



# AGENDA

MEETING OF HISTORIC REVIEW BOARD  
THURSDAY, MAY 21, 2026 - 3:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street  
Citizens may access the meeting at the following web address:  
<http://greenvillesc.gov/MeetingMedia>

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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 26-300  
Application by Amy Stansberry for a Certificate of Appropriateness for an Addition at 17 Jedwood Drive
10. Advice and Comment (no public comment)
11. Other Business (no public comment)
12. Informal Review (no public comment)
13. Adjournment



**Planning Staff Report to  
Historic Review Board  
May 13, 2026**  
*for the May 21, 2026 Public Meeting*

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**Docket Number:** CA 26-300  
**Applicant:** Amy Stansberry – LMG Architects  
**Property Owner:** Ross and Stephanie Livingston  
**Property Location:** 17 Jedwood Drive  
**Tax Map Number:** 0191000601300  
**Zoning:** RH-C, Overbrook Preservation Overlay District  
**Proposal:** Residential Addition  
**Staff Recommendation:** Approve with Conditions

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

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

Background

The subject property is a one-story, front-gable bungalow located within the Overbrook Preservation Overlay District. It features a projecting front gable supported by square columns. Constructed in 1949, the property is included in the City's Architectural Inventory of historic resources. There is a small addition to the rear, and the front porch was modified sometime between 2016 and 2019.



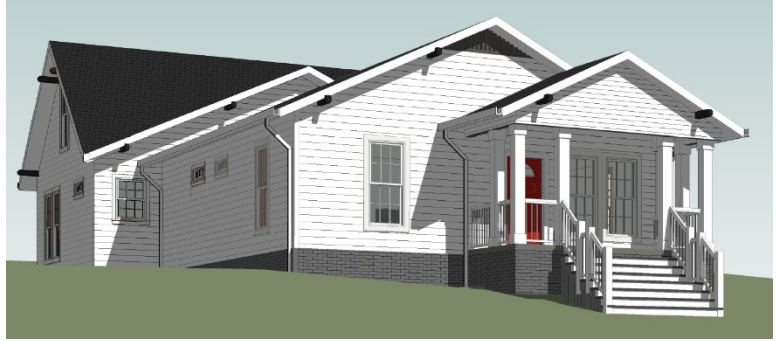
*Current Façade Photo*



*Architectural Historic Resource Inventory Photo, 2002*

Project Scope

The applicant proposes a two-story rear addition of approximately 1,300 square feet, along with the removal of a small existing rear addition and minor interior renovations to the primary structure. The proposed addition will include a primary suite, two additional bedrooms and a bathroom on the upper level, as well as a sunroom. The addition exceeds the 25% threshold of the existing building footprint, and per the Greenville Development Code requires review by the Historic Review Board. The proposed addition would have limited visibility from the public right-of-way.



*Proposed Render with Rear Addition*

Staff Analysis

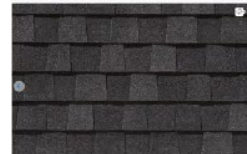
Larger structures should be subdivided into smaller modules, per **AR.6**. Staff finds that the addition provides distinction from the existing historic structure with setbacks that diminish the perception of a long massing. Additionally, the height of the addition is kept minimal allowing the original volume to remain prominent.



*Proposed Front Elevation*

The addition proposes a gable roof form that matches the existing house. The proposed shed dormer is oriented to the rear, allowing the gable form to remain prominent. Staff finds that the addition is in conformance with **AR. 7**.

The existing structure is clad in vinyl siding with vinyl windows set within what appears to be original wood trim. While removal of the vinyl siding is outside the scope of this application, the applicant has confirmed that the original wood lap siding remains intact beneath it. The proposed addition will feature cementitious lap siding designed to match the historic siding, along with wood window trim, roofing, and a painted brick foundation consistent with the existing historic resource. Vinyl windows are proposed to match the existing windows in operation and mullion pattern. Staff finds that the criteria of **AR.8** have been met.



*Architectural Roofing*



*Historic Wood Siding Under Vinyl Siding*

**AR.9** states that new architectural details should relate to existing historic elements in order to maintain the architectural character. Staff notes that the proposed addition mimics the simple gable brackets, horizontal lap siding, window trim, window operation and mullions, and painted brick veneer foundation are all intended to match the existing house. Staff finds the architectural character of the addition is compliant with the existing historic home.



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

## Summary

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

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

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



## APPLICATION FOR **HISTORIC CERTIFICATE OF APPROPRIATENESS**

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Amy Stansberry- LMG Architects	Ross & Stephanie Livingston
*Title:	Project Designer	Owner
*Address:	305 W Stone Ave. Greenville	17 Jedwood Dr. Greenville
*State:	SC	SC
*Zip:	29609	29607
*Phone:	864.438.0561	601.594.9975
*Email:	<a href="mailto:astansberry@lmg-architects.com">astansberry@lmg-architects.com</a>	<a href="mailto:s.livingston1295@gmail.com">s.livingston1295@gmail.com</a>

### PROPERTY INFORMATION

\*STREET ADDRESS 17 Jedwood Dr.


\*TAX MAP #(S) 0191000601300

\*ZONING CLASSIFICATION RH-C

\*PRESERVATION DISTRICT/SPECIAL DESIGNATION (see <https://www.greenvillesc.gov/172/Planning-Development>)

Local Landmark     National Register     Heritage     Hampton-Pinckney     Pettigru

Overbrook     Colonel Elias Earle     East Park

\*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     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.

Rear 1.5 story addition under Development Code and Design Guidelines for Preservation Overlay Districts; See attached description for more information

No scope of work on existing portion of house except where needed to build addition on rear

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## 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. Fees are due at the time of application.

A. HISTORIC REVIEW BOARD	\$300.00, <i>plan review</i>
B. SIGNS	\$150.00
C. MINOR APPLICATION (STAFF REVIEW)	\$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by HRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
E. INFORMAL REVIEW	\$50.00

2. Staff will review the application per Section 19-6.2.1.B.3 for completeness.

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 posting 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. 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 otherwise 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. A digital model that includes the surrounding context with massing only (no texture or articulation is required).

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; and 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; and 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; and brochures or photographs of all exterior finishes, windows, fixtures, lighting and signage).

- d. Renderings (include perspective drawings, including views from pedestrian and publicrealm).
- e. Model (digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed sign location).
- f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)
- g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

For more detail on these submittal requirements, please refer to the [Greenville Preservation Overlay District Design Guidelines](#).

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

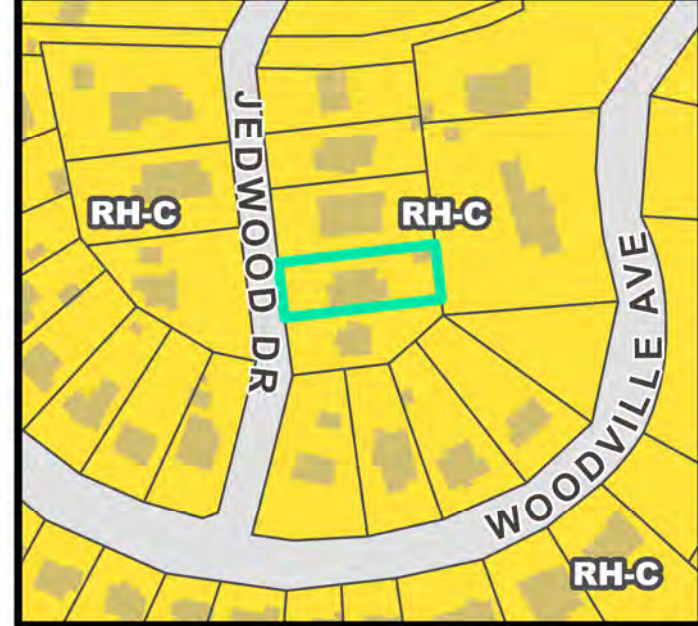
- 6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge, and they have provided full disclosure of the relevant facts.

*Signatures	
Applicant	<i>Amy J Stambury</i>
Date	04.02.2026
Property Owner/Authorized Agent	<i>Stephanie Livingston</i>
Date	04.02.2026
Public Hearing information	
Public Hearing signs	

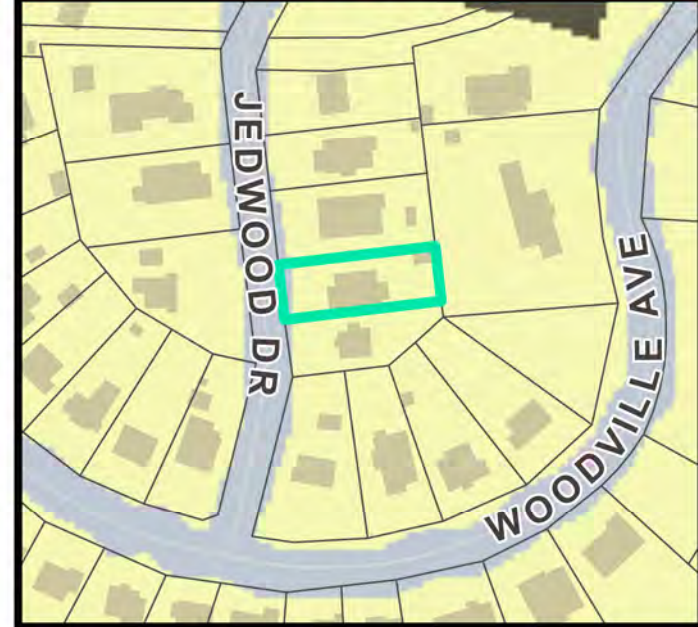
AERIAL VIEW



CURRENT ZONING



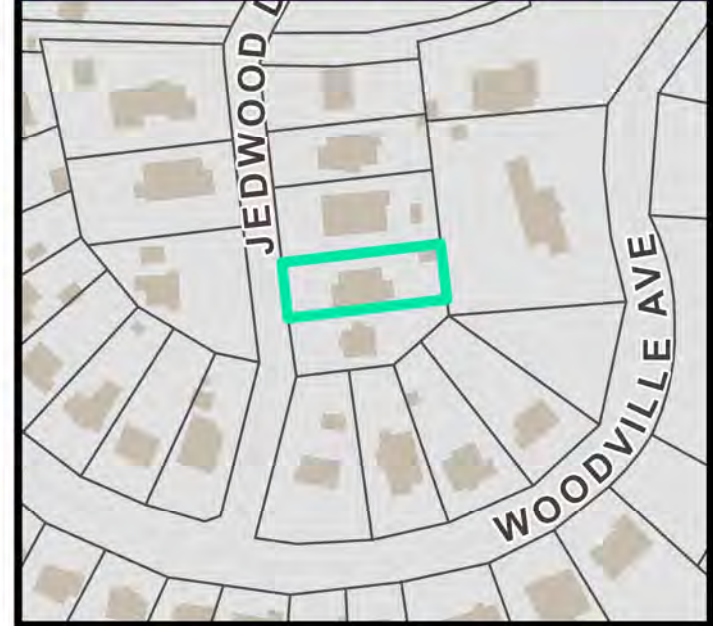
FUTURE LAND USE



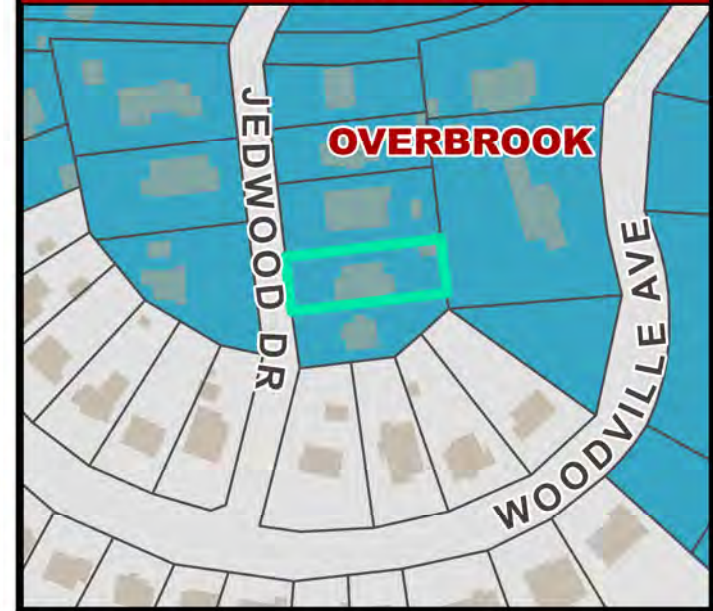
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



## **Certificate of Appropriateness- Historic Review Board**

### **Rear Addition to: 17 Jedwood Drive in Overbrook Overlay District**

#### **Per COG Design Guidelines for Preservation Overlay Districts- AR.12- Additions**

**AR.12-A & B:** Addition is in the rear of the home and set off from the existing house footprint

**AR.12-C:** Only a small former addition that is not in character of the original house will be removed; a lower gable portion of the original rear of the home will be kept, but the roof will be removed in order to put the half story addition on the rear

**AR.12-D:** The owner would like a two story addition to maximize the space added while not compromising the small back yard space; we have used a 1.5 story addition to minimize the scale of the addition from the street; the 1.5 story addition has a rear-facing shed dormer that is not visible from the street to maximize the space on the half story; the addition will be clad in a cementitious siding with an exposure to match the existing wood siding under the vinyl on the existing home- see the attached photo of the existing wood siding (the vinyl siding will not be removed during this addition due to cost, but the owner plans to remove it in the future to expose the original wood siding); the windows in the existing home were replaced with vinyl sashes - we propose to match those windows in the addition for consistency- all exterior and interior trim detailing is intact and will be matched on the addition

**AR.12-E:** The addition is in the rear of the existing house

**AR.12-F:** The addition will have gable roof form similar in slope and detailing to the original house, but turned 90 degrees to emphasize the original front-facing gable roof; one additional front gable is added to minimize the scale of new turned gable as well as provide access to the existing attic with a reasonable sized door from the second floor- this maintains the rhythm of smaller and larger gables seen at the front of the existing house



EXISTING STREET ELEVATION



EXISTING STREET ELEVATION



EXISTING STREET ELEVATION



EXISTING REAR ELEVATION

DEMOLISH FORMER ADDITION



EXISTING REAR ELEVATION

DEMOLISH FORMER ADDITION



EXISTING SIDE ELEVATION



EXISTING STREET CONTEXT

Expand side panel



Addition For The  
LIVINGSTON RESIDENCE

ROSS & STEPHANIE  
LIVINGSTON

NOT FOR CONSTRUCTION  
NOT FOR PERMIT

DRAWING HISTORY:		
DATE	NO.	DESCRIPTION
2026-04-06	A	HRB SUBMITTAL

PROJ. NO. 25038

SHEET TITLE:

EXISTING  
CONDITIONS

SHEET NO.  
**EX.01**

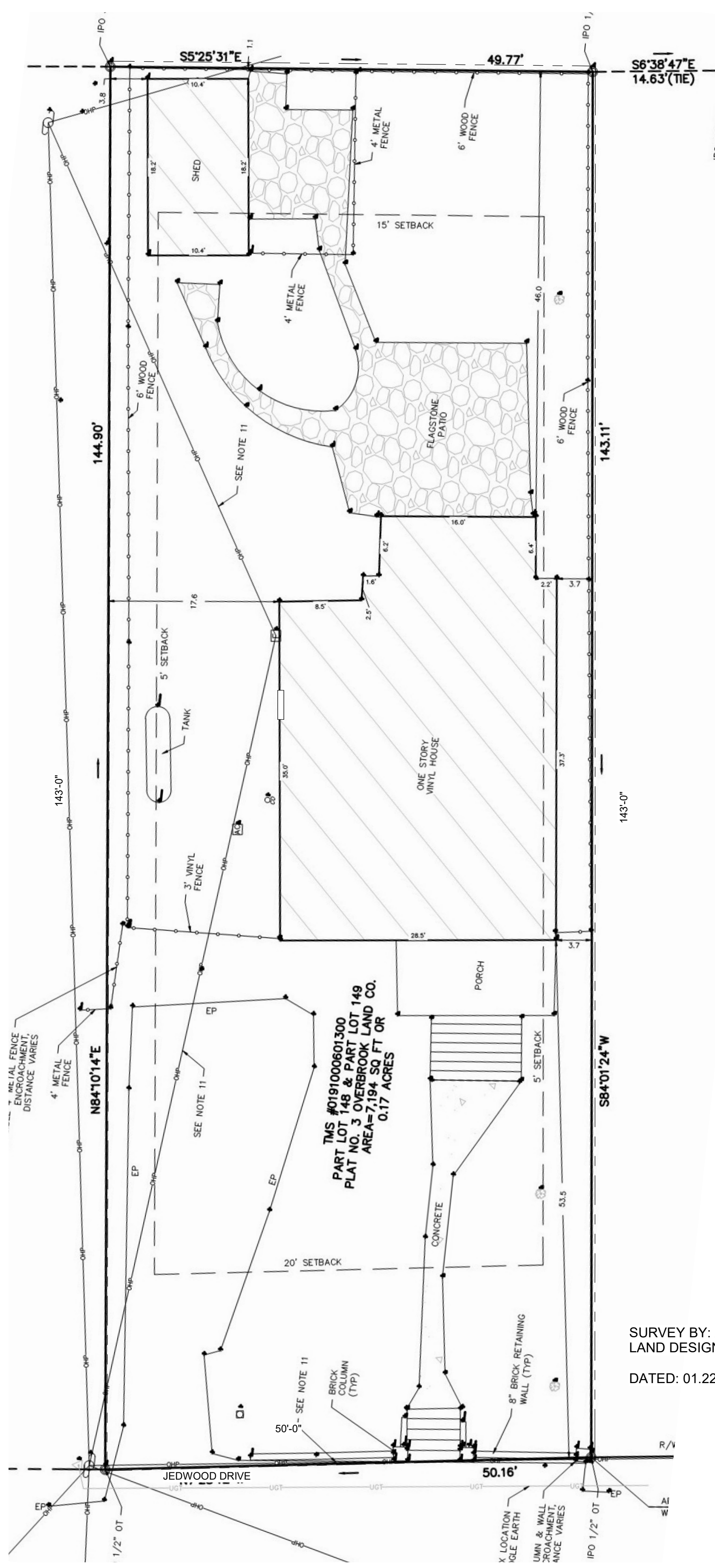
APPROVALS

305 W Stone Ave  
Greenville, SC 29609  
info@img-architects.com

17 Jeechwood Drive  
Greenville, South Carolina 29607

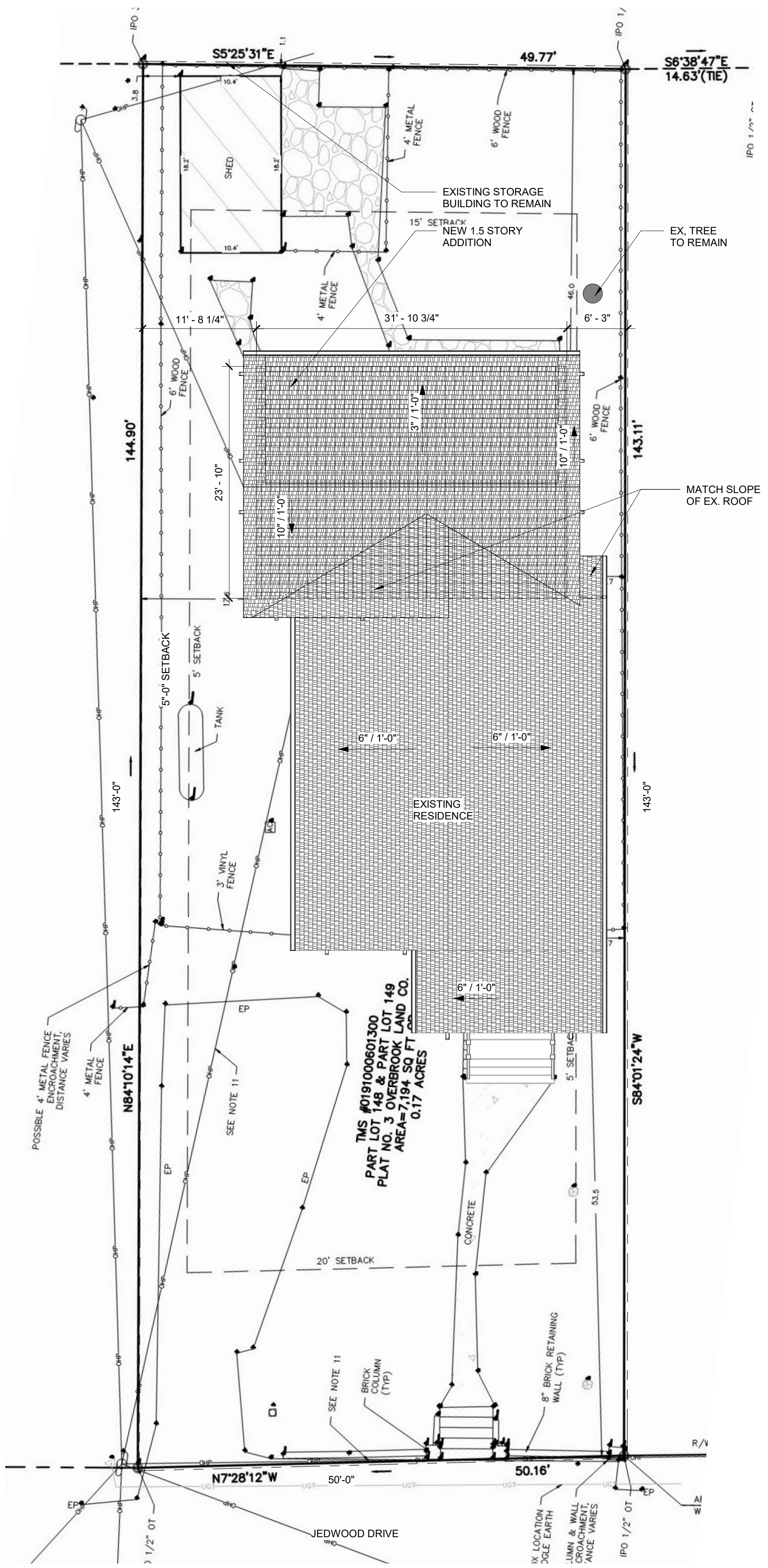
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2 EXISTING SURVEY  
AS1.01 1/8" = 1'-0"

SURVEY BY: ARBOR  
LAND DESIGN  
DATED: 01.22.2026



1 PROPOSED SITE PLAN  
AS1.01 1/8" = 1'-0"

AREA INFORMATION:  
EXISTING HOUSE= 1130 SF  
ADDITION:  
FIRST FLOOR= 695 SF  
SECOND FLOOR= 637 SF  
TOTAL= 2462 SF



Addition For The  
LIVINGSTON RESIDENCE

ROSS & STEPHANIE  
LIVINGSTON

NOT FOR CONSTRUCTION  
NOT FOR PERMIT

DATE	NO.	DESCRIPTION
2026-04-06	A	HRB SUBMITTAL

PROJ. NO. 25038

SHEET TITLE:  
EX. SURVEY/  
PROPOSED SITE  
PLAN

SHEET NO.  
AS1.01

APPROVALS

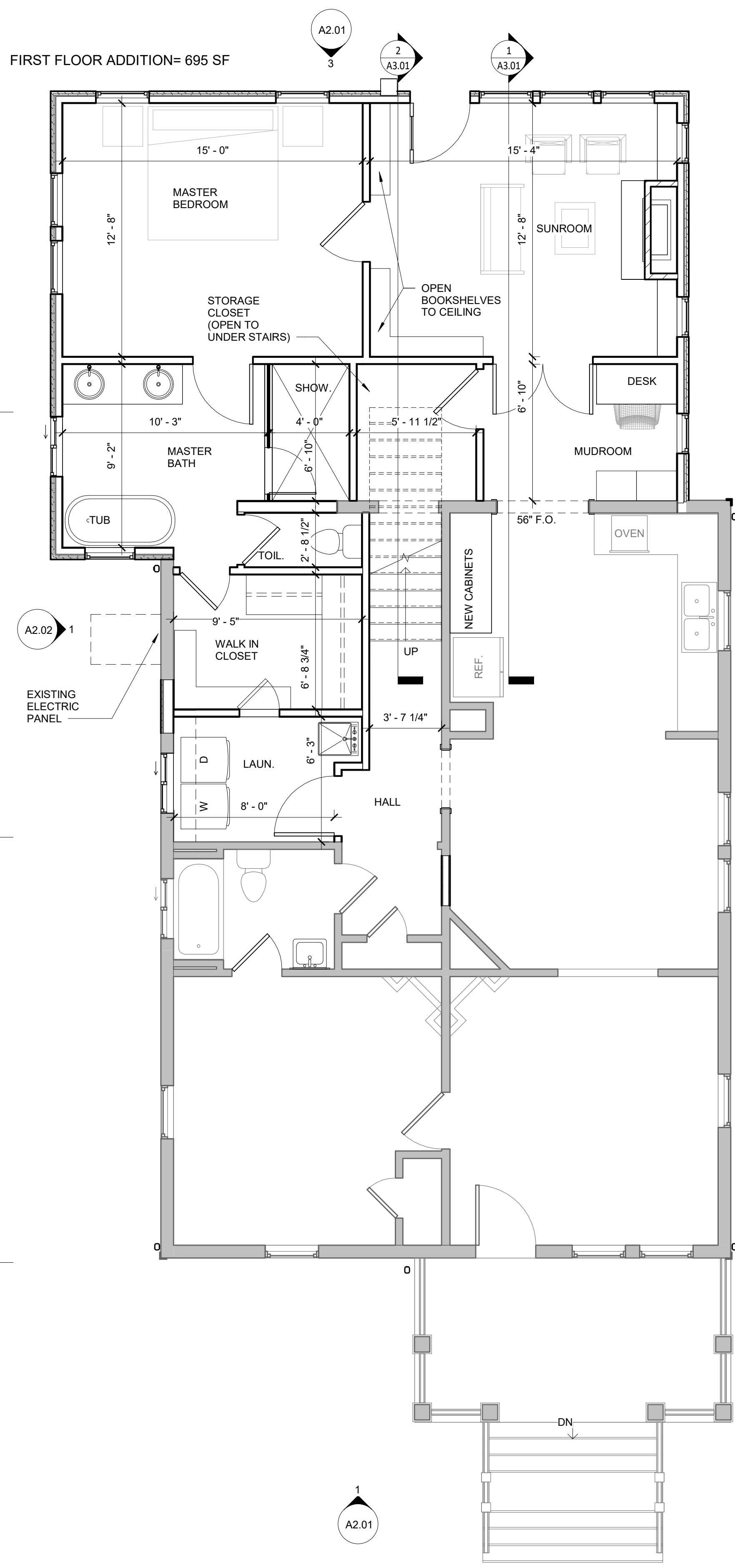
305 W Stone Ave  
Greenville, SC 29609  
864.434.0463  
info@lmg-architects.com

17 Jecwood Drive  
Greenville, South Carolina 29607

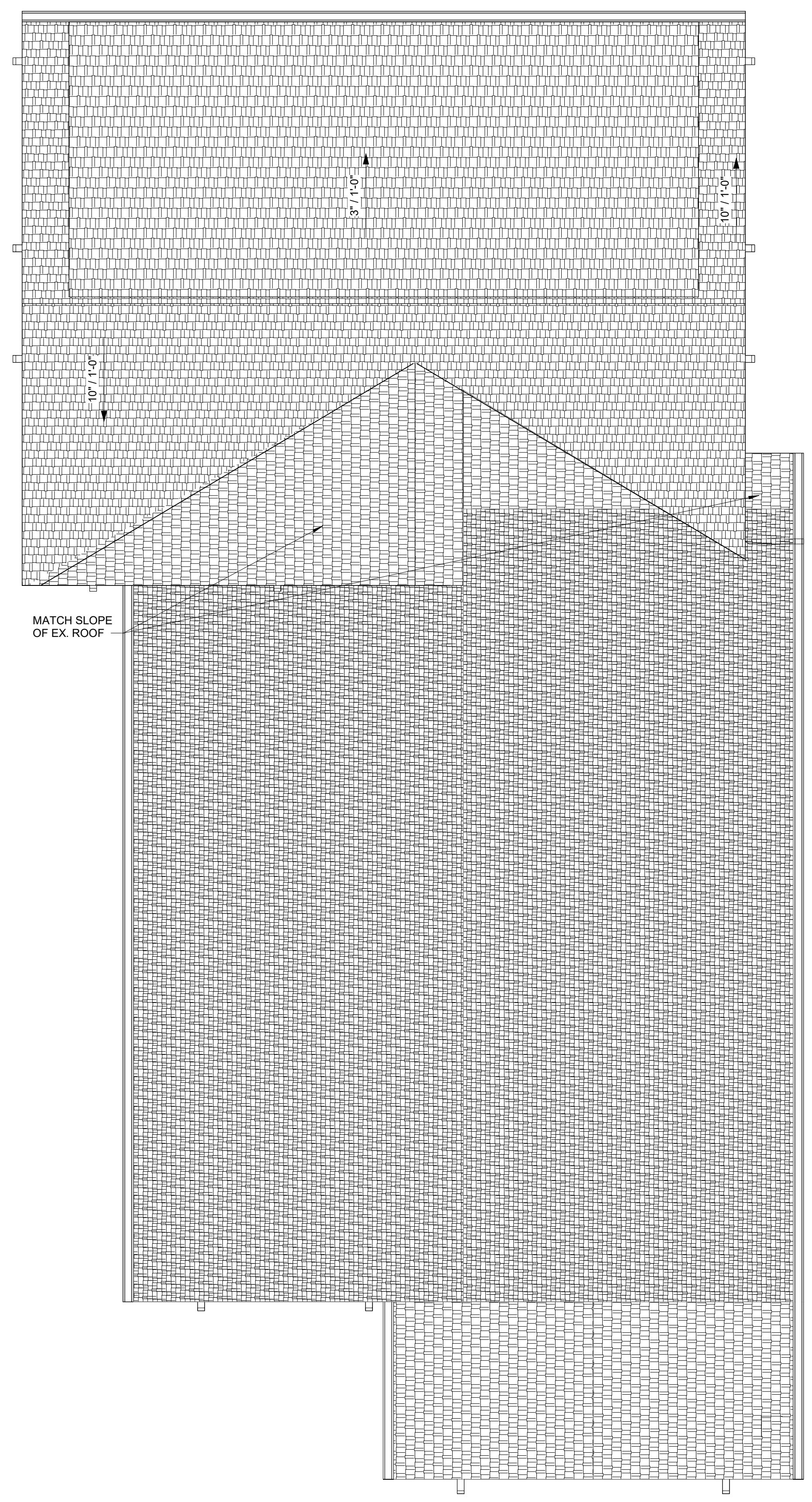
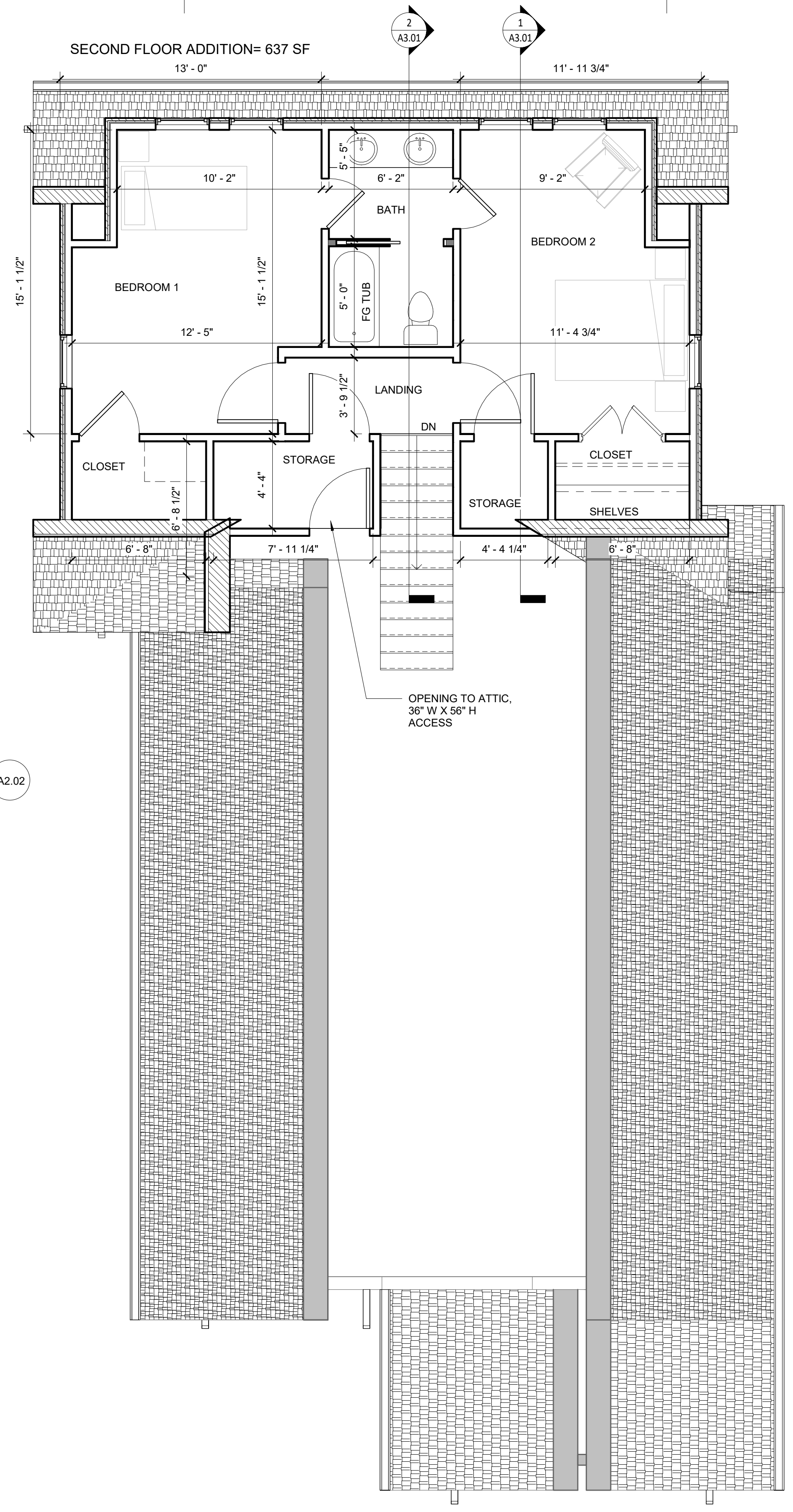


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FIRST FLOOR ADDITION= 695 SF



SECOND FLOOR ADDITION= 637 SF



2 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

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



Addition For The  
**LIVINGSTON RESIDENCE**

**ROSS & STEPHANIE**  
LIVINGSTON

**NOT FOR CONSTRUCTION**  
**NOT FOR PERMIT**

DRAWING HISTORY:		
DATE	NO.	DESCRIPTION
2026-04-06	A	HRB SUBMITTAL

PROJ. NO. 25038  
SHEET TITLE:  
**PROPOSED FLOOR PLANS**

SHEET NO.  
**A1.01**  
APPROVALS

305 W Stone Ave  
Greenville, SC 29609  
info@img-architects.com

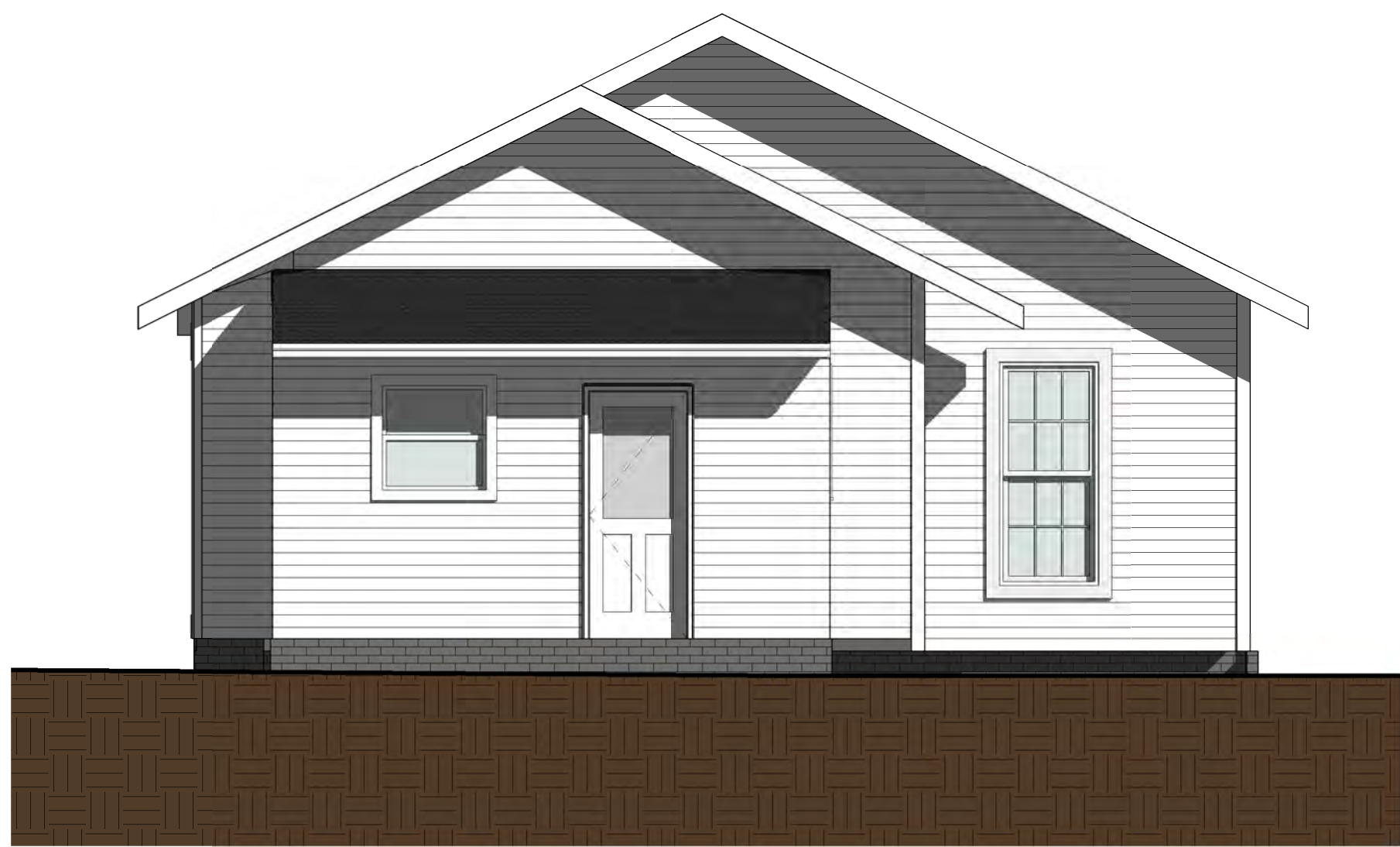
17 Jeechwood Drive  
Greenville, South Carolina 29607



1 EXISTING FRONT ELEVATION  
A2.00 1/4" = 1'-0"



3 EXISTING SIDE ELEVATION  
A2.00 1/4" = 1'-0"



2 EXISTING REAR ELEVATION  
A2.00 1/4" = 1'-0"



4 EXISTING DRIVE ELEVATION  
A2.00 1/4" = 1'-0"

NOT FOR CONSTRUCTION  
NOT FOR PERMIT

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SHEET TITLE:  
EXISTING ELEVATIONS

SHEET NO.  
A2.00

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1 FRONT ELEVATION  
A2.01 1/4" = 1'-0"



3 REAR ELEVATION  
A2.01 1/4" = 1'-0"



2 VIEW FROM END OF DRIVEWAY  
A2.01



4 VIEW FROM SIDEWALK  
A2.01

DRAWING HISTORY:		
DATE	NO.	DESCRIPTION
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PROJ. NO. 25038  
SHEET TITLE:  
PROPOSED ELEVATIONS

SHEET NO.  
**A2.01**

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1 DRIVE ELEVATION  
A2.02 1/4" = 1'-0"



2 SIDE ELEVATION  
A2.02 1/4" = 1'-0"



PHOTO OF EXISTING SIDING UNDER VINYL; EXPOSURE OF SIDING APPROX. 5"; UNABLE TO SEE DETAILS OF SIDING UNTIL CONSTRUCTION BEGINS; NEW CEMENTITIOUS SIDING TO MATCH DETAIL AND EXPOSURE OF EXISTING SIDING UNDER VINYL

NEW SIDING TO BE SHERWIN WILLIAMS "ALABASTER" SATIN  
NEW TRIM TO BE SHERWIN WILLIAMS "ALABASTER" SEMI-GLOSS  
NEW FOUNDATION TO BE BRICK, PAINTED TO MATCH EX. PAINTED BRICK FOUNDATION



NEW WINDOWS IN ADDITION TO MATCH EX. VINYL WINDOWS IN EXISTING HOUSE- WHITE



NEW ROOF SHINGLES TO BE CERTAINTEED LANDMARK ARCHITECTURAL SHINGLES IN "CHARCOAL BLACK"



REAR DOOR WALL SCONCE

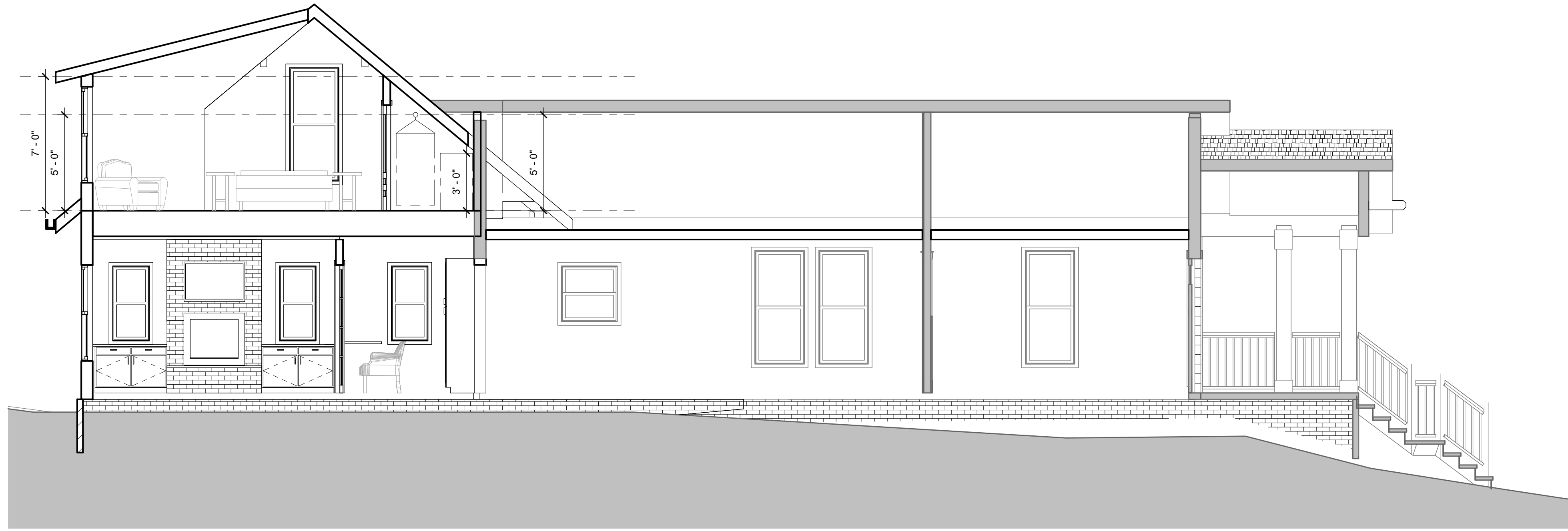
DRAWING HISTORY:		
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2026-04-06	A	HRB SUBMITTAL

PROJ. NO. 25038

SHEET TITLE:  
**PROPOSED ELEVATIONS**

SHEET NO.  
**A2.02**

APPROVALS



1 Section 1  
A3.01 1/4" = 1'-0"



2 Section 2  
A3.01 1/4" = 1'-0"



DRAWING HISTORY:

DATE	NO.	DESCRIPTION
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PROJ. NO. 25038

SHEET TITLE:  
SECTIONS

SHEET NO.  
A3.01

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