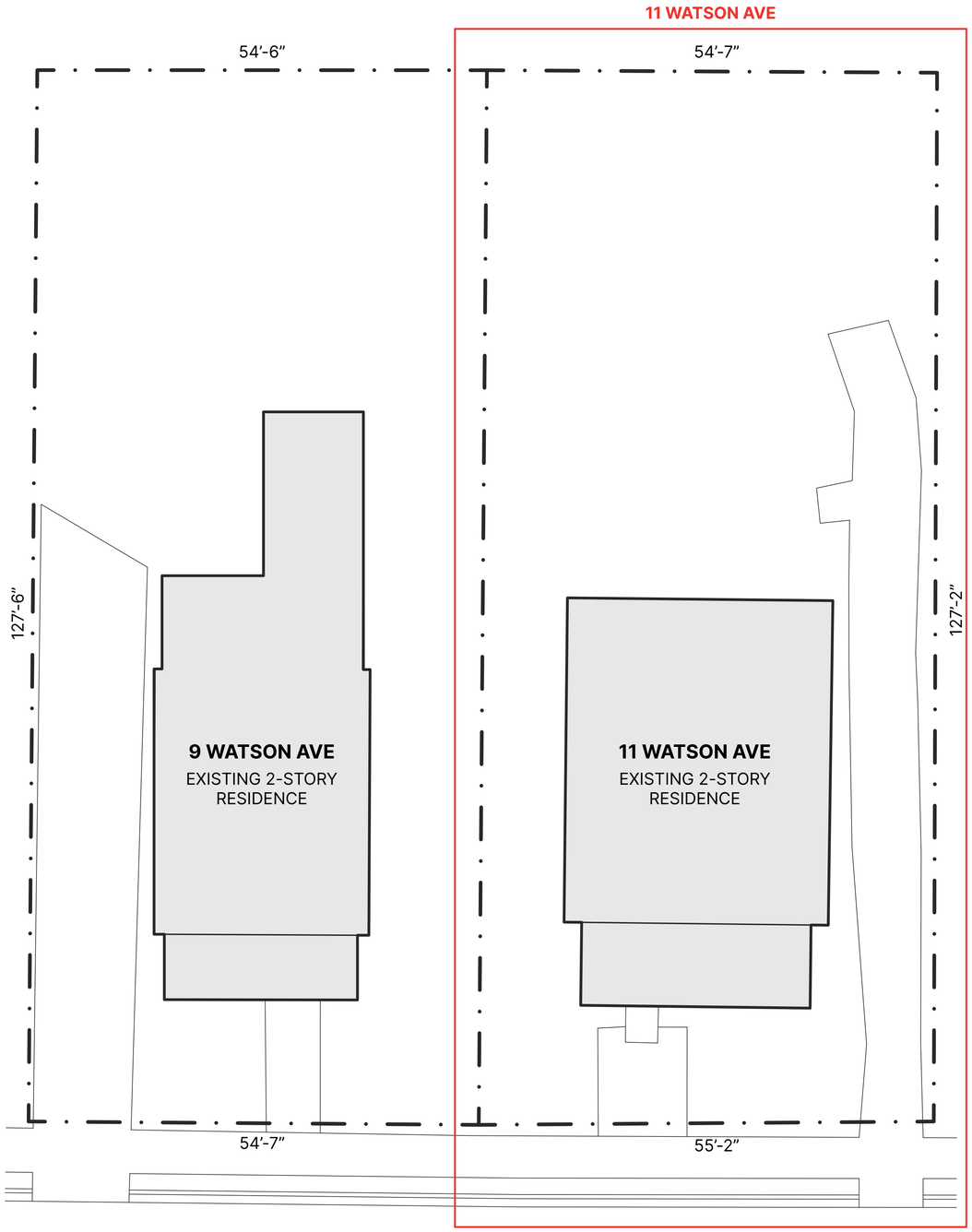
CONTEXT PHOTOS











EXISTING SITE PLAN
SCALE: 1/8” = 1’-0”




11 WATSON AVE

















WATSON HOUSE

Zoning Analysis:

Site Information:

Address: 9 & 11 Watson Ave Greenville, SC 29601

Zoning: RN-A

Special Emphasis: West End Overlay District: Yes - Downtown Design Overlay

Area: +/- 0.32 AC

Site Requirements:

Lot Area: Req. = Min 2,000 SF

Lot Width: Req. = Min 40’

Density: Req. = Max 4 Units

Coverage: Req. = Max. 60%

Setbacks: Front: 10’ (Setback Range), Side: 5’, Rear: 4’

Build-To Width: Req. = Min. 50%

Building Requirements:

Height

Overall Height: Req. = 2.5 Stories / 32’, Provided = 2 & 2.5 Stories / 30’ & 32’

Side Wall Height: Req. = Max 25’, Provided = 24’-3”

Massing

Building Width: Req. = Max 40’

Provided = Single Family = 30’-2” & Duplex = 43’-8”

Building Depth: Req. = Max 70’

Provided = Single Family = 77’-0” & Duplex = 55’-3”

Active Depth: Req. = 9’, Provided = 15+’

Ground Story

Story Height: Req. = Min. 9’, Provided = 10’-0”

Finish Floor Elevation: Req. = 0’ / 5’, Provided = 3’-4”



PROPOSED SITE PLAN
SCALE: 1/8” = 1’-0”

THE WHITMORE

Design Details:

Bedrooms:	3 Bedrooms
Bathrooms:	3.5 Bathrooms
Parking:	2-Car Garage
Levels:	2-Story
Total Width:	30’-0”
Total Depth:	76’-10”

Legend:

Level 1:

1 Front Porch - 30’-2” x 8’-0”
2 Living - 18’-9” x 15’-2”
3 Dining - 10’-2” x 15’-2”
4 Kitchen - 18’-9” x 19’-0”
5 Butler’s Pantry - 10’-2” x 8’-6”
6 Pantry - 5’-0” x 5’-6”
7 Powder - 5’-0” x 5’-9”
8 Screened-In Porch - 19’-0” x 18’-6”
9 Grill Porch - 8’-0” x 9’-8”
10 2-Car Garage - 21’-4” x 22’-4”

Level 2:

11 Primary Bedroom - 14’-10” x 15’-2”
12 Primary Bath - 8’-3” x 12’-8”
13 Primary Closet #1 - 5’-6” x 4’-2”
14 Primary Closet #2 - 12’-2” x 6’-0”
15 Bedroom #2 - 14’-2” x 11’-3”
16 Bath - 8’-9” x 5’-0”
17 W.I.C. - 5’-0” x 5’-0”
18 Bedroom #3 - 11’-9” x 11’-6”
19 Bath - 8’-9” x 5’-0”
20 Office - 10’-2” x 9’-8”
21 Flex / Lounge - 21’-4” x 13’-4”
22 Covered Balcony - 13’-3” x 9’-0”

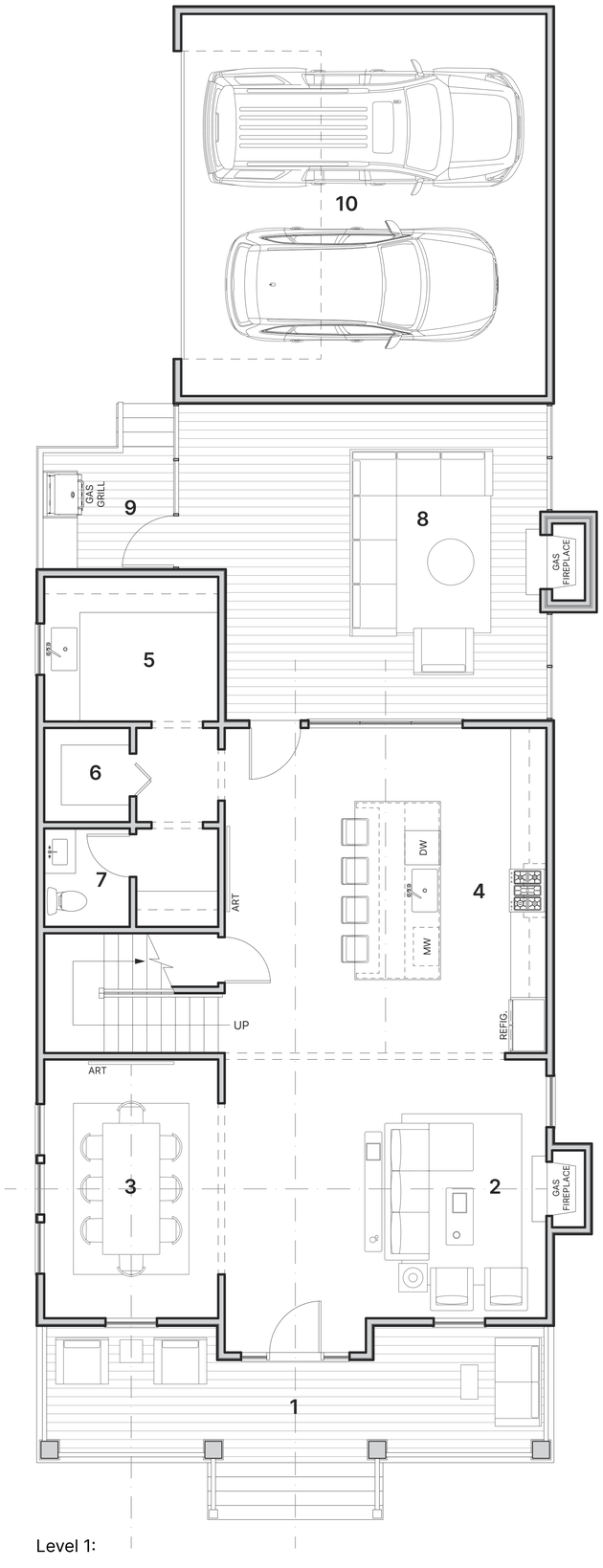
Areas:

Heated Areas:

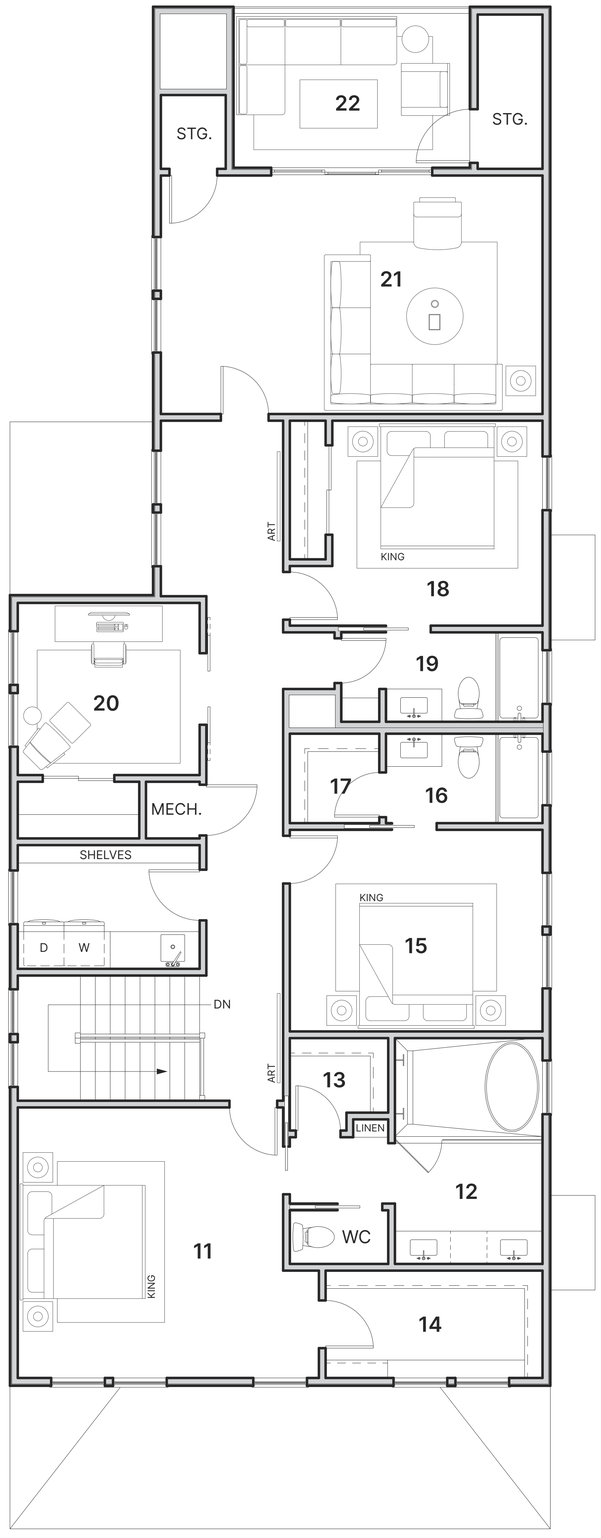
Level 1 Heated:	1,184 SF
Level 2 Heated:	1,811 SF
Total Heated:	**2,995 SF**

Unheated Areas:

Garage:	515 SF
Front Porch:	223 SF
Screened-In Porch:	460 SF
Covered Balcony	159 SF
Total Unheated:	**1,357 SF**
Total Gross SF:	**4,352 SF**

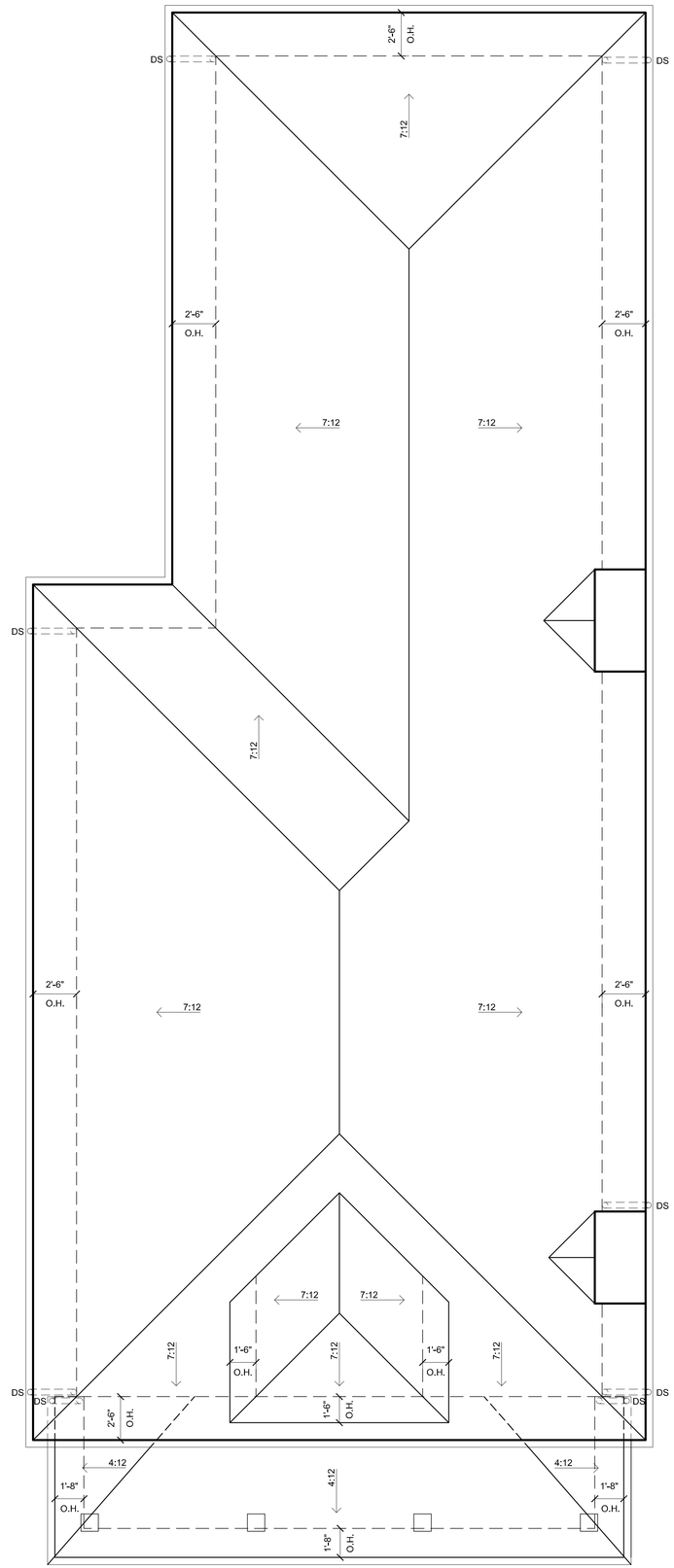


Level 1:



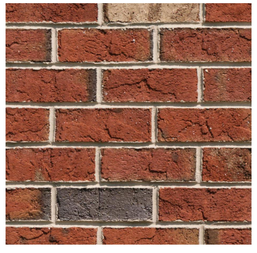
Level 2:

FLOOR PLANS - SINGLE FAMILY
SCALE: 1/4” = 1’-0”



ROOF PLANS
SCALE: 1/4" = 1'-0"

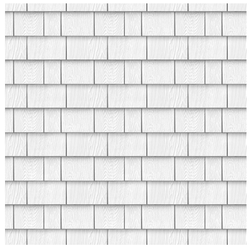
EXTERIOR MATERIALS



BRK-1: Brick Veneer
Location: 9 & 11 Watson Ave
Type: Triangle Brick - Old Colony
Size: Modular
Pattern: Running Bond



FC-1: Fiber Cement Lap Siding
Location: 9 & 11 Watson Ave
Size: 7-1/4” Exposure



FC-2: Fiber Cement Shingle Siding
Location: 9 & 11 Watson Ave
Size: 7”



R-1: Asphalt Shingle Roof
Location: 9 & 11 Watson Ave
Type: IKO Cambridge Architectural Shingle
Color: Charcoal Gray



R-2: Metal Roof
Location: Duplex - 9 Watson Ave
Type: Advanage-Lok II Standing Seam
Color: Charcoal Gray

EXTERIOR PAINT COLORS & STAINS

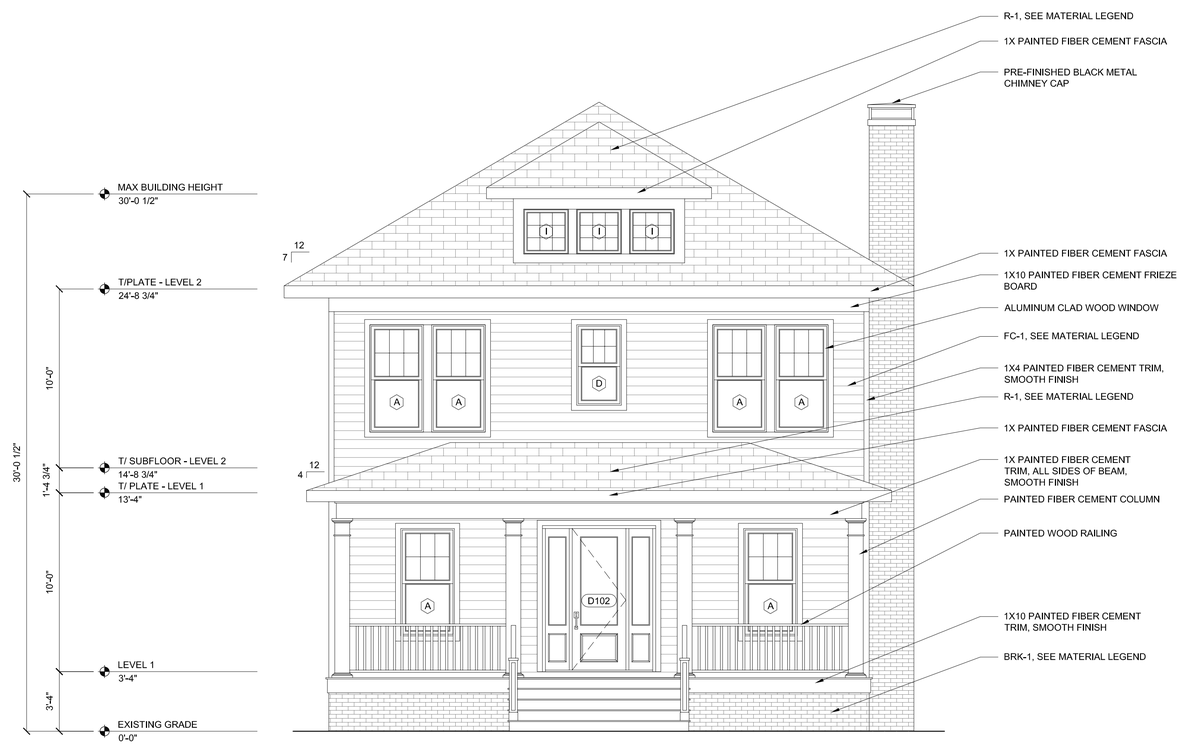
SW 0052 Pearl Gray
Location: Single Family - 11 Watson Ave
Use: All exterior lap & shake siding

SW 7006 Extra White
Location: 9 & 11 Watson Ave
Use: All exterior trim

SW 6505 Atmospheric
Location: 9 & 11 Watson Ave
Use: Porch ceilings



SW 3522 Banyan Brown Stain
Location: 9 & 11 Watson Ave
Type: Exterior Semi-Transparent
Use: All front doors, select siding trim, & screened porch columns



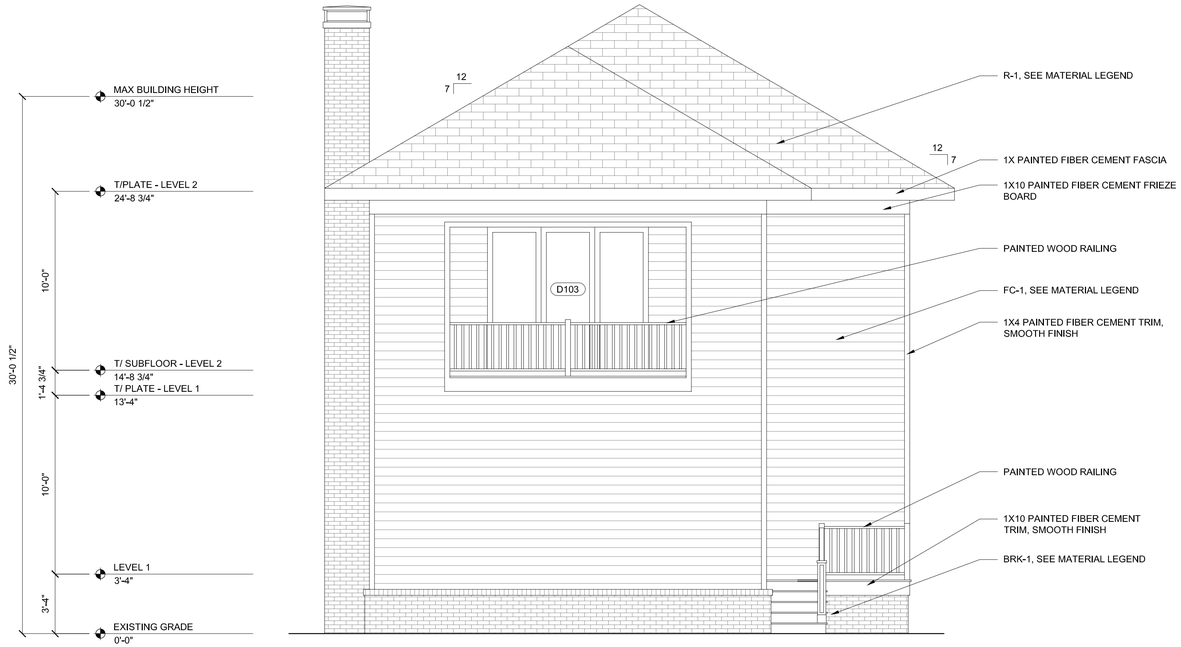
1 EXTERIOR ELEVATION - SINGLE FAMILY | NORTH / FRONT (WATSON AVE)
SCALE: 1/4" = 1'-0"



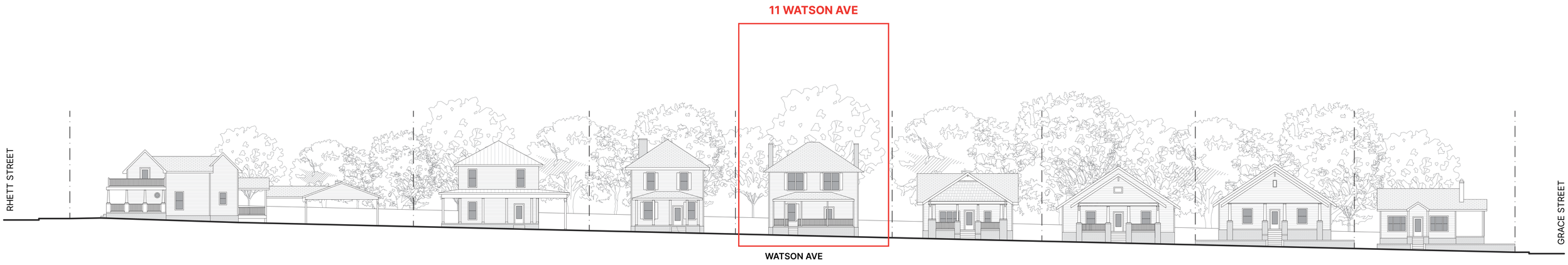
1 EXTERIOR ELEVATION - SINGLE FAMILY | WEST / SIDE
SCALE: 1/4" = 1'-0"



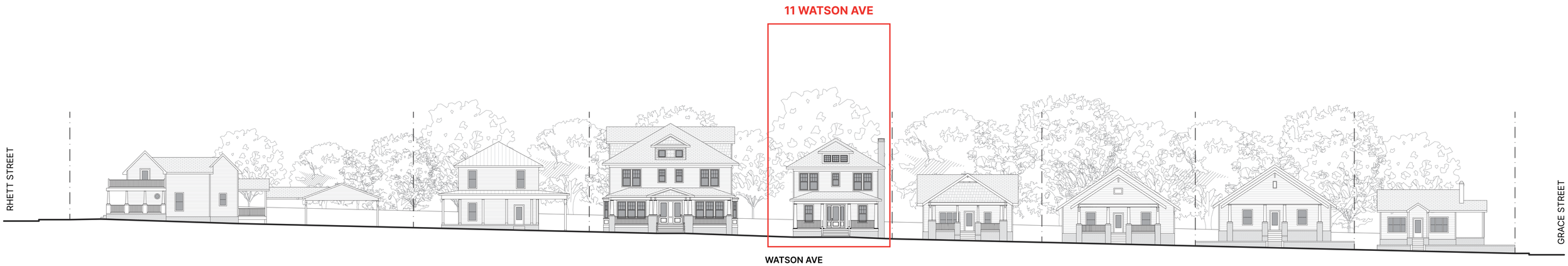
1 EXTERIOR ELEVATION - SINGLE FAMILY | EAST / SIDE
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - SINGLE FAMILY | SOUTH / REAR
SCALE: 1/4" = 1'-0"



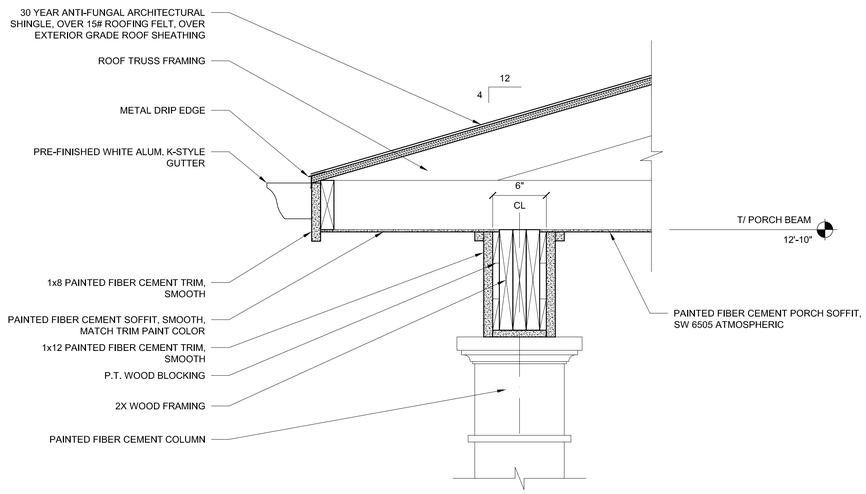
1 EXISTING STREET SCAPE ELEVATION
SCALE: 1/16" = 1'-0"



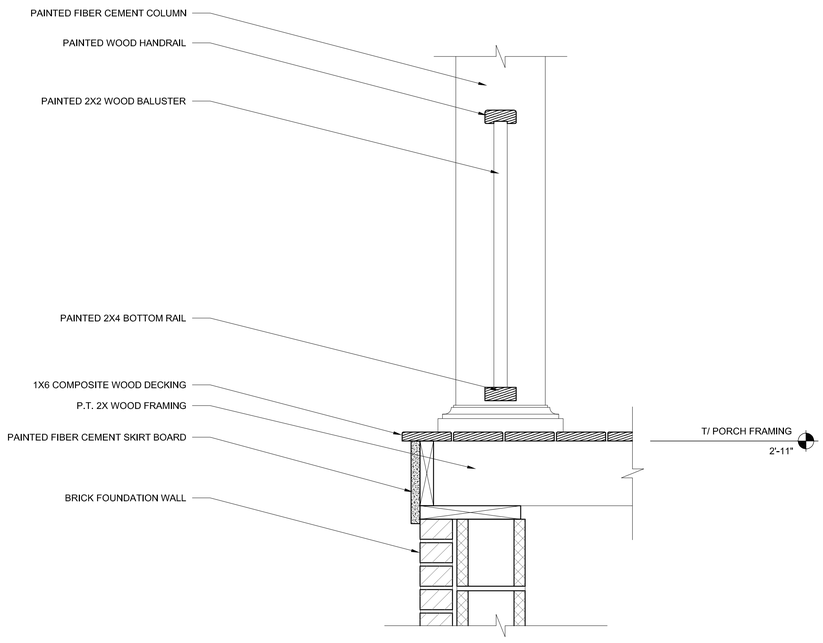
2 PROPOSED STREET SCAPE ELEVATION
SCALE: 1/16" = 1'-0"



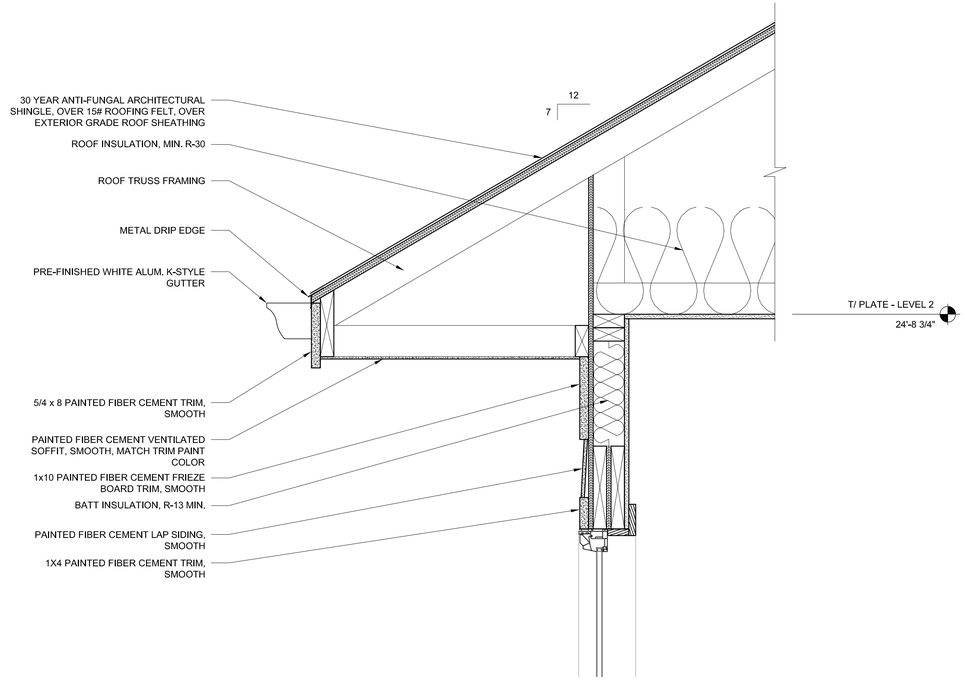
1 BUILDING SECTIONS - SINGLE FAMILY
SCALE: 1/8" = 1'-0"



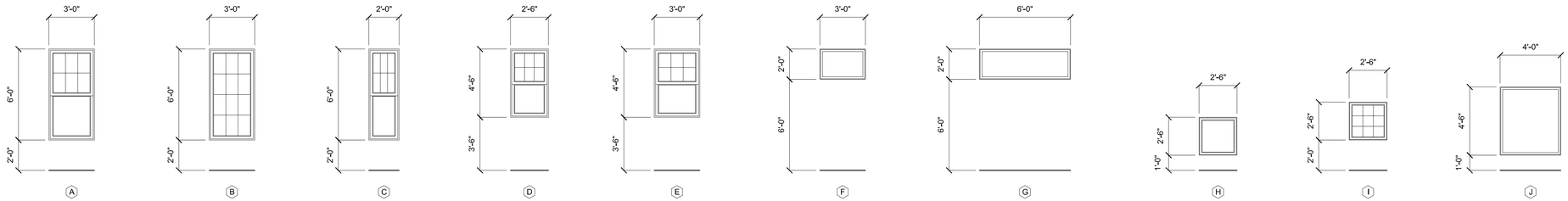
1 DETAIL - PORCH BEAM
SCALE: 1 1/2" = 1'-0"



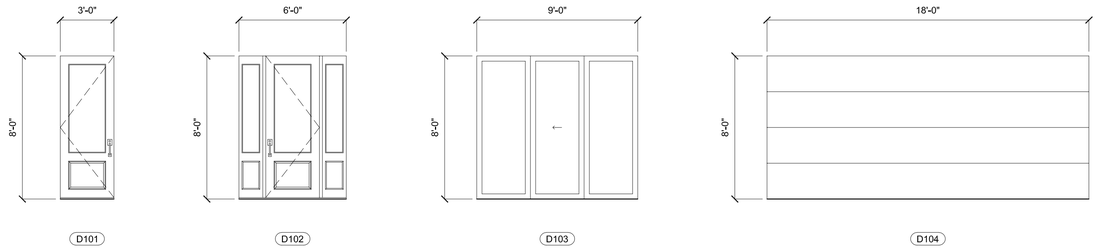
2 DETAIL - PORCH FRAMING & RAIL
SCALE: 1 1/2" = 1'-0"



3 DETAIL - TYP. ROOF SOFFIT
SCALE: 1 1/2" = 1'-0"



1 WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"



2 DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"



VIEW DIRECTLY ACROSS WATSON AVE



VIEW ACROSS WATSON TOWARDS GRACE ST



VIEW ACROSS WATSON TOWARDS RHETT ST



VIEW OF SINGLE FAMILY

Planning Staff Report to
Design Review Board
January 5, 2026
for the January 15, 2026 Public Meeting

Docket Number:	**25-1116**
Applicant:	Price Cameron
Property Owner:	Jackson Hughes, 101 E Court Street LLC
Property Location:	101 East Court Street
Tax Map Number:	0063000600310
Zoning:	MX-D, Downtown Design Review Boundary
Proposal:	**CA for Site Plan, Massing, and Architecture**
Staff Recommendation:	**Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Overview:

The applicant is requesting approval for the site plan, massing, and architectural detailing for a new 8-story building with office/retail and restaurant spaces at the ground level, and office spaces on the upper floors.



Staff Analysis:

<u>Site Plan</u>

- PUB 1 – Block Pattern
  - The proposed development will create an active structure in place of a parking lot, keeping under the recommended block length per PUB 1.1, with a structure conforming to the development code's maximum building length. Per PUB 1.5 and 1.6 service vehicle access will utilize an existing utility corridor and not further impede pedestrian movement.

- PUB 2 – Pedestrian Realm
    - The Pedestrian Realm is recommended to be no less than 15’ from building face to back of curb and is recommended to be broken up into three distinct sections. The first section being a 4’ building transition zone; the second section a 6’ pedestrian travel zone; and the third section a 5’ street furnishing and tree planting zone.



    - This application provides approximately 17’ between building façade and back of curb, breaks up the space in accordance with the guidelines, and allows for an active, unimpeded, and ADA compliant pedestrian route,
    - Grade challenges are addressed through planters, and will have both evergreen and annual plantings.

- PUB 3 – Sidewalk Zone
    - Per PUB 3, all sidewalks are connected and continuous, separated from traffic, made of durable materials, and are ADA compliant.

- PUB 4 – Street Furnishing Zone
    - The street furnishing zone is adequately sized for plantings, pedestrian lights, street trees and street access as required.



- PUB 5 – Planting Zone
    - Per the guidelines, a licensed landscape architect was utilized in the plant selection. The planting zone is activated with evergreen plantings, colorful annuals, and urban-tolerant street trees. A wide variety of species is employed and will be cross-checked for variety during the permit-review process.

- PUB 6 – Building Transition Zone
    - The building transition zone utilizes stepped planters to address grading issues, while maintaining ADA compliance. Building entries are accessible and open, and adequate space exists between building and pedestrian travel-ways for additional elements should future tenants require.

- PUB 7 – Alleys and Pedestrian Cut-Throughs
    - N/A

- PUB 8 – Publicly Accessible Parks & Plazas
    - An outdoor seating area has been incorporated at the east end of the structure and is appropriately sized for the use. Furnishings appear to be appropriate for the space, but a final selection has not been submitted. A future CA will be required for tenant upfits of this outdoor space that is associated with the interior restaurant.

- PUB 9 – Lighting
    - No lighting has been provided. Pedestrian lighting will be required per development code and will be evaluated at time of permit review. Any pedestrian lighting will adhere to downtown lighting standards.



- PUB 10 – Walls, Fencing & Screening
  - N/A

- PUB 11 – Signage
  - Signage is not being reviewed as a part of this package and will require a separate CA at time of submittal once individual tenants are identified.

- PUB 12 – Utilities
  - Utilities are located out of view of the public right of way.

- PUB 13 – On-street Parking
  - N/A

Architectural Massing and Detailing

- PRI 1 – Placement
  - Per PRI 1.1 the building facade should be aligned toward the street.

- PRI 2 – Massing
  - The building's height of eight stories is not in stark contrast to the surrounding structures and is compliant with the zoning district.

- PRI 3 – Entry
  - As this is a corner lot, entrances are required on both street-facing sides and are provided. The minimum number of code-required entries has been provided.
  - Per PRI 3.2 entrances are clearly identifiable, and a variety of techniques have been employed including robust signage, activated outdoor adjacencies, wall lights, recesses, and architectural prominences. Staff would recommend further exploration of the Spring Street entrance to further activate and enhance this feature.
  - Per PRI 3.5, entries have been designed to pronounce their purpose as destination.
  - Per PRI 3.6 entries are covered or recessed.
  - Per PRI 3.7, buildings on corner lots shall place entries at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages. This has been accomplished, though staff would recommend further enhancement of the corner entry features during the tenant upfit CA.



- PRI 4 – Activated Ground Floor
  - Per PRI 4.3, publicly accessible commercial spaces are planned along the ground floor to facilitate an active and safe environment.

- Access to commercial areas is unobstructed and direct.
- All windows shall be transparent per PRI 4.2, with no dark tinting or reflectivity being allowed.

- PRI 5 – Articulation
  - In general the articulation of the upper floors is in keeping with the guidelines.
  - Per PRI 5.1, buildings shall be articulated with dimensions that promote a sense of human scale.
  - Per PRI 5.7, buildings on corner lots should accentuate the corner's unique location with architectural features such as chamfered corners, projecting or recessed balconies, embellished doorways, volumetric manipulations, or other window / door enhancements.
  - Staff interprets this guideline to have been met through subtle changes in the balcony and string course angles that enhance the entries yet stay in keeping with the minimalist design.

- PRI 6 – Materiality
  - Materials are generally high quality, sturdy, and in keeping with adjacent structures.
  - Per PRI 6.4 and 6.8, greater textural difference may be employed in the materials, and brighter bolder colors should be used to help to promote an aesthetic that is more urban, and speaks to the future context. Staff would expect to see this in future sign packages and tenant upfit CAs.



- PRI 7 – Lighting
  - Lighting fixtures and placement appear to be in accordance with the guidelines.

- PRI 8 – Private Outdoor Spaces
  - N/A

- PRI 9 – Parking Lots
  - N/A

- PRI 10 – Parking Structures
  - N/A

- PRI 11 – Existing Architecture
  - N/A

Demolition of Existing

No structures on site are of historic or cultural importance and do not warrant protection per the downtown guidelines or the historic guidelines. All trees on site removed during demo will be subject to the City's tree mitigation requirements per section 19-5.2.

Summary:

Staff finds the proposed site design, massing, architectural detailing, and site detailing to be in general conformance with the Downtown Design Guidelines.

Therefore, staff is recommending approval of CA 25-1116 with the following:

1. **All signage will require a separate sign permit and Certificate of Appropriateness and must adhere to the sign standards of the Greenville Development Code.**

2. **Exterior changes due to individual tenant upfits which may include furnishings, signage, lighting, etc. shall require an individual Certificate of Appropriateness and must adhere to the Downtown Design Guidelines.**

3. **A mock-up of exterior materials shall be reviewed on site by staff and two members of the DRB prior to construction.**

4. **An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
5. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.F Lapse of approval/vested rights and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

City Engineer Comments
Reviewed by: Paul Dow
Date: 1/6/2026
Recommend: Approve w/ Comments
Comments:
*1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer Comments
Reviewed By: Eddie Littleton
Date: 1/5/2026
Recommend: Approve
Comments:
Approved with no comments.

Traffic Engineer Comments
Reviewed By: Valerie Holmes
Date: 12/31/2025
Recommend: Approve w/ Conditions
Comments:
A Traffic Impact Analysis form is required for all proposed developments. It can be found at: https://greenvillesc.gov/TIAForm. Please fill out and submit online.

Environmental Engineer Comments
Reviewed By: Brooks Dixon
Date: 12/31/2025
Recommend: Approve w/ Comments
Comments:
1) Wastewater – Wastewater service for the development will be subject to the following conditions:
a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR). https://survey123.arcgis.com/share/0277dbae6a974c5fab9b932b414d59bb
b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
e. Each building shall require a new service fee through ReWa.
2) Stormwater Management – The development is considered a larger common plan and must be performed in
conformance with the City's stormwater ordinance (Article 19-5.3: Stormwater Management). Specifically, you
will need to have a Professional Engineer prepare a non-single family site plan for the development and it will
be subject to the following conditions:
a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major or minor stormwater plan as appropriate.
b. At a minimum, a stormwater plan should include:
i. Proposed layout.
ii. Appropriate erosion control best management practice standard details.
iii. A construction entrance.
iv. A concrete washout.
v. Silt fence
c. The plan should also show any drainage details needed to ensure the development will not adversely

impact adjacent properties and will adequately control runoff from offsite.
a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
c. Water quality treatment is required when either:
 The proposed development or Larger Common Plan will disturb more than 10,000 square feet.
 The proposed development disturbs 50% or more of the parcel or larger common plan.
3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood
Insurance Rate Maps.

city of greenville

APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*STREET ADDRESS 101 E Court Street, Greenville, SC 29601

*TAX MAP #(S) 0063000600310

*ZONING CLASSIFICATION MX-D

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

X 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: 

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ____Yes X No

DESCRIPTION OF REQUEST

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

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

A 7-story office building with possible retail tenant spaces at the ground level. A building to help reinforce the pedestrian street level activation along E Court Street as well as activate the central green space of the North of Broad District with ground level activation and activated upper floor terraces facing the central communal space.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A. DESIGN REVIEW BOARD	$300.00, *site plan review*
	$300.00, *architectural review*
B. SIGNS	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	$50.00
E. INFORMAL REVIEW	$50.00

2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless expressly determined by the administrator, all applications must contain the following:

☐ SITE PLAN REVIEW

a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).

b. Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

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

☐ ARCHITECTURAL REVIEW

a. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).

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

c. Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and

signage).

d. Renderings (include perspective drawings, including views from pedestrian and public realm).

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

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

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

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

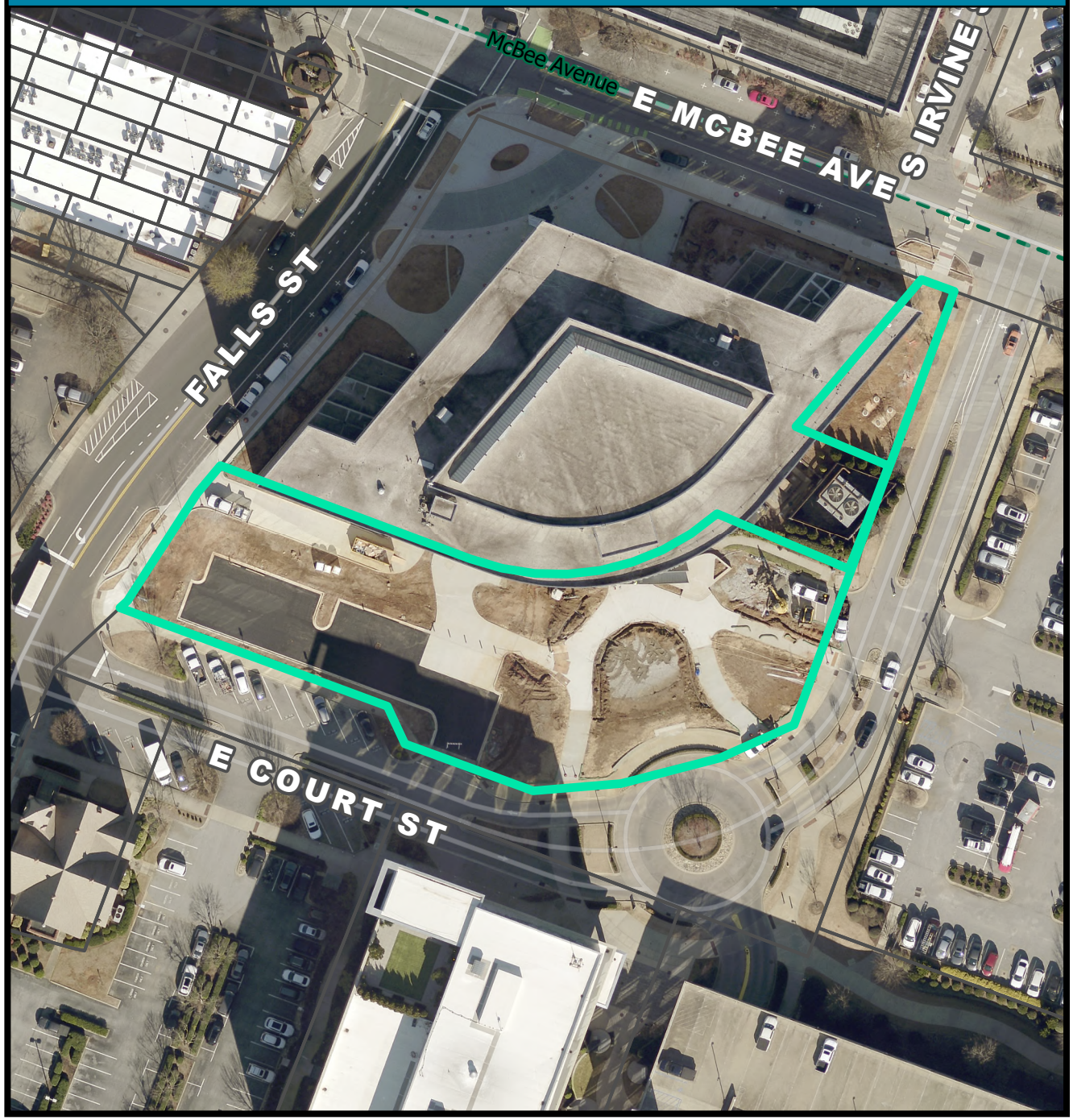
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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

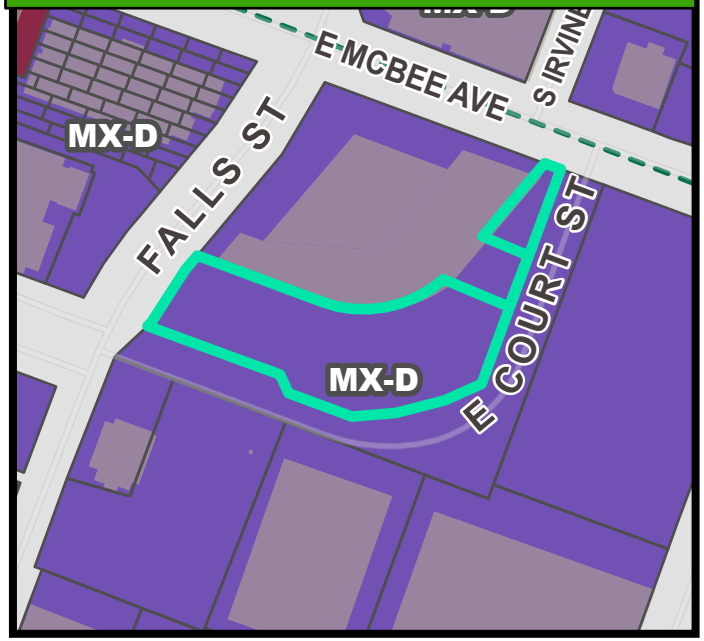
*Signatures	
Applicant	
Date	12/1/2025
Property Owner/Authorized Agent	
Date	12/1/2025
Public Hearing information	
Public Hearing signs	

CA 25-1116 • 101 EAST COURT STREET

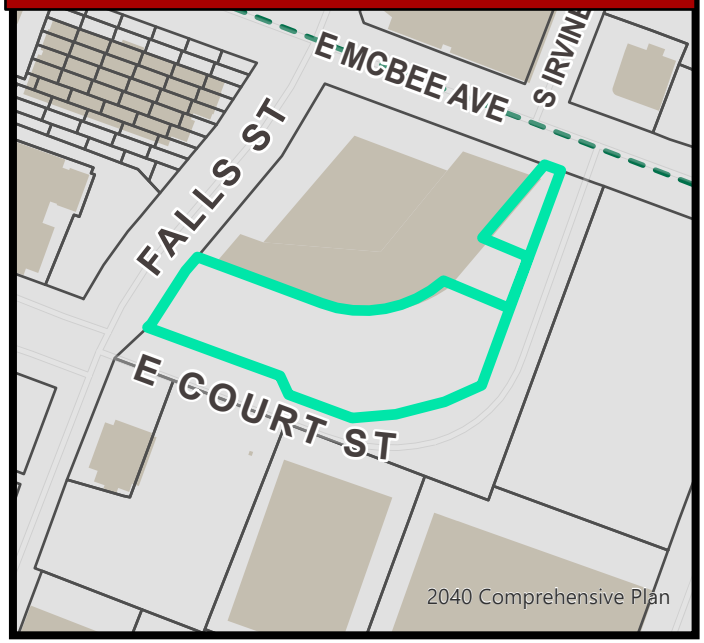
AERIAL VIEW



CURRENT ZONING

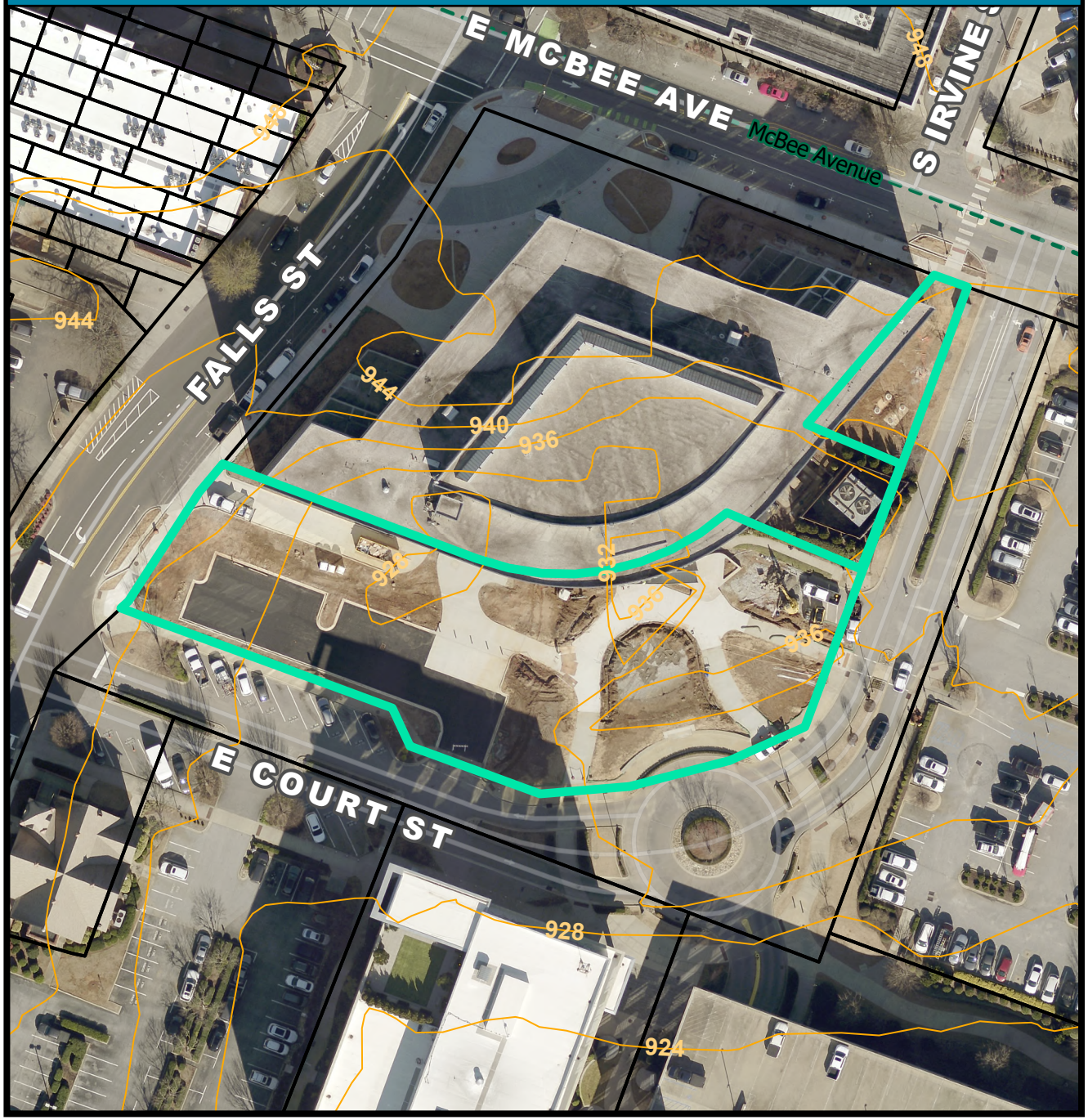


FUTURE LAND USE

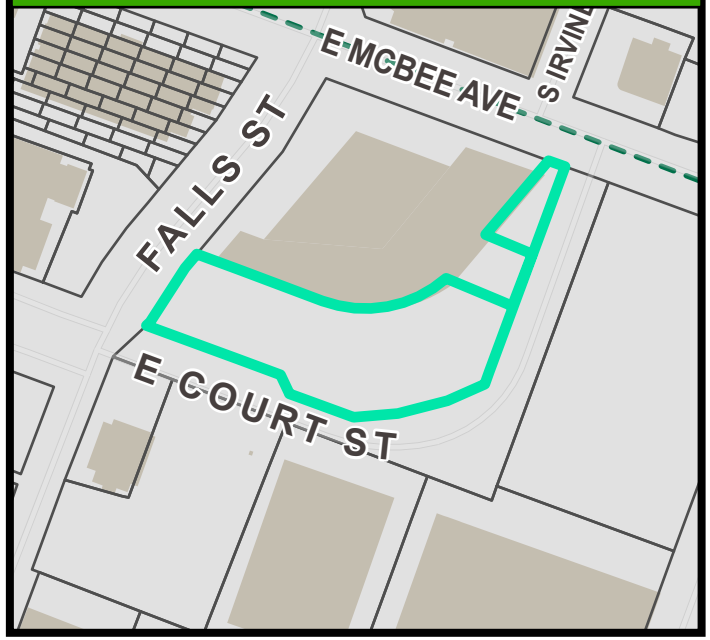


CA 25-1116 • 101 EAST COURT STREET

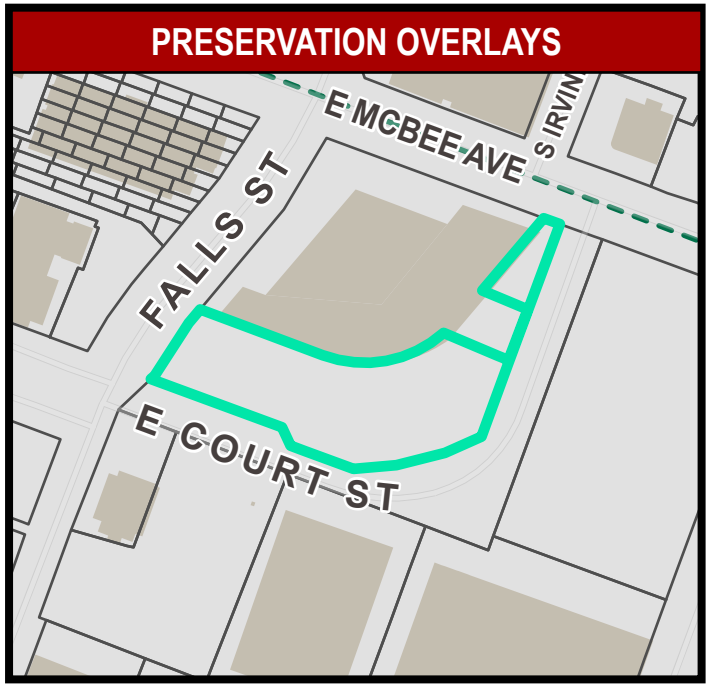
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

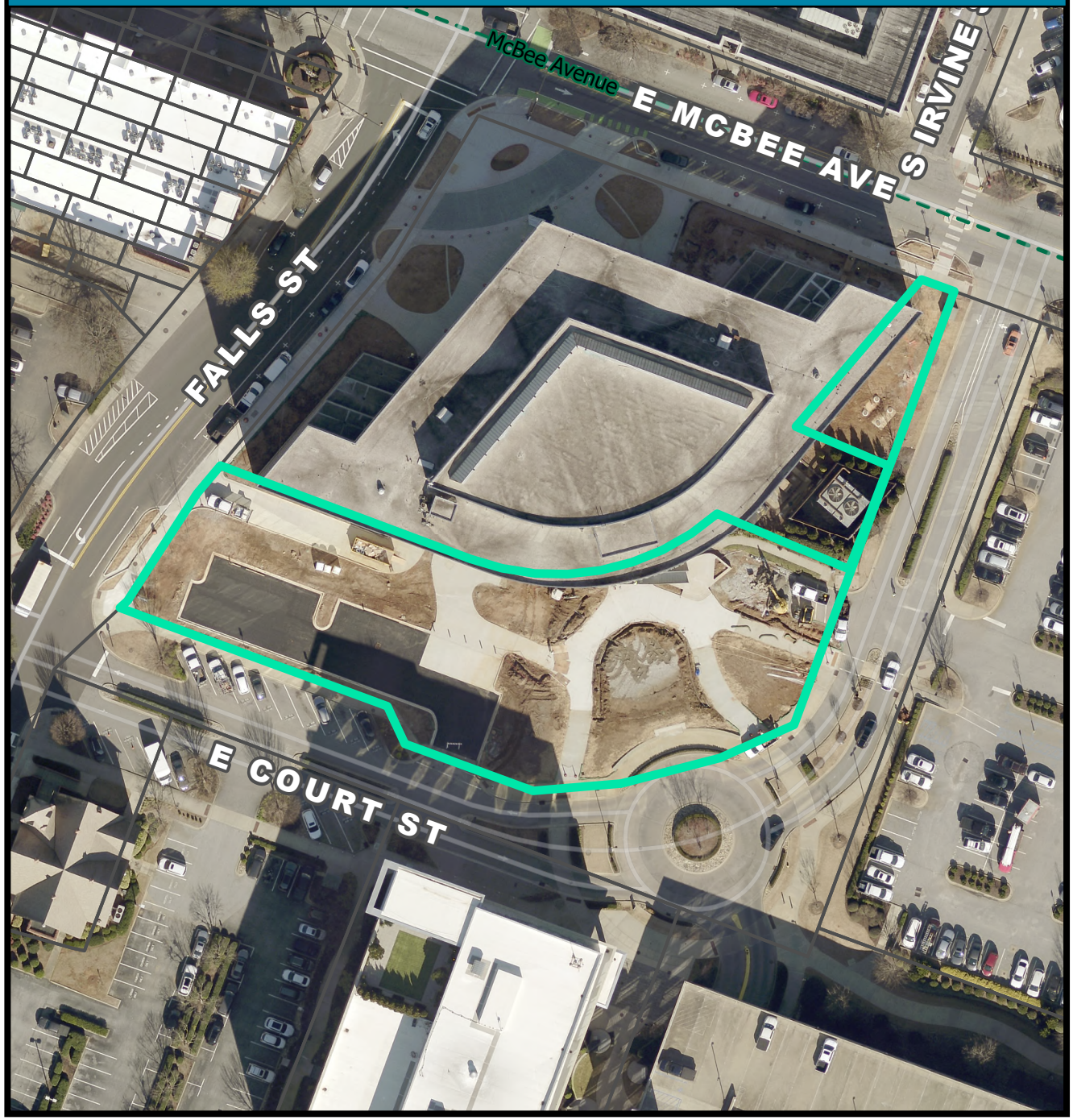


PRESERVATION OVERLAYS

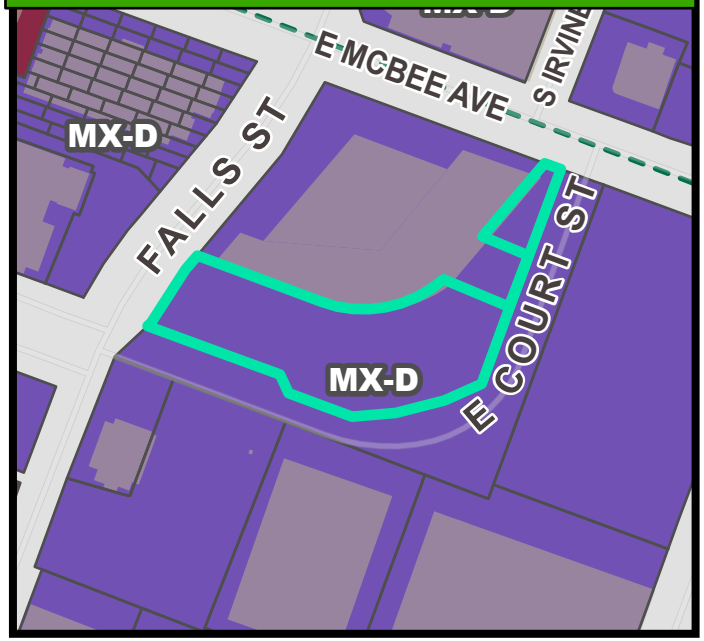


CA 25-1116 • 101 EAST COURT STREET

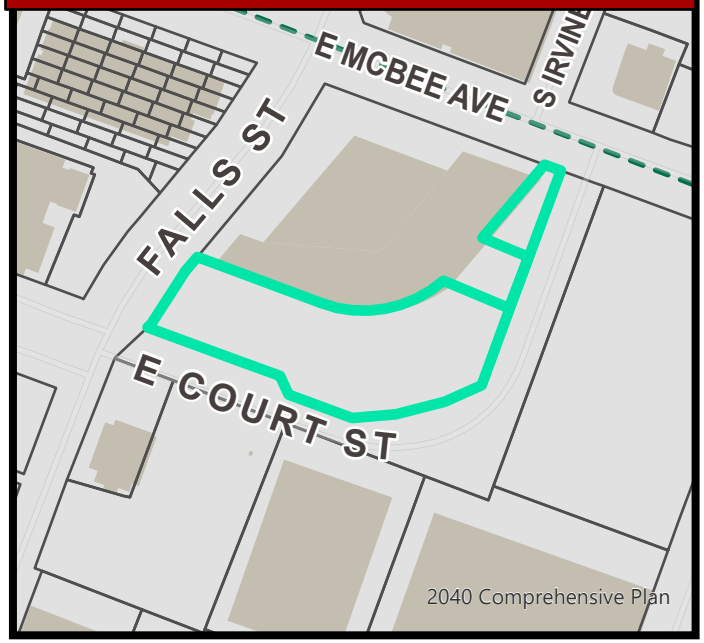
AERIAL VIEW



CURRENT ZONING

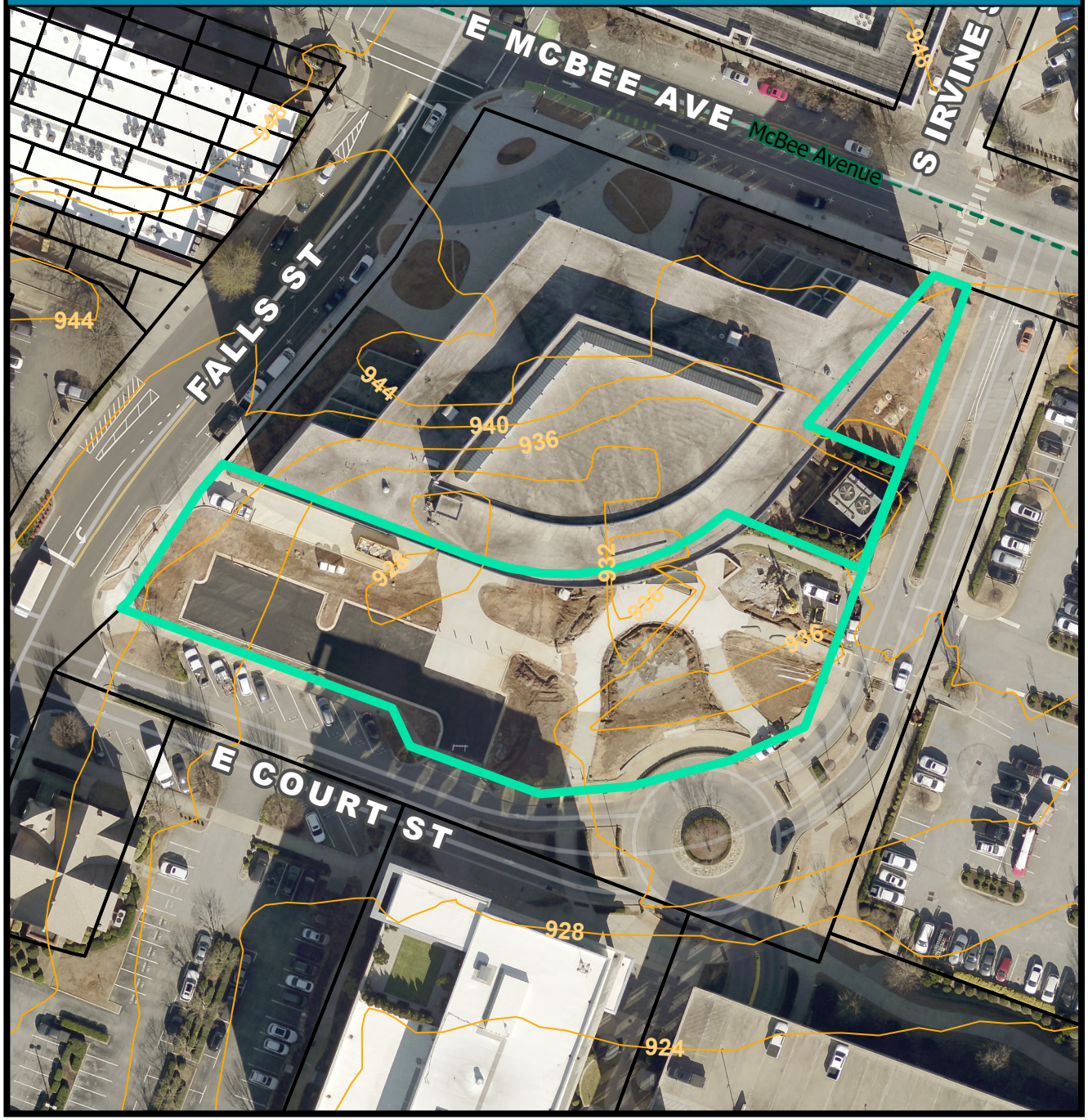


FUTURE LAND USE

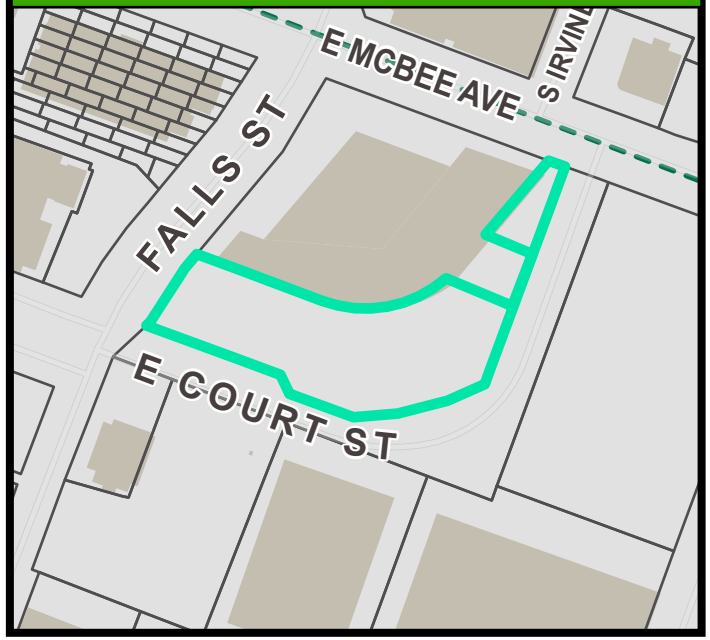


CA 25-1116 • 101 EAST COURT STREET

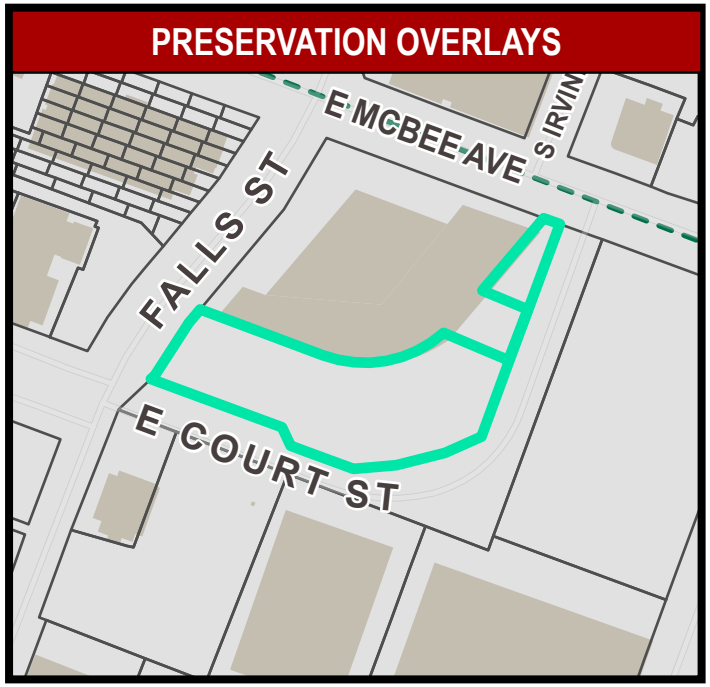
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



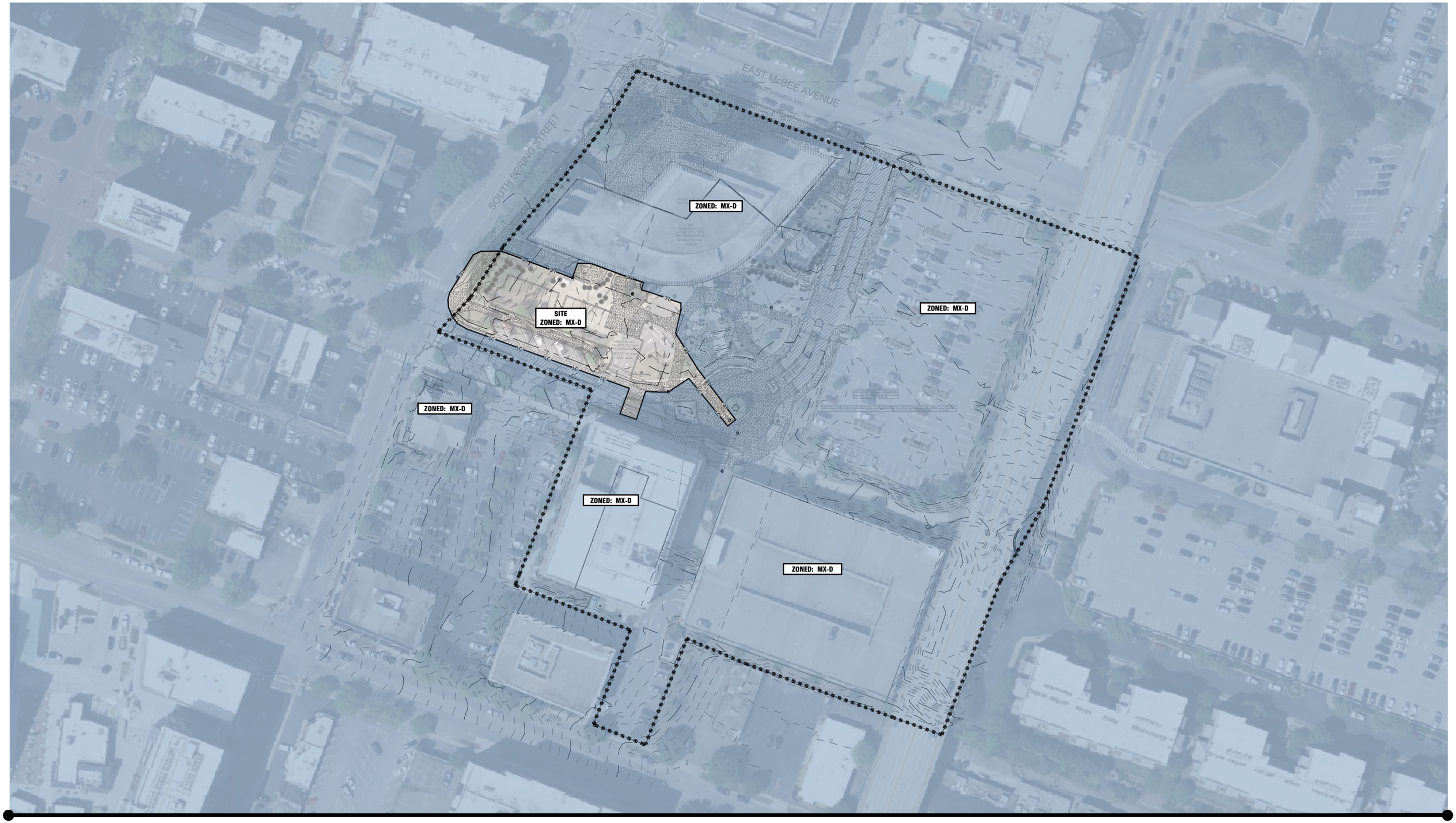
101 E COURT ST
OFFICE BUILDING

GREENVILLE, SC | 02.02.2026

DRB PACKAGE

HUGHES
COMMERCIAL PROPERTIES INC.

Gensler



Bluewater Civil Design, PLLC
718 Lowndes Hill Road
Greenville, SC 29607
www.bluewatercivil.com
info@bluewatercivil.com

Date: 2/2/26

north

100 50 0 100

scale: 1" = 100'

101 EAST COURT

Existing Conditions

SITE DATA

TMS:	**part of 0063000600310 & 0063000600306**
PARCEL:	**0.4± ACRES**
ZONING:	**MX-D**
USE:	**MIXED-USE/ OFFICE**

101 EAST COURT

EAST McBEE AVENUE

SOUTH SPRING STREET

SITE
ZONED: MX-D

ZONED: MX-D

ZONED: MX-D

ZONED: MX-D

ZONED: MX-D

ZONED: MX-D

NORTH OF BROAD DISTRICT

Bluewater Civil Design, PLLC
718 Lowndes Hill Road
Greenville, SC 29607
www.bluewatercivil.com
info@bluewatercivil.com

Date: 2/2/26

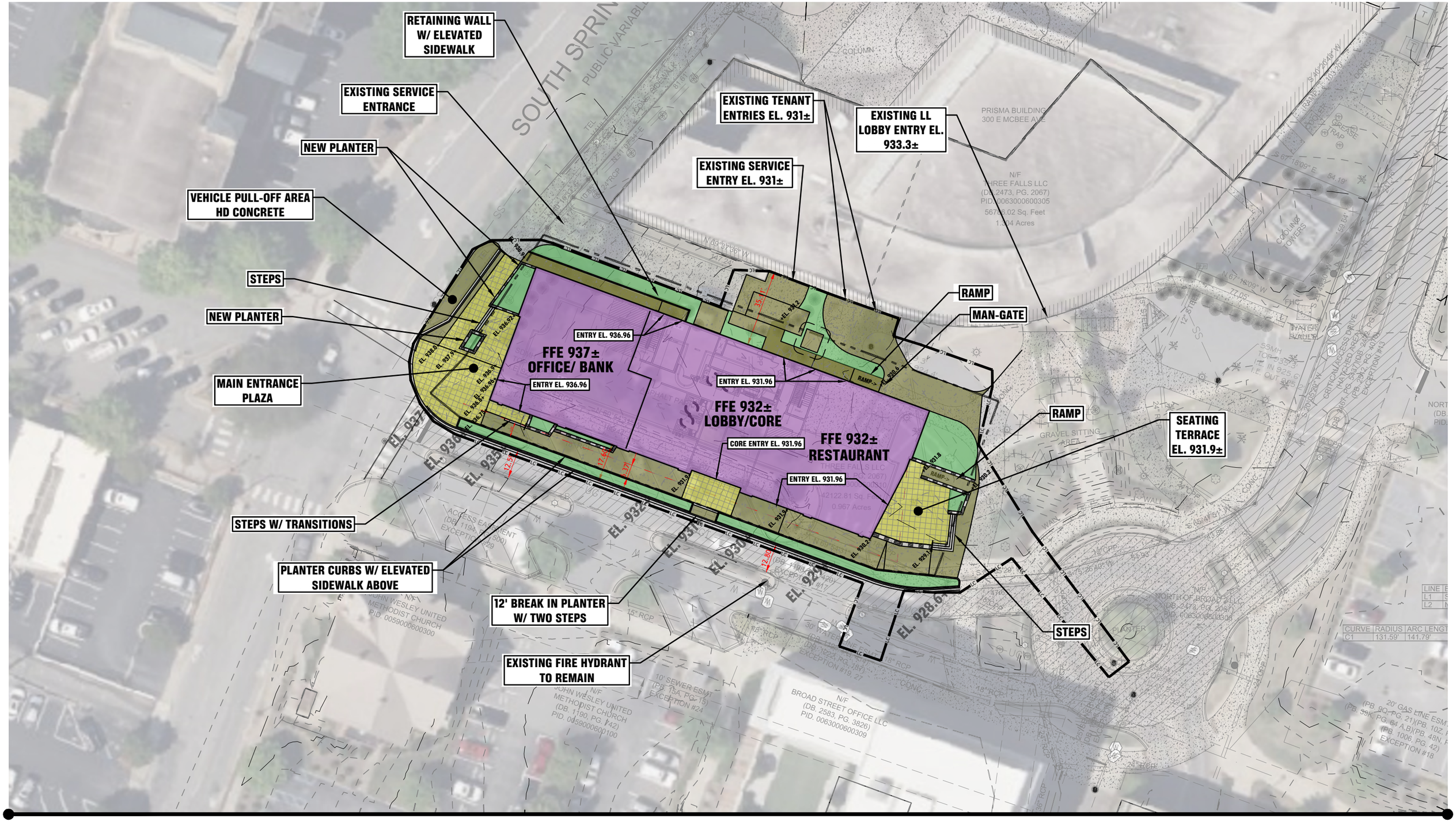
north

100 50 0 100

scale: 1" = 100'

101 EAST COURT

NOBD Site Plan



Bluewater Civil Design, PLLC
718 Lowndes Hill Road
Greenville, SC 29607
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info@bluewatercivil.com

Date: 2/2/26

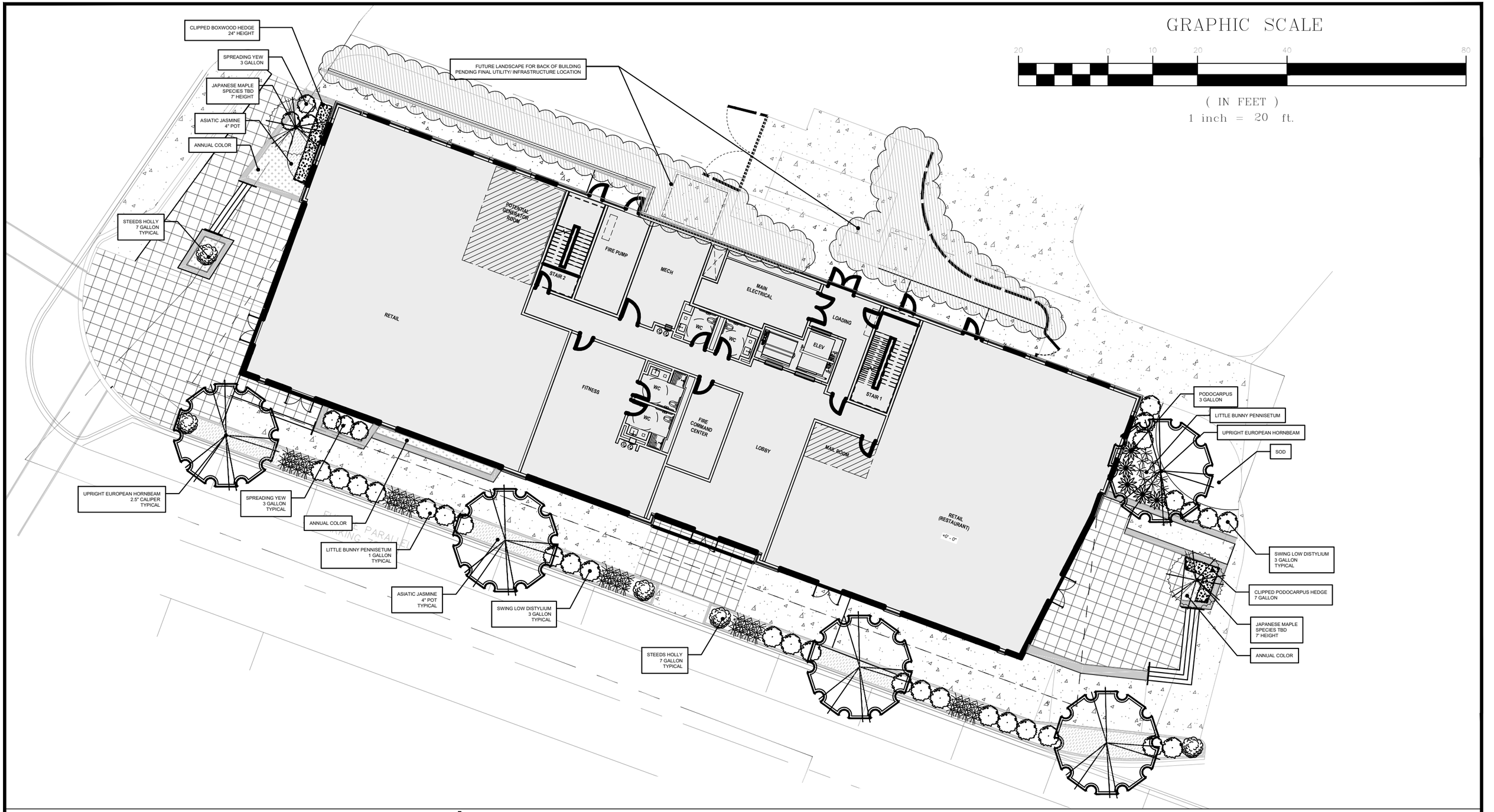
north

40 20 0 40

scale: 1" = 40'

101 EAST COURT

Site Plan 7



PROJECT NUMBER 26005-01

REVISION: 01 02-02-2026 DRB SUBMITTAL

101 EAST COURT

Landscape Plan

Scale: 1" = 20' - 0"

N W E S

McLeod
LANDSCAPE ARCHITECTS, LLC

McLeod Landscape Architects, LLC - 100 Grove Road, Greenville South Carolina 29605 - Telephone 864 370 3635

AJ




Trachelosperm Asiaticum

Trachelosperm Asiaticum

Asiatic Jasmine

Type	Evergreen
Hardy Range	7 to 9
Height	6"- 24"
Spread	2-3'
Growth rate	Moderate once established
Form	Trailing vine
Exposure	Full to shade
Persistence	Evergreen
Bloom color	N/A
Bloom time	N/A
Leaf Color	Green
Fall Color	Green

EH



Carpinus betulus 'Frans Fontaine'

Carpinus betulus "Frans Fontaine"

Columnar European Hornbeam

Type	Deciduous broadleaf
Hardy Range	4 to 9
Height	35 feet
Spread	15 feet
Growth rate	Slow
Form	Symmetrical, compact, oval shaped crown
Exposure	Full to partial sun
Persistence	Deciduous
Bloom color	N/A
Bloom time	N/A
Leaf Color	Light Green
Fall Color	Bright yellow

SLD



Distylium PIDIST-VI PP 29.779

Distylium PISDIST-VI PP 29.779

Vintage Swing Low Distylium

Type	Shrub, woody plant
Hardy Range	6B to 9
Height	2' to 3'
Spread	4' to 6'
Growth rate	Moderate
Form	Spreading
Exposure	Full sun, partial shade
Persistence	Evergreen
Bloom color	Red
Bloom time	Winter
Leaf Color	Matte blue-green
Fall Color	No change in fall color

SH




Ilex crenata Steeds'

Ilex crenata 'Steeds'

Steeds Holly

Type	Evergreen
Hardy Range	7 to 9
Height	6 - 8 feet
Spread	5 - 6 feet
Growth rate	Slow
Form	Upright, pyramidal
Exposure	Full sun to partial shade
Persistence	Evergreen
Bloom color	Inconspicuous
Bloom time	Spring
Leaf Color	Dark Green

LB



Pennisetum alopecuroides 'Little Bunny

Pennisetum alopecuroides 'Little Bunny'

Little Bunny Maiden Grass

Type	Ornamental Grass
Hardy Range	5 to 10
Height	1 feet
Spread	1 to 1.5 feet
Growth rate	Moderate
Form	Mounding
Exposure	Full Sun t
Persistence	Deciduous
Bloom color	Plume, Creamy White
Bloom time	August- February
Leaf Color	Narrow -Green
Fall Color	Tan

CBM




Acer palmatum 'Sango-kaku'

Acer palmatum 'Sango-kaku'

Japanese Maple 'Sango-kaku'

Type	Deciduous
Hardy Range	5 to 8
Height	20 to 25 feet
Spread	15 to 20 feet
Growth rate	Slow
Form	Upright
Exposure	Full sun to partial shade
Persistence	Deciduous
Fall color	Good – Reddish Purple
Bloom	Insignificant
Leaf Color	Green
Interest	Fall color, winter interest. Coral colored bark

SY




Cephalotaxus Harringtonii 'Prostrata'

Cephalotaxus Harringtonii 'Prostrata'

Prostrate Yew, Prostrate Plum Yew, Spreading Yew

Type	Evergreen
Hardy Range	7 to 9
Height	2-3 feet
Spread	2- 3 feet
Growth rate	Moderate
Form	Low Mounding, arching pendulous branches that arch up and out
Exposure	Full sun to part shade
Persistence	Evergreen
Bloom color	N/A
Bloom time	N/A
Leaf Color	N/A
Fall Color	Green

POD





Podocarpus macrophyllus 'Maki'

Podocarpus macrophyllus 'maki'

Shrub Japanese Yew – Sheared hedge

Type	Conifer -Evergreen Shrub
Hardy Range	7 to 10
Height	8-10 feet
Spread	3-4 feet
Growth rate	Moderate
Form	Upright Conical/Dome
Exposure	Sun to Part Shade
Persistence	Evergreen
Bloom color	White/ Near White
Bloom time	Early Spring
Leaf Color	Green - Smooth
Fall Color	Green

DB




Buxus sempervirens

Buxus sempervirens

Boxwood

Type	Evergreen
Hardy Range	6B to 9A
Height	Varies 1 to 8 feet
Spread	Varies 1 to 8 feet
Growth rate	Slow
Form	Upright, rounded
Exposure	Part sun to part shade
Flower	N/A
Fruit	N/A
Bloom time	N/A
Leaf Color	Green
Fall Color	N/A

PROJECT NUMBER 26005-01 | **REVISION: 01 02-02-2026 DRB SUBMITTAL**

101 EAST COURT

Landscape Plant Material

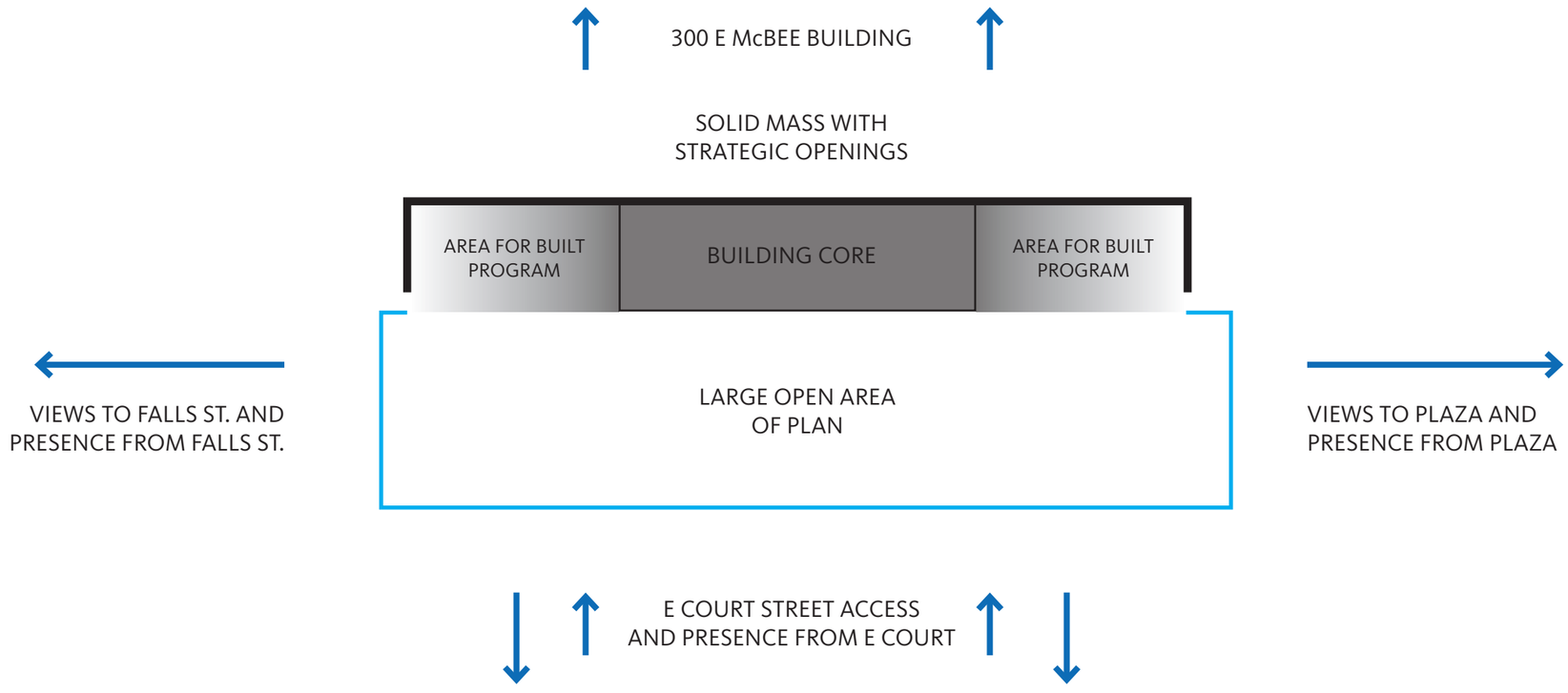
Scale: NTS

N W E S

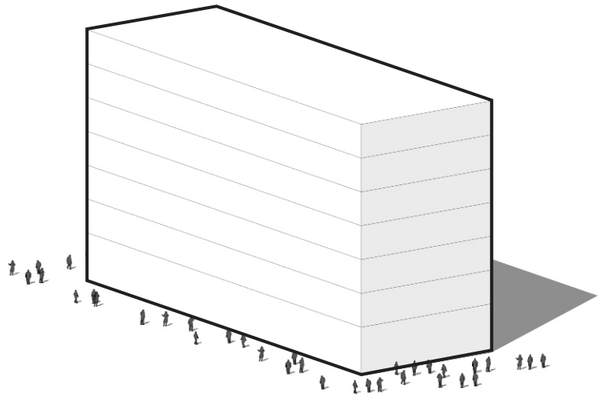
McLeod LANDSCAPE ARCHITECTS, LLC

McLeod Landscape Architects, LLC - 100 Grove Road, Greenville South Carolina 29605 - Telephone 864 370 3635

PARTI DIAGRAM

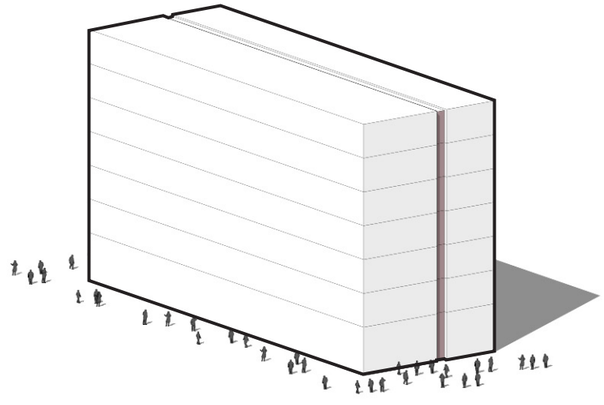


MASSING DIAGRAM



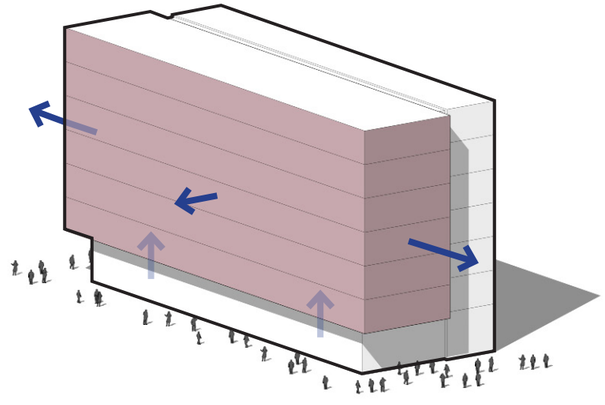
1 STACK

CREATE LEVELS OF PROGRAM



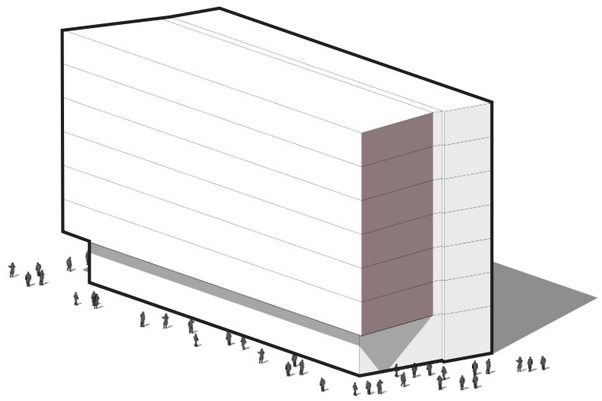
2 ORGANIZE

EXPRESS BARS OF PROGRAM. CORE SPACES VERSUS OPEN OFFICE SPACES



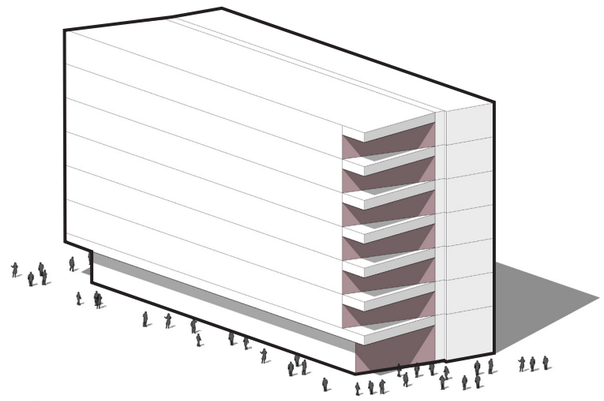
3 RAISE + EXTEND

RAISE AND EXTEND UPPER FLOORS TO CREATE PEDESTRIAN FRIENDLY SCALE AT GROUND PLANE. CREATE MORE USUABLE AREA AT UPPER FLOORS WHILE ALLOWING FOR MORE PEDESTRIAN CONNECTIVITY AT THE GROUND PLANE.



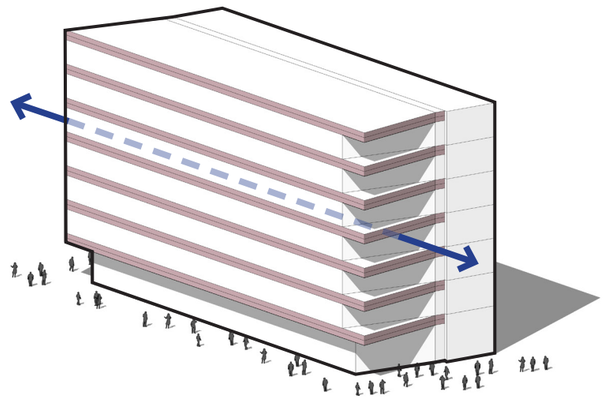
4 SHAPE

SHAPE THE EAST AND WEST ENDS OF THE BUILDING



5 CARVE

CARVE TERRACES ON THE EAST SIDE OF THE BUILDING FACING THE CENTRAL GREEN SPACE



6 ALIGN

CREATE A UNIFYING ELEMENT THROUGH THE USE OF RIBBONS OF THE FLOORS FOR THE FACADES FACING FALLS STREET, E COURT STREET AND THE CENTRAL GREEN SPACE

EXTERIOR DESIGN | GREENVILLE CONTEXT | RED BRICK, METAL PANEL + GLASS













EXTERIOR DESIGN | MATERIALS + ELEMENTS FROM 110 E COURT ST.

Ribbed Metal Panel
Red/Orange Brick (Field)
Black Brick (Accent)
Metal Panel
Carved-Out Corners
Glass Feature Elements







GLAZING
GUARDIAN
SNX 60 CLEAR

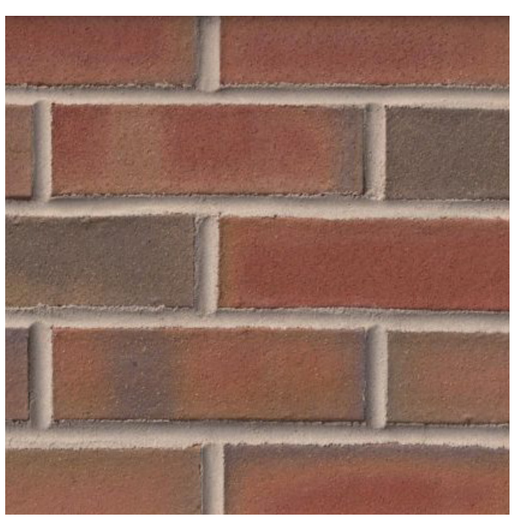
METAL MULLIONS
KAWNEER
DARK BRONZE

METAL PANEL CEILING
FACIL FACADES
PLANE SERIES
OAK MALT

ACM PANEL
ALUCOBOND
PLATINUM MICA



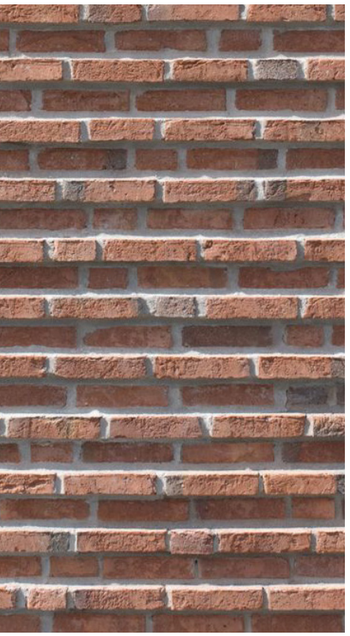
FORMED METAL PANEL
MORIN
MATRIX MX-1
BLACK



BRICK VENEER
HENRY
FR SANDFACE FINE
(TO MATCH 110 E COURT ST BUILDING)



BRICK VENEER
TAYLOR CLAY PRODUCTS
BLACK ONYX WIRECUT
(TO MATCH 110 E COURT ST BUILDING)



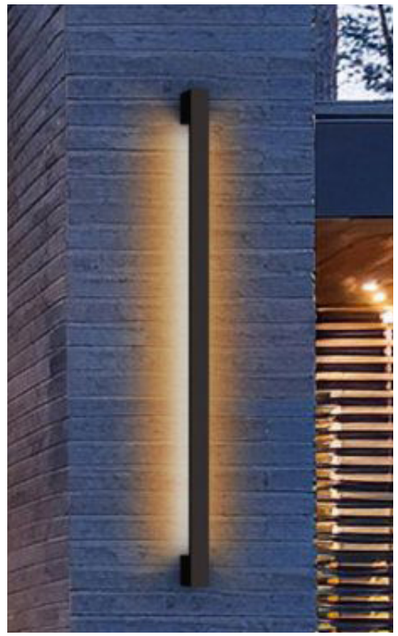
Brick Patterning
along E Court Street



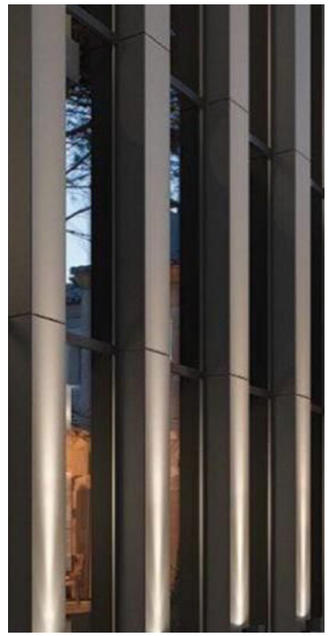
Pedestrian-scale signage
activating ground level



Light Fixtures
in Dark Bronze
finish to match
mullions of
glazing system



Wall sconces
along E Court
Street reinforcing
pedestrian-friendly
scale



Facade accent
lighting



Artistic
representation of
architectural lighting
strategies


URBAN BISTRO
SOLA



From Falls Street



From central green space

EXTERIOR DESIGN | PERSPECTIVE VIEWS



From E Court Street





From central green space


URBAN BANK
101 E COURT
URBAN BISTRO
URBAN BISTRO


URBAN BISTRO

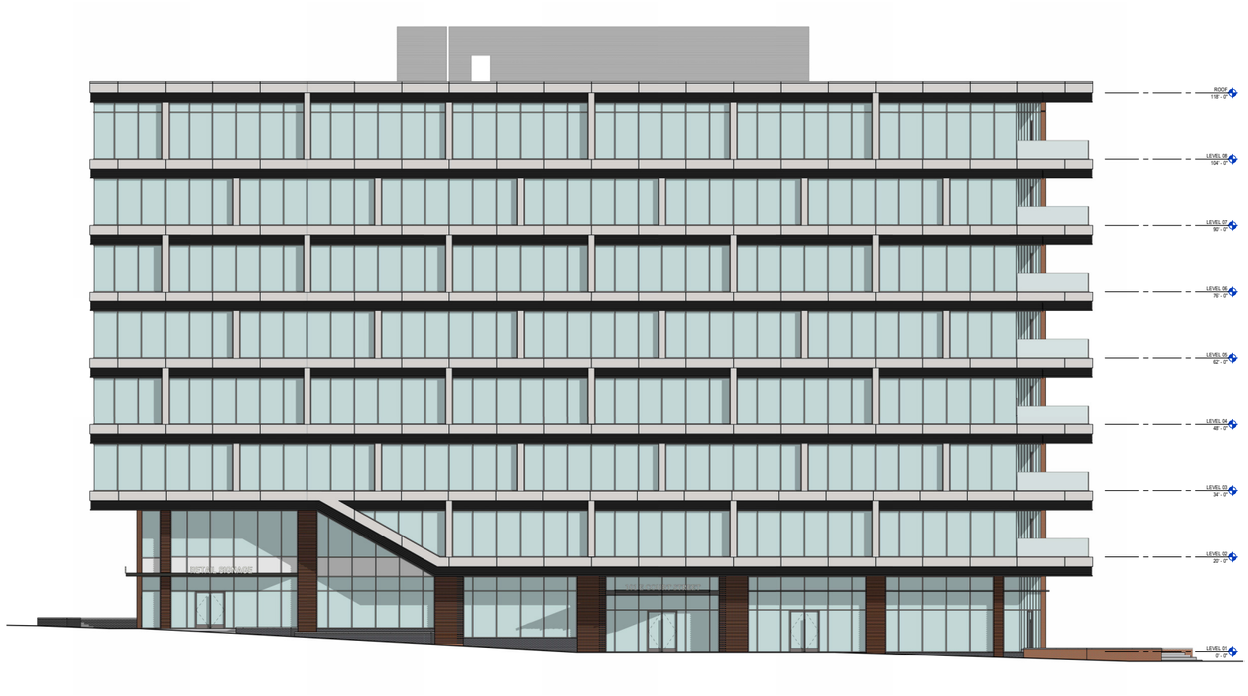

166


URBAN BISTRO

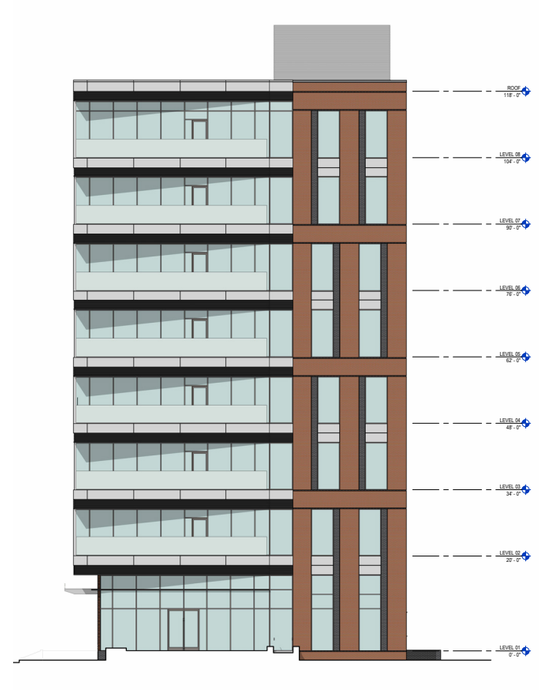

URBAN BANK


URBAN BISTRO
SOLA
300

EXTERIOR DESIGN | ELEVATIONS



South Elevation



East Elevation

0 16 32

EXTERIOR DESIGN | ELEVATIONS



North Elevation



West Elevation

0 16 32



SW Isometric



SE Isometric

EXTERIOR DESIGN | ISOMETRIC VIEWS

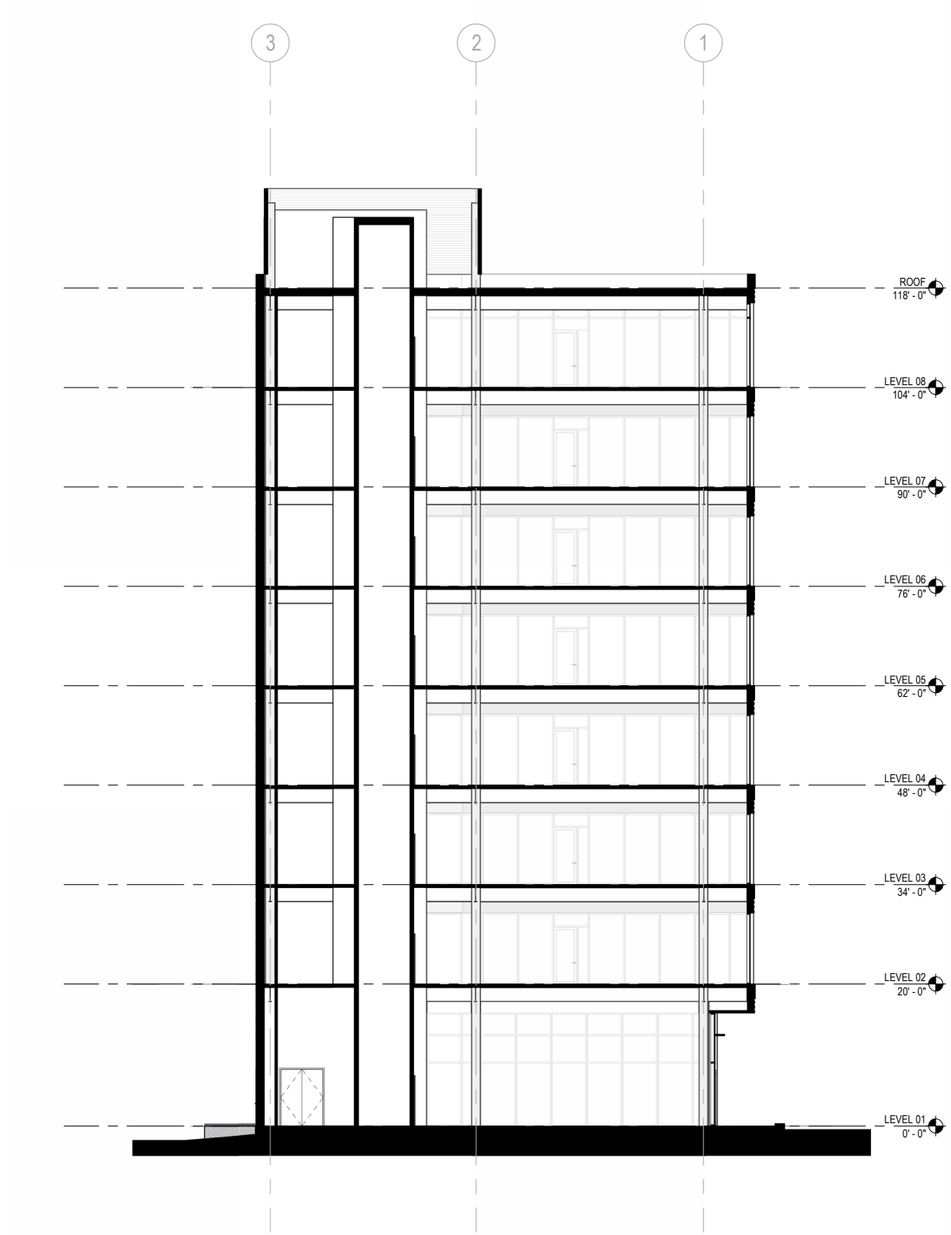


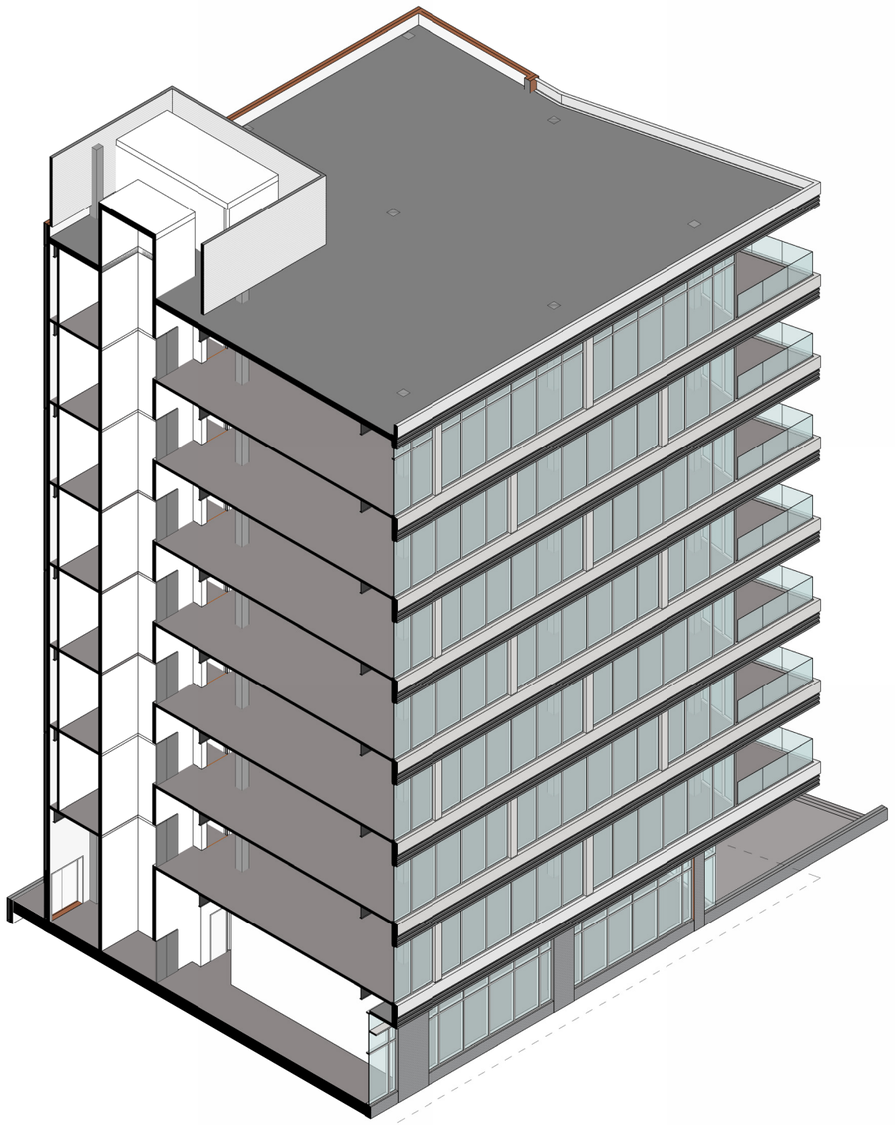
NE Isometric

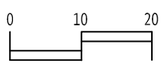


NW Isometric

EXTERIOR DESIGN | BUILDING SECTION







EXTERIOR DESIGN | PERSPECTIVE VIEW SKETCHES



From Falls Street



From central green space

EXTERIOR DESIGN | PERSPECTIVE VIEW SKETCHES



From E Court Street





From central green space

EXTERIOR DESIGN | PERSPECTIVE VIEW SKETCHES



From E Court Street





From central green space

EXTERIOR DESIGN | ENTRANCES

MX-D Zoning
Street-facing entry spacing (average)
Primary Street 40’
Side Street 60’

Length of facade along E Court Street = 180’
180’ / 40’ = 4.5
180’ / 60’ = 3

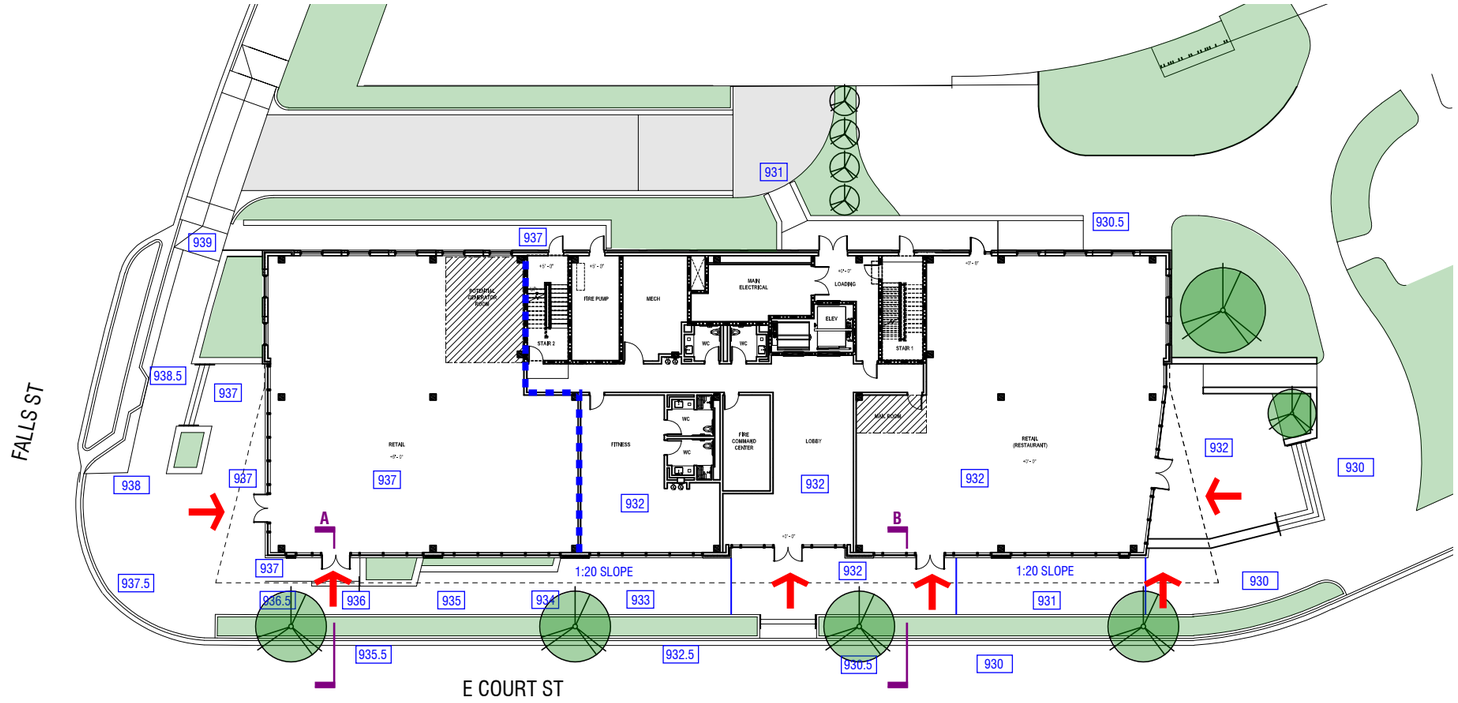
Provides 4 street-facing entries along E Court Street.

Due to the sloping nature of E Court Street - a difference of approximately 7’ from one end of the building to the other, this places entries consistent with the layout of the ground floor, and activates both corners.

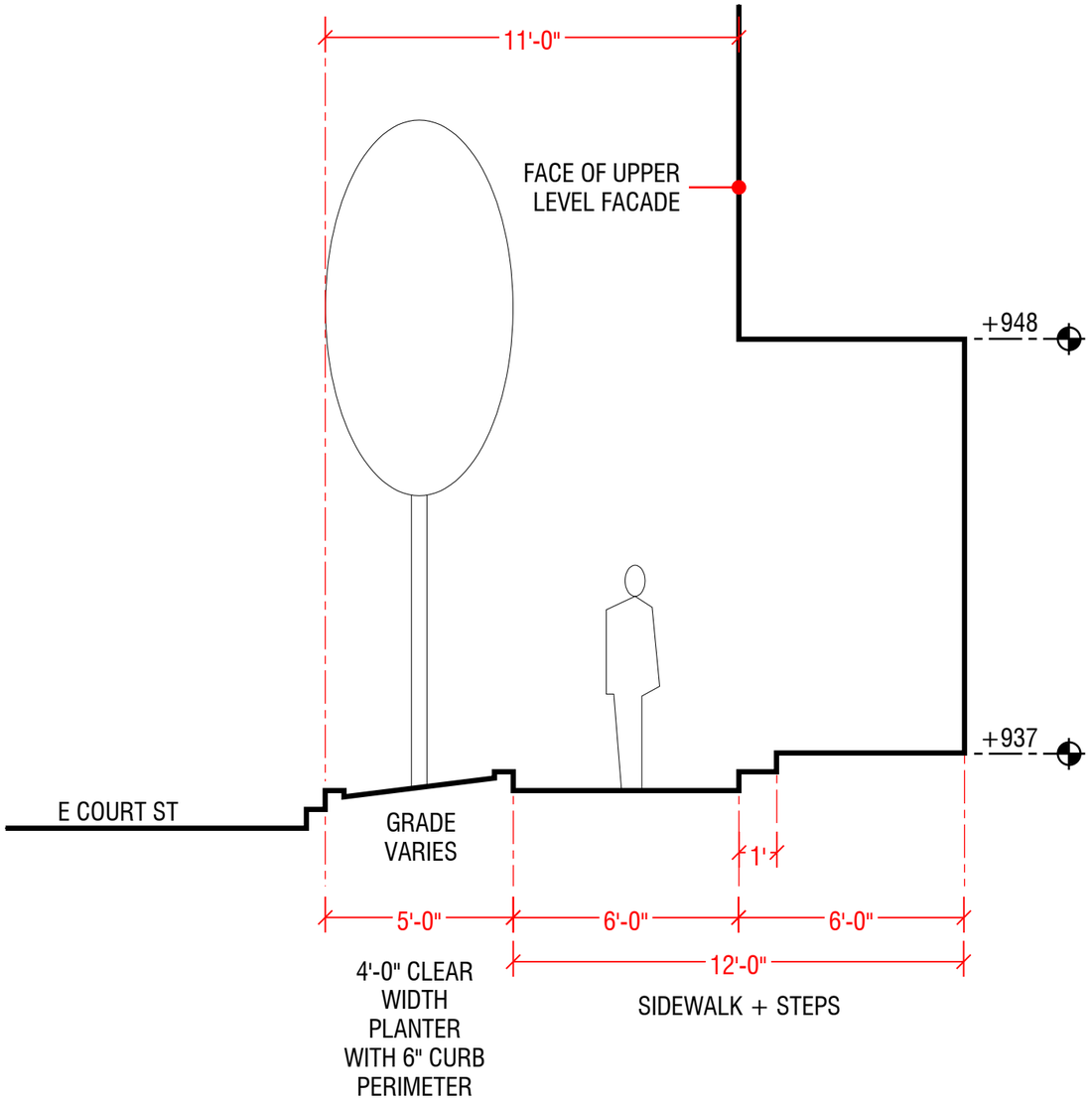
1.. Entry to tenant space at far left side of E Court Street
2. Main Building Entry - to office lobby
3. Entry to tenant space on lower end of the building
4. Entry to tenant space from central green space on the angled wall which partially faces E Court Street - *see note from Development Code below*

g. On a corner lot, an angled entry at the corner of the building where the primary and side street-facing facades meet may be used to meet the requirement for a street-facing entry along both streets.

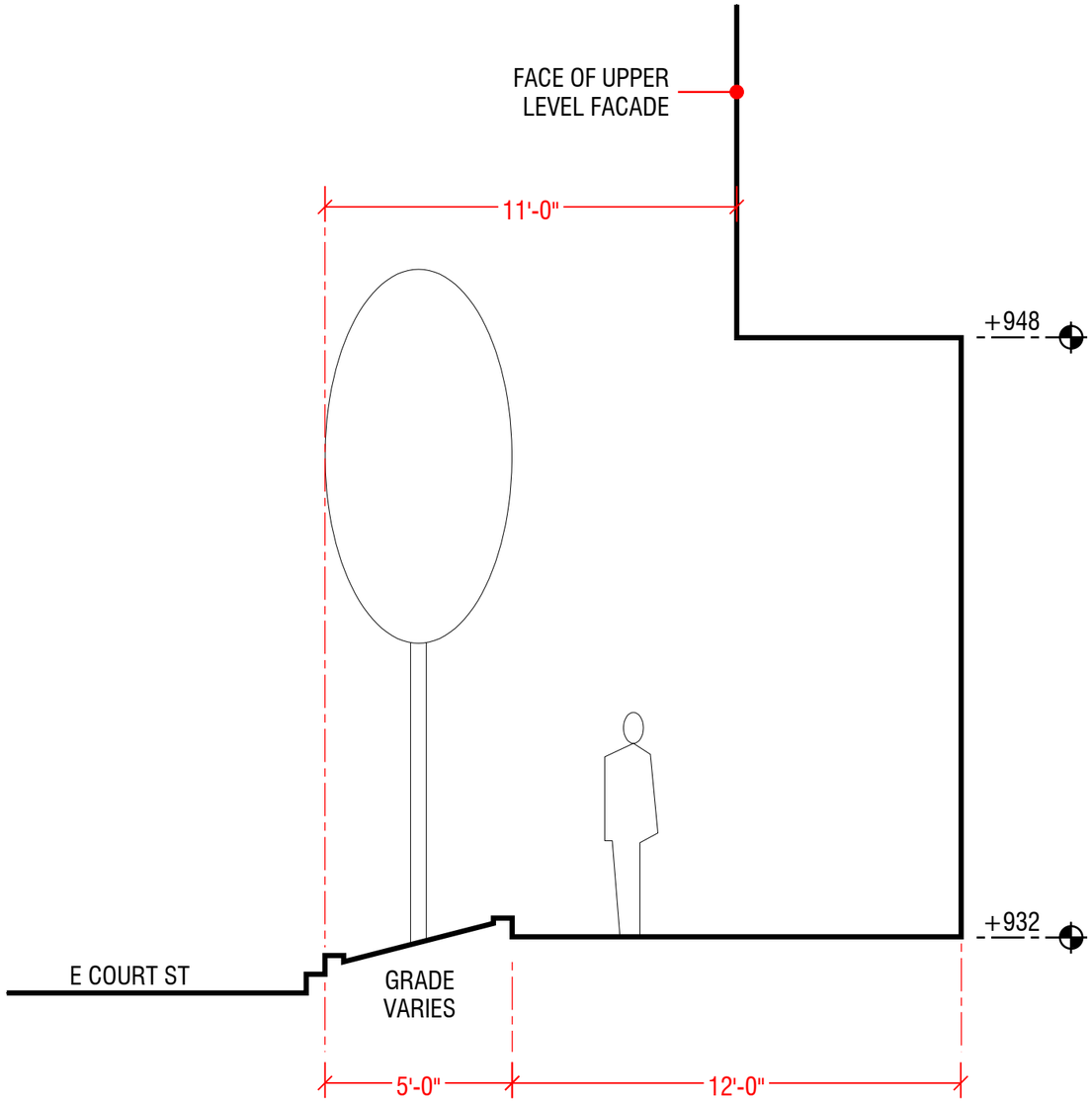




0 16 32



SECTION **A**



SECTION **B**

0 2 4


URBAN BANK
1'-0"
5'-0"
6'-0"
4'-0"


URBAN BISTRO
11'-0"
4'-0"
12'-0"

Planning Staff Report to
Design Review Board
February 5, 2026
for the February 19, 2026 Public Hearing

Docket Number:	**26-030**
Applicant:	S. Caroline Dover
Property Owner:	S. Caroline Dover
Property Location:	6 South Memminger Street (701 Pendleton Street)
Tax Map Number:	0080000300100
Zoning:	MX-2, Mixed Use 2
Proposal:	Single Family Residential Addition
Staff Recommendation:	**Denial**

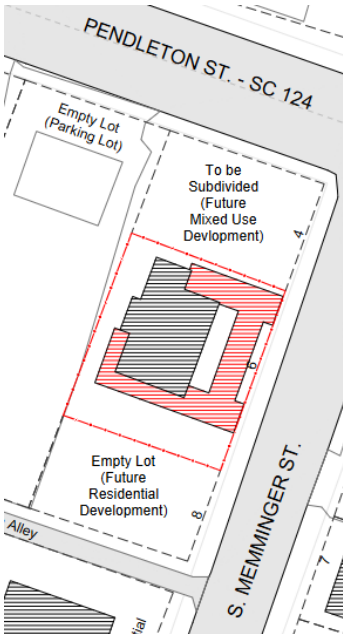
Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Overview:

The proposed project is an addition to a single-family home at the corner of Pendleton Street and South Memminger Street. The project involves reorientation of the home, previously addressed as 701 Pendleton Street, to front South Memminger Street.

A subdivision application has been submitted to split the Pendleton fronting parcel for future mixed-use development. Plans have not been submitted for any future development.



Existing Conditions

The existing house is a 2-story American foursquare with craftsman elements and a hip roof, constructed circa 1925. The structure is not listed on the City's Historic Architectural Inventory and is not eligible for National Register designation. However, the structure is an excellent example of early-twentieth century foursquare design. The home features stylized rafters and cornice details, natural materials, a prominent front porch, and handcrafted brackets and trim.

The property is zoned MX-2 Mixed Use, a zoning designation which encourages a variety of residential, retail, service and commercial uses in a pedestrian-friendly environment. The requirements of the MX-2 zoning district outline a dimensional framework for development, but the Downtown Design Guidelines, with an emphasis on site context and adjacent context guide the architecture.

Project Scope:

Existing Structure

- Demolition of existing front and back porch enclosures and non-original chimney
- Partial demolition of original front porch
- Replacement of existing chimney with a contemporary exhaust system





Site

- Removal of all existing concrete walkways
- New 3-foot fence
- Removal of existing rear parking lot
- New 10-foot permeable driveway, curb cut
- New front steps at South Memminger Street entrance

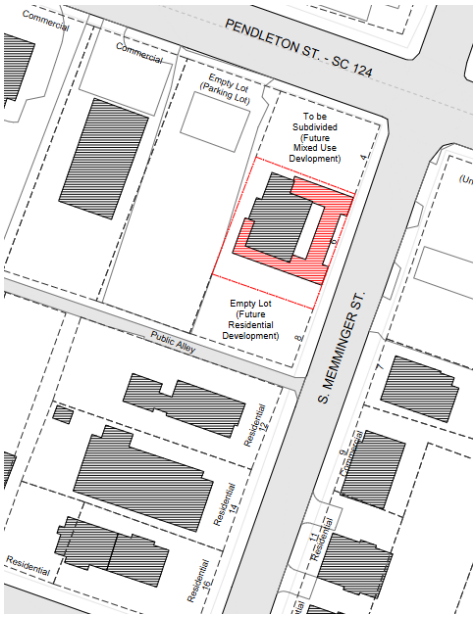
Proposed Addition

- New 1-story addition proposed to wrap the existing structure to include a garage, living room, kitchen, dining room, library, outdoor room, and greenhouse.



Staff Analysis:

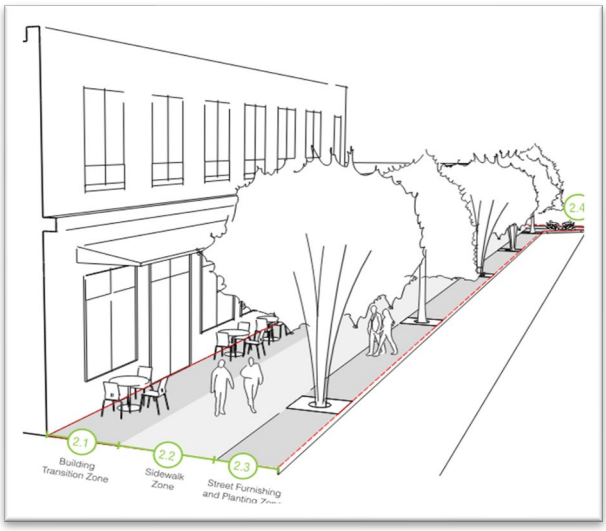
PUB 2.; PUB 3.; PUB 4.; and PRI 1. Placement



Per PRI 1.1 and per the GDC, a uniform alignment of building fronts shall be maintained. Although the MX-2 zoning allows for a setback range of 0-10 feet, staff notes that the Downtown Design Guidelines are an overlay that places additional criteria on the property, above and beyond the requirements of the Development Code.

The guidelines note that inappropriately locating a building and its various associated elements can be detrimental to its immediate surroundings and to the changing needs of the city.

The setback from South Memminger Street is substantially reduced by the addition, resulting in a placement of the home that is no longer in alignment with existing homes along the street. Staff would recommend pushing back the front of the structure to the maximum extent allowed by the district, i.e. 10'



PUB 2, Pedestrian Realm, PUB 3 Sidewalk Zone, and PUB 4 Street Furnishing Zone, are all sections called out by the Design Guidelines. These guidelines require a well-developed 15' of public sidewalk that provides adequate space and depth, which is applied in both commercial and residential contexts.



This guideline is intended to separate, activate, and soften a 0'-setback building façade from the pedestrian travel way, creating a walkable streetscape. Staff acknowledges that in this unique SF residential context, not all elements of this requirement are appropriate. However, a building face that sits directly on the property line does not provide the pedestrian space that is a central tenant of the guidelines and should, therefore, be addressed by a deeper setback.

PRI 2. Massing

Per PRI 2.1, a building's mass, form, and alignment should not be in stark contrast to the surrounding context. Abrupt contrasts in building size and form along a street can be detrimental to neighboring buildings.

The addition wraps the existing home in a way that significantly expands the building footprint and creates a form unlike other building forms within the block. Staff finds that the contrast in massing and form is disruptive to the existing context. The addition alters the building's relationship with the street and interrupts the pattern of nearby residential structures.

PRI 3. Entry

Downtown Design Guidelines related to entries are primarily intended for commercial structures and may not be applicable to single family residential properties. Staff notes that an "entry feature" is required on the Pendleton Street elevation by the Greenville Development Code, as the lot is on the corner of Pendleton Street and South Memminger Street, and both are considered primary streets until the front parcel is subdivided and developed.





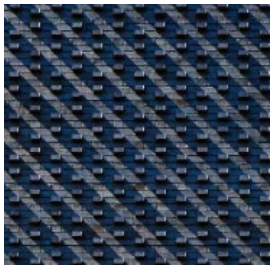
PRI 5. Articulation

PRI 5 states that a design can link and respond to surrounding context by emphasizing a building's distinct parts and their relationship to the building as a whole. Per PRI 5.3, the design should complement the architecture of other buildings. Additionally, the design must have a proper balance of articulation, per PRI 5.4.



Staff finds that minimal articulation is provided along the Pendleton Street facing façade. Overall, the articulation of the proposed addition does not relate to the existing structure. Although the addition should be distinguished from the original structure, there should be coordination in detailing and form to draw a connection between the structures as a unified whole.

PRI 6. Materiality




Proposed materials include:

- Textured Brick (Iron Spot Brick, “Sill Shape”)
- Iron Spot Smooth Brick
- Jet Metals Standing Seam Roof
- Aluminum Clad Wood Windows
- Custom Vertical Slat Wood Door
- Aluminum Clad Wood Glass Entry Doors
- Iron Mountain Paint
- Anodized Aluminum Exhaust Pipes
- CertainTeed Weathered Wood Shingles

Overall, the materials selected are of high quality and provide visual interest, per PRI 6.



PRI 6.6 states that variation in materials and colors must be balanced to create a unified whole. The proposed black infilled brick at the existing red brick structure is unbalanced. This portion of the house was originally an exterior wall, prior to concealment by the existing front porch enclosure.

PRI 11. Existing Architecture

PRI 11. States that new additions to existing structures should present complementary styles while not replicating the existing architecture in a disingenuous way.

Characteristics of the existing building include but are not limited to:

- Low-pitched hipped and gabled roof forms
  - The broad, gently sloping roofline is a signature Craftsman-era trait, emphasizing horizontal proportions and a grounded, sheltering feel.
- Wide overhanging eaves with exposed rafters
  - Outrigger detailing (Rafters) and feature cornice elements are stylized, celebrating hand-crafted construction.
- Mix of high-quality exterior materials including brick, wood windows and granite.

    - The combination of granite on the base foundational stemwall and raked-joint clay-earthen colored brick masonry above is typical of the style's emphasis on natural, tactile materials.
- Prominent front porch
    - The deep, covered porch is a defining feature. Craftsman homes often use tapered or squared columns, sometimes resting on brick piers, to create a sense of sturdiness.
- Multi-pane traditional wood windows
    - A mix of generally large-scale casement, fixed, and double hung window. Multi-pane, windows are used as a common Arts & Crafts Period detail to add an additional layer of depth in visual texture.
- Decorative brackets and trim
    - Trim work under the eaves (as part of an overall cornice and overhang composition) and around the porch reinforces the handcrafted aesthetic.

The addition does not reflect, reference, or replicate these original defining characteristics.



PRI 11.2 states that existing features and details of an original structure should be maintained. The proposed addition is in conflict with this guideline, as it conceals both the original (Pendleton-facing) front façade and the proposed (Meminger-facing) façade of the original structure.

Additions and renovations must be respectful of a building's original architectural character, per PRI 11.3. The proposed addition does not relate to the original structure in either form, style, or detail.

PRI 11.4 states that an addition should not damage or obscure architecturally important features of the existing building. As a wrap-around addition, three sides of the original structure are obscured. The proposed replacement of the original chimney and infill of the window facing Pendleton Street are in further conflict with this guideline.

Additions should be visually distinguished from the original building so that new elements can be distinguished from one another, per PRI 11.5. The proposed addition is visually distinguished

from the original house. However, the addition and original structures should be architecturally cohesive.

PRI 11.7 states that additions must be subordinate in scale and character to the original. The way in which the proposed addition conceals a large portion of the original structure is inappropriate per this guideline. The addition does not appear subordinate.

Summary

Staff recommends denial of the application based on the project's non-conformance with the following:

- *PUB 2. Pedestrian Realm*
    - *Unaddressed*
- *PUB 3. Sidewalk Zone*
    - *Unaddressed*
- *PUB 4. Street Furnishing Zone*
    - *Unaddressed*
- *PRI 1. Placement*
    - *Inappropriate placement of building wall*
- *PRI 2. Massing*
    - *2.1 A building's mass, scale, form, floor-to -floor height and horizontal alignment should not be in stark contrast to its surrounding context. Surrounding context should include all buildings located within one block of the proposed development.*
- *PRI 5. Articulation*
    - *5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.*
    - *5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.*
- *PRI 11. Existing Architecture*
    - *11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area*
    - *11.3 Additions and renovations must be respectful of a building's original architectural character.*
    - *11.4 An addition should not damage or obscure architecturally important features of the existing building.*
    - *11.7 Additions must be subordinate in scale and character to the original building.*

city of greenville

APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*STREET ADDRESS 6 S. Memminger St. Greenville, SC 29601

*TAX MAP #(S) 0080000300100

*ZONING CLASSIFICATION MX-2

*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: SCD

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ✓ Yes ____No

DESCRIPTION OF REQUEST

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

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

The project is a renovation of and addition to the existing structure at 6 S. Memminger St. (previously 701 Pendleton St.), to create a new single family residence. The project is zoned MX-2 (Mixed Use 2). The proposal is inspired by and responds to the code's minimum setbacks, (within 10' of the property line), build to widths, maximum height, facade transparency (>35%), active depth, and others. This is an application for a certificate of appropriateness from the Design Review Board. Please see the attached presentation for more details.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A. DESIGN REVIEW BOARD	$300.00, *site plan review*
	$300.00, *architectural review*
B. SIGNS	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	$50.00
E. INFORMAL REVIEW	$50.00

2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless expressly determined by the administrator, all applications must contain the following:

☐ SITE PLAN REVIEW

a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).

b. Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

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

☐ ARCHITECTURAL REVIEW

a. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).

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

c. Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and

signage).

d. Renderings (include perspective drawings, including views from pedestrian and public realm).

e. Model (digital model that includes the surrounding context and should include accurate scale, architectur detail to the extent that if describes the design intent, proposed textures and proposed sign location).

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existir structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

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

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

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonab effort to determine whether a deed or other document places one or more restrictions on the property that preclude 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 t applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated waived, then the planning office will indicate in its report to the planning commission that granting the requested chan would not likely result in the benefit the applicant seeks.

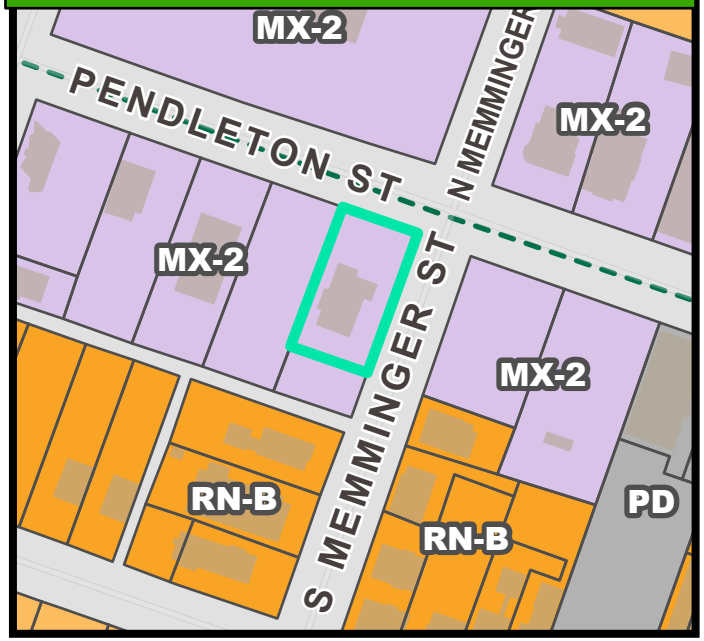
*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	
Public Hearing information	
Public Hearing signs	

CA 26-030 • 6 SOUTH MEMMINGER STREET

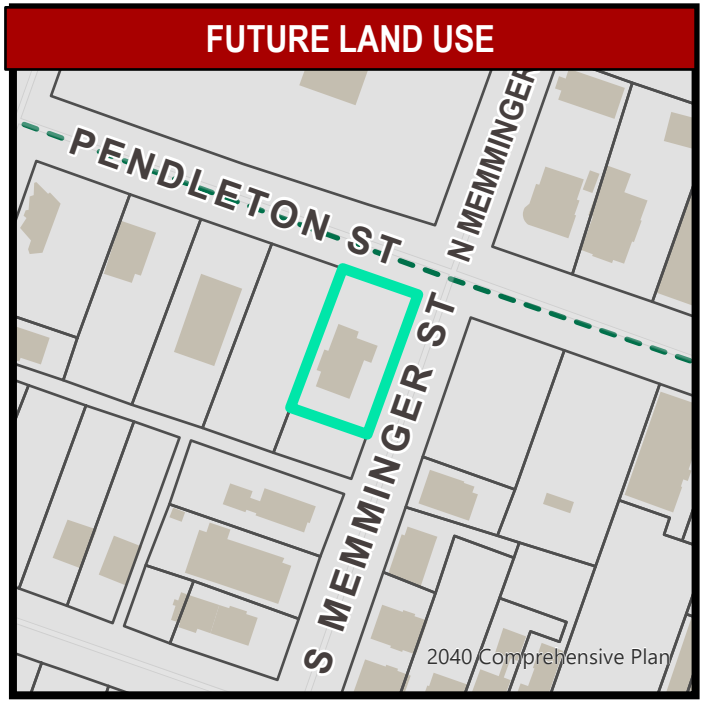
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

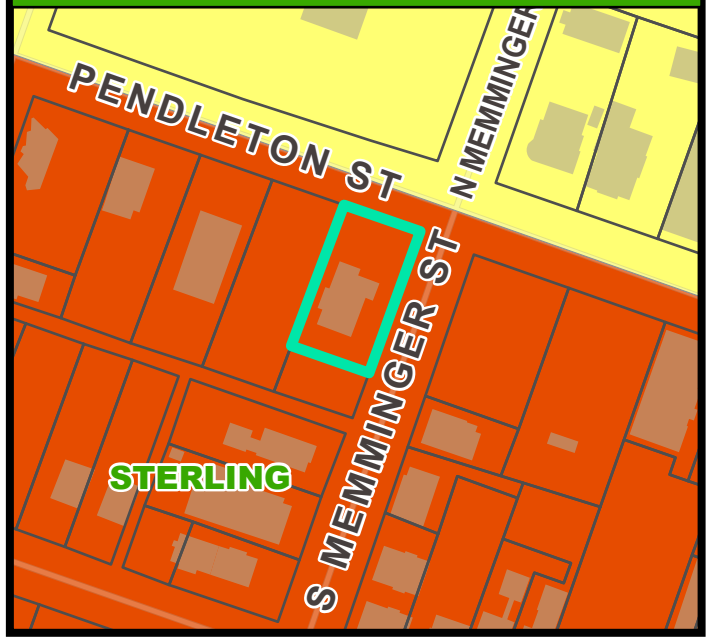


CA 26-030 • 6 SOUTH MEMMINGER STREET

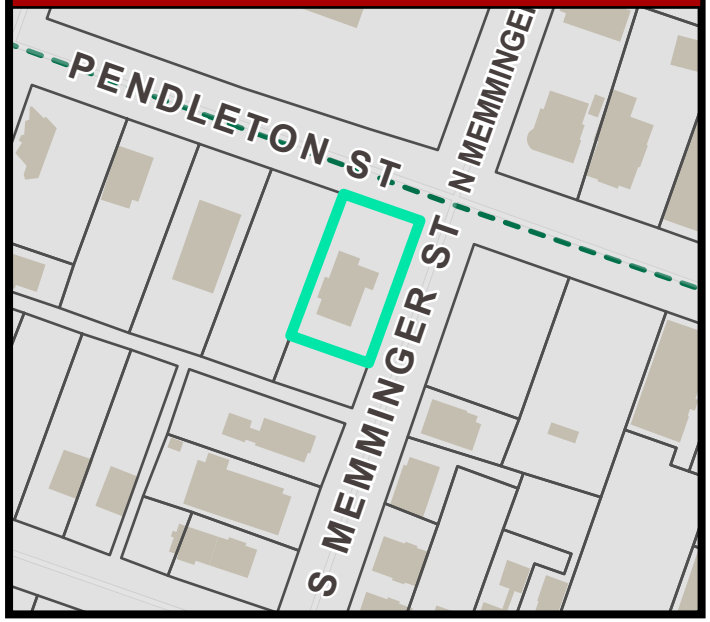
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Dover House
6 S. Memminger St.

Submission for Design Review Board
Request for Certificate of Appropriateness

Submitted: January 5th, 2026
Updated: February 2nd, 2026
Meeting: February 19th, 2026

Prepared by Introduce Studio, for Caroline and Scott Dover

Project Introduction

The following presentation summarizes the concept planning for a private single family residence at 6 S. Memminger St., to be realized via a renovation of and addition to the existing structure.

The property formerly existed as 701 Pendleton St. On June 21st, 2024 the single lot was subdivided into two properties: 6 S. Memminger St (containing the existing structure and is the focus of this application) and 8 S. Memminger (a smaller property adjacent to the alley, planned for residential development following the completion of the current project). 6 S. Memminger is planned to be further subdivided to create a corner lot to be given the address 4 S. Memminger (please see the following site plans for details). This orients the front of the site to be oriented towards Memminger. This subdivision planning was approved in 2024, in discussion with Eddie Littleton and Ben Abdo. This further subdivision will only happen after receiving the Certificate of Appropriateness from the Design Board.





Existing Condition

Existing Condition



Memminger St. facade

Existing Condition



Memminger St. & Pendleton St. Corner

Existing Condition



Memminger St. & Pendleton St. Corner (across the street)

Existing Condition



View from neighboring lot (8 S. Memminger).

Site Plan - Existing Condition

8 S. MEMMINGER ST.
0080000300101
LOT 1
(0.09 ACRES)

6 S. MEMMINGER ST.
0080000300100
LOT 2
(0.17 ACRES)

PROPOSED LOT 3
(0.10 ACRES)

47'-7"

92'-10"

54'-7"

I.P.S. SPIKE IN TREE ROOT

EXISTING TREE

EXISTING TREES

EXISTING TREES

I.P.F. 3/4 O.T.

N 16°17'18" E195.11'

20' PARKING SETBACK

10' MAX. BUILDING SETBACK

PENDLETON STREET - SC 124

S 74°19'55" E80.96'

15' ALLEY

N 73°45'00" W80.00'

79'-10"

CONC. DRIVE

EXISTING PARKING LOT

EXISTING HOUSE

20' PARKING SETBACK

10' MAX. BUILDING SETBACK

I.P.F. 3/4 O.T.

I.P.F. ANGLE IRON

I.P.F. READING UNDER SOD

S 16°34'03" W195.93'

S MEMMINGER STREET

EXISTING TREE

PROJECT NORTH N

TRUE NORTH

8

DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:
20 January 2026

scale: 1/8" = 1'

printed on 24x36

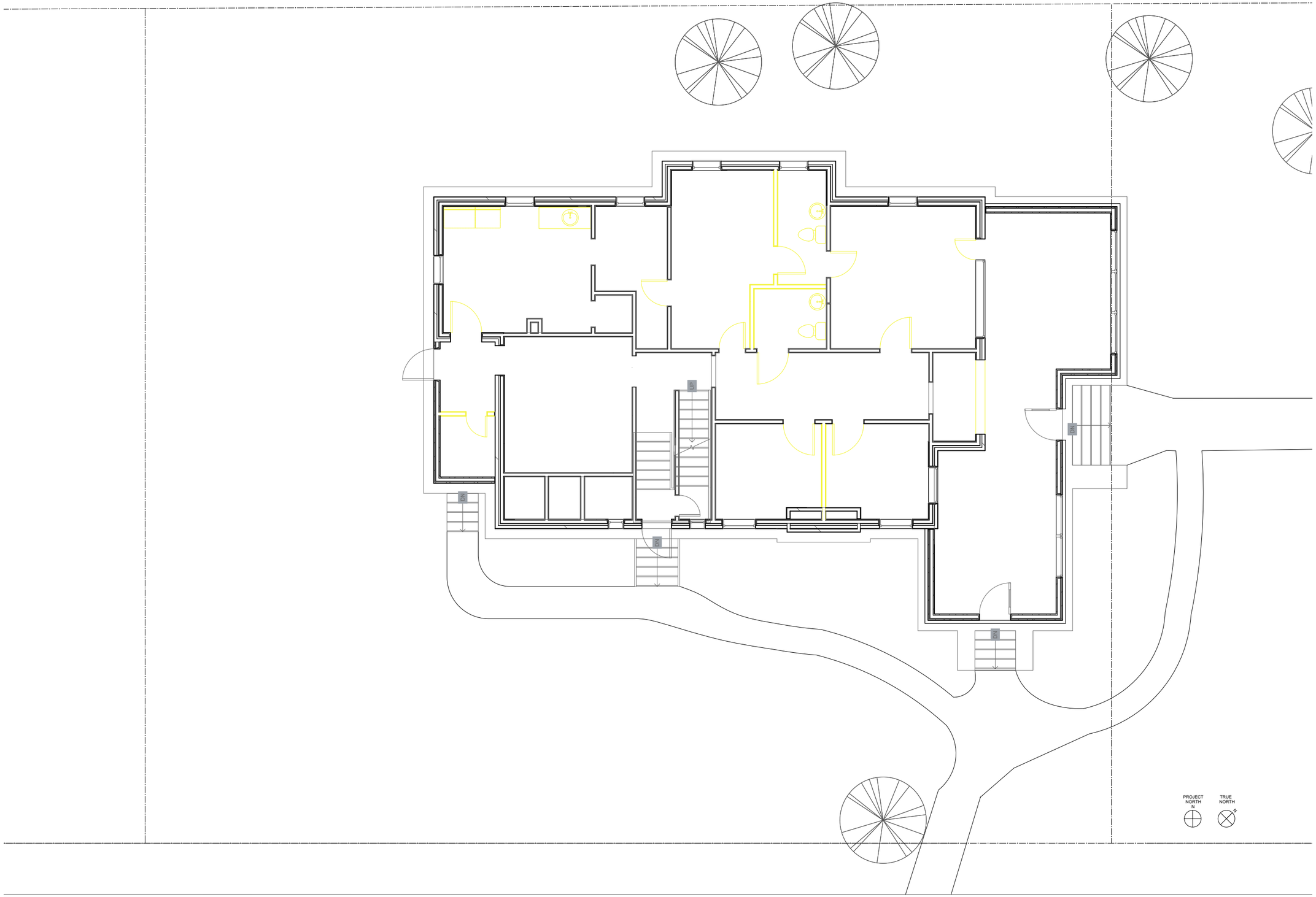
SITE PLAN
(EXISTING)

A - 100

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Ground Floor - Existing Condition



DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

REVISIONS:

DATE:

20 January 2026

scale: 1/4" = 1'

printed on 24x36

EXISTING
FIRST FLOOR PLAN

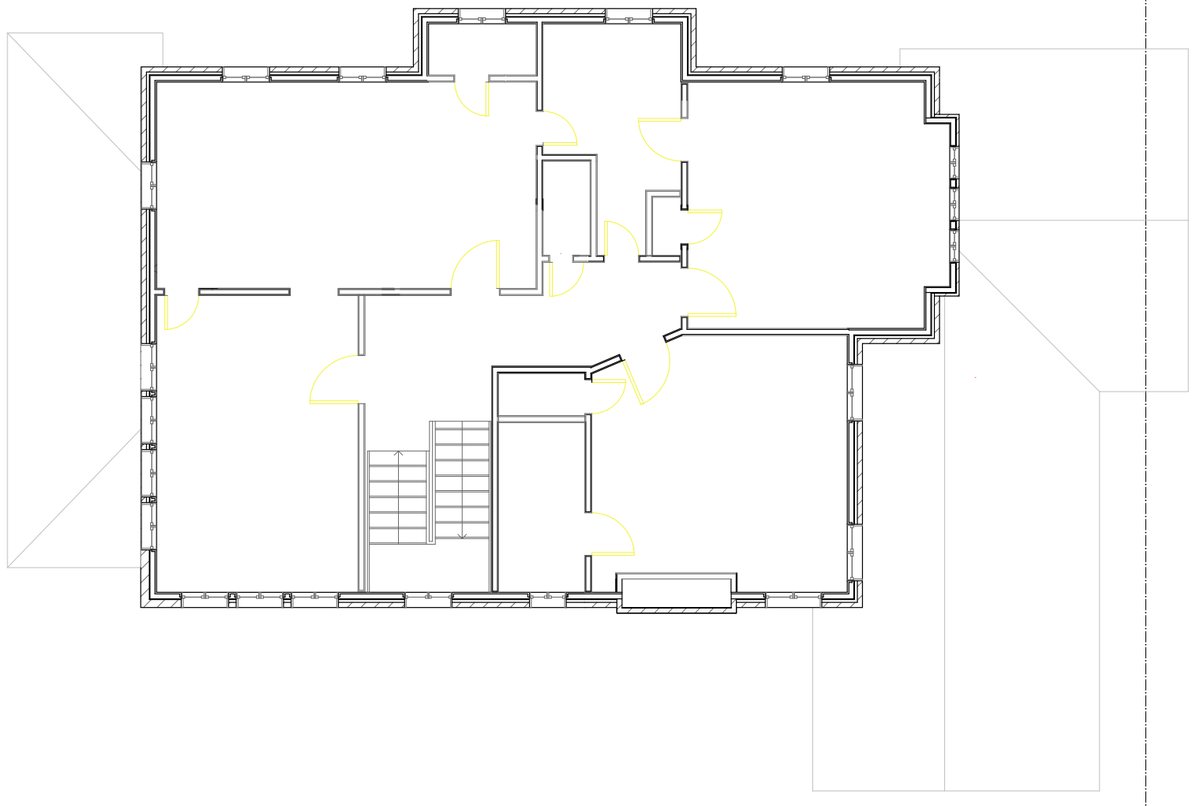
(DEMOLITION)

A - 110

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Second Floor - Existing Condition



PROJECT NORTH
N

TRUE NORTH

0' 1' 2' 4' 8' 12'

DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

REVISIONS:

DATE:

20 January 2026

scale: 1/4" = 1'

printed on 24x36

EXISTING
SECOND FLOOR PLAN

(DEMOLITION)

A - 111

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Existing Condition - Interior



Originally exterior walls, currently in enclosed porch (front)



Originally exterior walls, currently in enclosed porch (rear)





Proposal

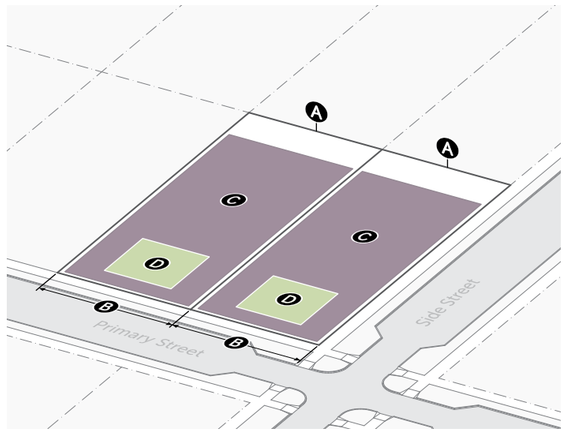
MX-2 Code Summary

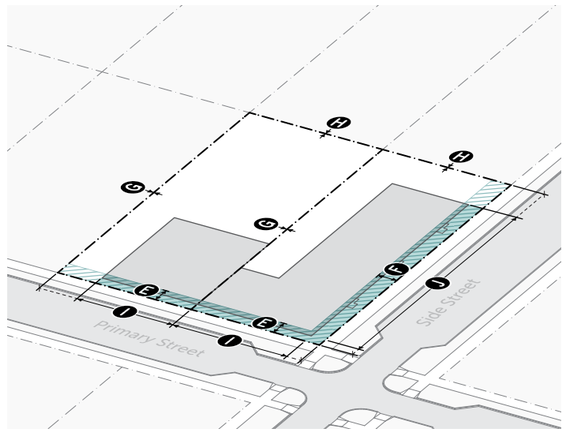
ARTICLE 19-2
ZONING DISTRICTS

19-2.5.2. **MX-2** MIXED USE 2

MX-2

A. SITE

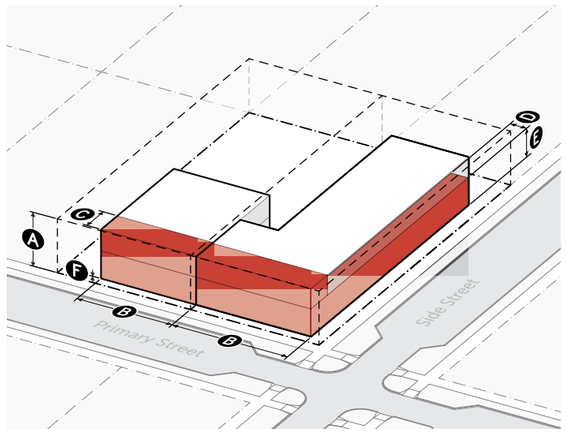


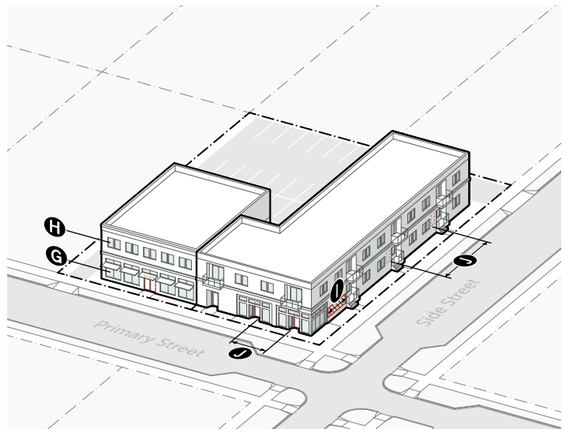


1. **LOT SIZE**	*Sec. 2.11.2.*
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. **COVERAGE**	*Sec. 2.11.4.*
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. **BUILDING SETBACKS**	*Sec. 2.11.5.*
E Primary street lot line (min/max)	0' / 10'
F Side street lot line (min/max)	0' / 10'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. **TRANSITIONS**	*Sec. 2.11.6.*
Transition type	Type A
5. **BUILD-TO**	*Sec. 2.11.7.*
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. **PARKING SETBACKS**	*Sec. 2.11.8.*
Primary street (min)	20'
Side street (min)	5'
7. **FENCES AND WALLS**	*Sec. 2.11.9.*
Front yard height (max)	Type B | 3'
Side street yard height (max)	Type C | 6'
Side/rear yard height (max)	Type F | 8'

B. BUILDING

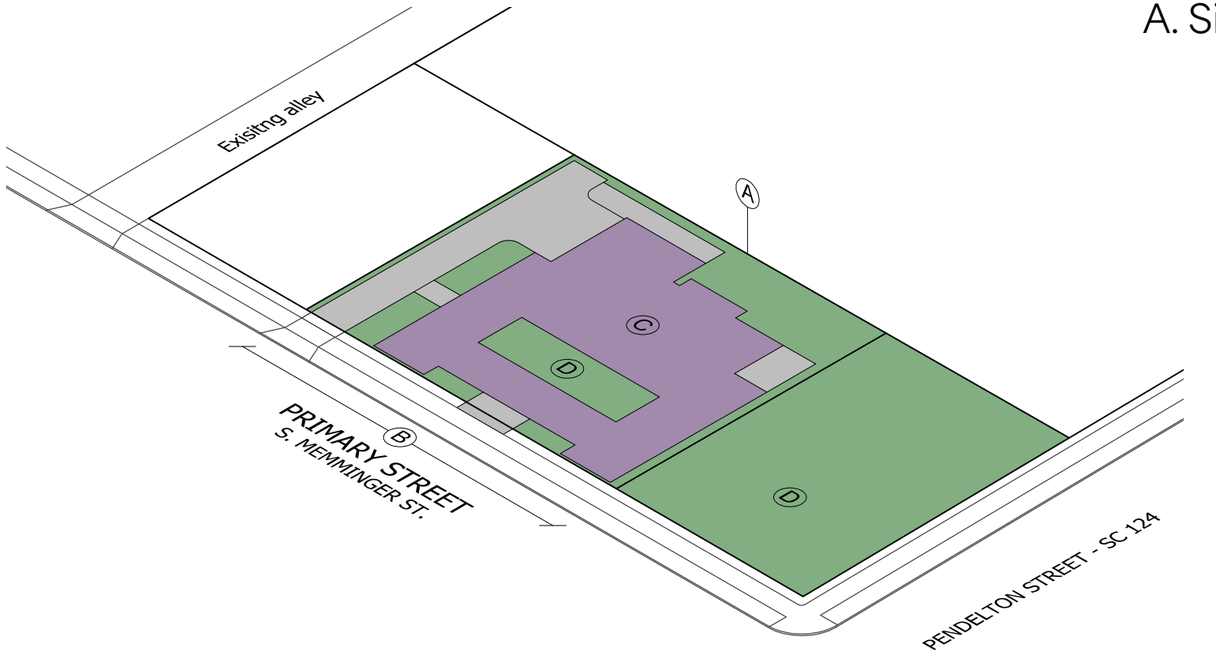


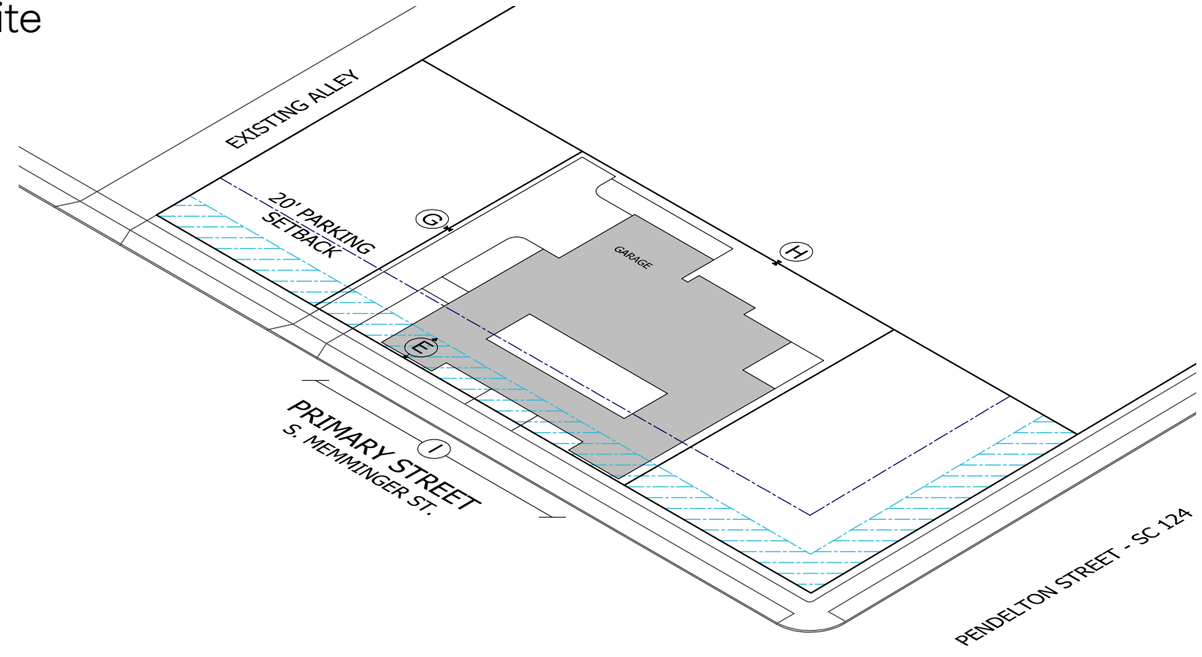


1. **HEIGHT**	*Sec. 2.11.10.*
A Overall height (max stories/feet)	
Base	2 / 30'
Bonus	4 / 54'
2. **MASSING**	*Sec. 2.11.11.*
B Building width (max)	275'
Active depth (min)	
C Primary street	15'
D Side street	9'
3. **GROUND STORY**	*Sec. 2.11.12.*
E Story height (min)	
Residential	10'
Nonresidential	14'
F Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 2'

4. **TRANSPARENCY**	*Sec. 2.11.13.*	
	Primary St.	Side St.
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	15'	25'
5. **ENTRANCES**	*Sec. 2.11.14.*	
J Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes

Code Compliance Diagrams
A. Site





A - The lot is 7,500 sqft. There is no minimum lot size in MX-2.

B - The street frontage is 93’ wide. The new ‘lot 3’ created along Pendleton St. will be 55’ wide. The minimum required width in MX-2 is 40’.

C - The entire built structure covers 51% of the site. MX-2 allows a maximum of 80% coverage.

D - The total outdoor amenity space is approx. 2,000 sqft. The central courtyard is the primary outdoor space. It is 535 sqft. and its narrowest dimension is greater than 12’. MX-2 requires 10% outdoor amenity space (thus 750 sqft. for this lot).
The new lot is planned as entirely outdoor amenity space.

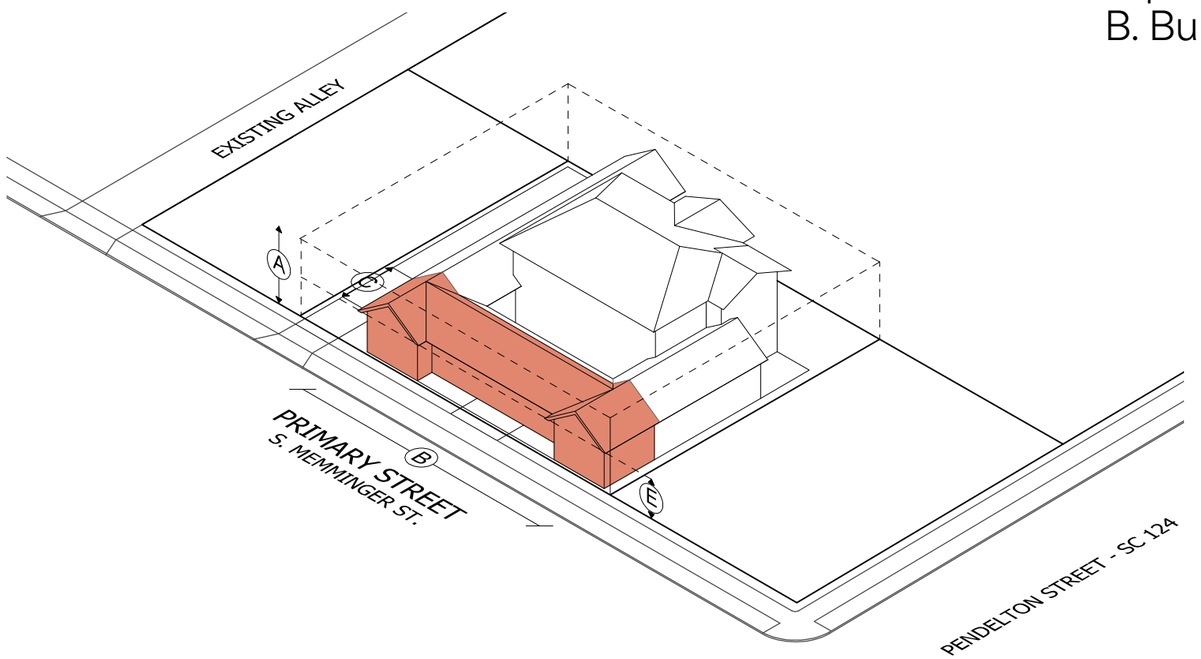
E - MX-2 requires new structure to be within 0’ - 10’ of the pro-poperty line. The proposed structure is within 0’ and 6’ of the property line.

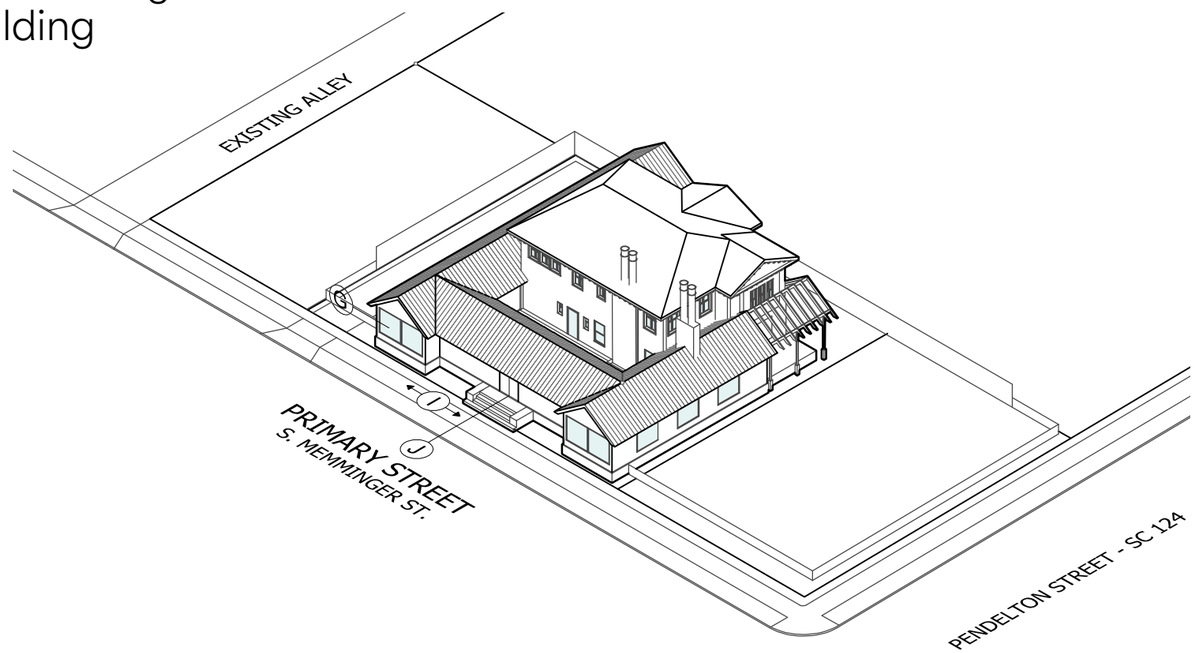
G - There is a 0’ setback on side lot lines.

H - There is a 0’ setback on rear lot lines.

I - MX-2 requires new structures to have at least 75% street frontage on the primary street. This proposal has 76% street frontage.

Code Compliance Diagrams
B. Building





A - MX-2 requires a 30’ maximum hieght. The new structure is 17’ 2” at its highest point.

B - MX-2 stipulates a maximum 275’ building width.

C - MX-2 requires a 15’ active depth. All usages within 15’ of the facade qualify as active depth (e.g. no bathrooms, storage, nor parking, etc.).

E - The MX-2 minimum story height of 10’ is met, with interior cieling heights at a maximum of 13’4”.

F - The finsih floor height is between 2’ - 5’ above grade (2’ 6” on average).

G - MX-2 requires 35% transparency along primary streets. The proposal is 37% transparent along S. Memminger St and 36% transparent along Pendleton St. Considering only the new addition, the proposal is 41% transparent along Pendleton St.

I - The primary facade has two portions of blank wall that are 18’5” wide. MX-2 requires 15’ or less. In both cases, trees are planted along the facade, thus allwoing for up to 30’ of blank wall width.

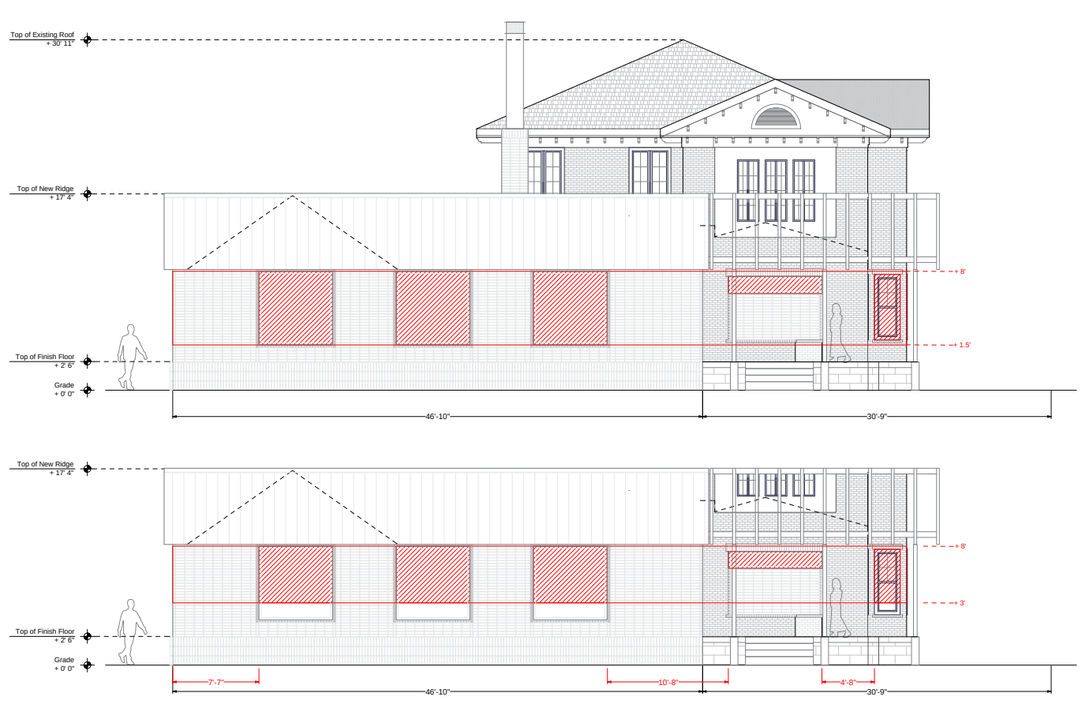
S. Memminger St. facade



G

I

Pendleton St. facade



G - MX-2 requires 35% transparency along primary streets. The proposal is 37% transparent along S. Memminger St. Total Area: 460 sqft. Transparent Area: 169 sqft. (37%)

I - The primary facade has two portions of blank wall that are 18’5” wide. MX-2 requires 15’ or less. In both cases, trees are planted along the facade, thus allwoing for up to 30’ of blank wall width.

G - MX-2 requires 35% transparency along primary streets. The proposal is 36% transparent along Pendelton St. Total Area: 421 sqft. Transparent Area: 152 sqft. (36%)

I - The Pendleton St. facade as no portions of blank wall that exceed 15’ in width.

Site Plan - Proposal

8 S. MEMMINGER ST.
0080000300101
LOT 1
(0.09 ACRES)

6 S. MEMMINGER ST.
0080000300100
LOT 2
(0.17 ACRES)

4 S. MEMMINGER ST.
-
LOT 3
(0.10 ACRES)

47'-7"
92'-10"
54'-7"

I.P.S.
SPIKE IN
TREE ROOT

EXISTING
TREE

EXISTING
PARKING LOT
TO BE REMOVED

PERMEABLE
DRIVEWAY

EXISTING ADDITION
TO BE REMOVED

EXISTING
TREES

EXISTING
PORCH
(PARTIAL
DEMO)

ENTRY ALONG
PENDLETON ST.

ALL EXISTING
CONC. WALKWAYS
TO BE REMOVED

I.P.F.
3/4 O.T.

OVERHEAD UTILLITY LINE

N 16°17'18" E195.11'

6' FENCE (TYPE C OR F)

6' FENCE (TYPE F)

20' PARKING SETBACK

10' MAX. BUILDING SETBACK

3' FENCE (TYPE B) 3' SETBACK

DEMO DUMPSTER
25 YARDS (TBD)

PROPOSED
GARAGE

EXISTING HOUSE

FUTRE
DRY WELL
ZONE
(LOT 3)

FUTRUE
MIXED USE
DEVELOPMENT

PENDLETON STREET - SC 124

S 74°19'55" E80.96'

N 73°45'00" W80.00'

15' ALLEY

CONC. DRIVE

80'-1"

PROPOSED
RESIDENTIAL
TO BE DEVELOPED
(GARAGE ACCESS
FROM ALLEY)

(10' no-build zone)

6' FENCE (TYPE C OR F)

DRY WELL
LOT 2
5' x 15'
(stacked)

DRY WELL
LOT 1
5' x 15'
(stacked)

COURTYARD

PROPOSED
ADDITION

CURRENT
DRAINAGE

20' PARKING SETBACK

10' MAX. BUILDING SETBACK

CURRENT
DRAINAGE

DRY WELL
LOT 2
5' x 12'

(10' no-build zone)

15'-0"

I.P.F.
ANGLE
IRON

5'-0"

10'-0"

S 16°34'03" W195.93'

41'-10"

I.P.F.
3/4 O.T.

OVERHEAD UTILLITY LINE

S MEMMINGER STREET

54'-9"

3' FENCE
(7' SETBACK)

14'-10"

10' DRIVEWAY
CURB CUT DIMS
TBC W/ CoG

FRONT
STOOP

EXISTING
TREE

PROPOSED
CURB CUT
(FOR FUTURE
DEVELOPMENT)

3' FENCE
(7' SETBACK)

PROJECT NORTH N

TRUE NORTH

17

DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:
20 January 2026

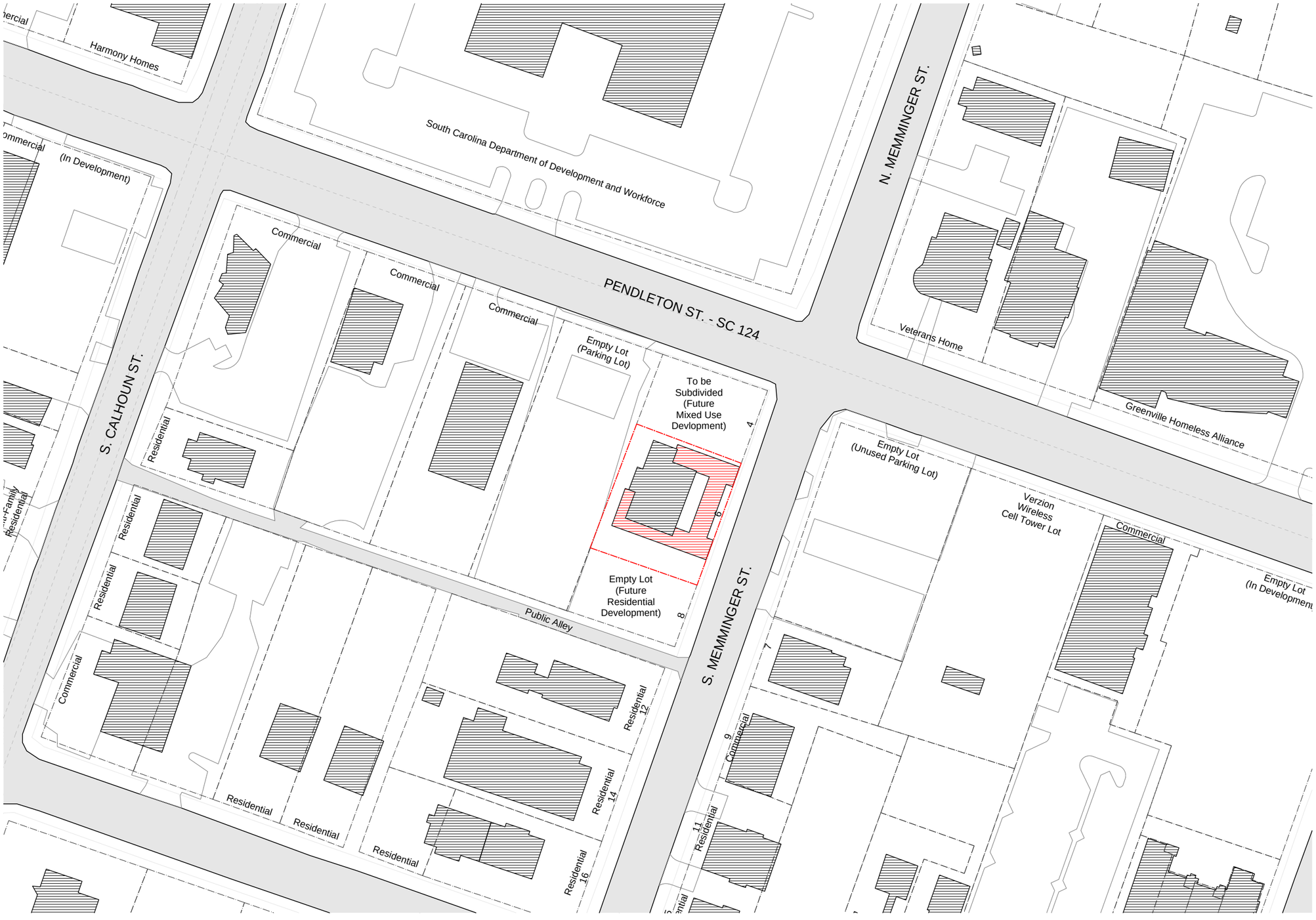
scale: 1/8" = 1'
printed on 24x36

SITE PLAN
(PROPOSED)

A - 101

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

Context Plan



18

DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

Prepared by:

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scale: 1/32" = 1'

printed on 24x36

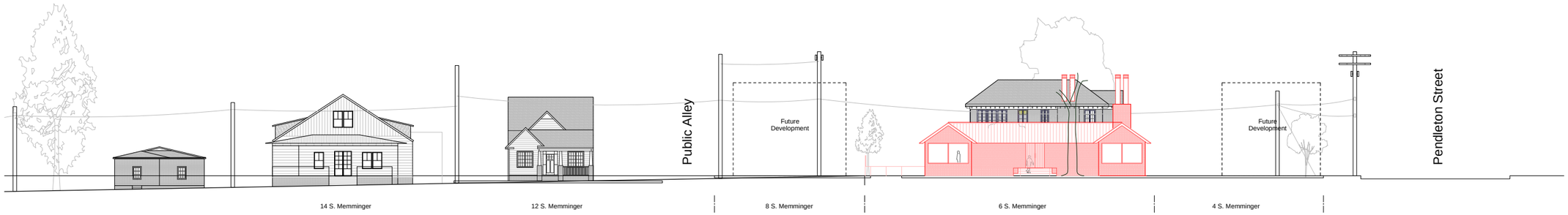
CONTEXT PLAN

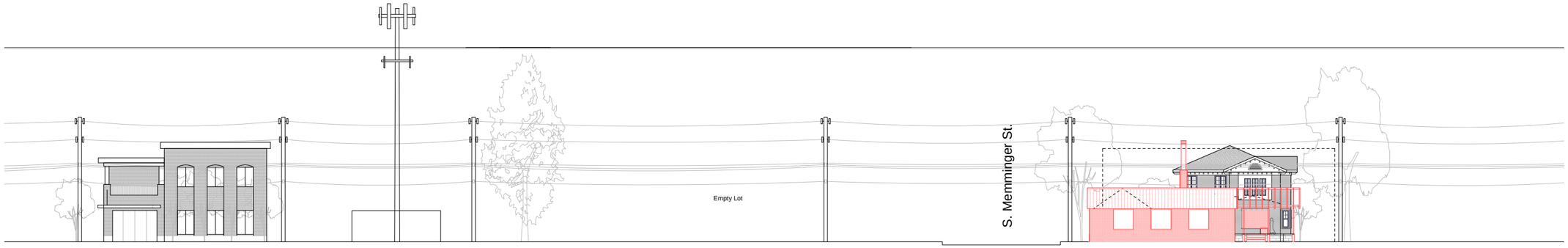
A - 600

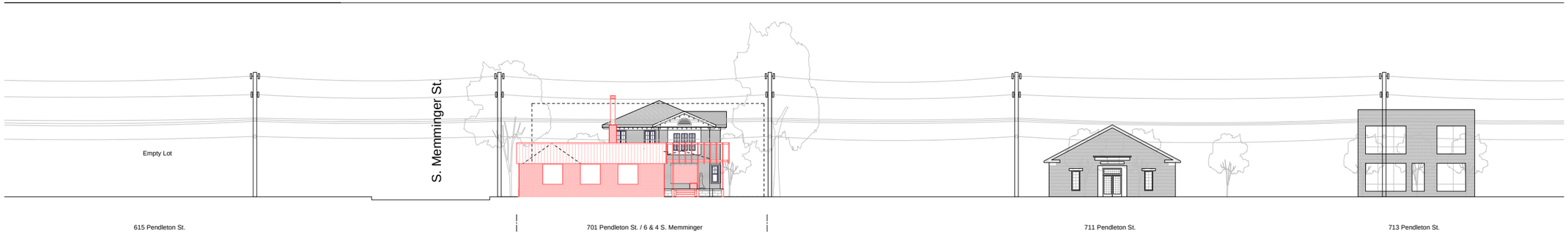
NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Street Elevations







DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

Prepared by:

INTRODUCE STUDIO

REVISIONS:

DATE:

20 January 2026

scale: 1/16" = 1'

printed on 24x36

STREET ELEVATIONS

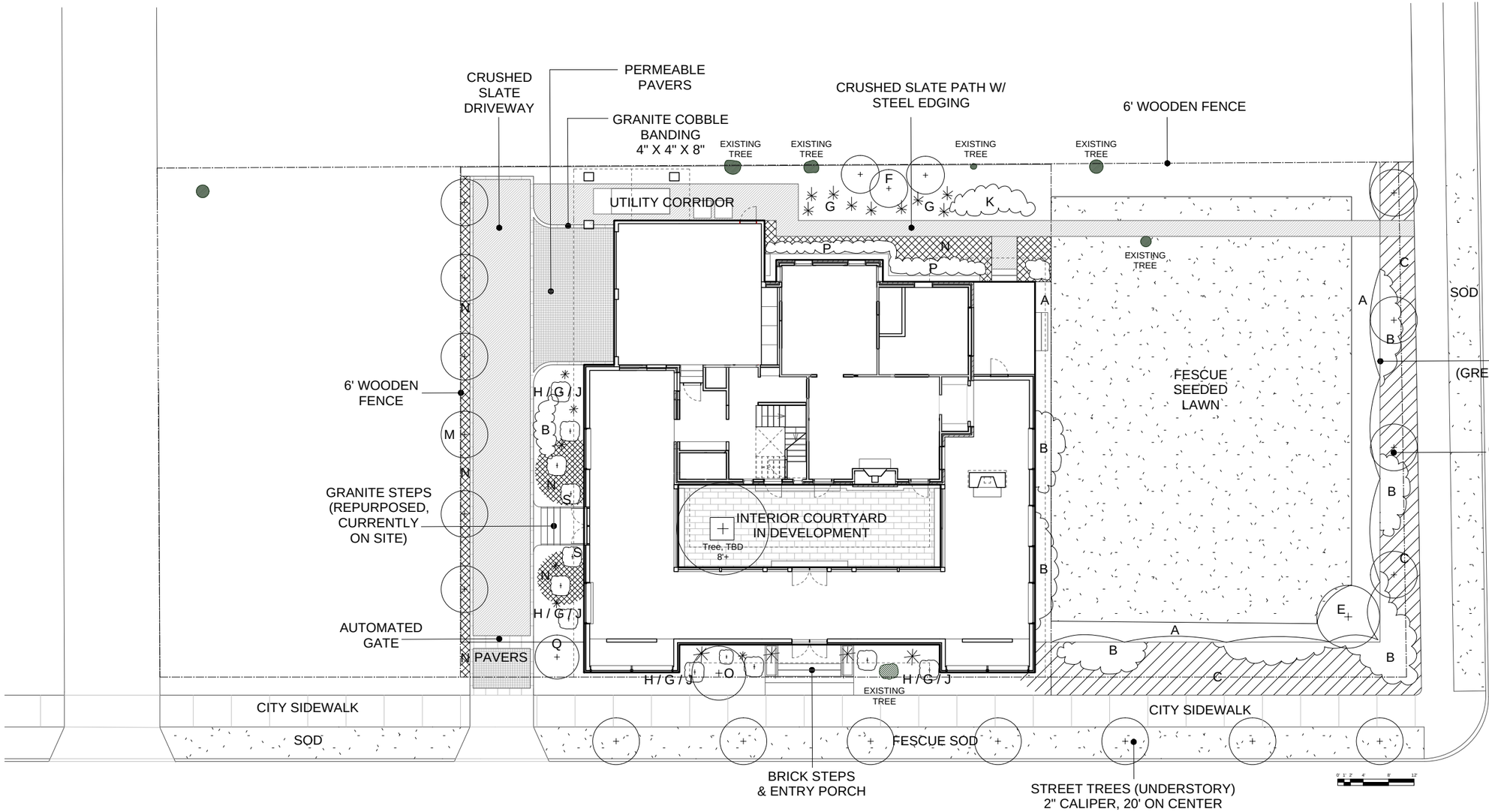
A - 601

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Landscape Plan
Developed in collaboration with Landscape Perceptions

A	Star Jasmine	#3
B	White Muhly Grass	#3
C	St. Johns Wort @ 24" on center	4" pot
E	Vitex Chaste Tree	6'
F	Fragrant Tea Olive	5'
G	Fern Assortment (Autumn, Royal, Cinn.)	#1
H	Bobo Hydrangea	#3
J	Creeping Jenny	4" pot
K	Tractor Seat Plant	#1
L	White by the Gate Camellia	4'
M	Allee Elm Tree	3" calliper
N	Dwarf Mondo Grass	4" pot
O	Seiryu Japanese Maple	6'
P	Cast Iron Plant	#3
Q	Edgeworthia Paperwhite	#3
S	Cinammon Girl Dystillium	#3



DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

Prepared by:
LANDSCAPE PERCEPTIONS
INTRODUCE STUDIO

REVISIONS:

DATE:
20 January 2026

scale: 1/8" = 1'
printed on 24x36

LANDSCAPE PLAN

(DEMOLITION)

L - 100

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

Landscape Plan - Species Images



A - Confederate Jasmine



B - White Muhly Grass



C - St. John’s Wort



D - Oakleaf Holly



E - Vitex Chaste Tree



F - Fragrant Tea Olive



G - Autumn Fern



H - Bobo Hydrangea

Landscape Plan - Species Images



J - Creeping Jenny



K - Tractor Seat Plant



L - White by the Gate Camellia



M - Allee Elm Tree



N - Dwarf Mondo Grass



O - Seriyu Japanese Maple

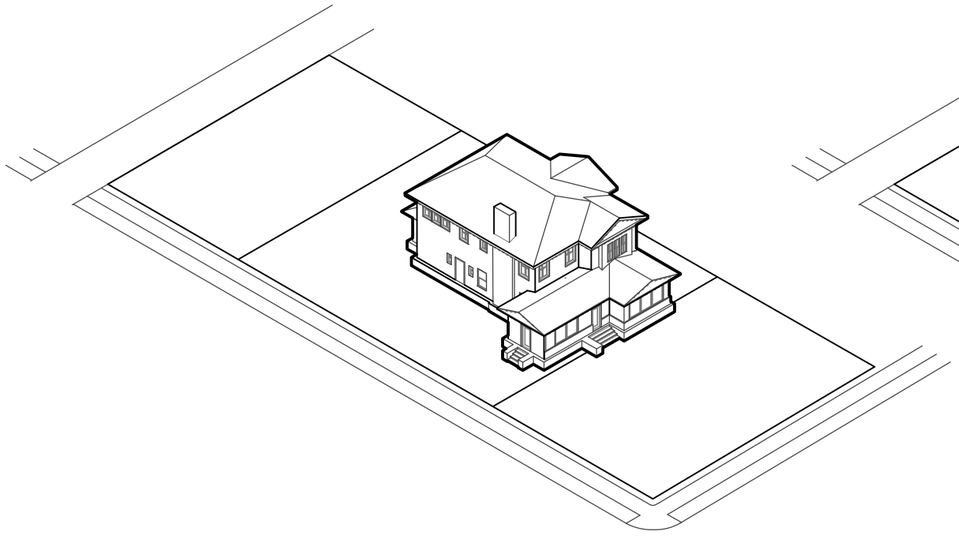


P - Cast Iron Plant

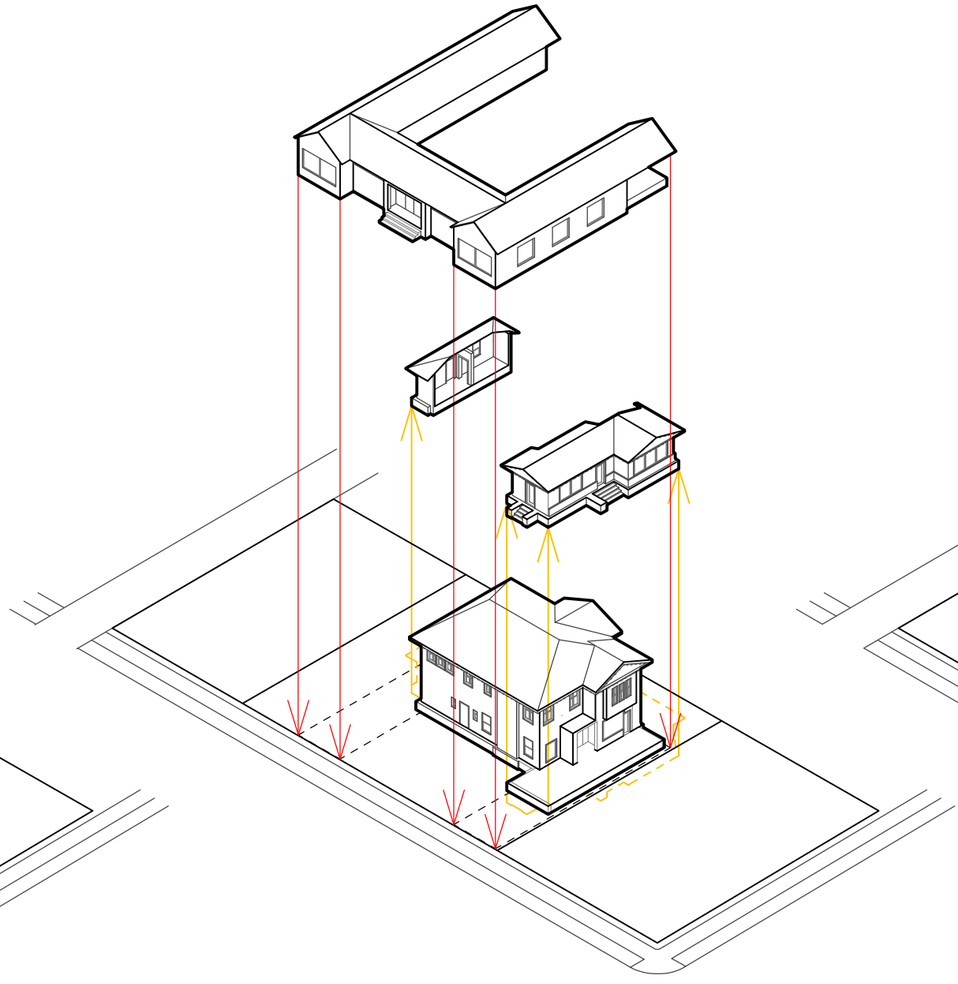


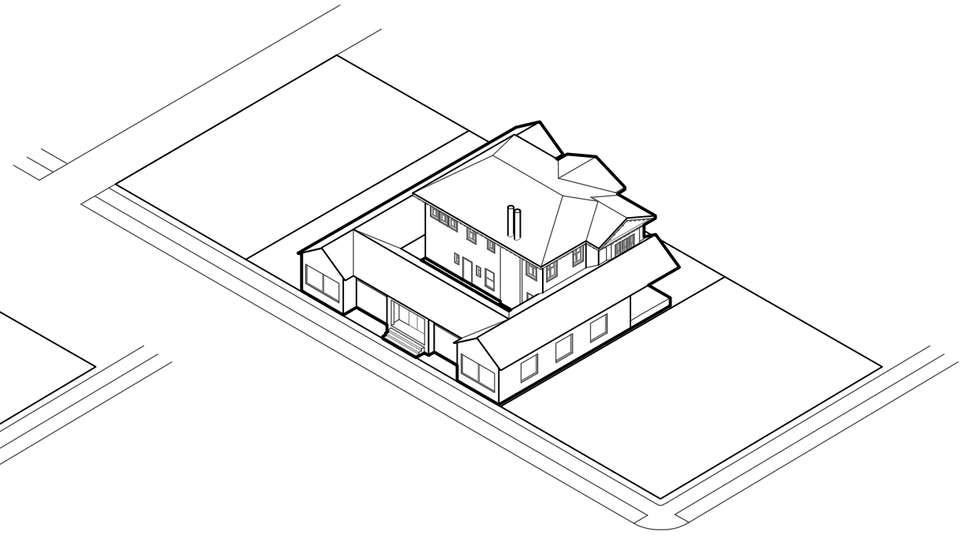
Q - Edgeworthia Paperwhite

Overview of Minor Demolitions



Existing





Proposal

The existing structure will be maintained and restored. Two non-original additions (the front porch enclosure and the back porch enclosure) are planned to be removed.
The porch structures and their impact on the existing facade have inspired the proposed design to take the form of an elongated porch that folds around the existing house (touching only where the facade was previously damaged) and creates an interior courtyard. The front Memminger facade will be preserved as the focal point of the new courtyard.

Overview of Minor Demolitions









The existing primary structure will be maintained and restored. Two non-original additions (the front porch enclosure and the back porch enclosure) are planned to be removed. The photos shown here illustrate how the existing exterior brick facades will be maintained. The new addition will contact the existing structure within this same area.

Minor Demolitions - Elevations





DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

Prepared by:

INTRODUCE STUDIO

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20 January 2026

scale: 1/4" = 1'

printed on 24x36

DEMOLITION
EAST & WEST ELEVATION

(DEMOLITION)

A - 211

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Minor Demolitions - Elevations



The existing chimney (above the roof eave) is not original. It is misaligned and structural compromised. This non-original addition will be demolished and replaced with a contemporary exhaust system, to compliment the restored original chimney.





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DEMOLITON
NORTH & SOUTH ELEVATION

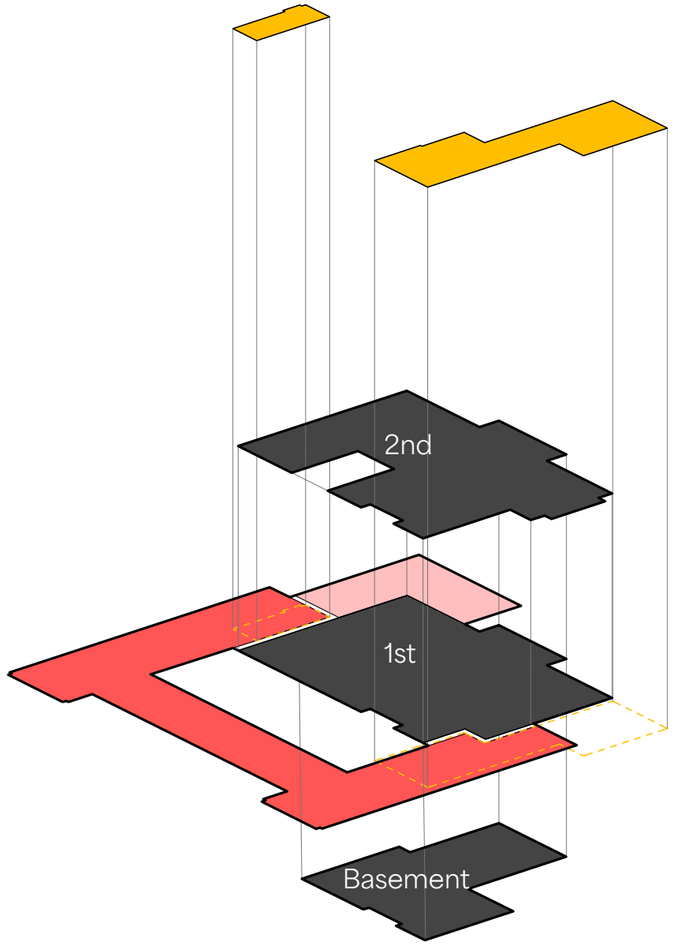
(DEMOLITION)

A - 210

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Area Calculations



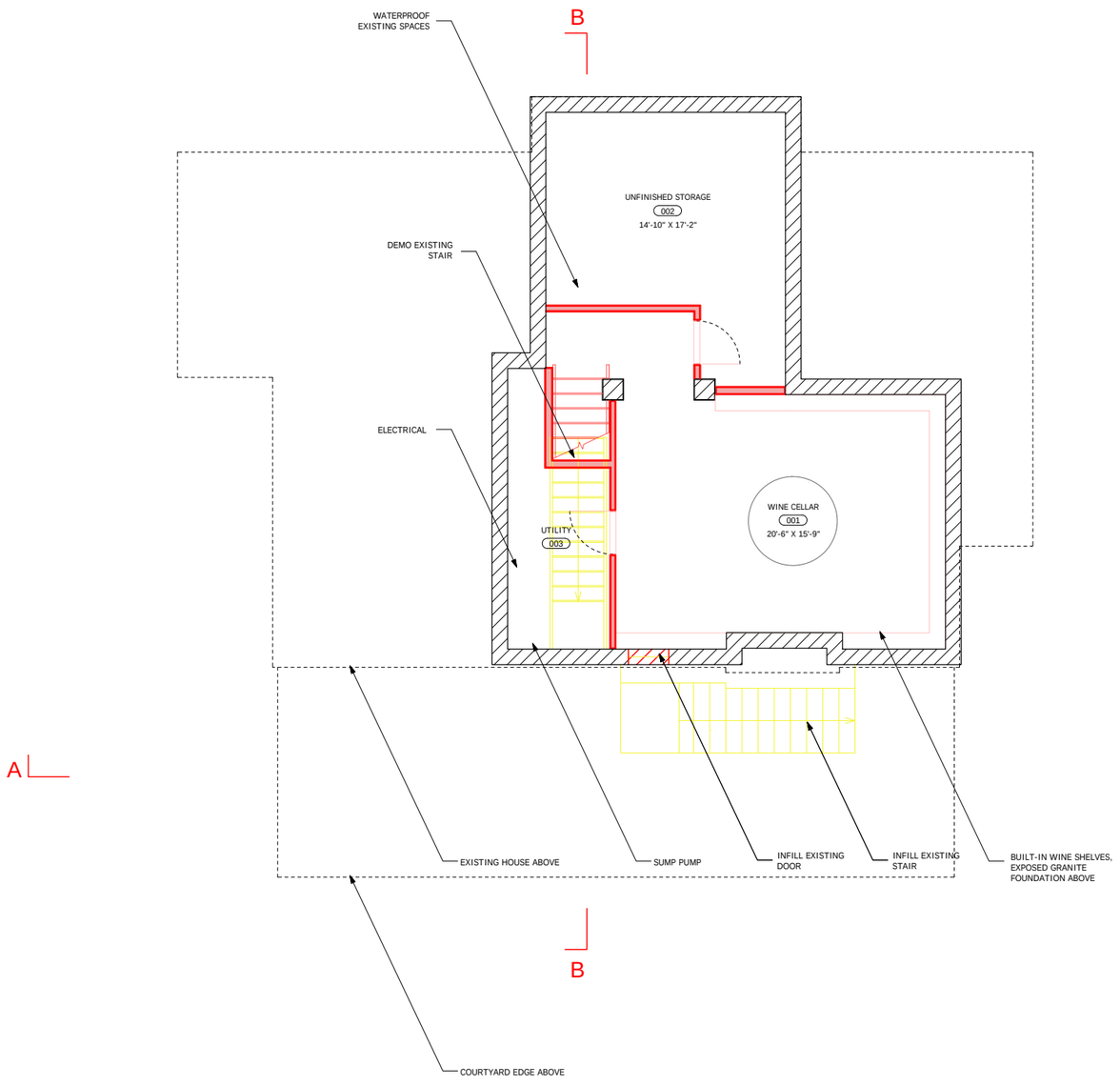
Demolition: 486 ft²

Addition (Garage): 319 ft²

Addition (Interior): 1626 ft²

Area Calculations for an Addition and Renovation at 701 Pendleton St.					
Greenville, SC					
January 5th 2026					
Area Calculations for DRB					**Notes**
Existing Area to Remain	3138	ft²			Inclduing the portion of the garage that will be in the renovated existing structure (1st: 1,319 sqft, 2nd: 1,196 sqft, Basement: 623 sqft.)
Demolition (of existing)	486	ft²			Front and back porches are to be demolished (the garage adaptation is not counted as demolition)
Addition	1945	ft²			1626 ft² Residential 319 ft² Parking
Total Finished Interior	**4132**				Excluding garage and basement
Total Interior	5083				Inclduing Garage and basment

Basement Plan



PROJECT NORTH N

TRUE NORTH

0' 1' 2' 4' 8' 12'

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scale: 1/4" = 1'

printed on 24x36

BASEMENT FLOOR PLAN

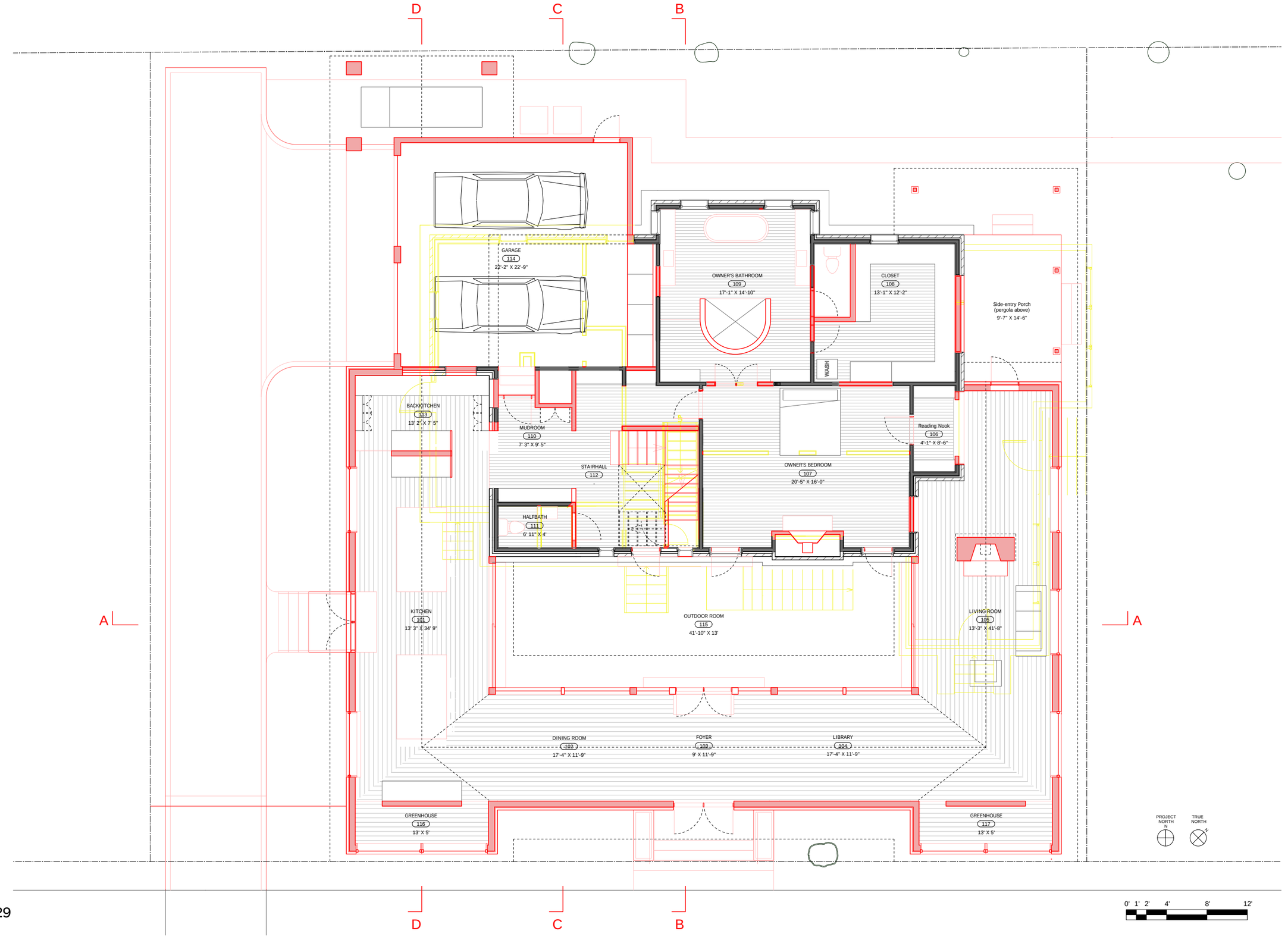
(DEMOLITION)

A - 102

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Ground Floor Plan



DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

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Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

Prepared by:

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scale: 1/4" = 1'

printed on 24x36

FIRST FLOOR PLAN

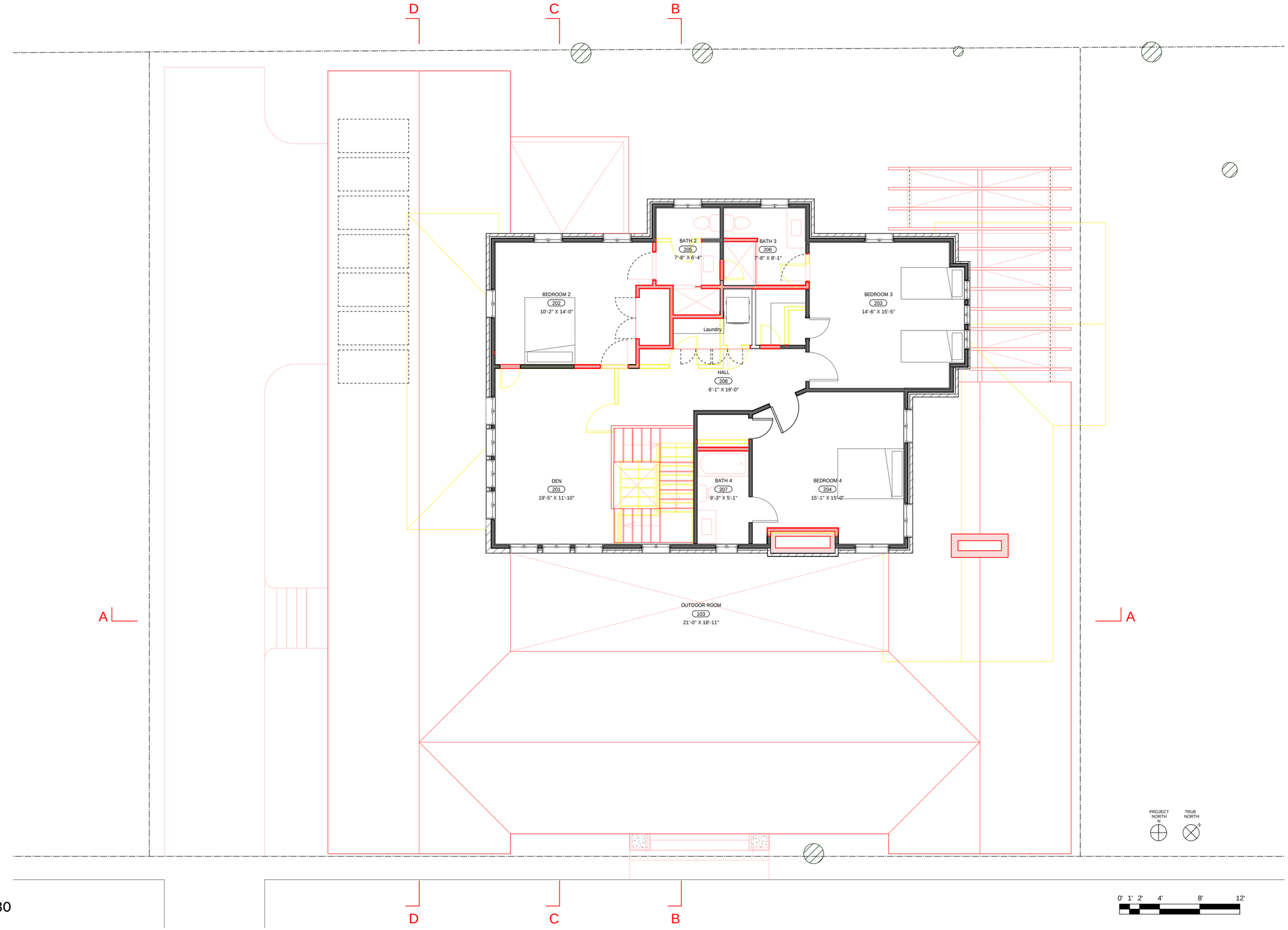
(DEMOLITION)

A - 103

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Second Floor Plan



DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

Prepared by:

INTRODUCE STUDIO

REVISIONS:

DATE:

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scale: 1/4" = 1'

printed on 24x36

SECOND FLOOR PLAN

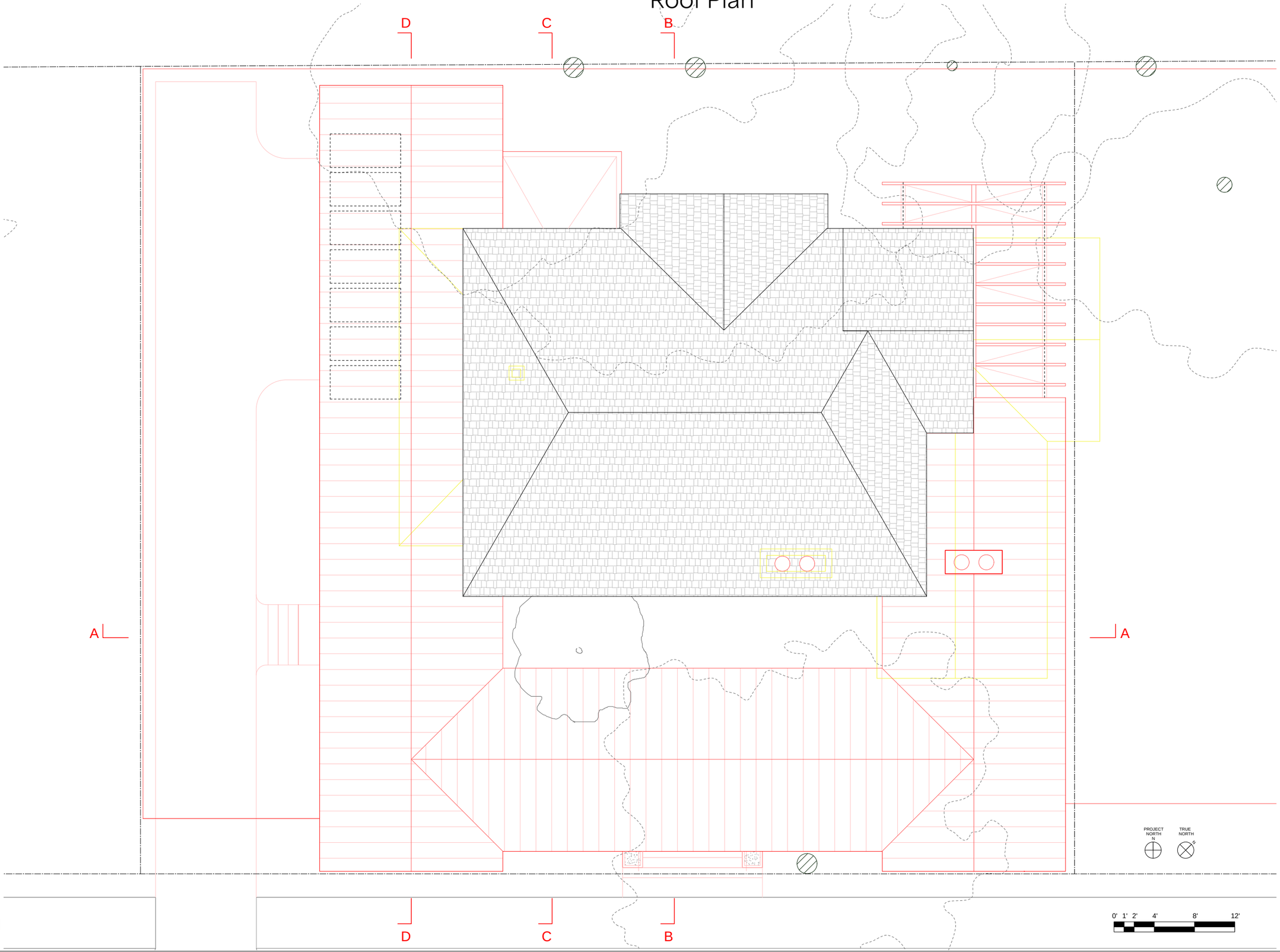
(DEMOLITION)

A - 104

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Roof Plan



DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

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CAROLINE & SCOTT DOVER

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scale: 1/4" = 1'

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ROOF PLAN

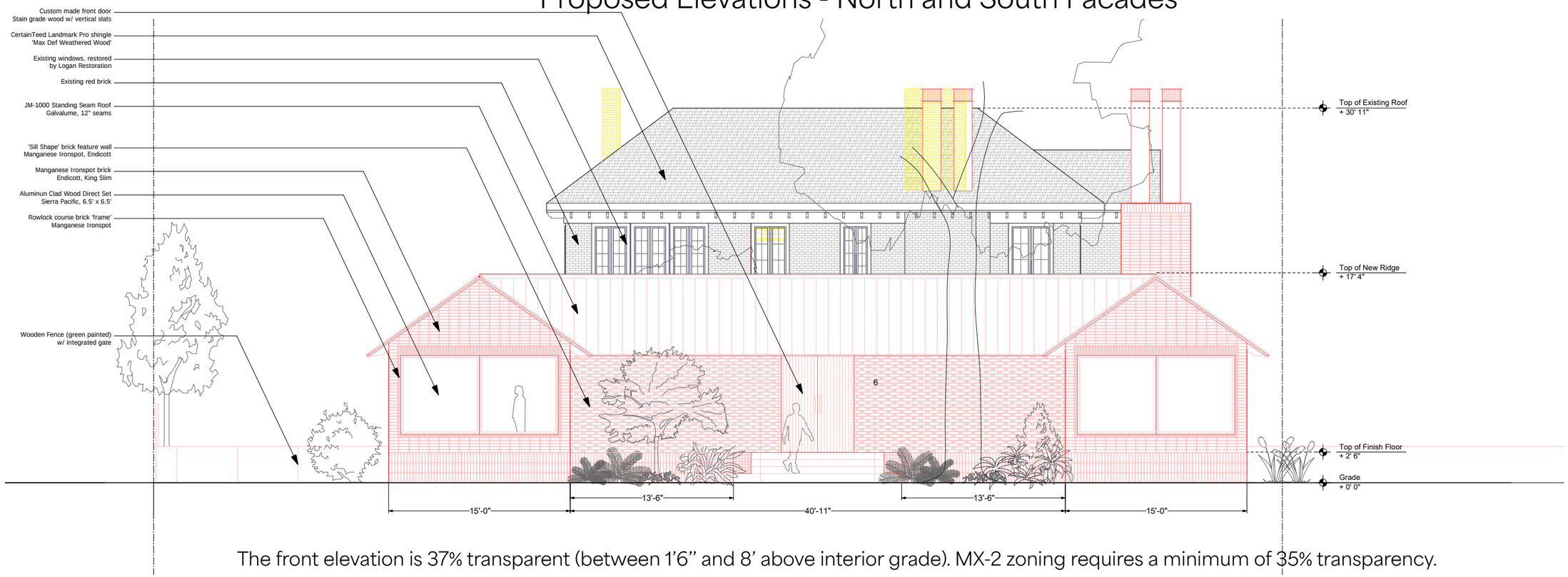
(DEMOLITION)

A - 105

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Proposed Elevations - North and South Facades



The front elevation is 37% transparent (between 1'6" and 8' above interior grade). MX-2 zoning requires a minimum of 35% transparency.



DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

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MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:
20 January 2026

scale: 1/4" = 1'

printed on 24x36

NORTH ELEVATION
SOUTH ELEVATION

(DEMOLITION)

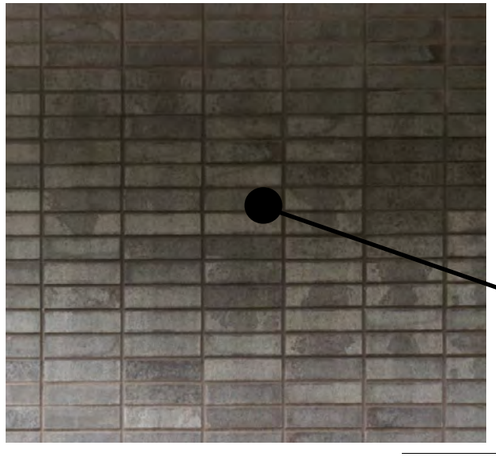
A - 200

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

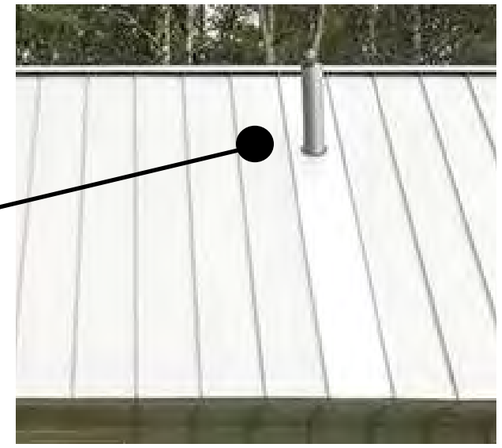
Material References

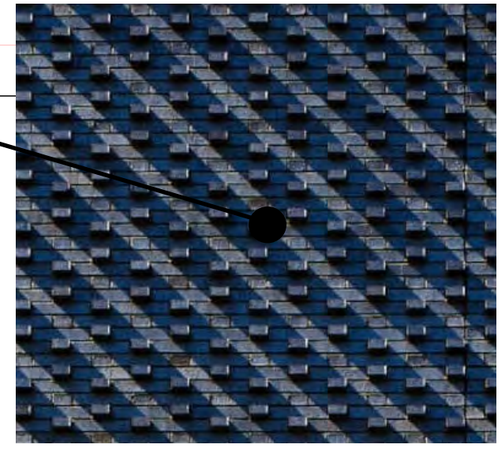


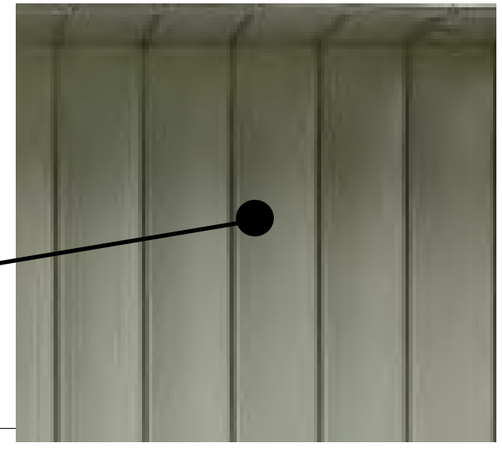




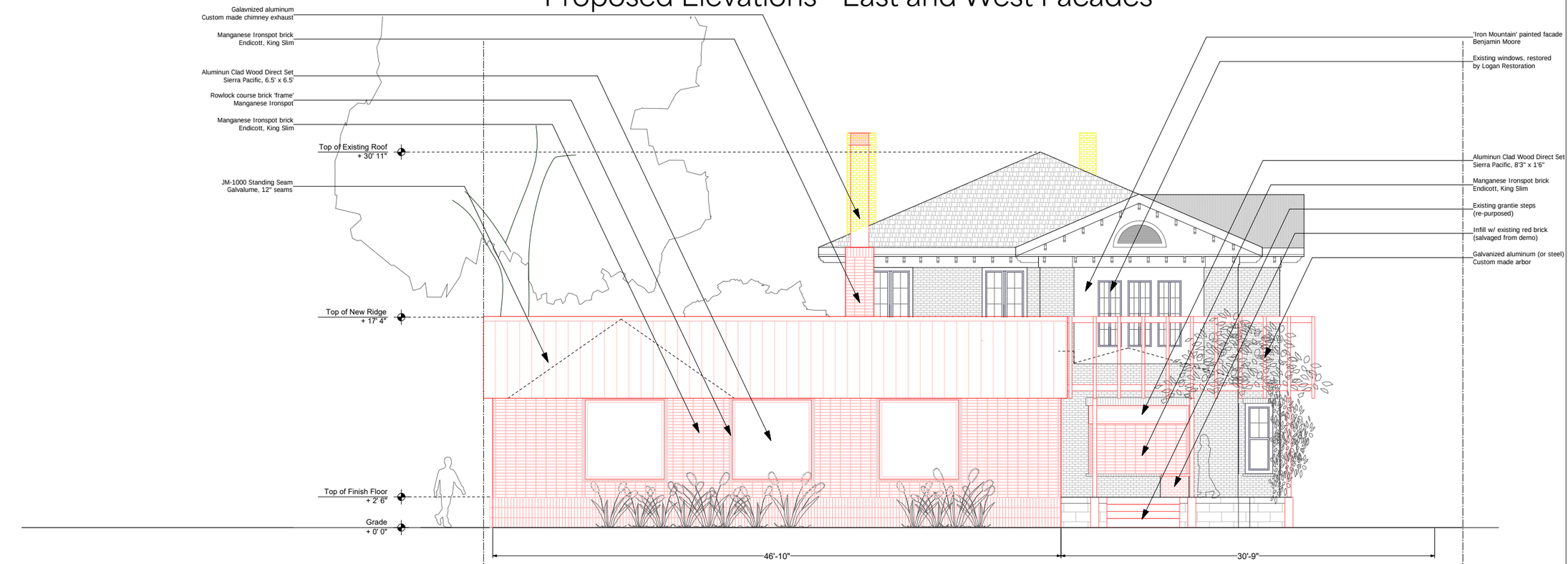




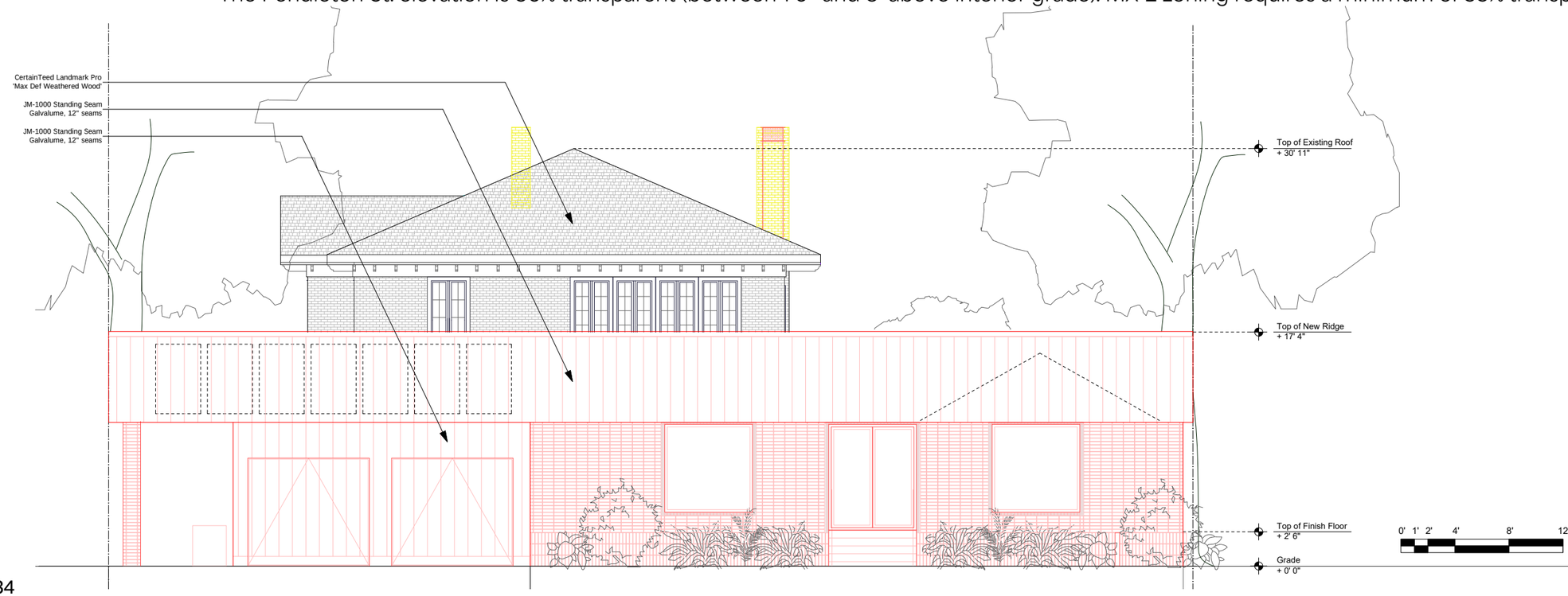




Proposed Elevations - East and West Facades



The Pendleton St. elevation is 36% transparent (between 1'6" and 8' above interior grade). MX-2 zoning requires a minimum of 35% transparency.



DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

Prepared by:

INTRODUCE STUDIO

REVISIONS:

DATE:

20 January 2026

scale: 1/4" = 1'

printed on 24x36

EAST ELEVATION
WEST ELEVATION

(DEMOLITION)

A - 201

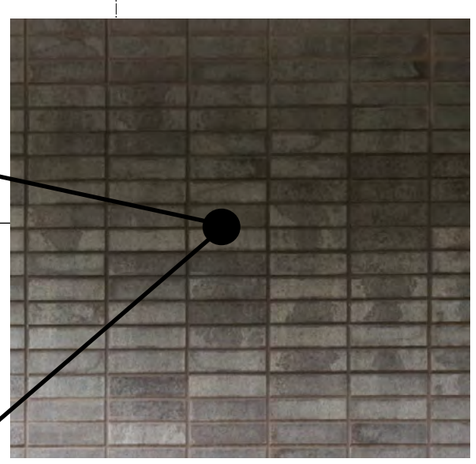
NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Material References





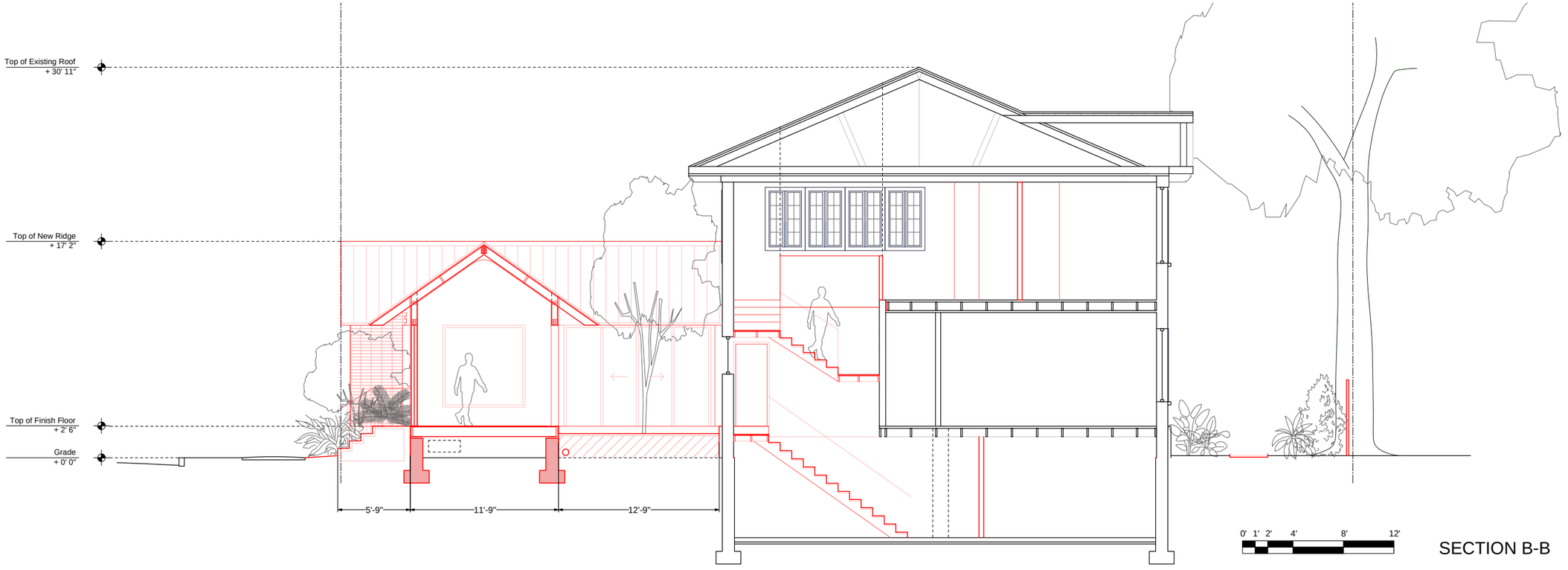




Sections (N-S & E-W, through central courtyard)



SECTION A-A



SECTION B-B

DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

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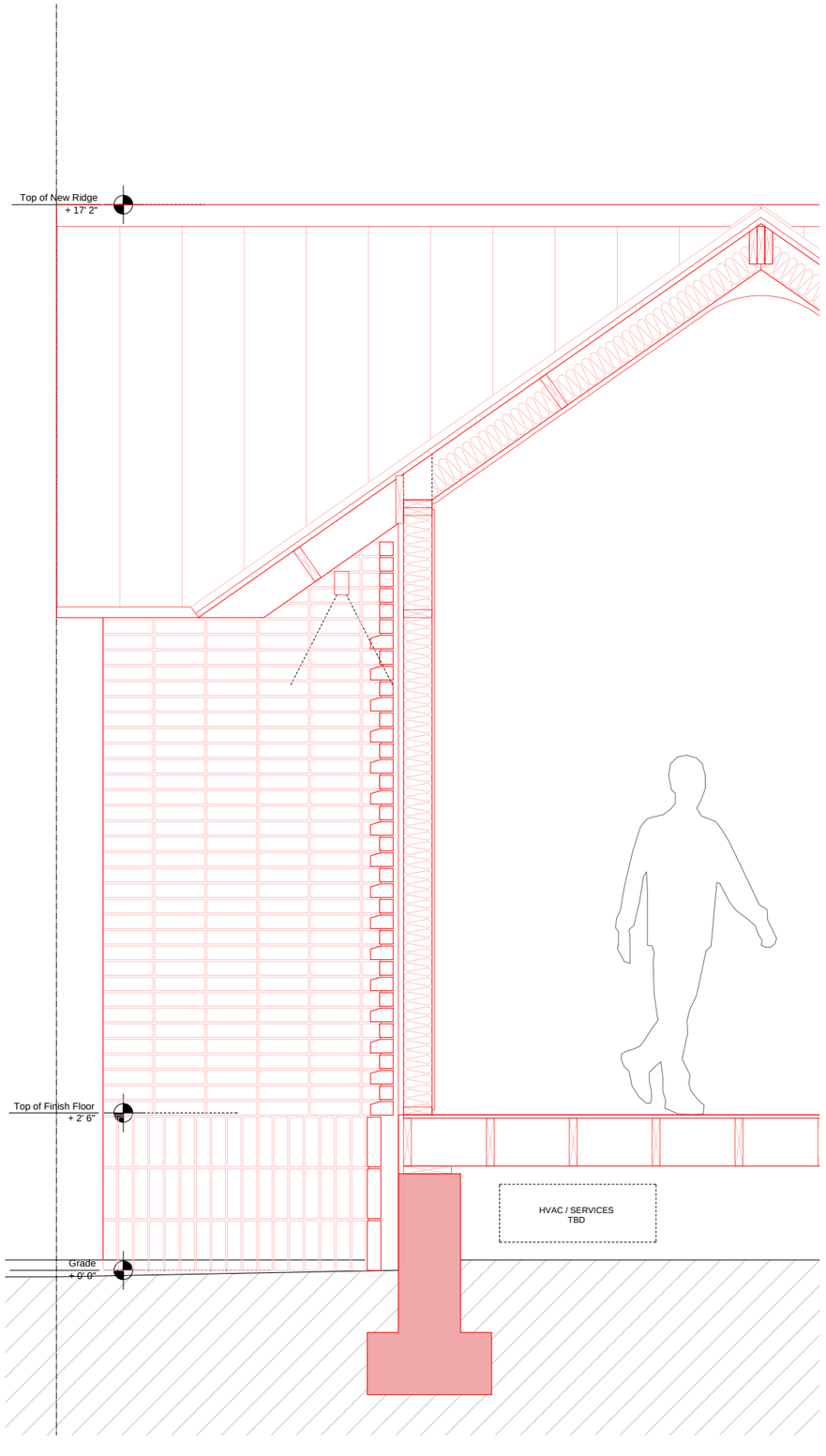
SECTION A-A
SECTION B-B

A - 300

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

Detail Sections (C-C, D-D)



DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

Prepared by:

7NTRODUCE STUDIO

REVISIONS:

DATE:

20 January 2026

scale: 1 1/2" = 1'

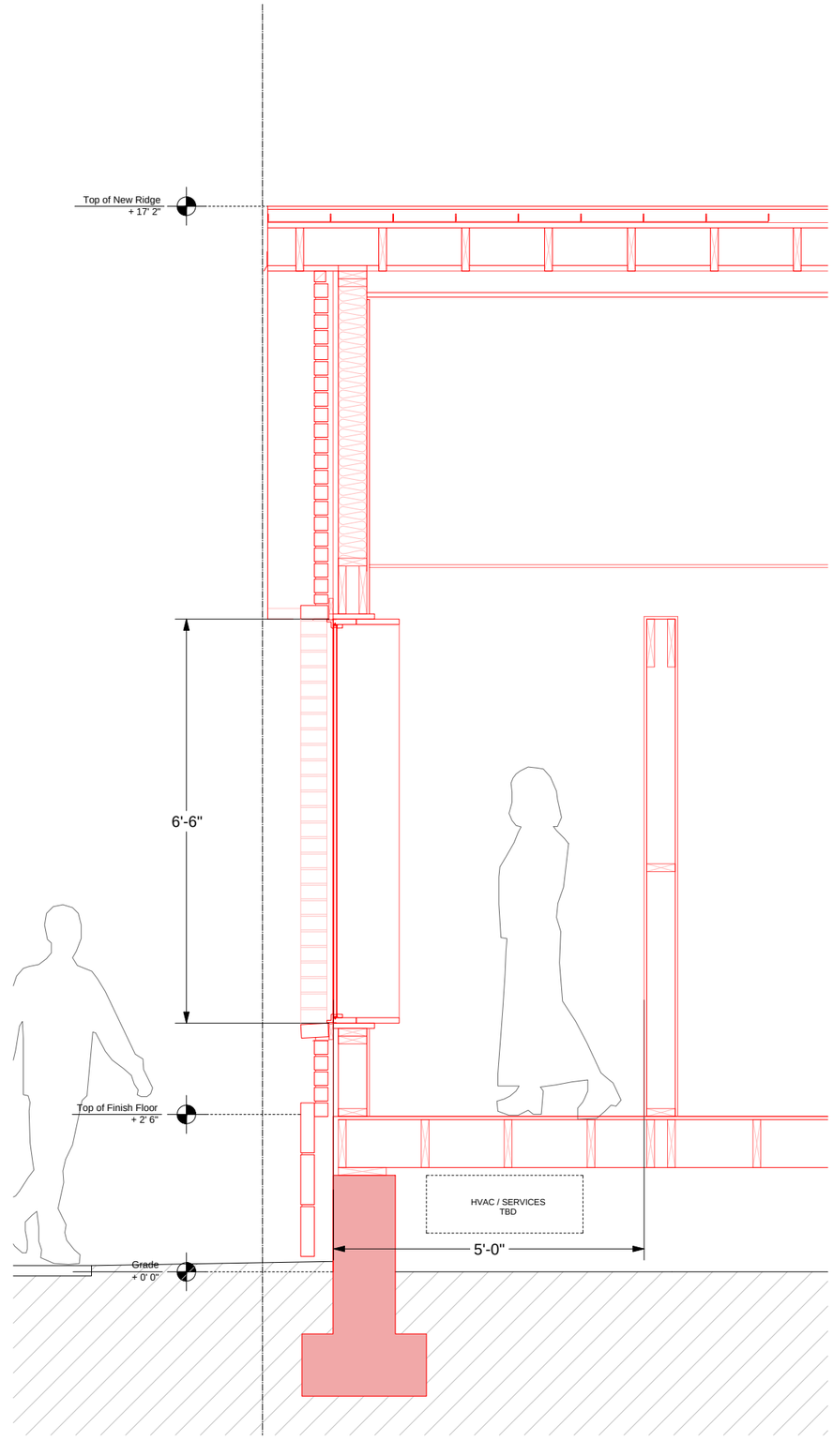
printed on 24x36

DETAIL
SECTION CC

A - 501

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS



DESIGN FOR:

6 S. Memminger St.

RENOVATION AND ADDITION TO EXISTING STRUCTURE

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MX-2 Zoning District
Greenville Development Code

Client:

CAROLINE & SCOTT DOVER

Prepared by:

7NTRODUCE STUDIO

REVISIONS:

DATE:

20 January 2026

scale: 1 1/2" = 1'

printed on 24x36

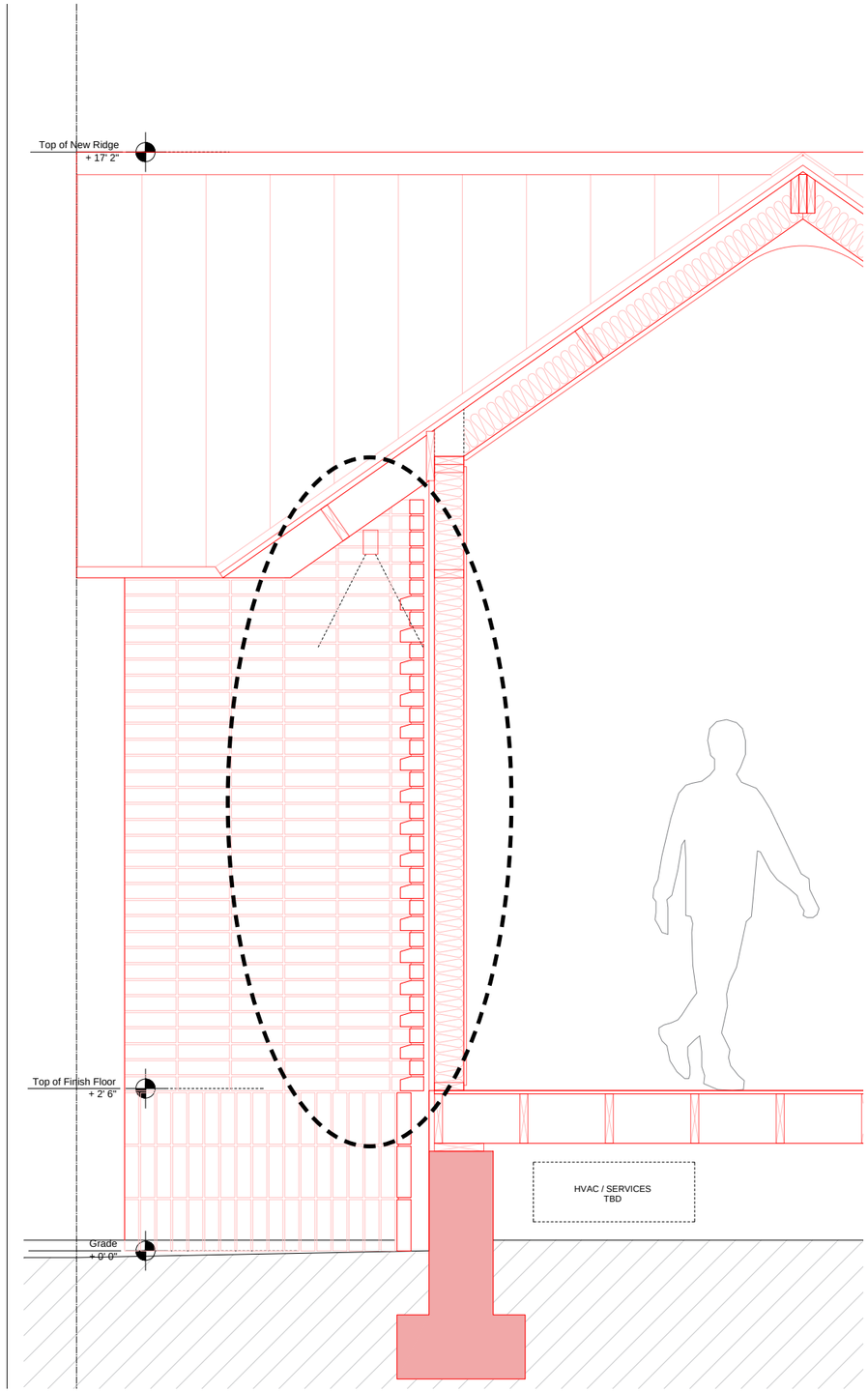
DETAIL
SECTION CC

A - 502

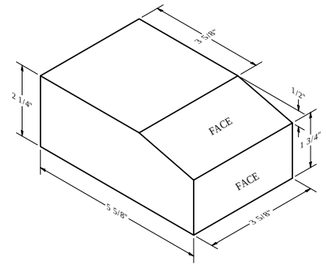
NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS

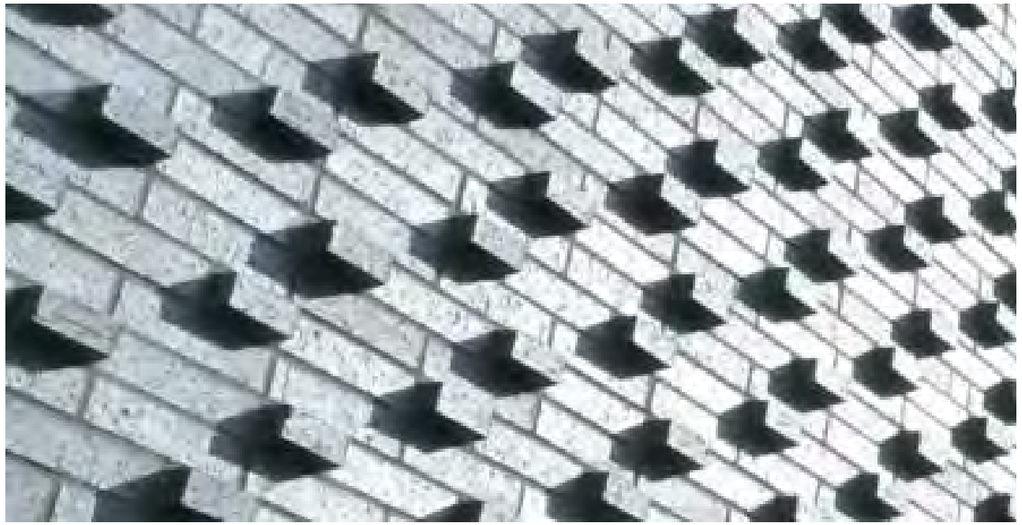
Exterior Lighting Sketch



Modular Solid Sill Shape

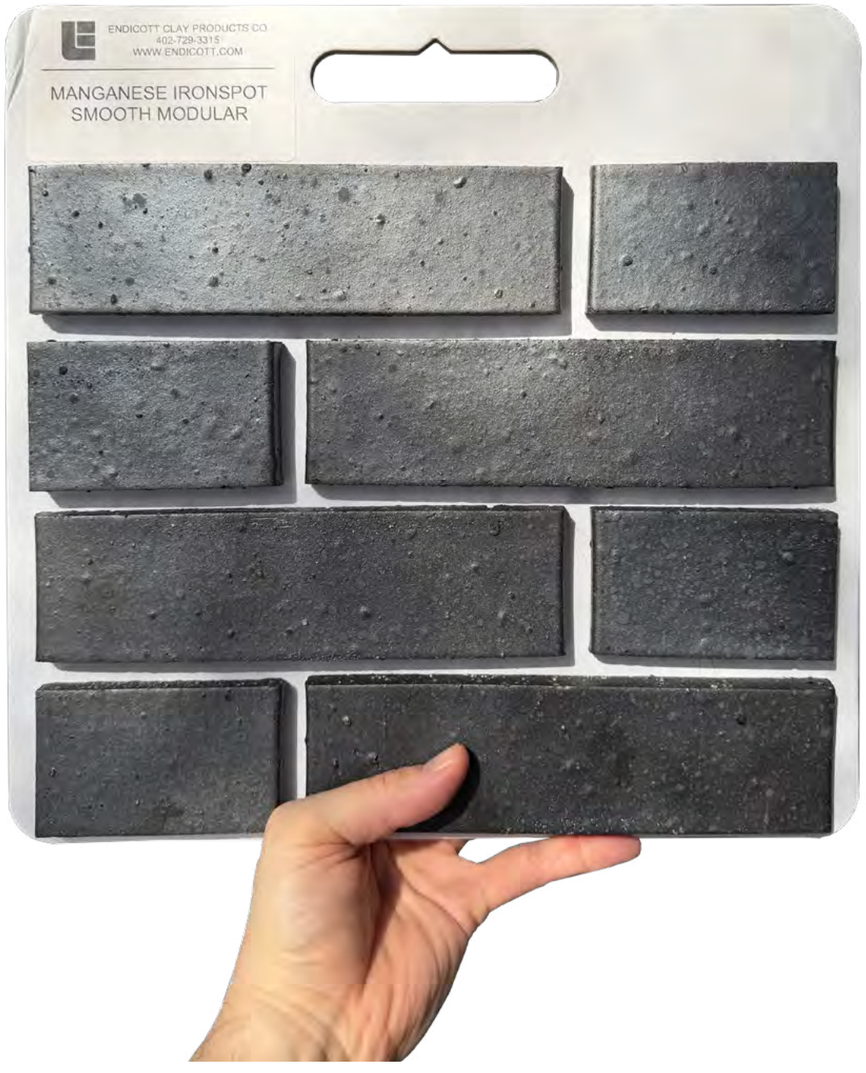




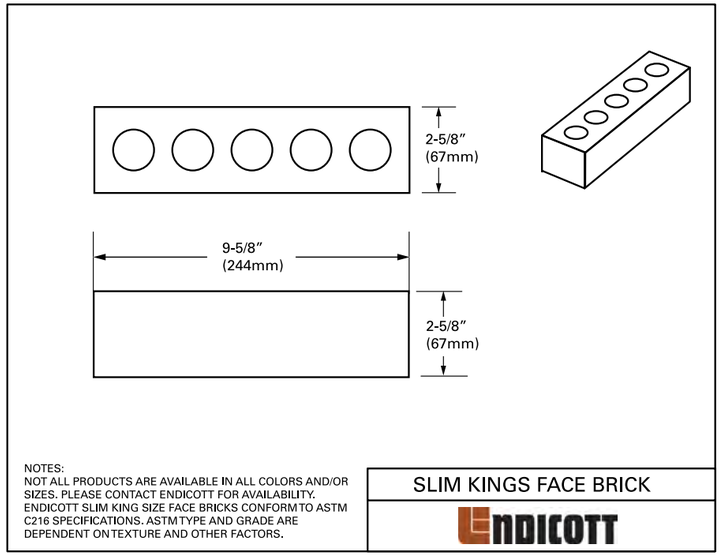


At night, the exterior facade will be lit from above, via lights concealed underneath the eave of the roofs. The light will produce strong shadows on the textured brick walls and general reflect the immediate surroundings of the street facing facade.

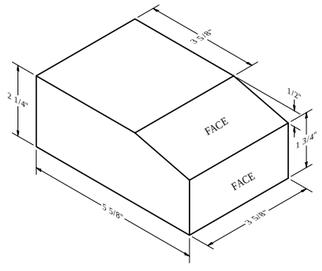
Material Specification- Proposed Brick Facades
Manganese Iron Spot Brick, King Slim, Endicott

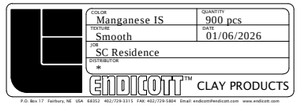


The Maganese Ironspot is made a dark textured clay, with ‘iron spots’. The brick has an almost metallic sheen, that makes it highly responsive to daylight and surrounding materials.



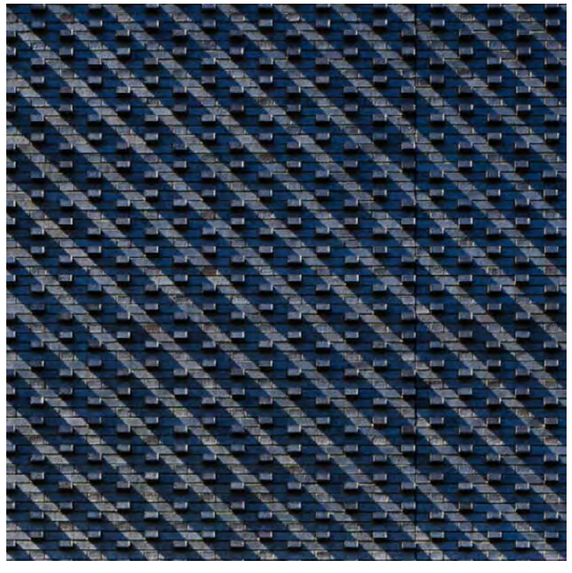
Modular Solid Sill Shape





The ‘sill shape’ can be produced in slim king capatible dimensions.





The brick will be used in a smooth stacked bond, and in textured running bond patterns (with ‘sill shape’ inserts).

The Manganese Ironspot brick is produced by Endicott in Nebraska and is sourced by General Shale in Piedmont.
Full scale samples are currently on site and will be submitted to the Design Review Board.

https://www.endicott.com/FaceBrick/Colors/Manganese_Ironspot?size=Slim_Kings&texture=Smooth

Material Selection- Maganese Ironspot Reference Projects

Smooth stacked bond

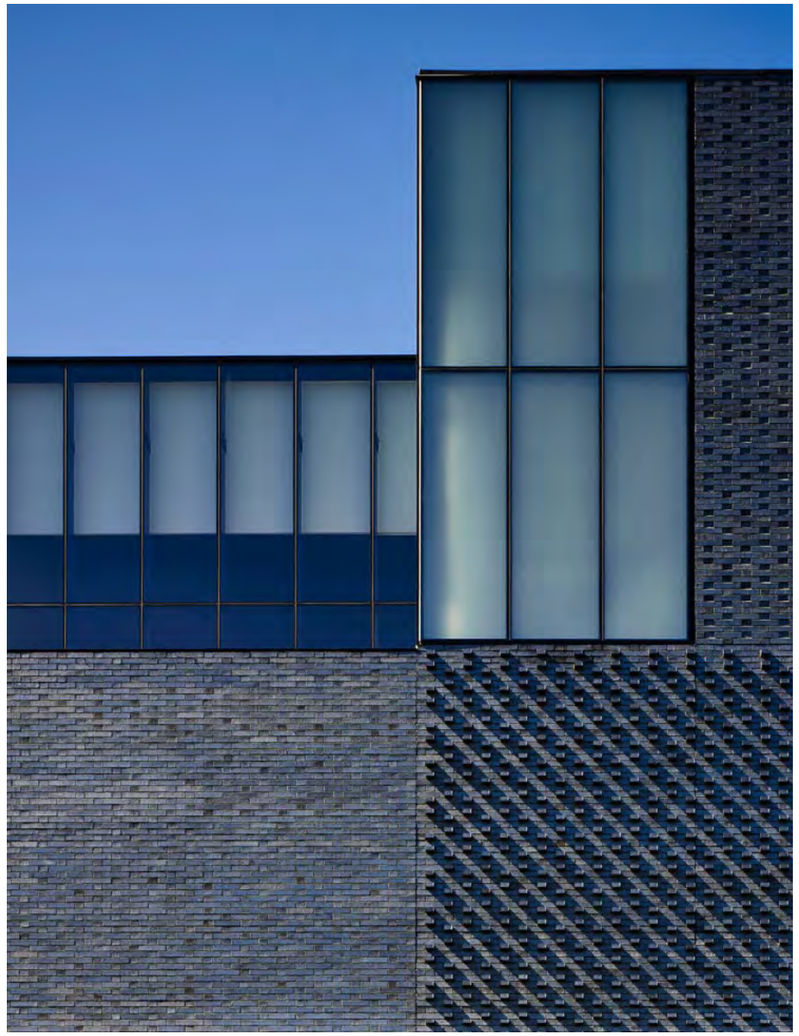


Mariposa Garden House, Renee del Gaudio Architects

‘Sill Shape’ textured walls



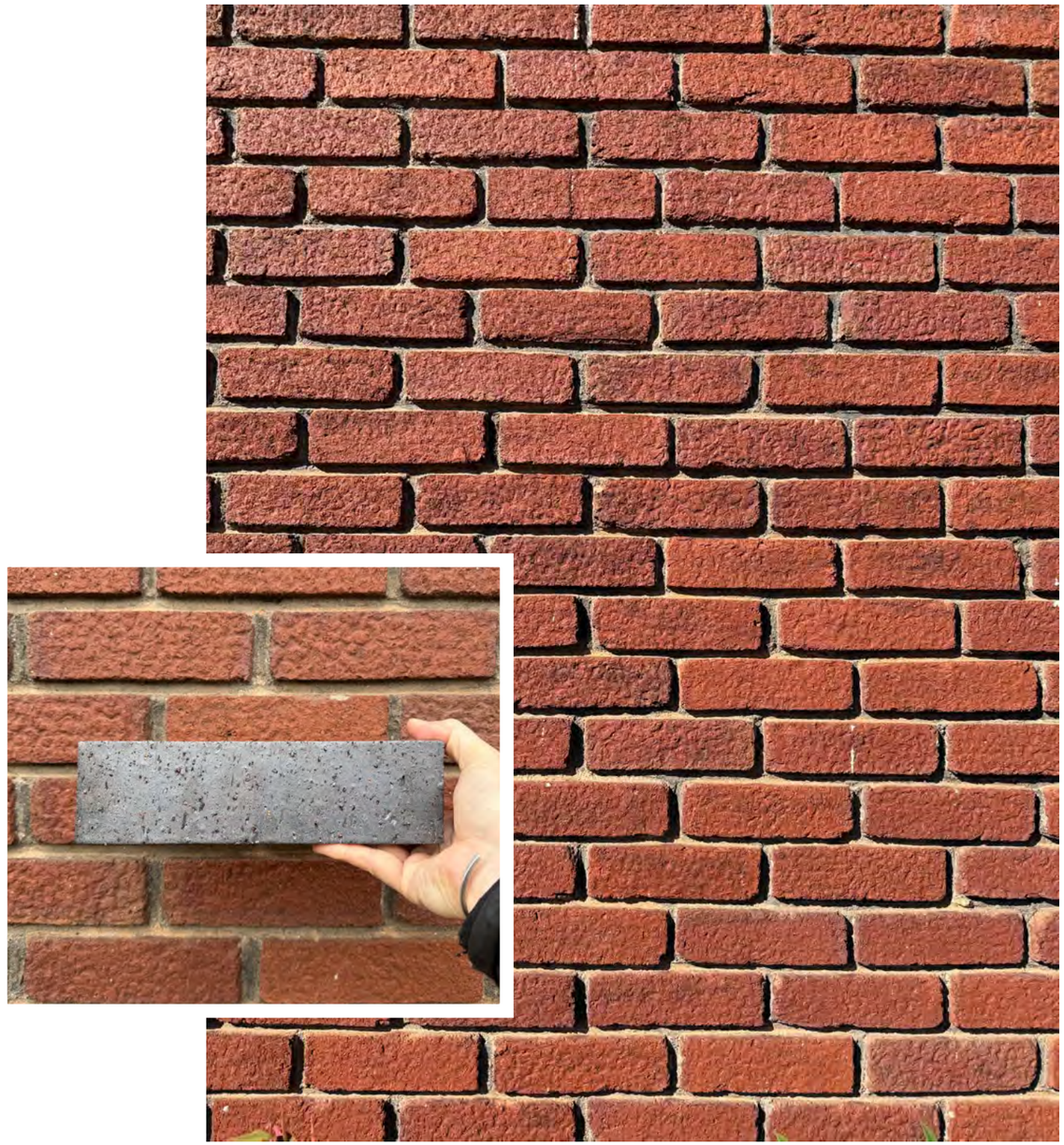
Kansas City Art Institute, Hufft

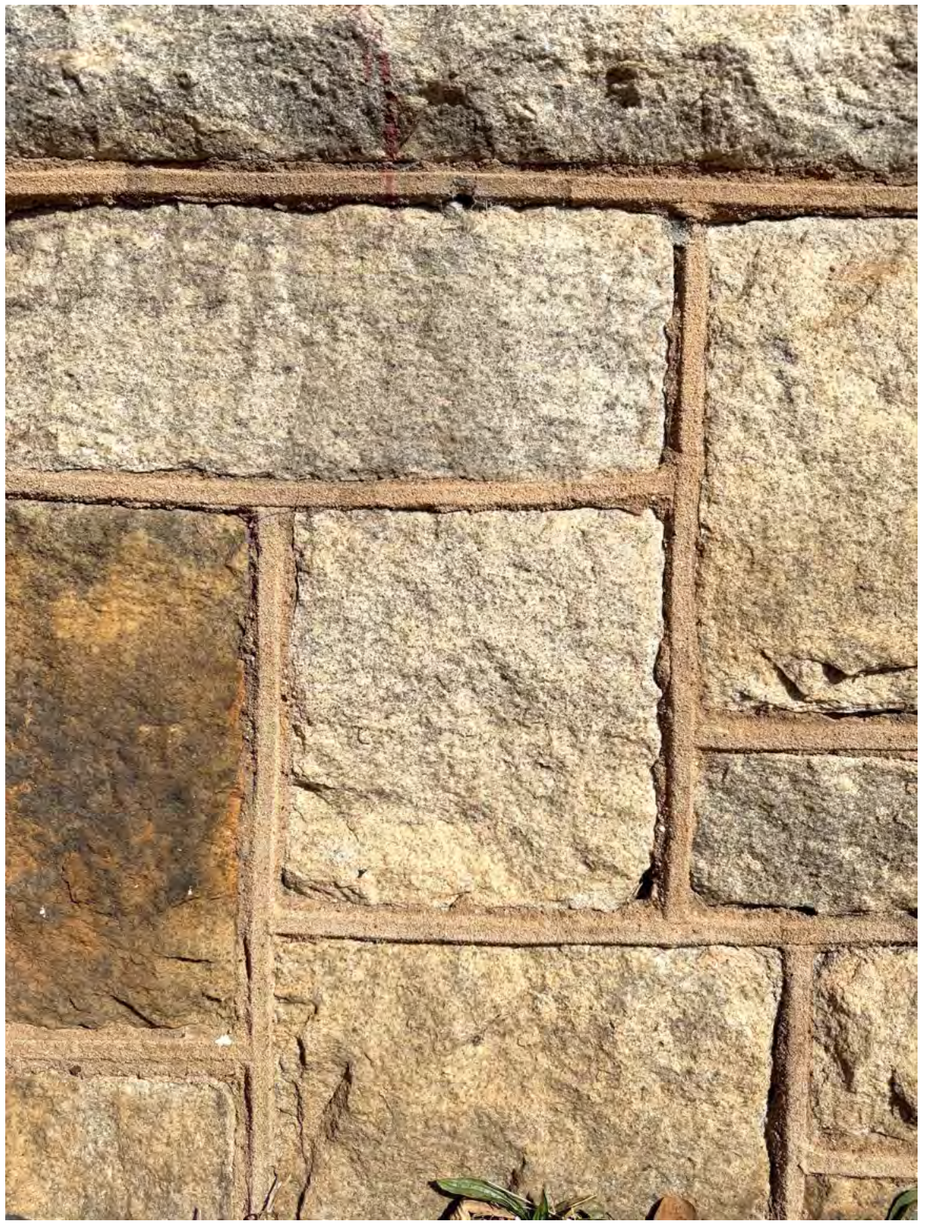


Stanley Museum of Art, BNIM

More references can be found here:
https://www.endicott.com/FaceBrick/Colors/Manganese_Ironspot?size=Slim_Kings&texture=Smooth

Material Specification
Existing Brick Facades & Granite Foundations





The existing red brick facades and granite foundations of the existing structure will be maintained and restored when necessary.
Detail image shows the Endicott Manganese Ironspot brick in harmonious contrast with the existing red brick.

Material Specification
Granite elements to be repurposed





The existing house has a number of granite steps and landscape elements on site.
These will all be repurposed for newly formed staircases (facing Pendelton St. and the driveway) and within the central courtyard of the new house

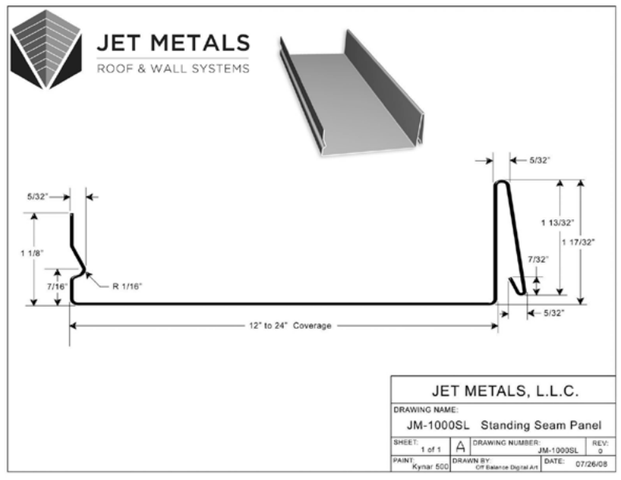
Material Specification - Proposed Roofing
‘Drexlume’ Standing Seam Metal Roof, Jet Metals

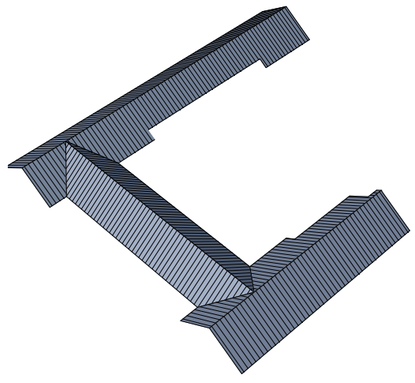


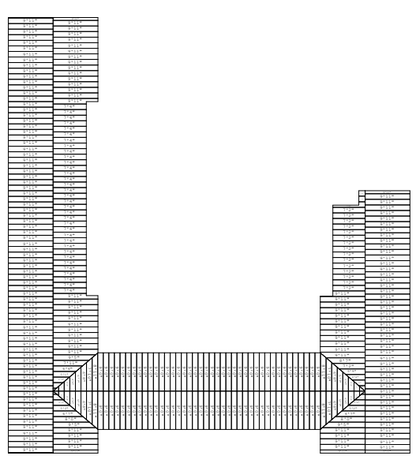
Reference roof from Jet Metals



Reference image: The metallic roof will be highly active in the changing daylight and will help reflect solar heat gain.







The JM-1000 metallic ‘drexelume’ finish is planned for this project.

Jet Metals, Standing Seam Roof, JM-1000, 12” wide flat panels, 26ga, aluminum Drexlume finish
Jet Metals is located in Rock Hill, SC and has extensive experience providing roofs across the state. More information here:
https://jetmetals.com/product/jm-1000/

Material Selection- Proposed Shingle Roofing
CertainTeed Landmark Pro ‘Desinger Shingles’ *Max Def Weather Wood*





The roof of the existing house will be replaced with a new shingle roof from Certain-Teed’s Landmark Pro series, color: Max Def Weathered Wood.
More information here:

https://www.certainteed.com/products/residential-roofing-products/landmark-pro?marketingColor=Max_Def_Weathered_Wood

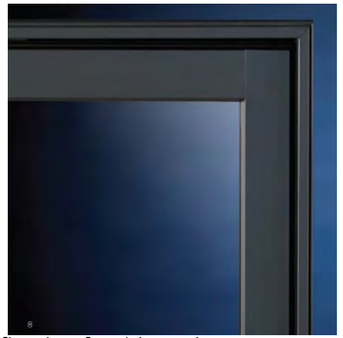
Window and Door Specifications
Sierra Pacific

Aluminum Clad Wood Direct Set

6’5” x 6’5” Picture Windows (Memminger, Pendleton St. & driveway facades)







These images show construction system, not the exact specification for this project.



Selected profile



Final finsih color will be color matched to Benajmin Moore ‘iron mountain’ (see below).

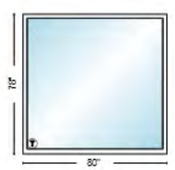


Reference image only

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
500-1	WindowAndDoor	PK- 379				

SP Aluminum Clad Wood CSE Windows, Rectangle, 80 x 78, Picture
[DIMENSIONS], Frame Width = 80, Frame Height = 78
[UNIT TYPE], Complete Unit, 80 X, 78, CoreGuard Plus
[FRAME], White 001, AAMA 2605, Pine, Natural, W/S = Black
[SASH PANEL], White 001, AAMA 2605, Narrow, Natural, W/S = Black
[GLASS], Dual Insulated, Low-E, Tempered Both Lites, Argon Gas, Black Warm Edge Spacer, Contemporary Bead, Glass Width = 75.6875, Glass Height = 73

[WRAPPING], 4 9/16"Jamb, Nail Fin = Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap Applied
[PERFORMANCE], U-Factor = 0.26, SHGC = 0.32, CR = 58, VT = 0.55, AI = <0.30/<1.5, CPD = SIE-N-168-09252-00073, Can ER = 22, W m 2k = 1.48, IPG = CW-PG50, Ind. FL = 0, Ind. TDI = ,



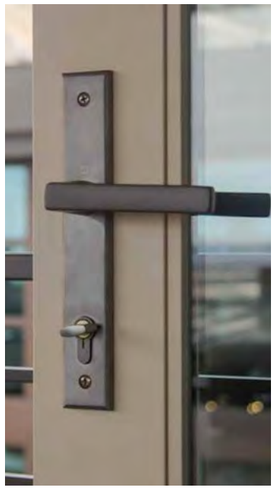
Rough Opening: 80.75" X 78.75"
Overall Unit Size: 80" X 78"
Room Location: Square Picutre Standard Kitchen

Dimensions and frame specifications (final color/finish specifications are not reflected in the offfer above).

Aluminum Clad Wood Outswing

Glass entry doors (driveway facade & Pendleton St. facade (single door)).

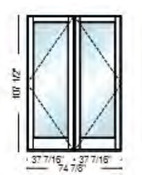




Final finsih color will be color matched to Benajmin Moore ‘iron mountain’ (see below).

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
700-1	WindowAndDoor	PK- 379				

Aluminum Clad Wood Inswing Patio Door, Rectangle, 74.875 x 107.5, Active / Semi-Active
[DIMENSIONS], 3-2 X, 9-0, Door Panel Width = 35.875, Door Panel Height = 105, Frame Width = 37.4375, Frame Height = 107.5
[UNIT TYPE], Complete Unit, CoreGuard Plus
[FRAME], White 001, AAMA 2604, Pine, Natural, W/S = Black
[SASH PANEL], Legacy Panel, White 001, AAMA 2604, Natural, Standard Sill, Panel Shipped = Separately, Stile = 4 1/2", Btm Rail = 9 1/2", Top Rail = 4 1/2", W/S = Black
[GLASS], Dual Insulated, Low-E, Tempered Both Lites, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 28, Glass Height = 92.25
[HARDWARE], Hardware Style = Multi pt Dual Activated, Standard, Traditional, Escutcheon Plate Style = Classic - 10", Keyed Alike = No, Keyed = Yes, Hdwr Color = White, Hinge Color Option = White, Latch & Deadbolt/Strike Plate = Stainless Steel
[SCREENS], None
[WRAPPING], 4 9/16"Jamb, Nail Fin = Vinyl Nail Fin, None
[PERFORMANCE], U-Factor = 0.28, SHGC = 0.24, CR = 58, VT = 0.41, AI = <0.50/<2.5, CPD = SIE-N-108-07714-00001, Can ER = 19, W m 2k = 1.59, Performance Grade = No Structural Performance, IPG = No Structural Performance. MODIFIED LIMITED WARRANTY, Ind. FL = , Ind. TDI = ,
Vertical, Mull Value = 0, Mull Option =, Mull Type = FactoryMull



Rough Opening: 75.375" X 108"
Overall Unit Size: 74.875" X 107.5"
Room Location: Kitchen door double

Window Restoration

PROPOSAL

TO:	**Caroline Dover**	Project:	701 Pendleton St, Greenville, SC - window restoration
	Caroline Dover 701 Pendleton Street Greenville, SC 29601	Address:	701 Pendleton Street Greenville, SC 29601
		Date:	5/15/2024

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

Full Restoration: Restore historic windows to a "like new" condition for the longest lasting results. This includes fully renewed functionality of sash cord and pulley system and minor epoxy repairs to address damaged wood. Once completed, windows will have crisp, clear sight lines and a smooth, professional finish that will highlight the timeless beauty of your historic windows. Full restoration comes with a 5 year guarantee.

1. Full Restoration- 8 lite casement (Qty: 37)

Description of Services:
Second Floor - 8-lite casement sashes.

Remove sash, remove all glazing, glass and paint using heat or steam, clean glass, replace broken glass (with historical glass upon request, extra fees will apply), re- bedding glass in linseed oil glazing for good seal, re-glazing, oil- priming, two coats latex paint interior and exterior. Strip built-up paint from jambs, adjust/ tune all mechanical to operate smoothly. Preferred method for true restore, efficiency, and longevity. 5 year guarantee. Paint/glass not included. All work performed using EPA lead-safe certified practices.

2. Corner Slot Weatherstripping (Qty: 19)

Description of Services:
Price per opening (pair of casement sash).

Install channel in window and bulb weatherstripping seal on casements including astrigal (middle meeting point of sashes). *Tax included.

3. Full Restoration- 6x1 (Qty: 6)

Description of Services:
DOUBLE HUNG 32x64" on first floor, price per window. Price for standard size window (32"

Logan Restoration and Contracting LLC · 104 Eastside Drive, unit 540 · Black Mountain, NC 28711

operate smoothly. Preferred method for true restore, efficiency, and longevity. 5 year guarantee. Paint/glass not included. All work performed using EPA lead-safe certified practices.

4. Full Restoration - 8 lite casement pair with 3 lite transom

Description of Services:
Excluded-
Remove sash, remove all glazing, glass and paint using heat or steam, clean glass, replace broken glass (with historical glass upon request), re- bedding glass in linseed oil glazing for good seal, re-glazing, oil- priming, two coats latex interior and exterior, strip built-up paint from jambs and parting beads, install new sash cords, adjust/ tune all mechanical to operate smoothly. Preferred method for true restore, efficiency, and longevity. 5 year guarantee. Paint/glass not included. All work performed using EPA lead-safe certified practices.

5. Full Restoration- 6x1 (Qty: 2)

Description of Services:
OVERSIZED: 40"x64"
Remove sash, remove all glazing, glass and paint using heat or steam, clean glass, replace broken glass (with historical glass upon request), re- bedding glass in linseed oil glazing for good seal, re-glazing, oil- priming, two coats latex interior and exterior, strip built-up paint from jambs and parting beads, install new sash cords, adjust/ tune all mechanical to operate smoothly. Preferred method for true restore, efficiency, and longevity. 5 year guarantee. Paint/glass not included. All work performed using EPA lead-safe certified practices.

6. Full Restoration- 4x1 (Qty: 2)

Description of Services:
24"x64"
Remove sash, remove all glazing, glass and paint using heat or steam, clean glass, replace broken glass (with historical glass upon request), re- bedding glass in linseed oil glazing for good seal, re-glazing, oil- priming, two coats latex interior and exterior, strip built-up paint from jambs and parting beads, install new sash cords, adjust/ tune all mechanical to operate smoothly. Preferred method for true restore, efficiency, and longevity. 5 year guarantee. Paint/glass not included. All work performed using EPA lead-safe certified practices.

7. Full Restoration- 1x1 (Qty: 1.00)

Description of Services:
24x64"

guarantee. Paint/glass not included. All work performed using EPA lead-safe certified practices.

8. Weatherstripping Sash (Qty: 11)

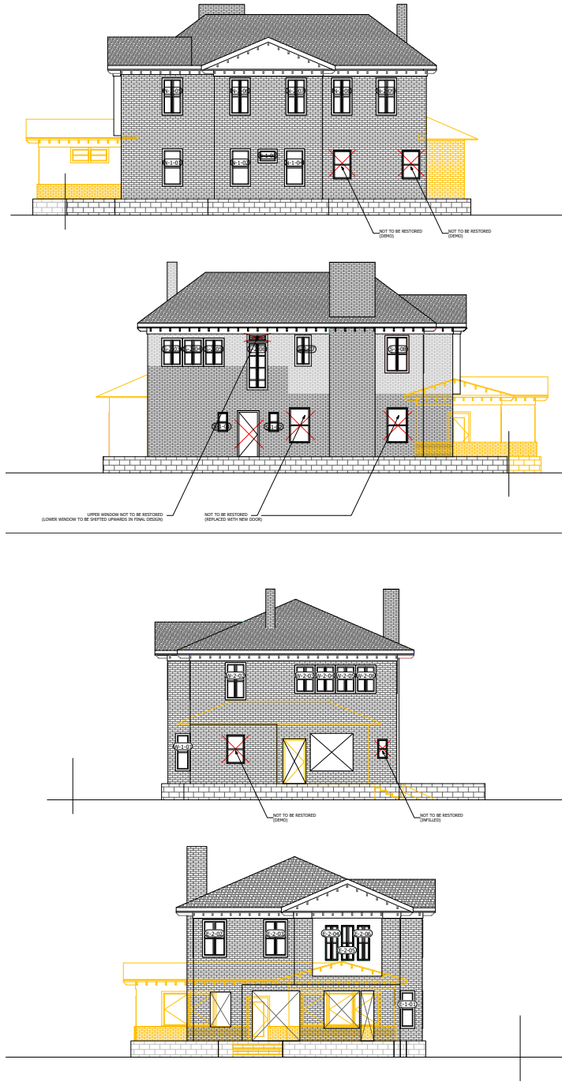
Description of Services:
For double hung windows, price per window. Kerf sash and install vinyl leaf seal at meeting rail, silicone bulb at head of upper sash and bottom of lower sash

9. Pocket Door (Qty: 11)

Description of Services:
Add pocket door for double hung windows to access cord and pulley system without removing casing and simplify with future window maintenance.

10. Casement Latch (Qty: 3)

Description of Services:
Replace broken casement latches. *Tax included.

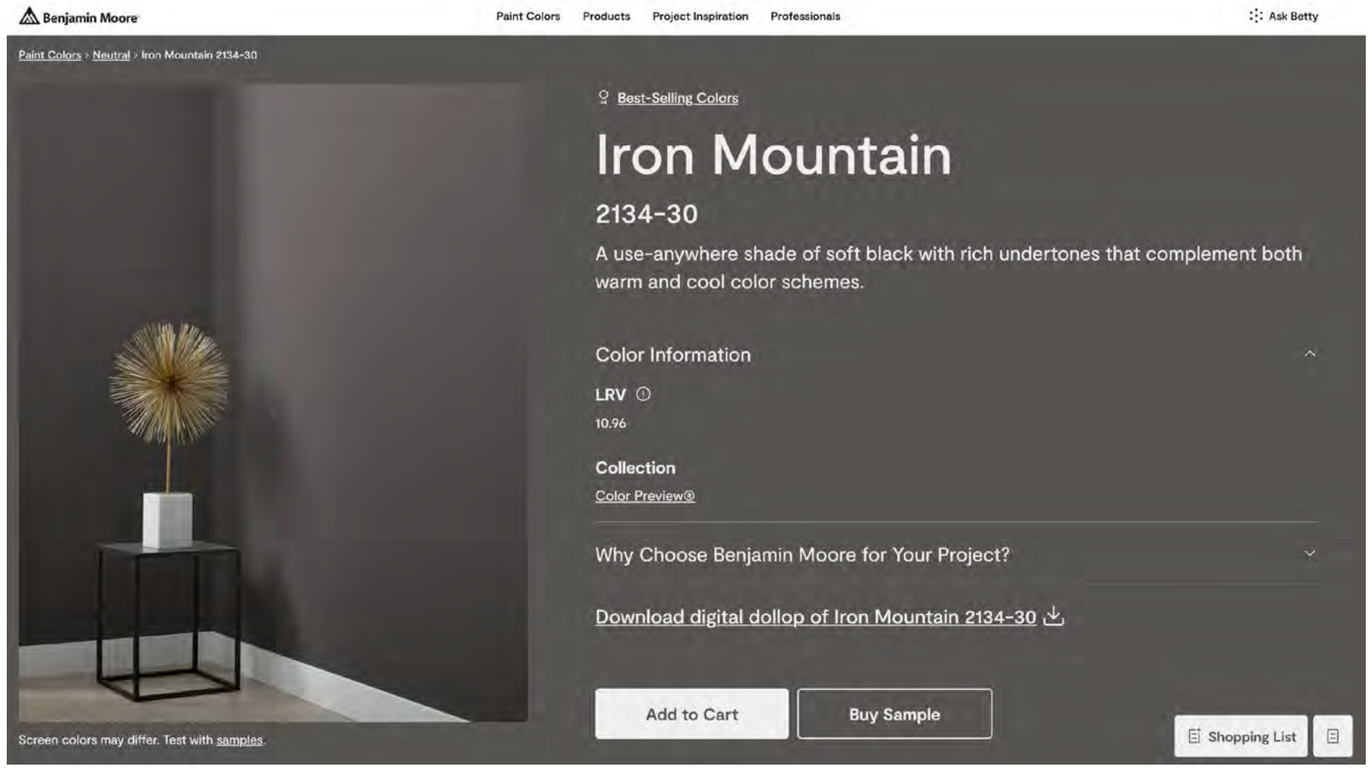






All windows in the existing structure will be restored, in order to preserve the historical character of the house and to create a clear contrast with the new Sierra Pacific (without grilles).
Restoration will be carried out by Logan Resrotration, based in Black Mountain, NC.

Material Selection- Exterior Trim Paint
Iron Mountain, Benjamin Moore

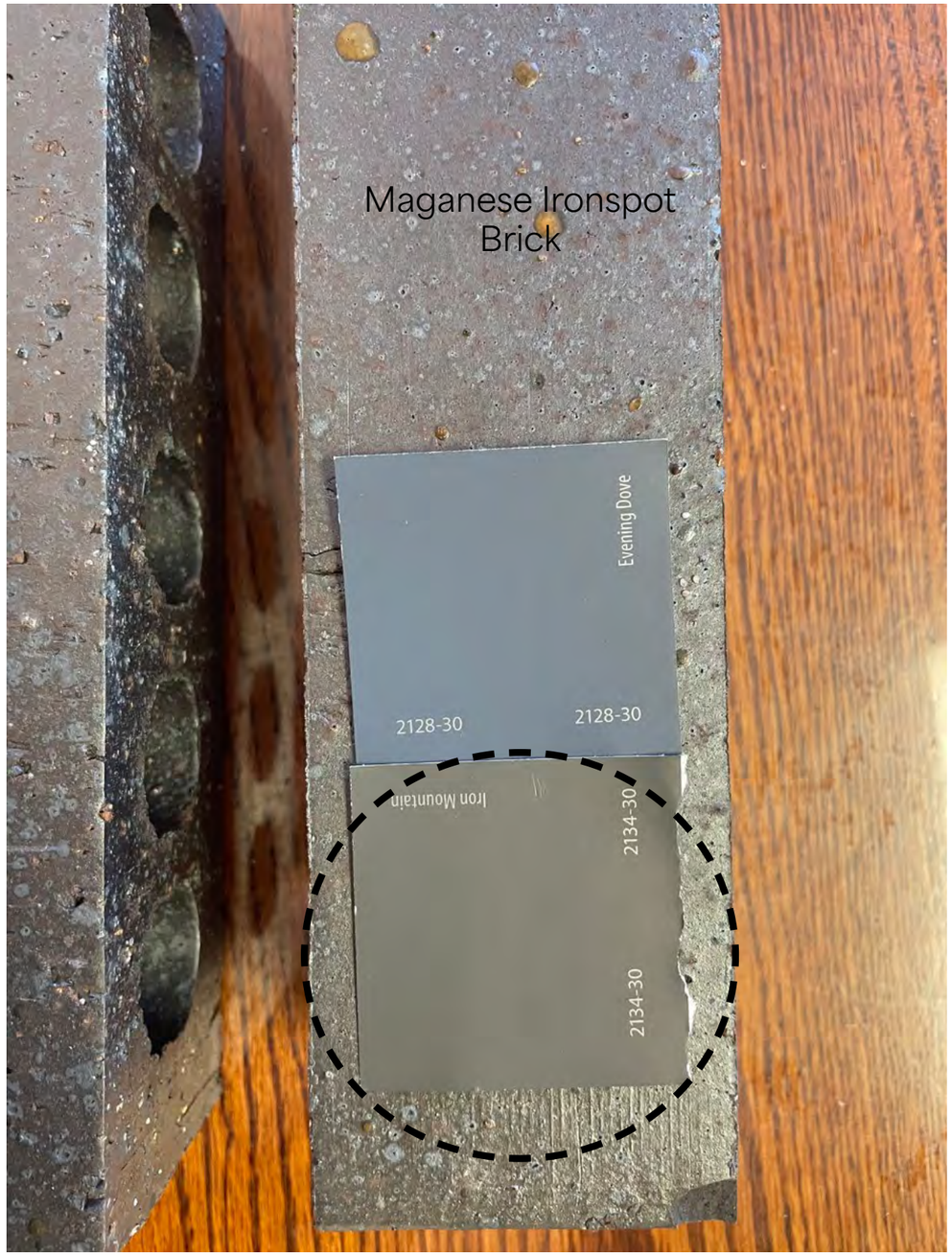


Iron Mountain, from Benjamin Moore, will be used for the exterior trim of the old and new house. Iron Mountain is the color currently used on the existing structure.

https://www.benjaminmoore.com/en-us/paint-colors/color/2134-30/iron-mountain



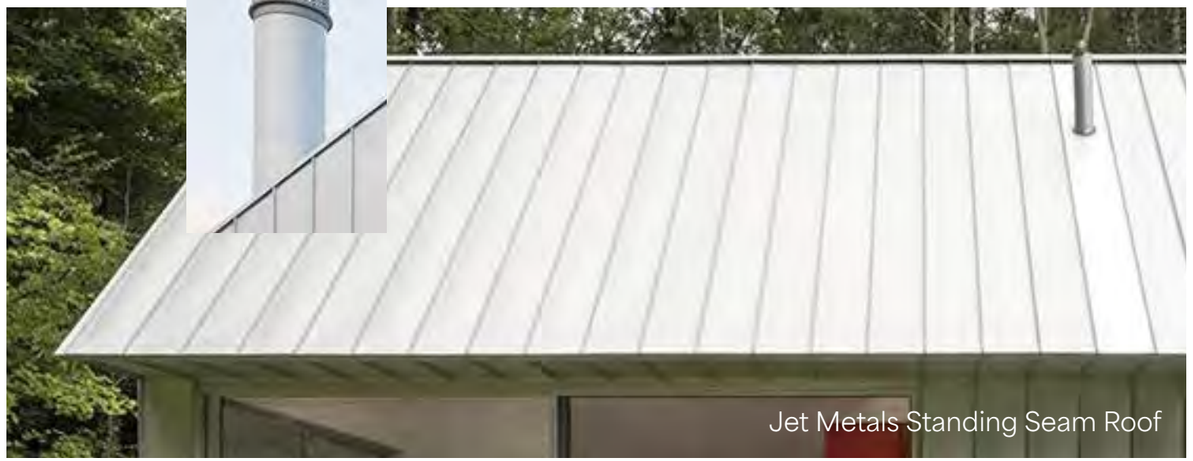


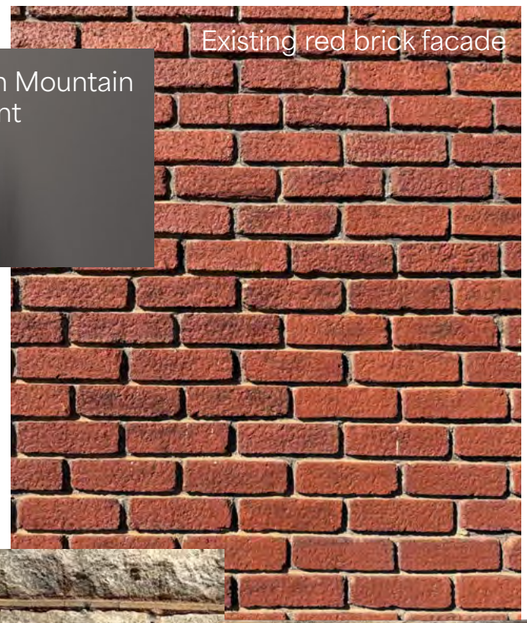


Material Specifications - Visual Overview

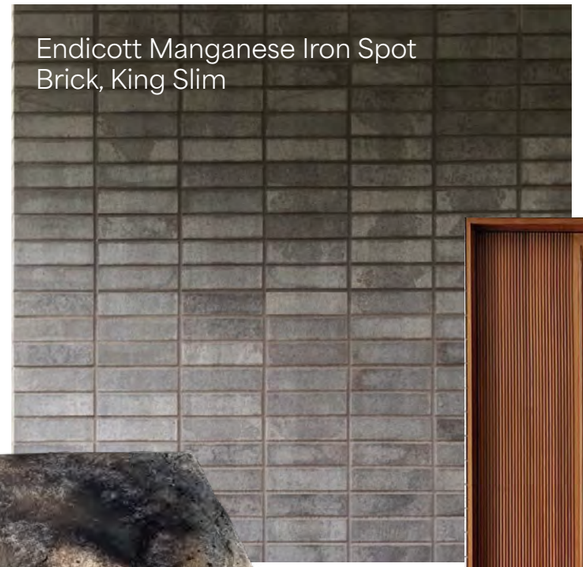

CertainTeed 'Weathered Wood' Shingles

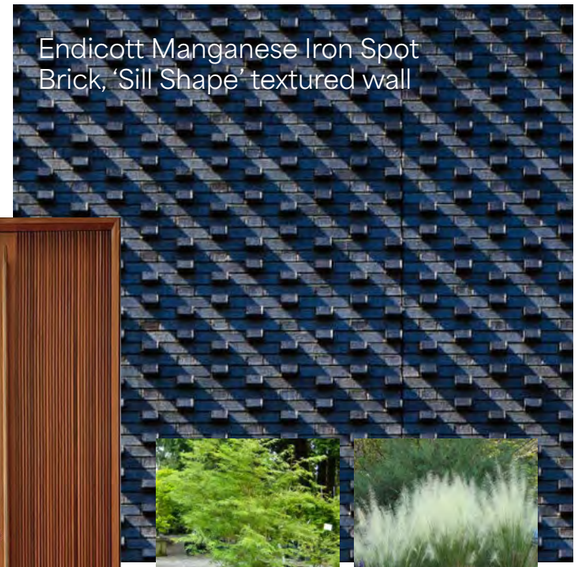


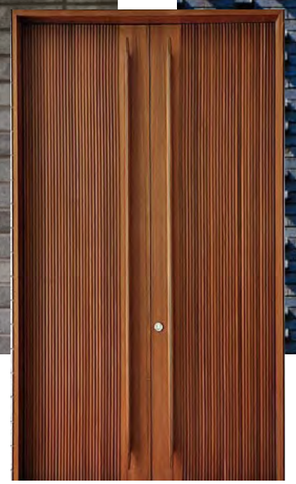

Jet Metals Standing Seam Roof


Existing red brick facade

Iron Mountain Paint


Endicott Manganese Iron Spot Brick, King Slim


Endicott Manganese Iron Spot Brick, 'Sill Shape' textured wall




Existing granite









WIP 3D Visualization

Memminger St. facade, from opposite sidewalk



Materials and landscape are indicative only. Please see drawings and specifications for details.

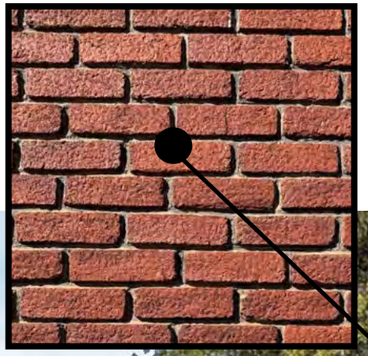
3D Visualization

Material References Key

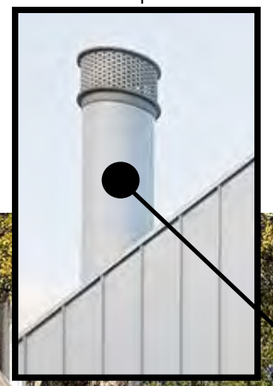
Jet Metals Standing Seam Roof



Existing red brick facade



Anodized Aluminum
Exhaust Pipe

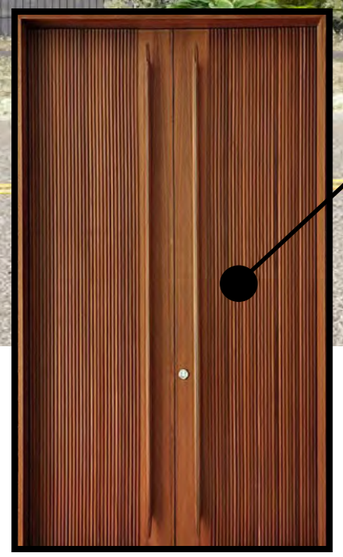


Endicott Manganese Iron Spot
Brick, King Slim

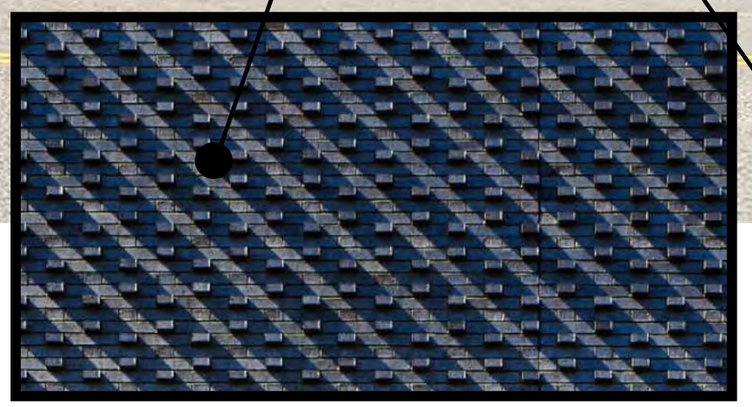




Brick ‘Frame’



Custom Wooden Door,
vertical slats



Endicott Manganese Iron Spot
Brick, ‘Sill Shape’ textured wall

‘Iron Mountain’
Paint

3D Visualization

View from corner of Memminger St. and Pendleton St. (NW corner)



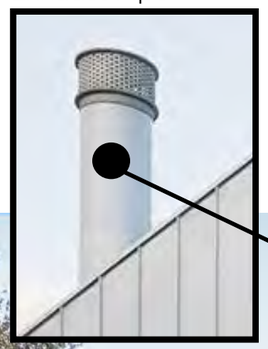
Materials and landscape are indicative only. Please see drawings and specifications for details.

3D Visualization

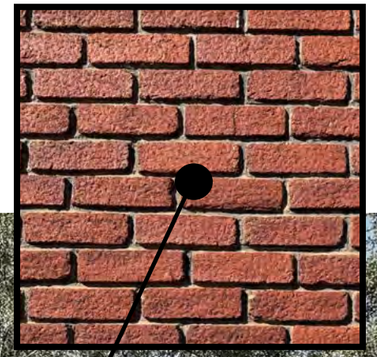
Jet Metals Standing Seam Roof



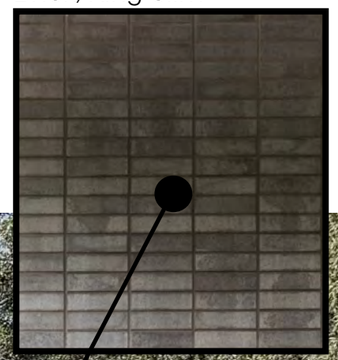
Anodized Aluminum
Exhaust Pipe



Existing red brick facade

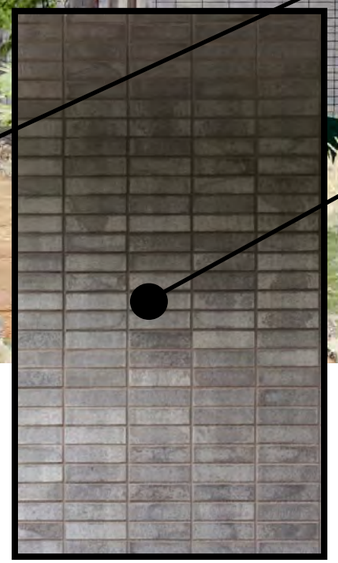


Endicott Manganese Iron Spot
Brick, King Slim













Material Key
Materials and landscape are indicative only. Please see drawings and specifications for details.

3D Visualization

From corner of Memminger St. and Pendleton St. (SW corner)



Materials and landscape are indicative only. Please see drawings and specifications for details.

3D Visualization

Pendleton St. facade, from opposite sidewalk



Materials and landscape are indicative only. Please see drawings and specifications for details.

WIP 3D Visualization

View along Memminger St. sidewalk, looking towards Pendleton St.



Materials and landscape are indicative only. Please see drawings and specifications for details.

3D Visualization

Aerial view



Materials and landscape are indicative only. Please see drawings and specifications for details.

Project Team

Owner: Caroline and Scott Dover

Architectural Design: Introduce Studio, Taylor Dover

Contractor: Construction Straight Up; Caroline Dover, Owner and Residential Builder

Demo, Foundation, and Framing: Kerley Construction, Mike Kerley

Landscape: Perceptions Landscape, Lucas Durham, President

Custom metal work: Steve Howard Custom Fabrication & Welding

Please direct any questions to:

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