



AGENDA

MEETING OF DESIGN REVIEW BOARD
THURSDAY, MAY 21, 2026 - 4:00 PM

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

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
4. Approval of the Minutes
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business
 - a. **CA 26-030**
Application by Caroline and Taylor Dover for a Certificate of Appropriateness at 6 South Memminger Street
9. New Business (public comment)
 - a. **CA 26-358**
Application by Caroline Dover for a Certificate of Appropriateness for a New Single-Family House at 8 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 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, should guide the architecture.

Overview of Minor Demolitions



Project Scope:

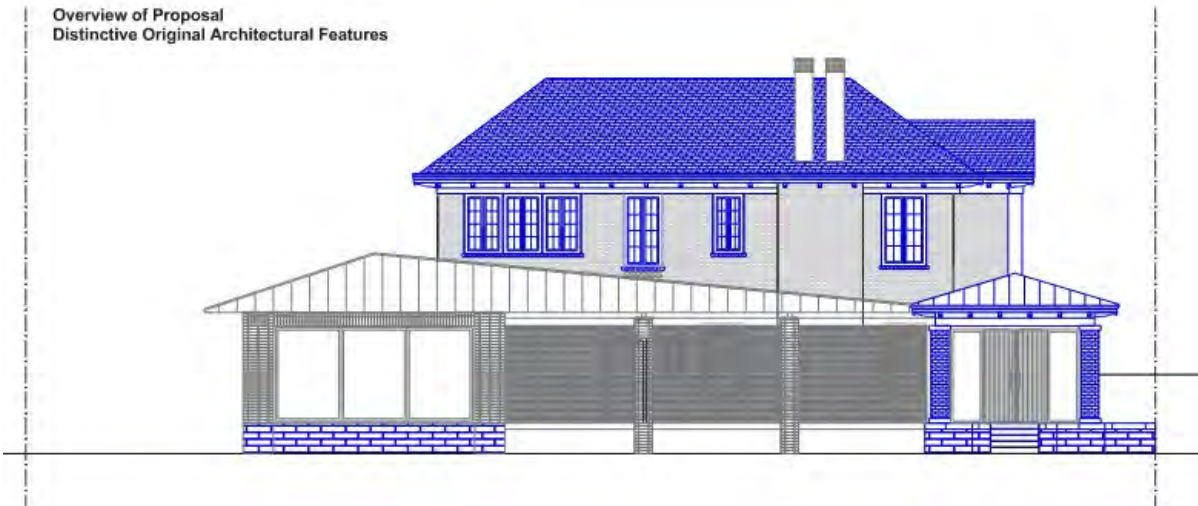
Existing Structure

- 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

Overview of Proposal
Distinctive Original Architectural Features



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:

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 5. Articulation

PRI 5.3 requires that a design unify the architectural relationship within an area by complementing the articulation of adjacent buildings. PRI 5.4 states that a design must have a proper balance of articulation.

Staff finds that the attenuated roofline along the Meminger façade violates the predominant building form of the both the historic neighborhood to the south and the contemporary commercial district to the north.



PRI 6. Materiality

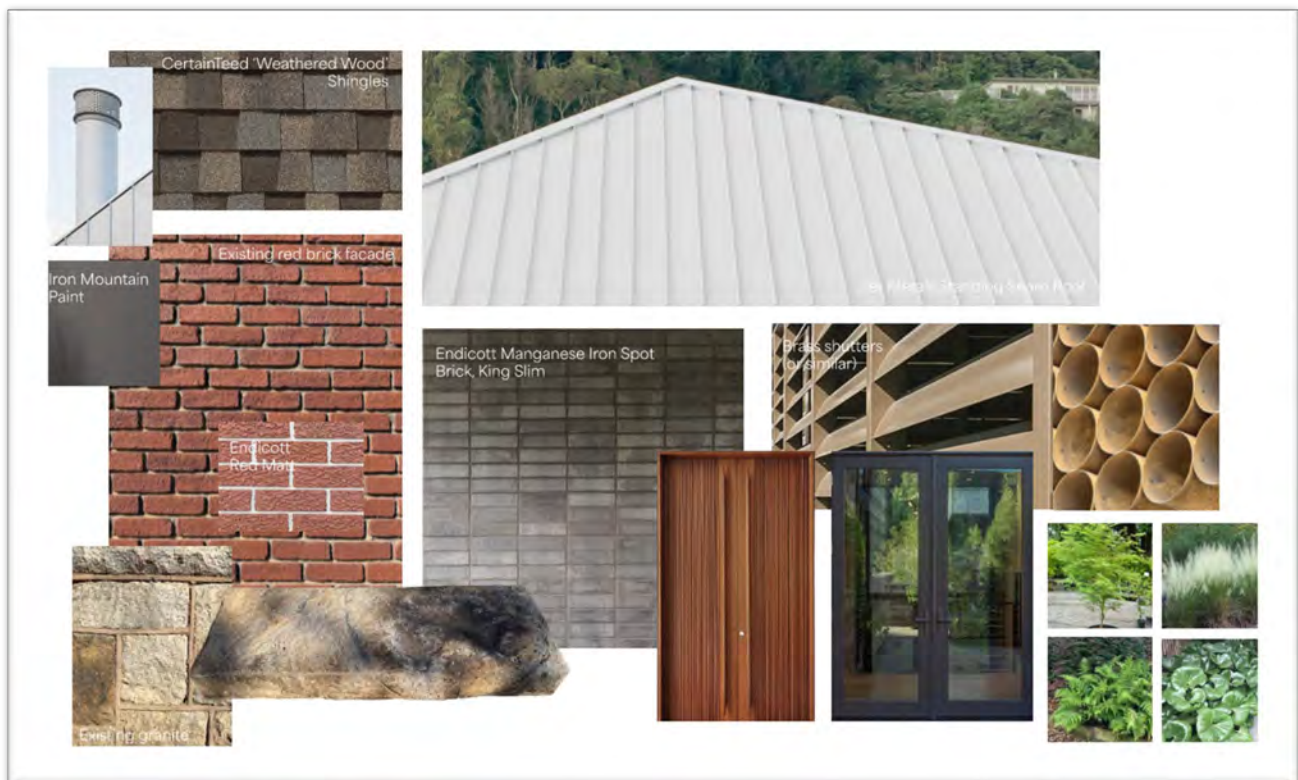
Proposed materials include:

- Manganese Iron Spot Brick
- Endicott Red Blend Brick
- Standing Seam Metal Roof
- CertainTeed Landmark Pro Shingles
- Aluminum clad wood windows
- Iron Mountain paint

PRI 6.5 requires the use of 'authentic materials.' Staff concludes that the materials presented do not bear resemblance to the materials found in this more traditional neighborhood.

PRI 6.6 states that variation in materials and colors must be balanced to create a unified whole. The proposed black brick addition adjacent to a red brick addition presents an unbalanced approach.

Additionally there appear to be three different roofing materials.



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:

- *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 6. Materiality*
 - *6.5 Use of authentic materials.*
- *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.*



APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Table with columns for APPLICANT and PROPERTY OWNER, and rows for Name, Title, Address, State, Zip, Phone, and Email.

PROPERTY INFORMATION

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

*TAX MAP #(S) 0080000300100

*ZONING CLASSIFICATION MX-2

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

- Checkboxes for 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? [X] 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, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
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 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 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.

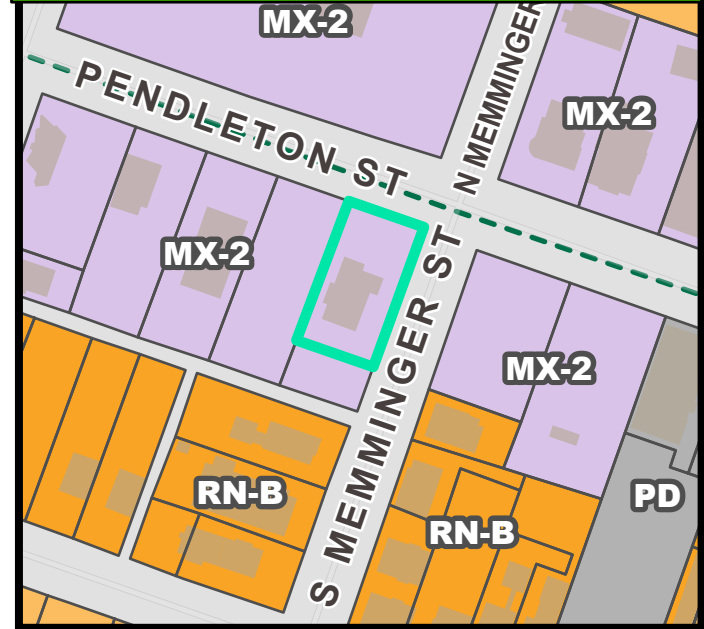
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	S Caroline Dover
Date	January 5, 2026
Property Owner/Authorized Agent	S Caroline Dover
Date	January 5, 2026
Public Hearing information	
Public Hearing signs	

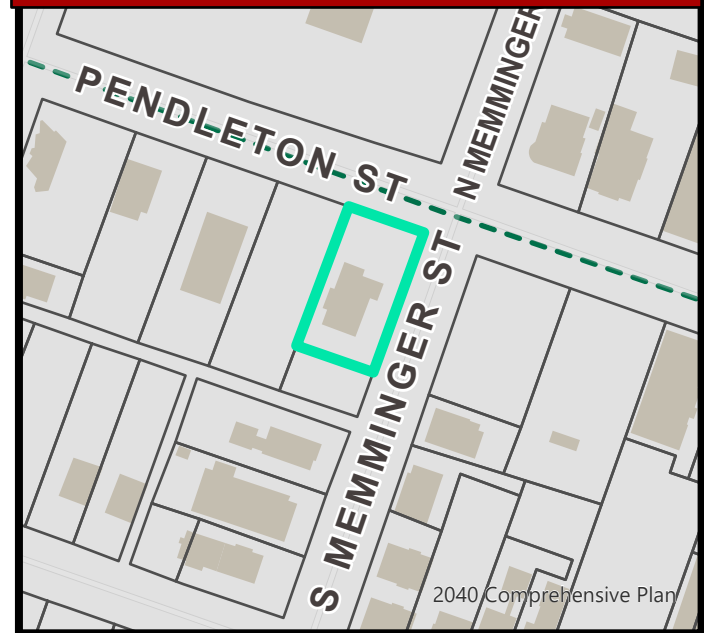
AERIAL VIEW



CURRENT ZONING



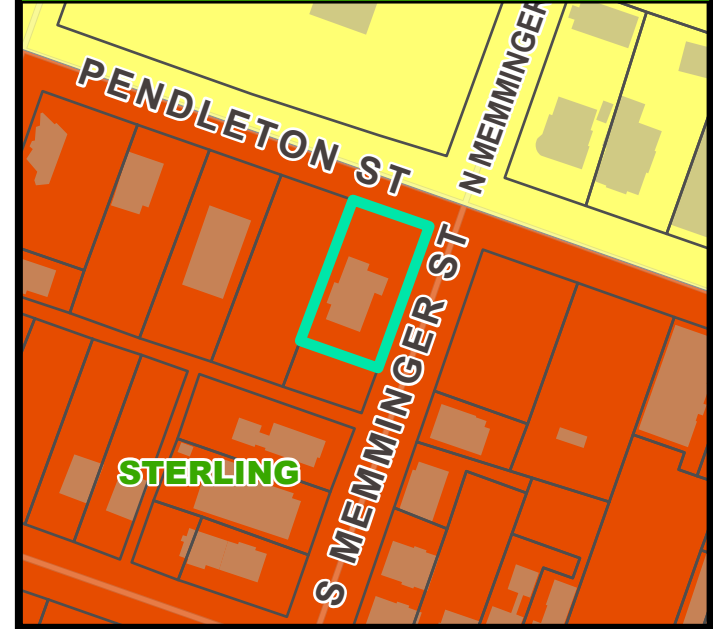
FUTURE LAND USE



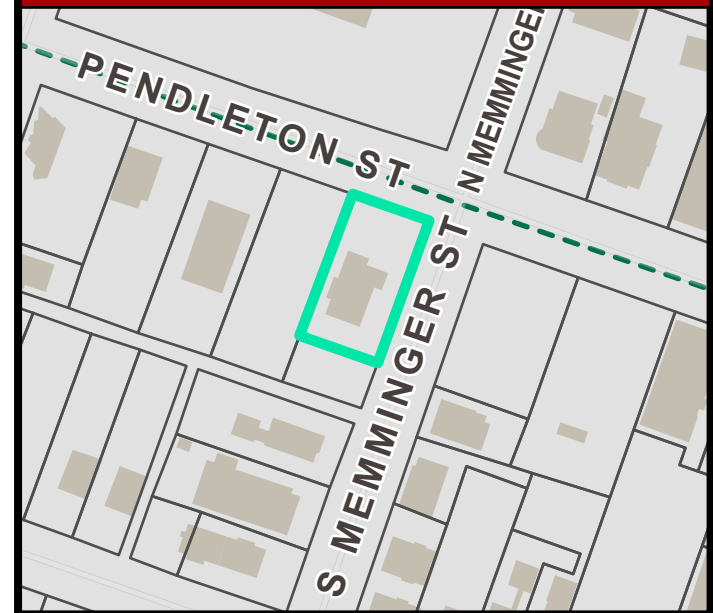
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Dover House
6 S. Memminger St.
Certificate of Appropriateness Submission

Submitted for Public Upload: May 5th, 2026
Meeting: May 21st, 2026

Prepared by Introduce Studio, with Drawings
for Caroline & 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 St. This subdivision planning was approved in 2024, in discussion with Eddie Littleton and Ben Abdo. Further written confirmation of the ability to subdivide was given by Jamie Pratt on Jan. 30th, 2026, confirming that the subdivision can be made after DRB approval of the new entrance on Memminger St.

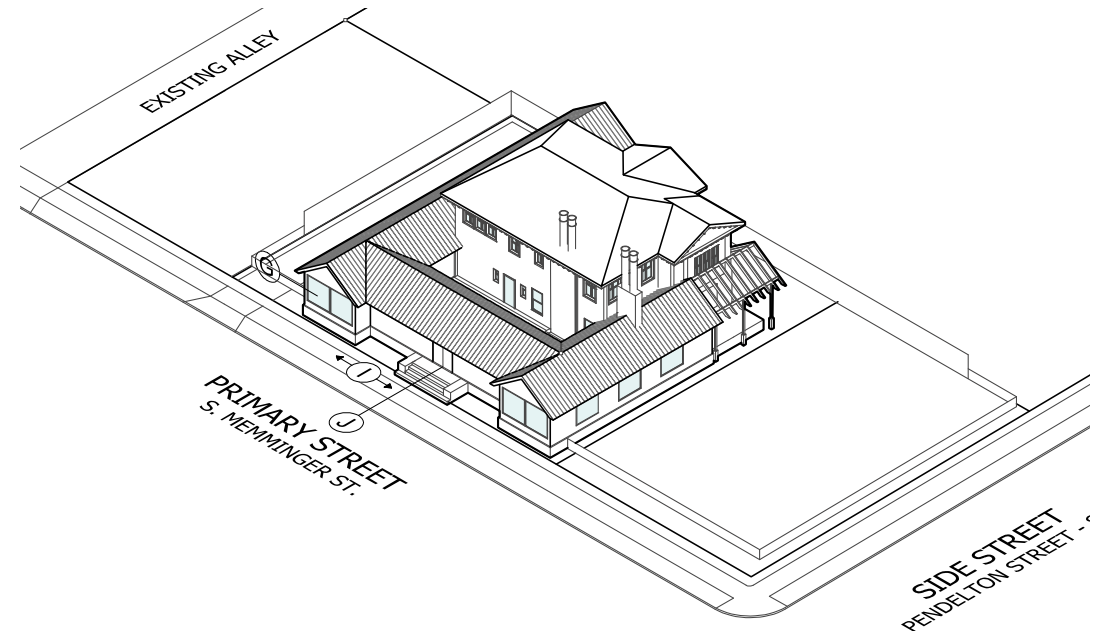
This further subdivision will only happen after receiving the Certificate of Appropriateness from the Design Board.



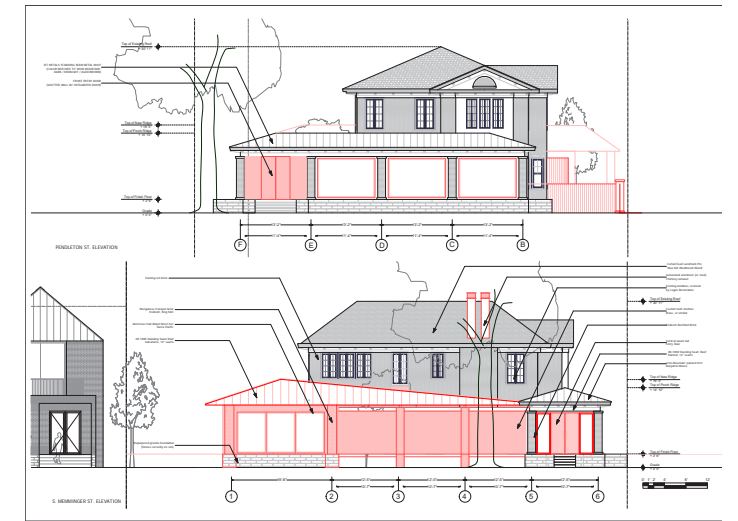
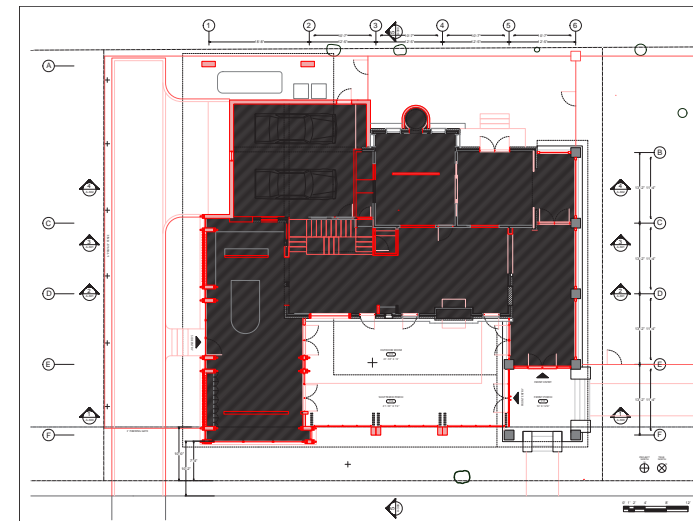
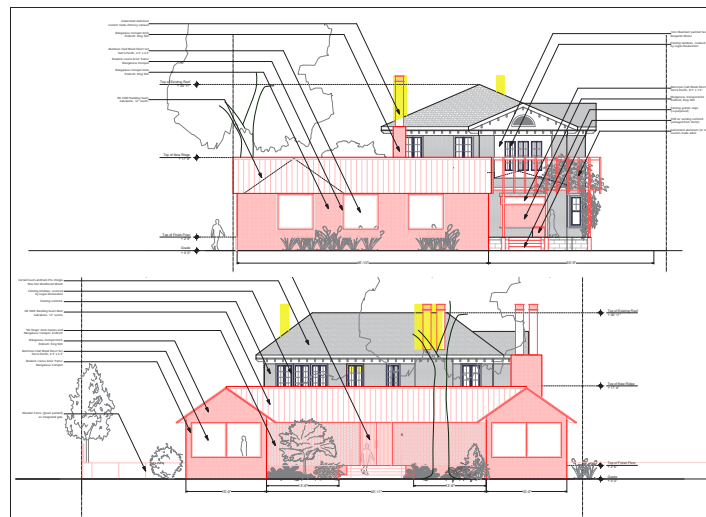
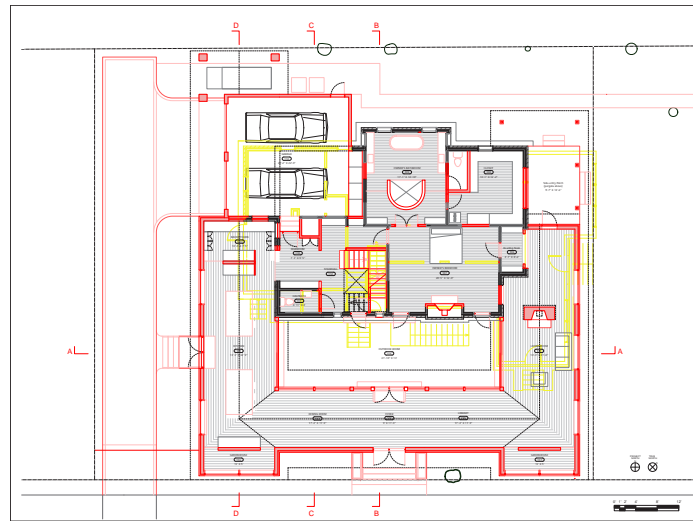
ANALYSIS

p. 3 - 20

Previous (Feb. 19th)



New Proposal (May 21st)



Re-starting from the Historical Context



Greenville circa 1925
E.C. Kroop Co.

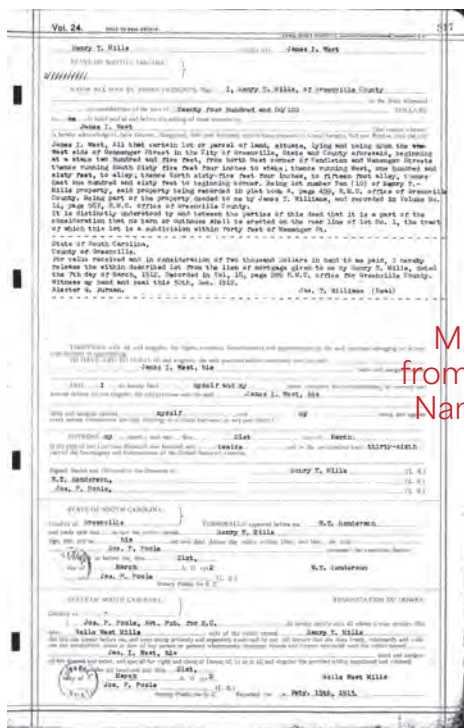


Downtown sewer map, 1891



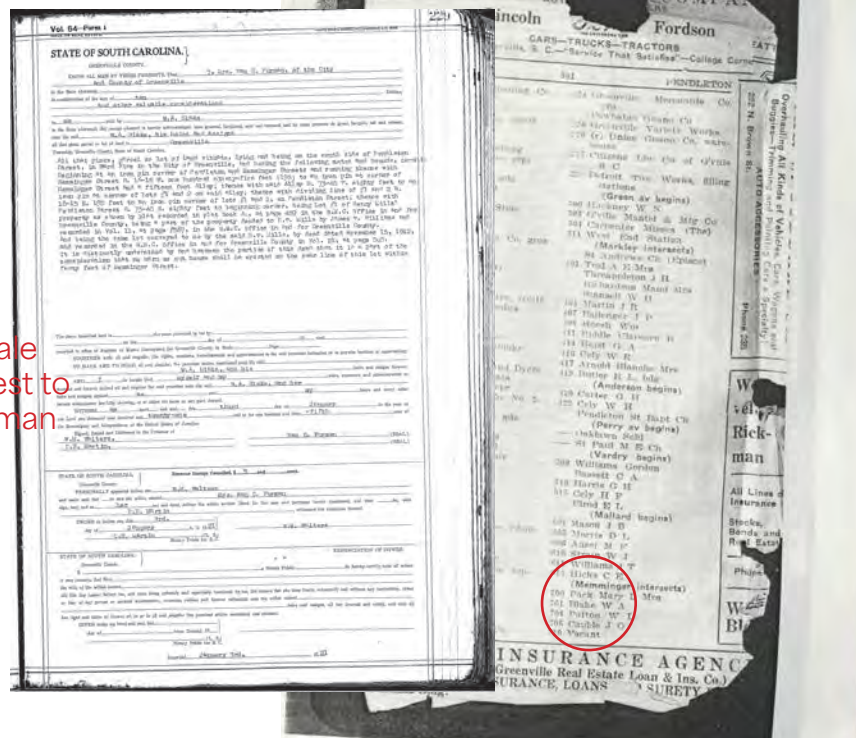
Timeline

Assembled with input from SHPO, Greenville County Library and the 'South Carolina Room', The Greenville News, Greenville County Property Records, and Furman University



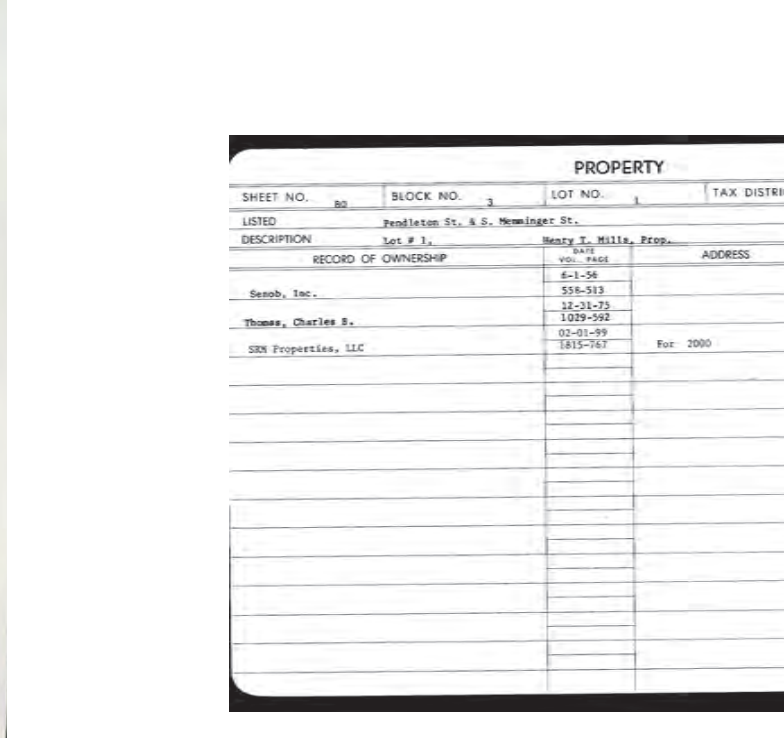
Empty lot sold from Henry T. Mills to James I. West,

1912 — No structure built on the property (Sanborn Map, 1920)



Property is sold to W. A. Blake

1921 — 1926 — Heir of W.A. Blake sells property to Charles B. Thomas



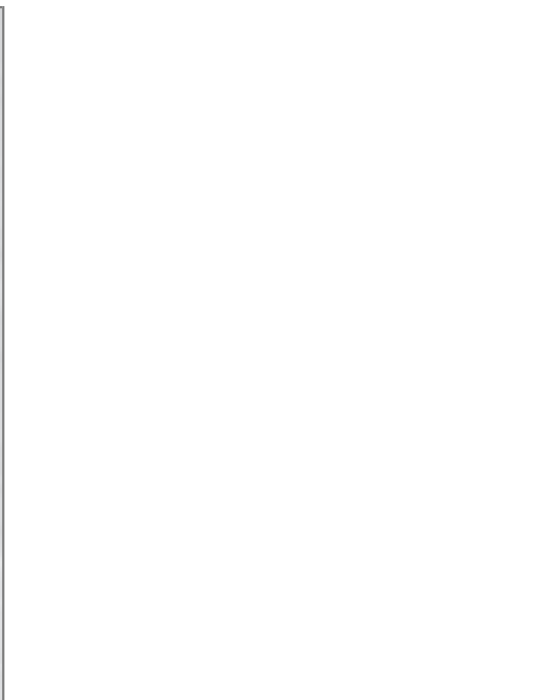
Salesman W. A. Blake resides at 701 (Ostensibly built the current structure)

1926 — 1951 — Property is sold to SENOB, Inc.



Building Permit (\$3,000) by Charles B. Thomas, for 'alterations'

1975 — 2000 — Property is sold to SRM LLC



Property is sold to Caroline Dover

2000 — 2017 — Third historical survey concludes again, that structure is not historical

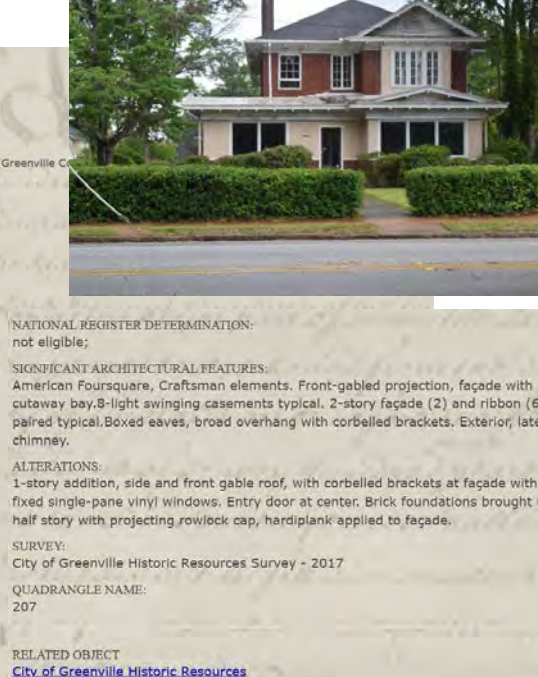
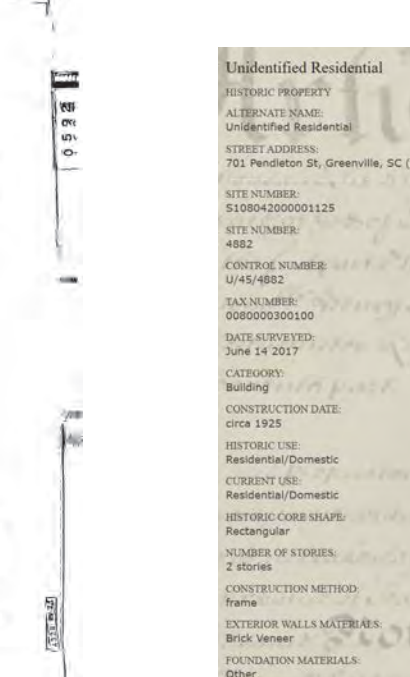
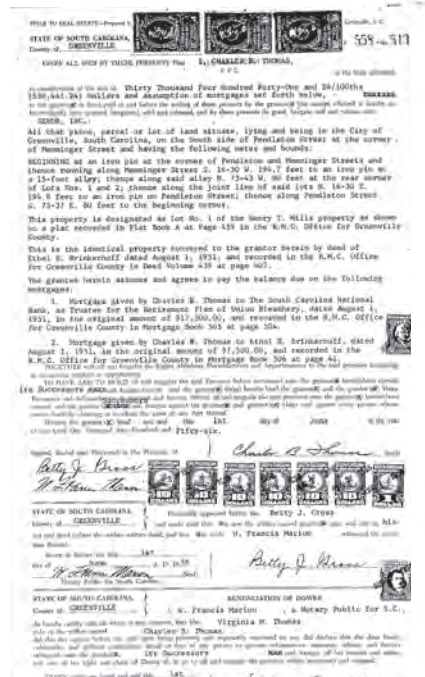
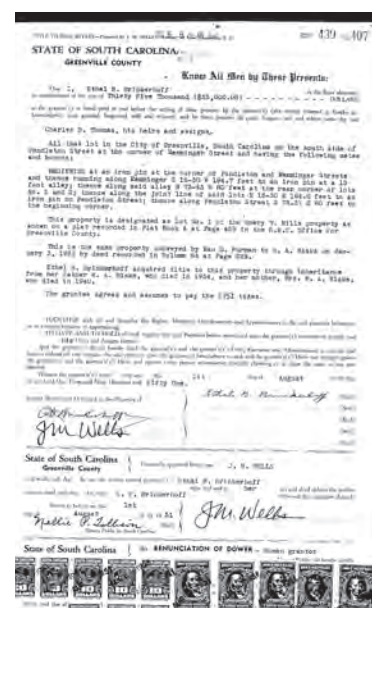


Unidentified Residential
 HISTORIC PROPERTY
 ALTERNATE NAME: Unidentified Residential
 STREET ADDRESS: 701 Pendleton St, Greenville, SC (Greenville County)
 SITE NUMBER: 008000300100
 CONTROL NUMBER: U/45/4882
 TAX NUMBER: 008000300100
 DATE SURVEYED: June 14 2017
 NATIONAL REGISTER DETERMINATION: not eligible;
 SIGNIFICANT ARCHITECTURAL FEATURES: American Foursquare, Craftsman elements. Front-gabled projection, façade with cutaway bay, 8-light swinging casements typical. 2-story façade (2) and ribbon (6) paired typical. Boxed eaves, broad overhang with corbelled brackets. Exterior, lateral chimney.
 ALTERATIONS: 1-story addition, side and front gable roof, with corbelled brackets at façade with large fixed single-pane vinyl windows. Entry door at center. Brick foundations brought up to half story with projecting rowlock cap, hardplank applied to façade.
 SURVEY: City of Greenville Historic Resources Survey - 2017
 QUADRANGLE NAME: 207
 RELATED OBJECT: City of Greenville Historic Resources Survey - 2017
 RELATED PLACE: Greenville County



This detailed survey was undertaken with the goal of finding historical images of the original property.

In addition to the above, inquiries were made with all surrounding businesses and owners. As of now, no images have been found.



Greenville County GIS Historical Images Viewer



1955
(No front porch clearly visible,
Neighboring porches are visible)



1965
(No front porch clearly visible)



1979
(No front porch clearly visible)



1989
(Unclear image)



1997
(Front porch is clearly visible)



2011
(Front porch is clearly visible)

Re-constructing the historical context



Imagined porch extension



Alterations removed.



Summary of Context Analysis



Reference Porches of Downtown Greenville

Asymmetrical Front Gable + Linear Hip Roof Porch



As shown here, all precedents found with an asymmetrical front gable have a hip roof porch (without further gables on the porch itself)



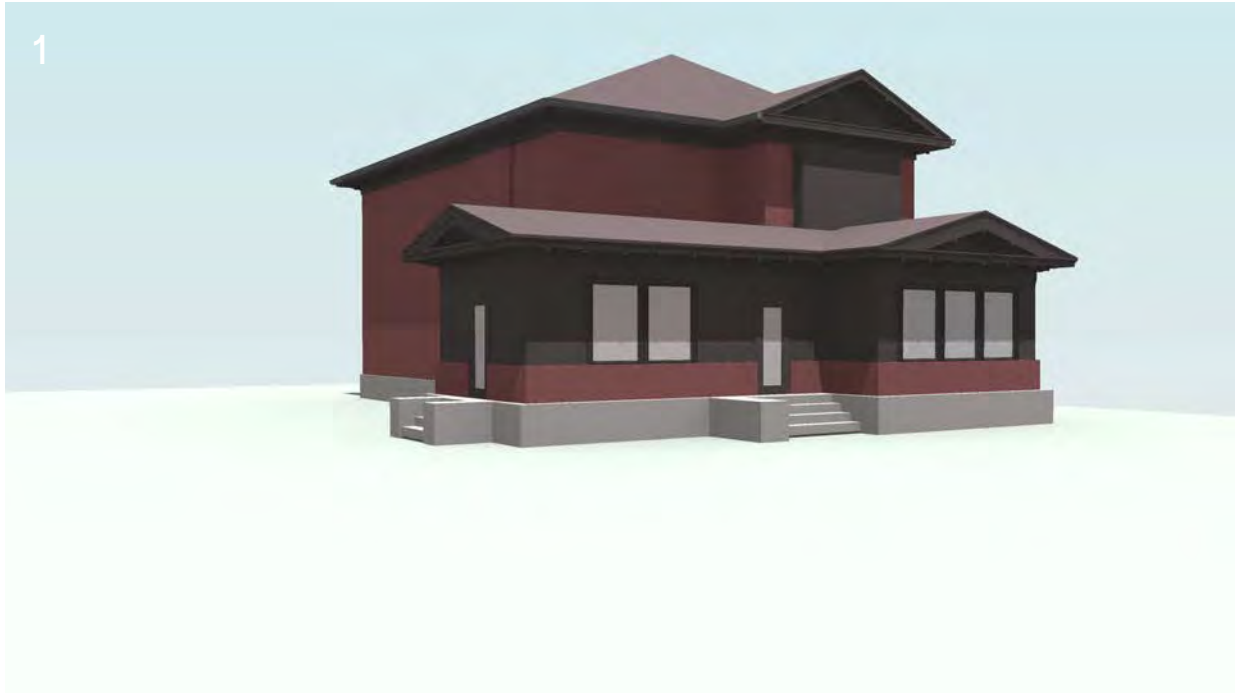
Predominate Column Type (Brick Pier)

Asymmetrical Linear Hip Roof Porch

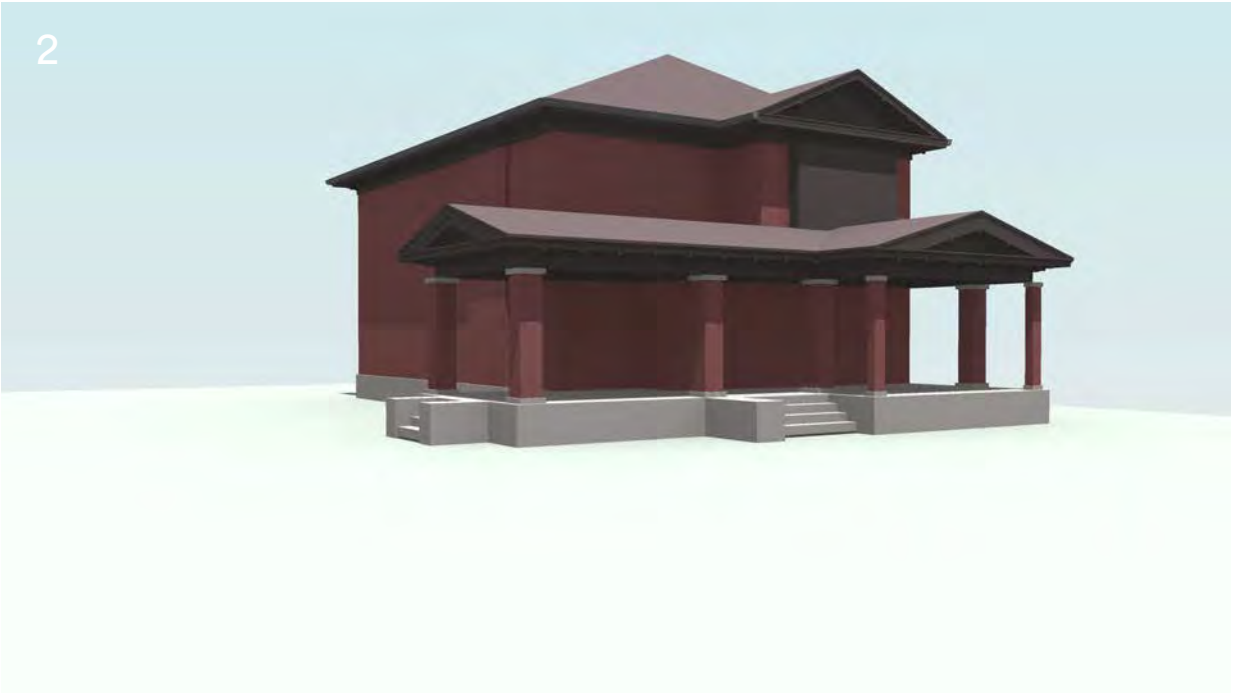


Many examples found feature a hip roof porch that is asymmetrical relative to the main house, often with an open corner.

Speculative Reconstruction facing Pendleton St.



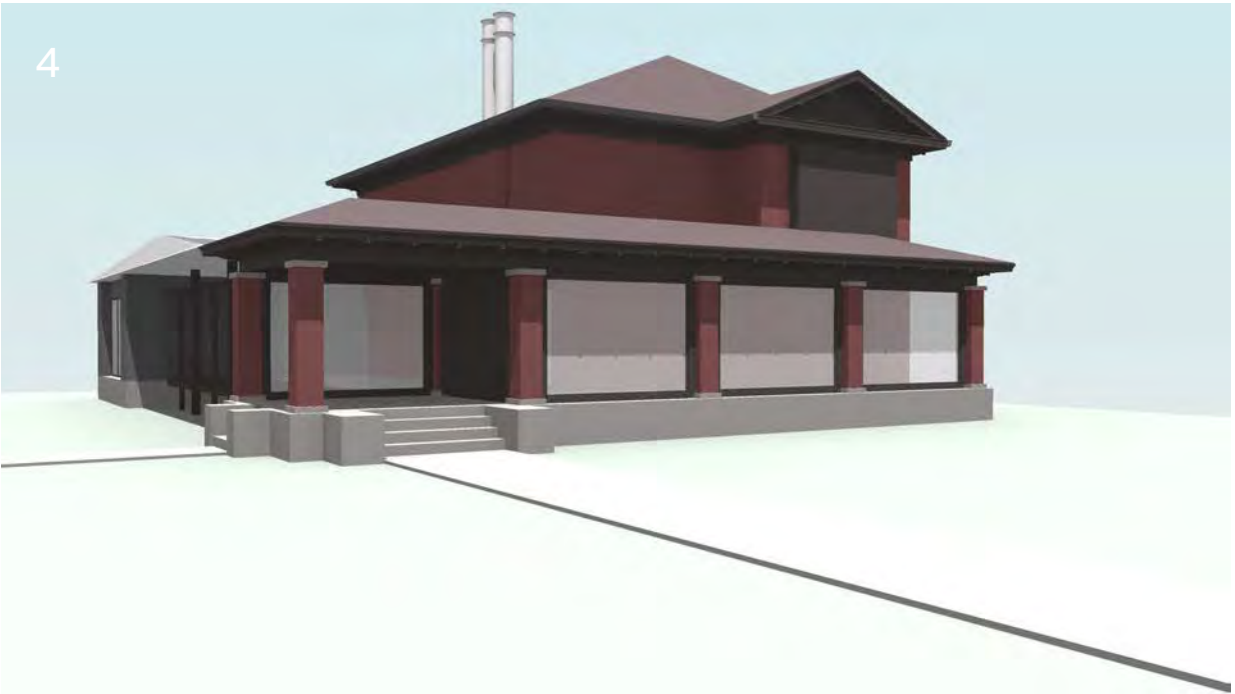
2025: Non-original porch infill



1925: Research based speculation of original porch (unknown)



Speculative Reconstruction: Extended porch (MX-2), with hip roof

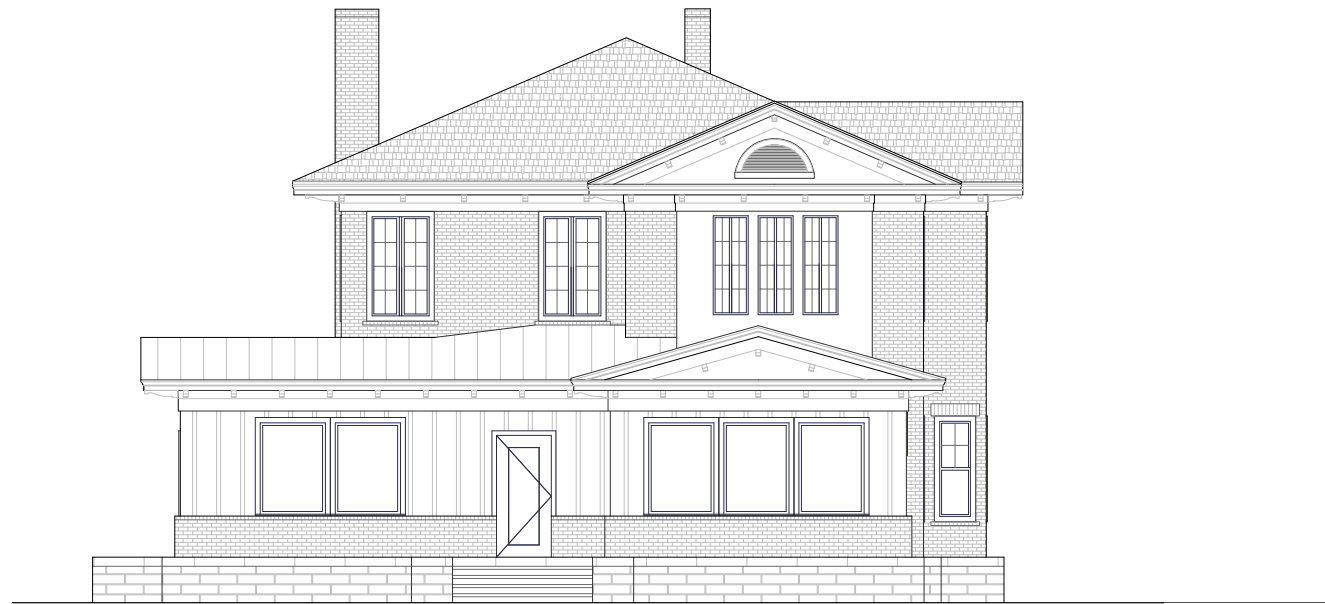


2026 Proposal for CoA: Enclosed porch and addition behind

2025 Existing Condition

vs.

Predicted 1925 Condition



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.

Overview of Minor Demolitions



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:
7INTRODUCE STUDIO

REVISIONS:

DATE:

20 January 2026

scale: 1/4" = 1'
printed on 24x36

DEMOLITION
EAST & WEST ELEVATION

(DEMOLITION)

A - 211

7INTRODUCE STUDIO
DO NOT SCALE DRAWINGS

Overview of Minor Demolitions



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.



DESIGN FOR:
6 S. Memminger St.
 RENOVATION AND ADDITION TO
 EXISTING STRUCTURE
 (Formerly 701 Pendleton St.)

MX-2 Zoning District
 Greenville Development Code

Client:
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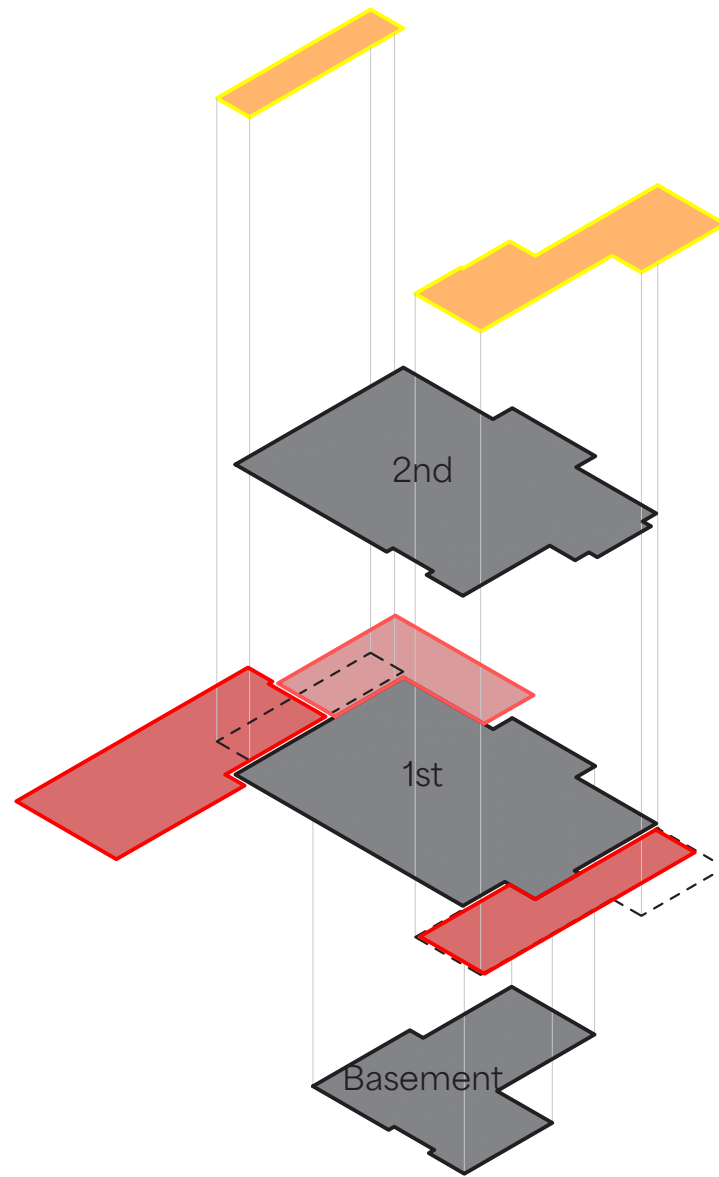
DEMOLITION
 NORTH & SOUTH ELEVATION

(DEMOLITION)

A - 210

INTRODUCE STUDIO
 DO NOT SCALE DRAWINGS

Area Calculations



Demolition: 581 ft²

Addition (Garage): 345 ft²

Addition (Interior): 1012 ft²

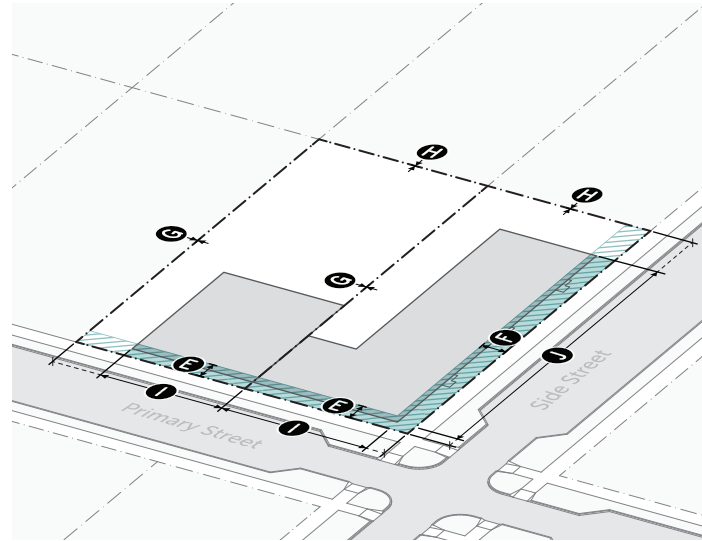
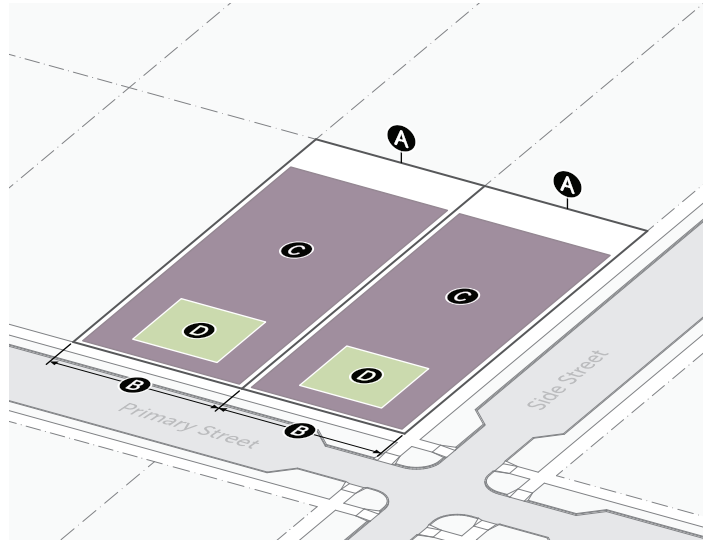
Area Calculations for an Addition and Renovation at 701 Pendleton St.			
Greenville, SC			
April 24th 2026			
Area Calculations for DRB	Notes		
Existing Area to Remain	3416	ft ²	Including the portion of the garage that will be in the renovated existing structure (1st: 1,386 sqft, 2nd: 1,348 sqft, Basement: 682 sqft.)
Demolition (of existing)	581	ft ²	Front and back porches are to be demolished (the garage adaptation is not counted as demolition)
Addition	1357	ft ²	1012 ft ² Residential 345 ft ² Parking
Total Finished Interior	3746		Excluding garage and basement
Total Interior	4773		Including Garage and basement

MX-2 Code Summary

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'

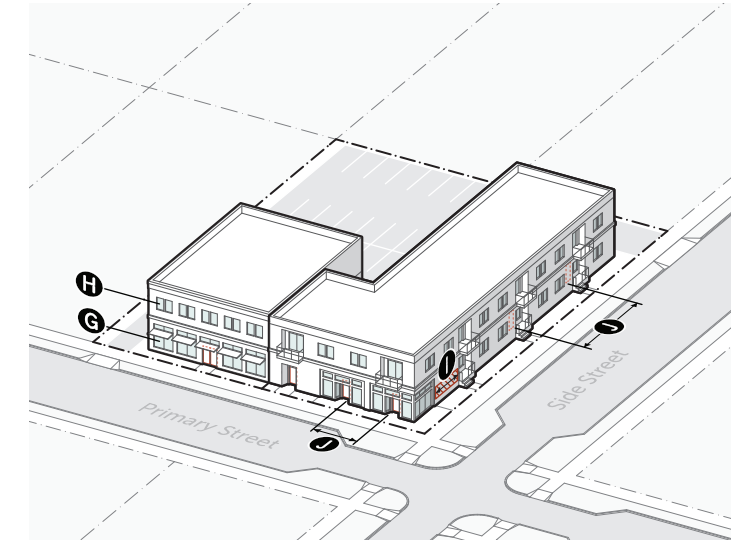
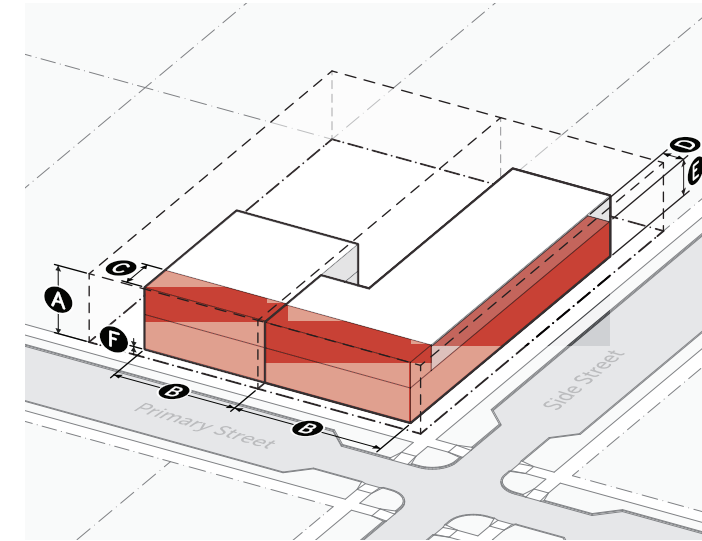
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A

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



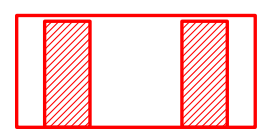
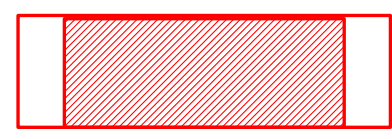
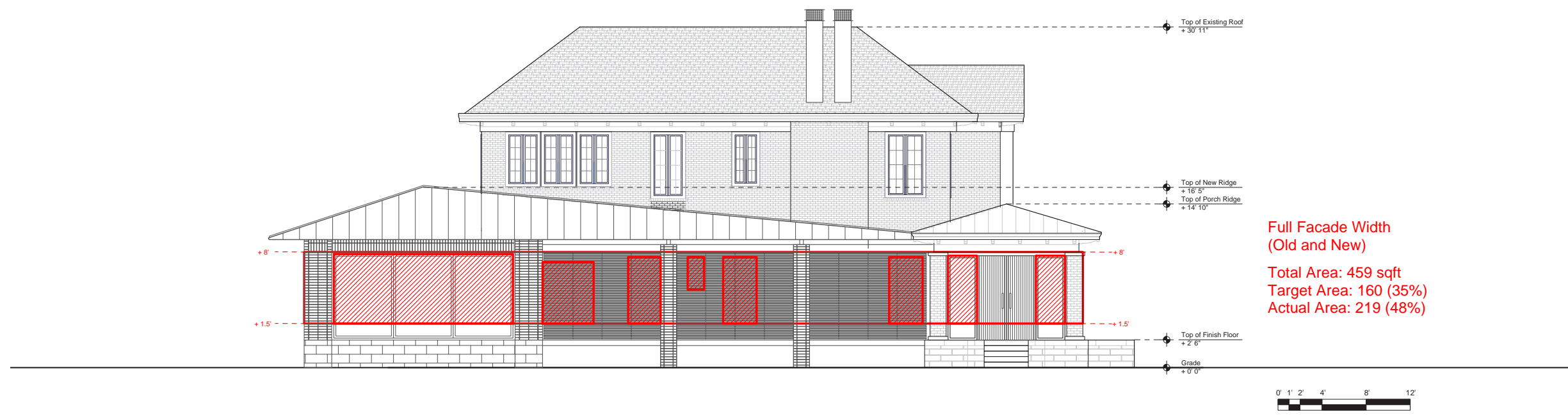
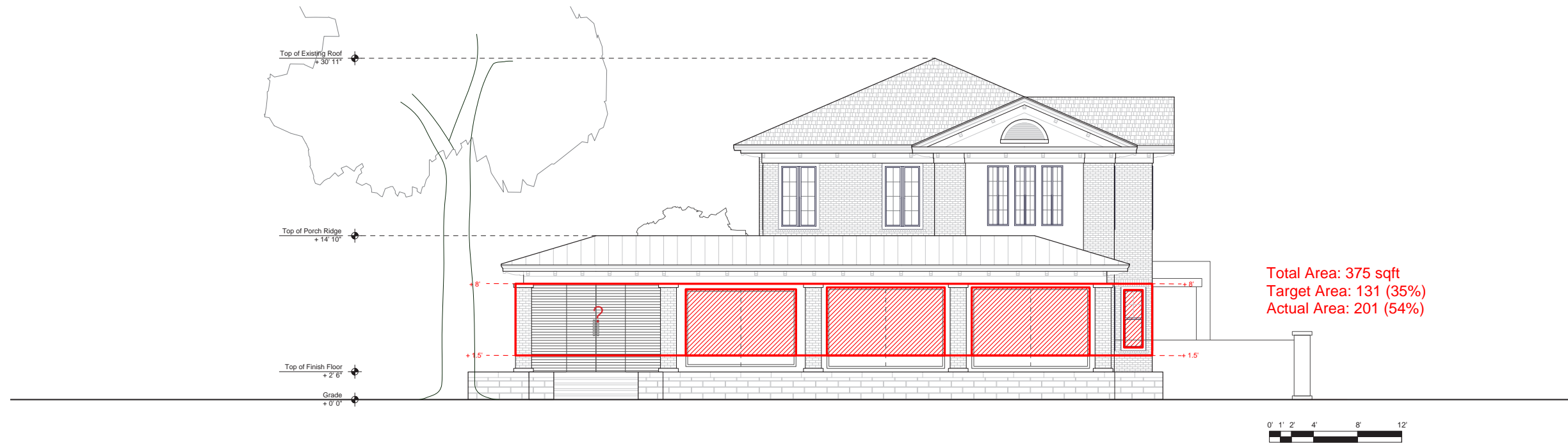
1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Base	2 / 30'
Bonus	4 / 54'

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	

Primary Facade Transparency



Only Forward Facade Width (New)

Total Area: 230 sqft
Target Area: 80 (35%)
Actual Area: 135 (59%)

Excerpts from Downtown Design Guidelines

GENERAL GUIDELINES

- 1.1 Align building frontage along the sidewalk edge. The uniform alignment of building fronts along a block helps to define a street wall that provides a sense of enclosure and a comfortable scale for pedestrians.



Orienting building façades to the sidewalk edge establishes a street wall that promotes safety and comfort in the pedestrian realm.



Large distances between the sidewalk and building frontage creates awkward voids in the streetscape.

PRI 6. MATERIALITY

MATERIALITY IS THE USAGE OF VARIOUS MATERIALS OR SUBSTANCES ON A BUILDING FAÇADE, BALCONIES, WINDOWS OR ROOF. THESE GUIDELINES ADDRESS THE DESIRED QUALITIES AND PERFORMANCE OF MATERIALS.

GENERAL GUIDELINES

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and color must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the mass body or features of the building (such as signage canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.



Modern materials are integrated together to create a unified whole.



Layering materials with unique details like stone, brick and metal

PRI 11. EXISTING ARCHITECTURE

NEW ADDITIONS TO EXISTING BUILDINGS PRESENT SOME CHALLENGES IN REGARDS TO CONSISTENCY AND COMPLEMENTARY STYLES WHILE NOT REPLICATING THE EXISTING ARCHITECTURE IN A DISINGENUOUS WAY. THESE GUIDELINES DESCRIBE THE DESIRED OUTCOMES AND CONSIDERATIONS FOR ADDITIONS TO EXISTING BUILDINGS.

GENERAL GUIDELINES

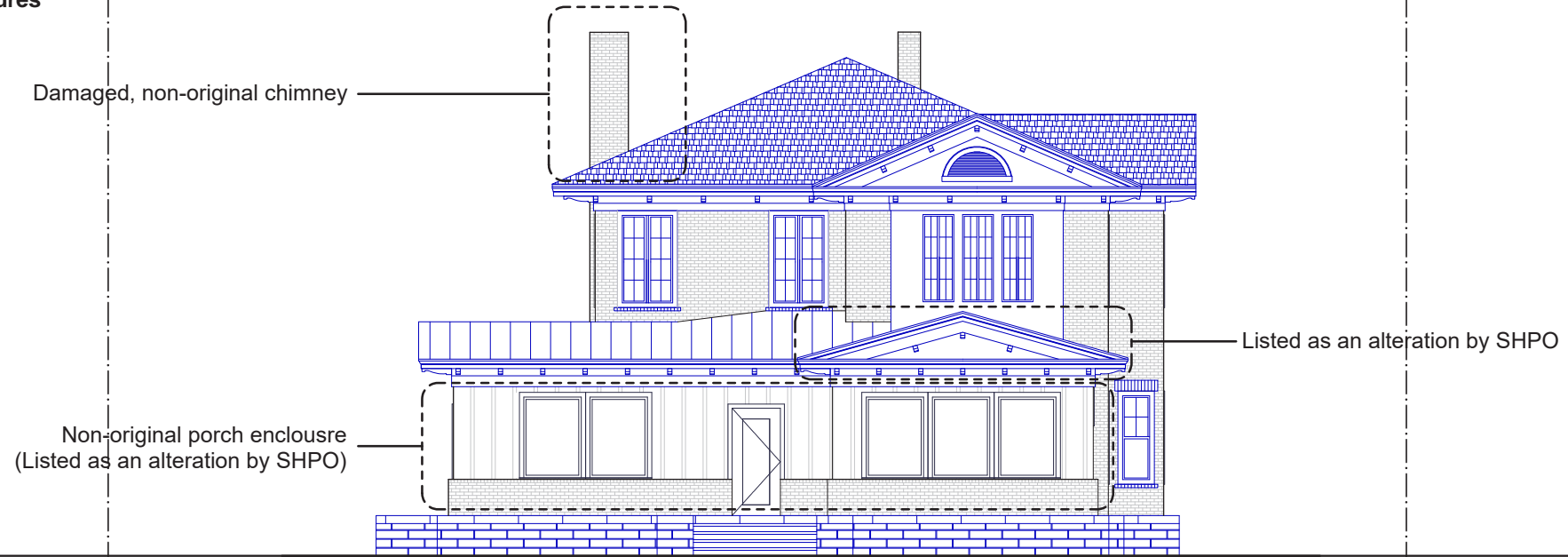
- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The [National Park Service](#) provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 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.
- 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.
- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The [National Park Service](#) provides guidance on coating treatments for historic masonry buildings.



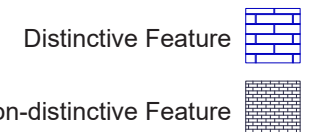
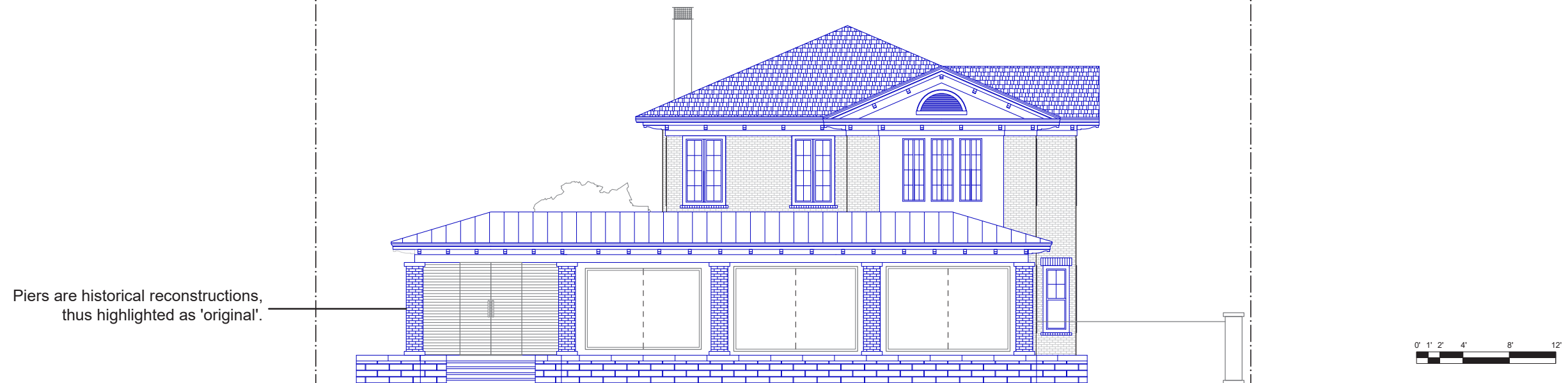
Design additions to existing buildings as visually distinctive, but respectful modifications of the original architectural character.

Overview of Distinctive Original Features Pendleton Street Facade

Overview of Existing Distinctive Original Architectural Features



Overview of Proposal Distinctive Original Architectural Features



Determination of 'distinctive features' was made based on SHPO report, correspondence with SHPO, and previous discussions with the DRB and City of Greenville staff.


Overview of Distinctive Original Features Memminger Street Facade


Overview of Existing
Distinctive Original Architectural Features



Overview of Proposal
Distinctive Original Architectural Features



Distinctive Feature 

Non-distinctive Feature 

Determination of 'distinctive features' was made based on SHPO report, correspondence with SHPO, and previous discussions with the DRB and City of Greenville staff.

PROPOSAL

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)

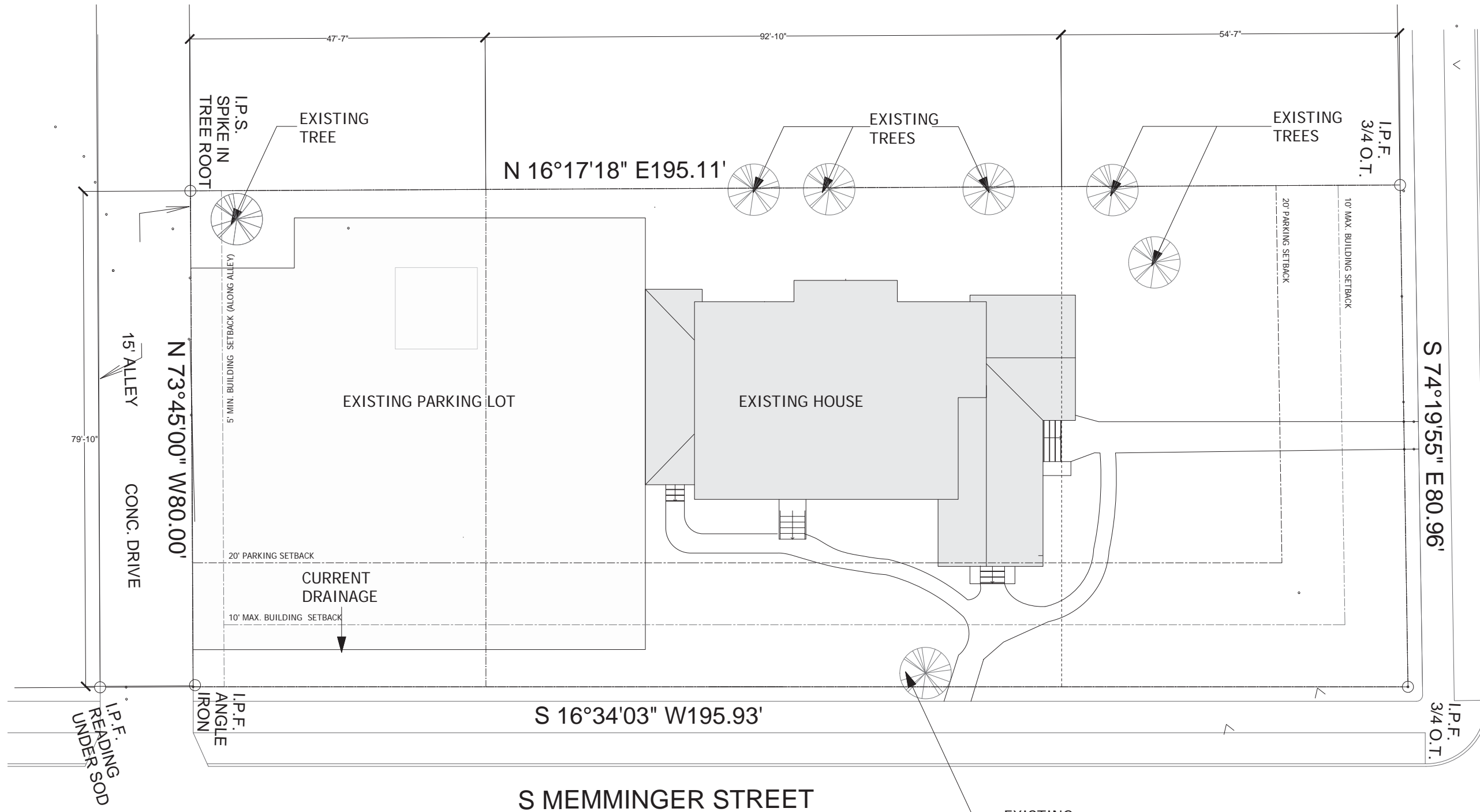
A - 100

INTRODUCE STUDIO
 DO NOT SCALE DRAWINGS

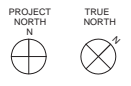
8 S. MEMMINGER ST.
 0080000300101
 LOT 1
 (0.09 ACRES)

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

PROPOSED LOT 3
 (0.10 ACRES)



PENDLETON STREET - SC 124



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:
7NTRDUCE STUDIO

REVISIONS:

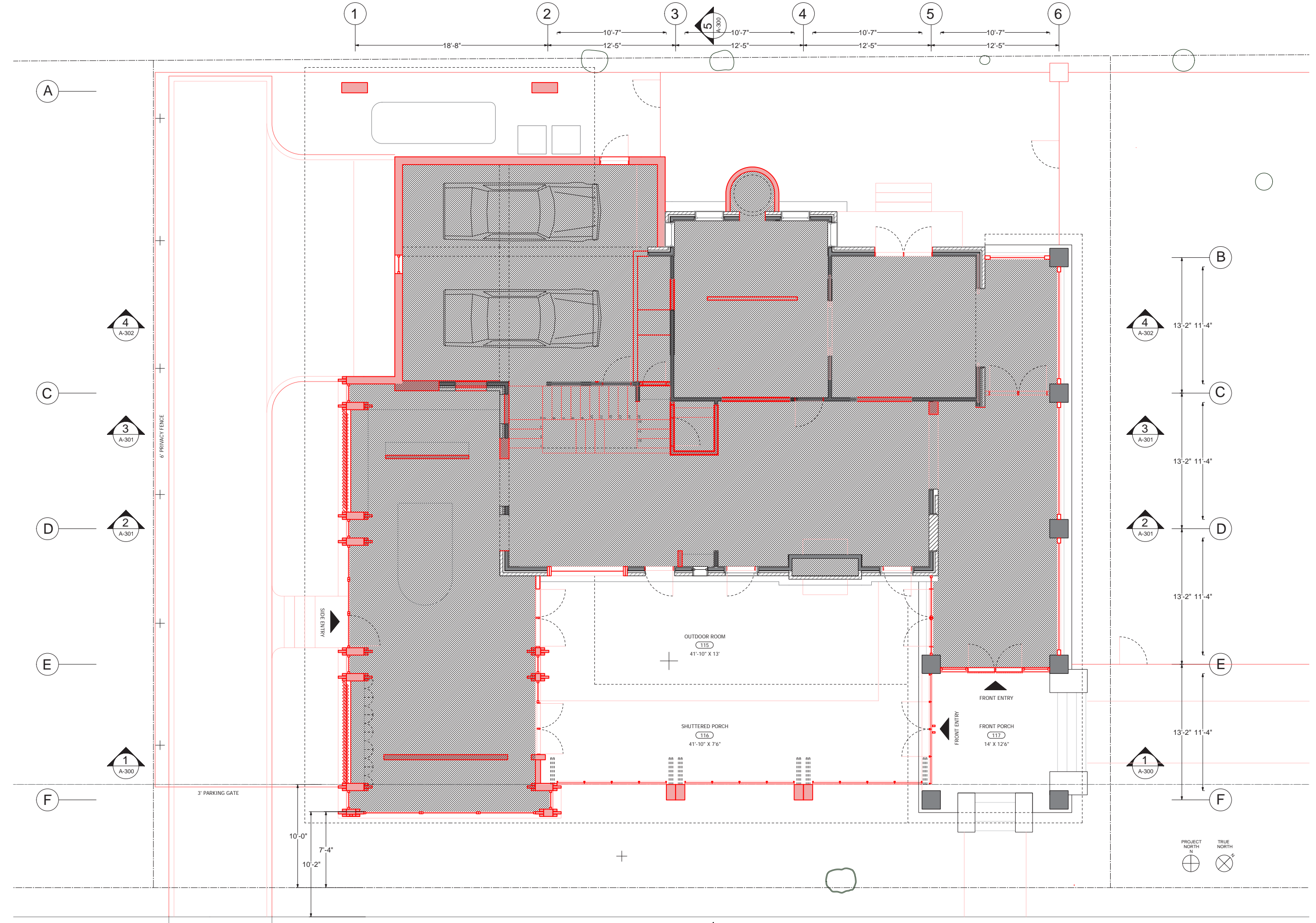
DATE:
 24 April 2026

scale: 1/4" = 1'
 printed on 24x36

FIRST FLOOR PLAN

A - 103

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 DO NOT SCALE DRAWINGS



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:
7INTRODUCE STUDIO

REVISIONS:

DATE:

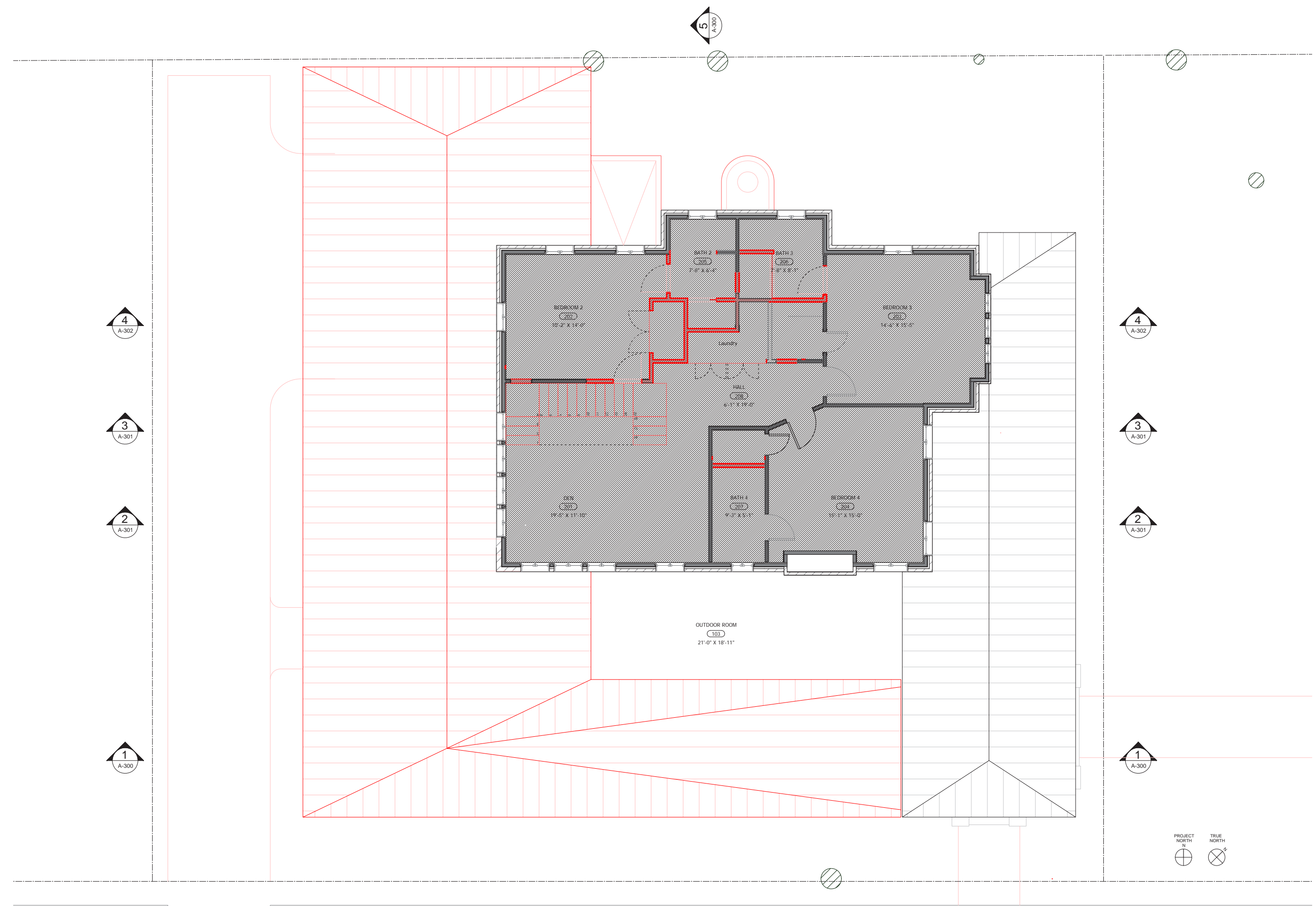
4 May 2026

scale: 1/4" = 1'
 printed on 24x36

SECOND FLOOR PLAN

A - 104

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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:

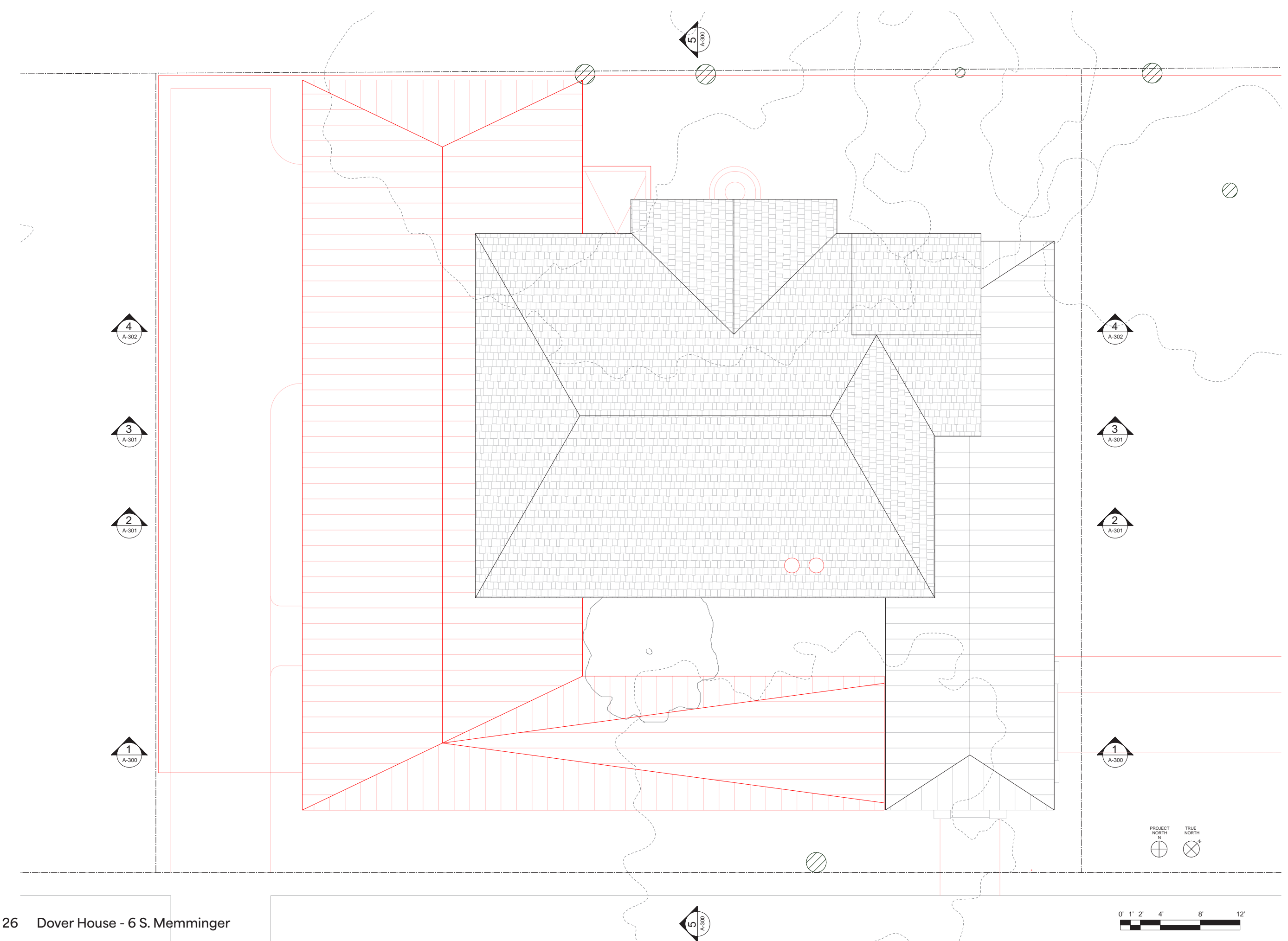
4 May 2026

scale: 1/4" = 1'
 printed on 24x36

ROOF PLAN

A - 105

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Primary 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:
7INTRODUCE STUDIO

REVISIONS:

DATE:
 24 April 2026

scale: 1/4" = 1'
 printed on 24x36

PRIMARY ELEVATIONS
 EAST & SOUTH

A - 200

NOT FOR CONSTRUCTION
 DO NOT SCALE DRAWINGS

JET METALS STANDING SEAM METAL ROOF
 (COLOR MATCHED TO 'IRON MOUNTAIN',
 DARK / MIDNIGHT / AGED BROWN)

FRONT ENTRY DOOR
 (SHUTTER WALL W/ INTEGRATED DOOR)

Top of Existing Roof
 + 30' 11"

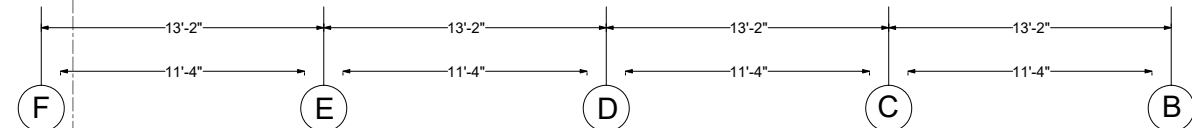
Top of New Ridge
 + 16' 5"

Top of Porch Ridge
 + 14' 10"

Top of Finish Floor
 + 2' 6"

Grade
 + 0' 0"

PENDLETON ST. ELEVATION



Existing red brick

Manganese Ironspot brick
 Endicott, King Slim

Aluminum Clad Wood Direct Set
 Sierra Pacific

JM-1000 Standing Seam Roof
 Galvalume, 12" seams

Repurposed granite foundation
 (Stones currently on site)

CertainTeed Landmark Pro
 Max Def Weathered Wood

Galvanized aluminum (or steel)
 Chimney exhaust

Existing windows, restored
 by Logan Restoration

Top of Existing Roof
 + 30' 11"

Custom built shutters
 Brass, or similar

Endicott Red Matt Brick

Vertical wood slat
 Entry Door

JM-1000 Standing Seam Roof
 Painted, 12" seams

'Iron Mountain' painted trim
 Benjamin Moore

Top of New Ridge
 + 16' 5"

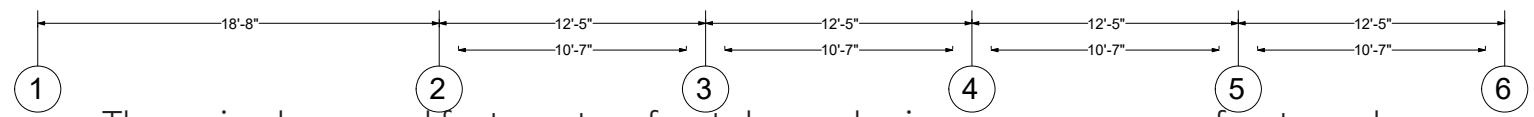
Top of Porch Ridge
 + 14' 10"

Top of Finish Floor
 + 2' 6"

Grade
 + 0' 0"

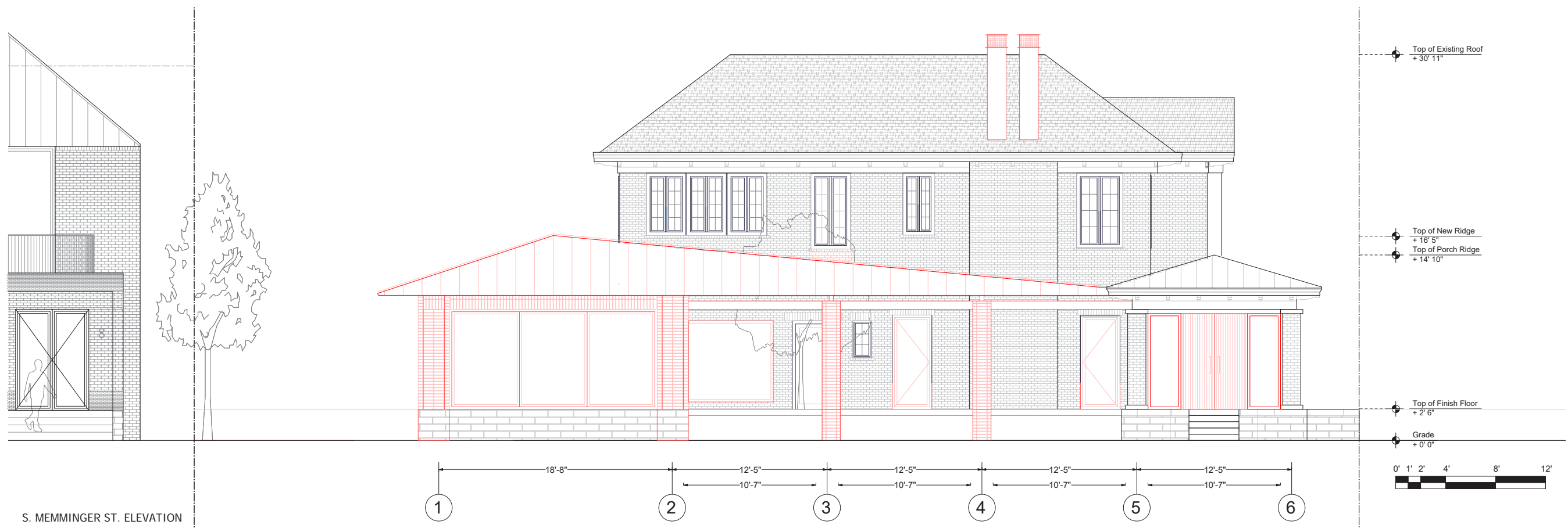
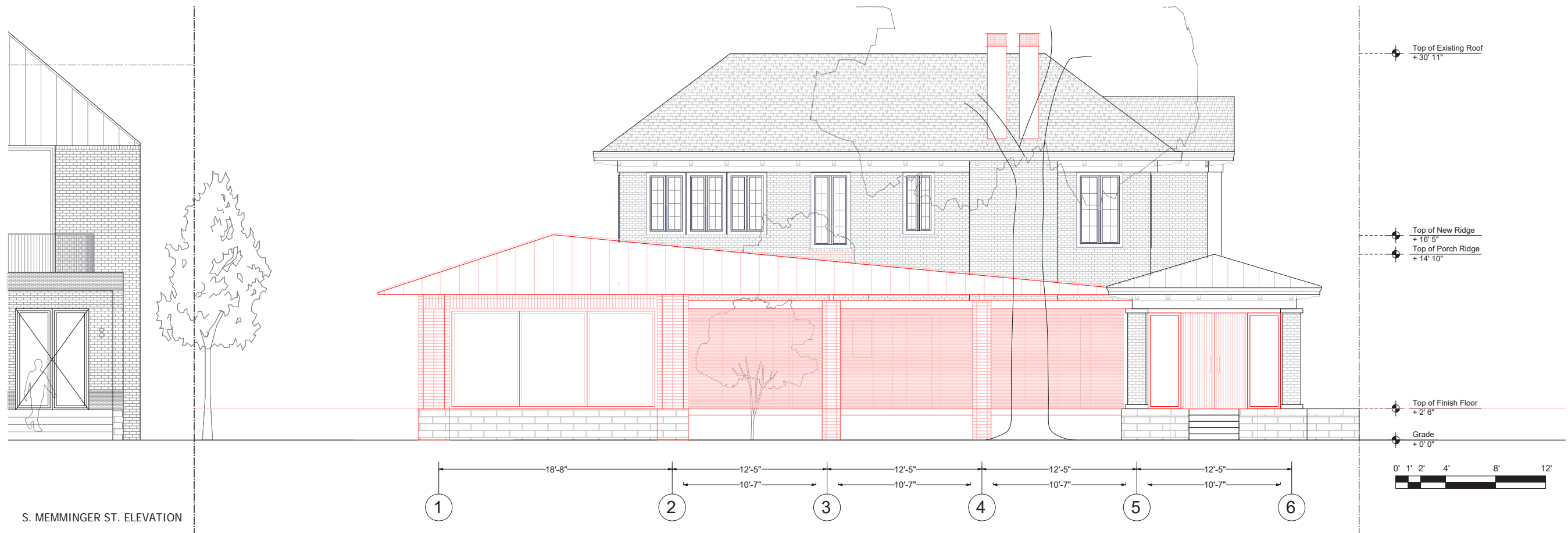


27 S. MEMMINGER ST. ELEVATION
 Dover House - 6 S. Memminger



The revised proposal features two front doors, sharing an open corner front porch.
 One front door faces Pendleton St. and the second faces Memminger St.

Operable Porch Facade



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:

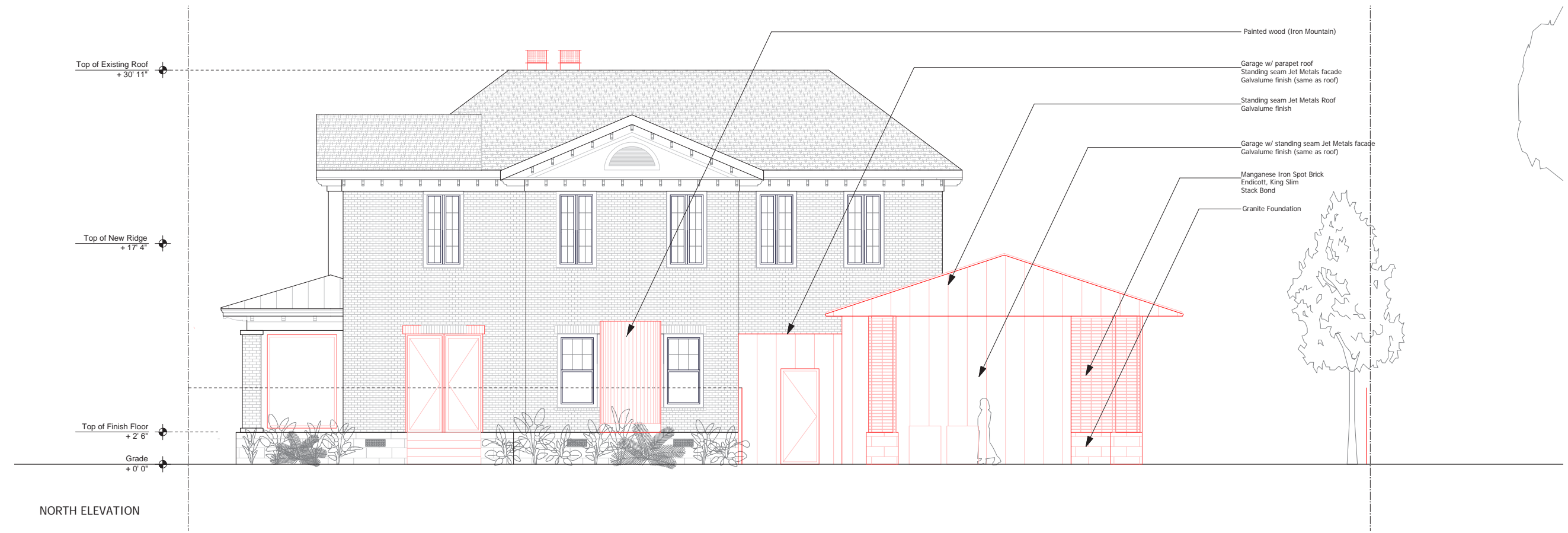
4 May 2026

scale: 1/4" = 1'
 printed on 24x36

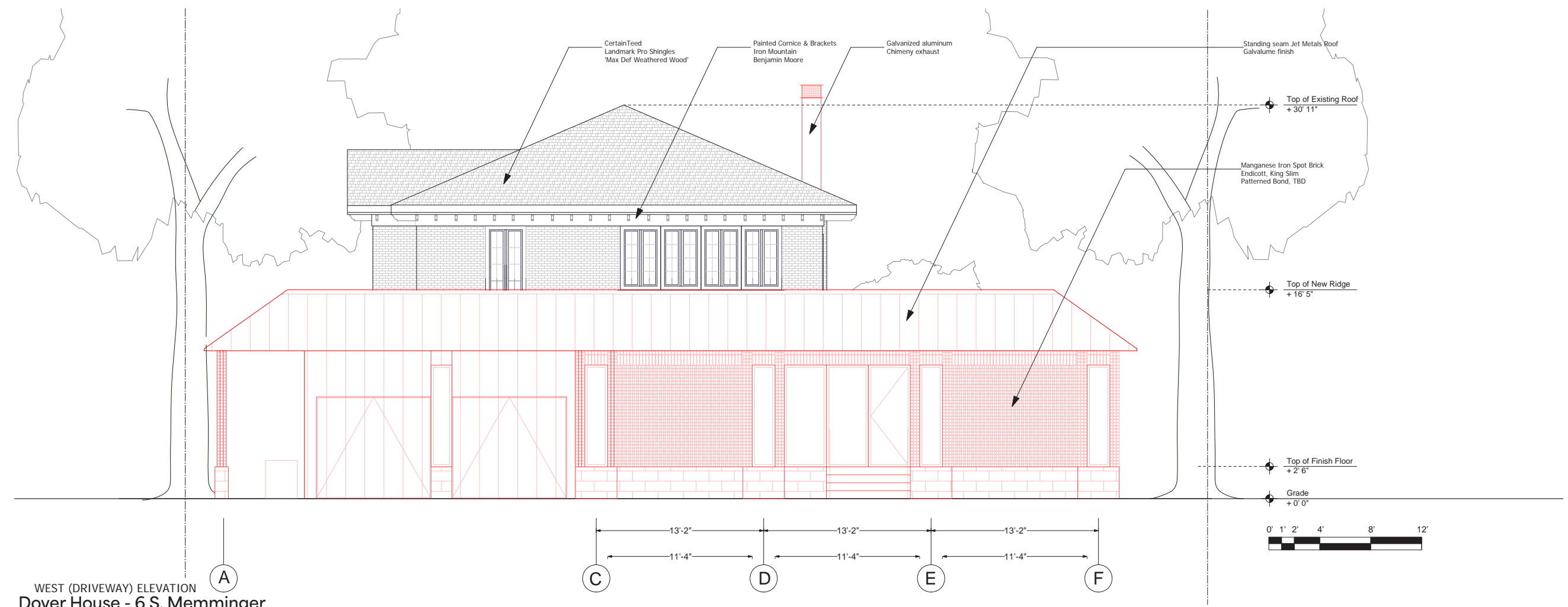
NORTH ELEVATION
 WEST ELEVATION

A - 201

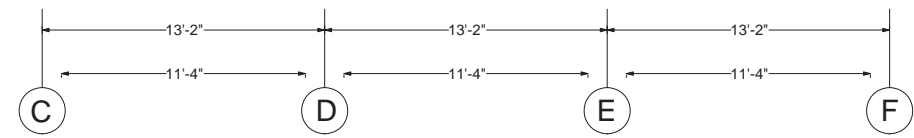
INTRODUCE STUDIO
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NORTH ELEVATION

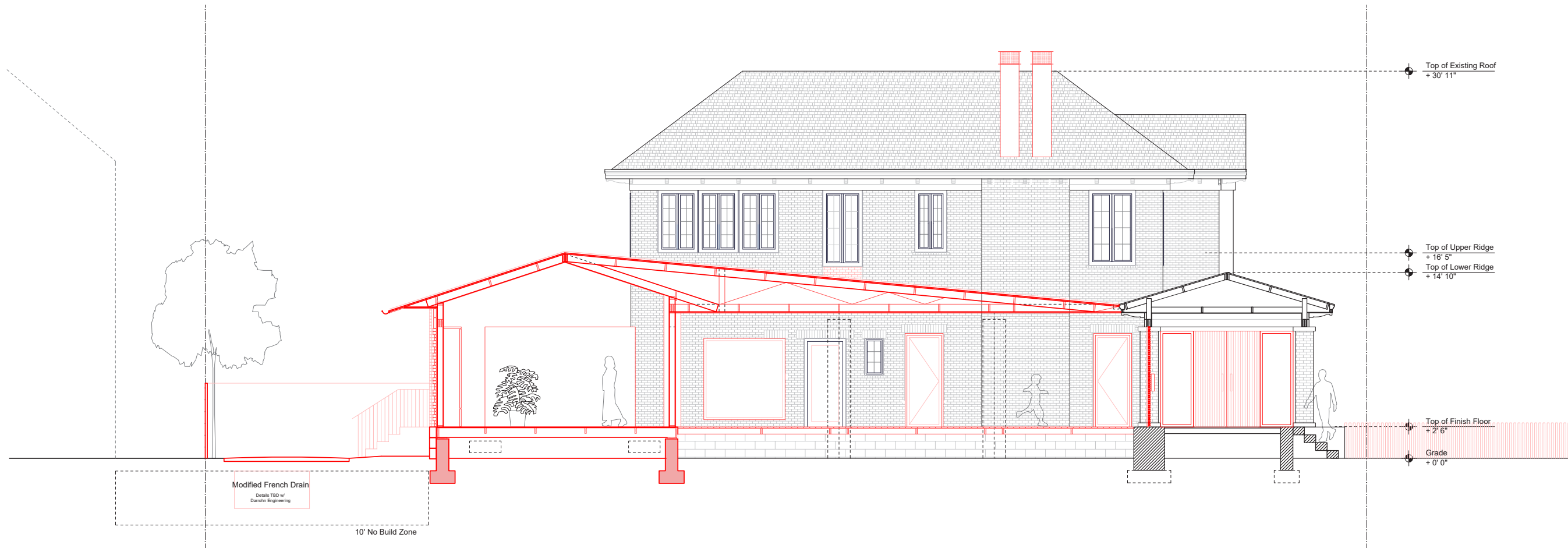


WEST (DRIVEWAY) ELEVATION
 Dover House - 6 S. Memminger

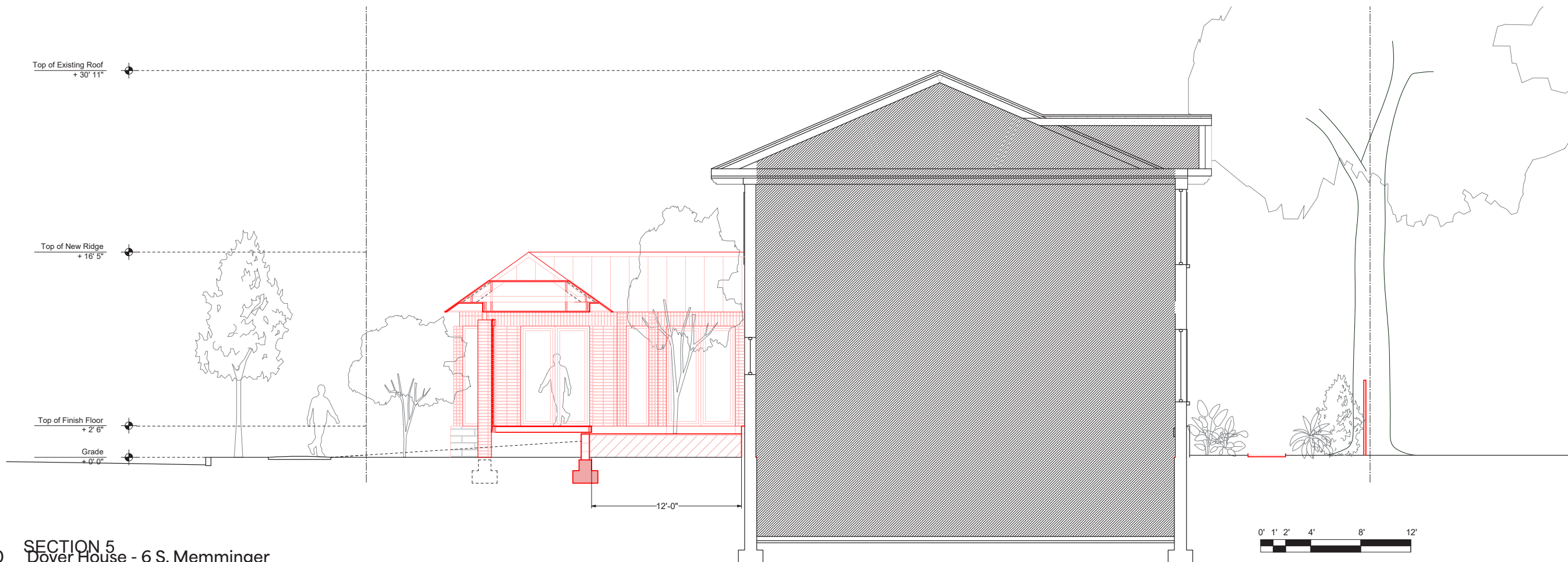


DESIGN FOR:
6 S. Memminger St.
 RENOVATION AND ADDITION TO
 EXISTING STRUCTURE
 (Formerly 701 Pendleton St.)

MX-2 Zoning District
 Greenville Development Code



SECTION 1



30 SECTION 5
 Dover House - 6 S. Memminger

Client:
 CAROLINE & SCOTT DOVER
 Prepared by:
7INTRODUCE STUDIO

REVISIONS:

DATE:

20 January 2026

scale: 1/4" = 1'
 printed on 24x36

SECTION 1
 SECTION 5

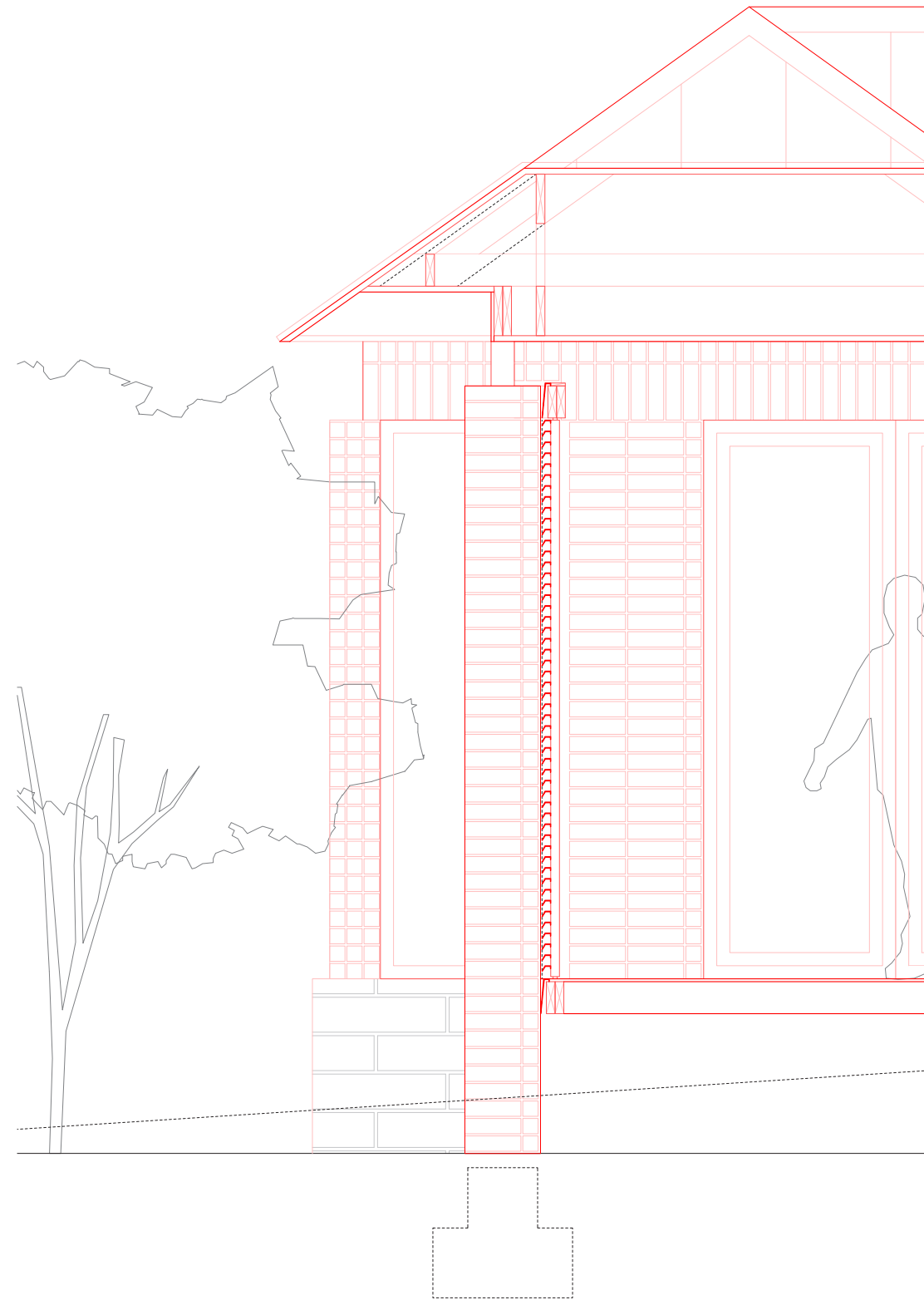
A - 300

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Reference effects, across times of day

Operable Shutters - Detail Development



Detail development of the custom shutters requires months of collaboration and prototyping with crafts people. We request conditional approval from the DRB at this stage, to allow for the investing in the full development. Later mock-ups can be discussed with the DRB.

DESIGN FOR:
6 S. Memminger St.
 RENOVATION AND ADDITION TO
 EXISTING STRUCTURE
 (Formerly 701 Pendleton St.)
 MX-2 Zoning District
 Greenville Development Code

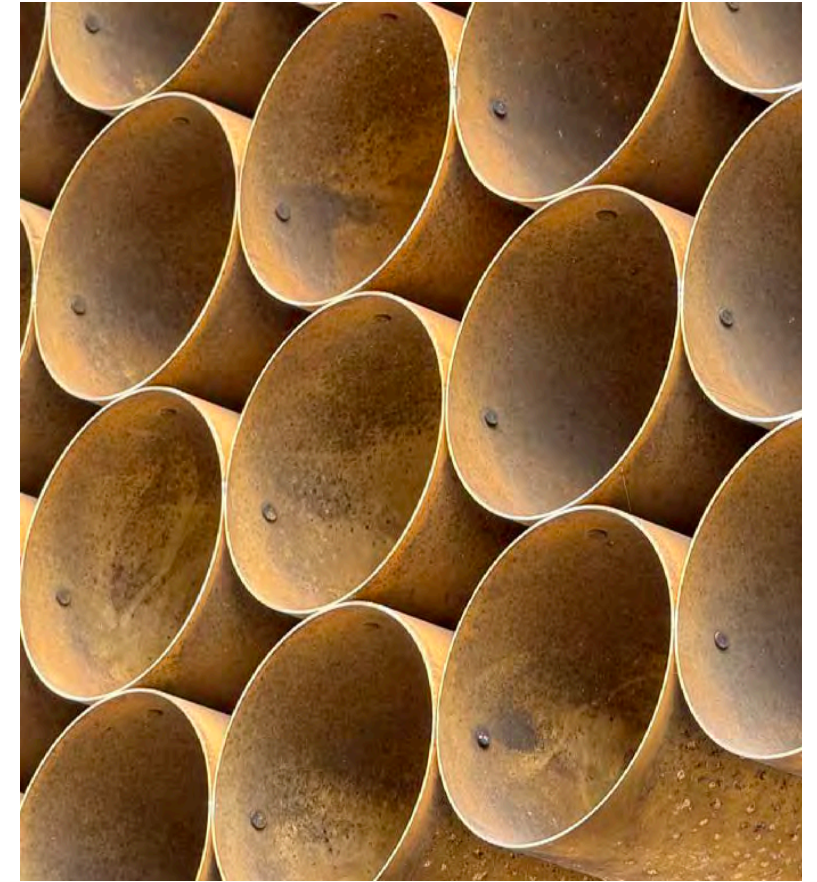
Client:
 CAROLINE & SCOTT DOVER
 Prepared by:
INTRODUCE STUDIO

REVISIONS:

 DATE:
 20 January 2024
 scale: 1 1/2" = 1'
 printed on 24x36

DETAIL
 SECTION CC

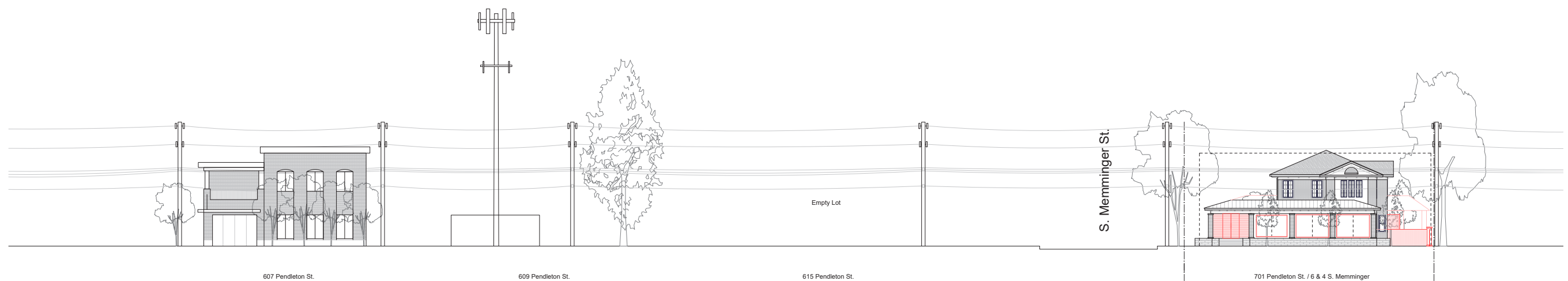
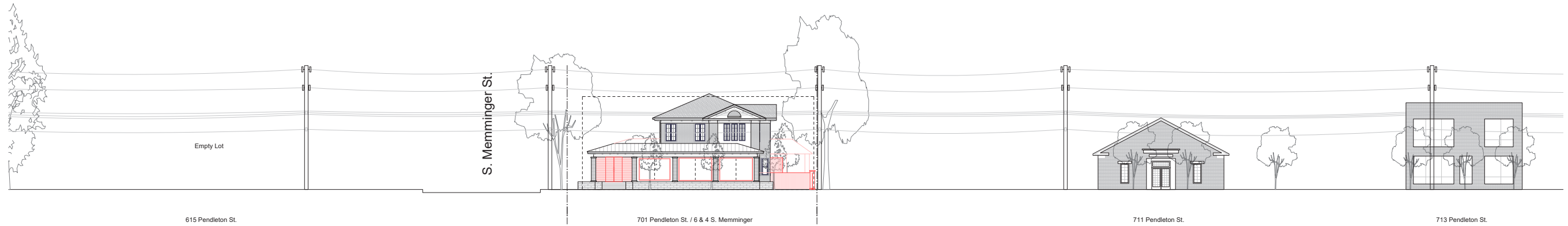
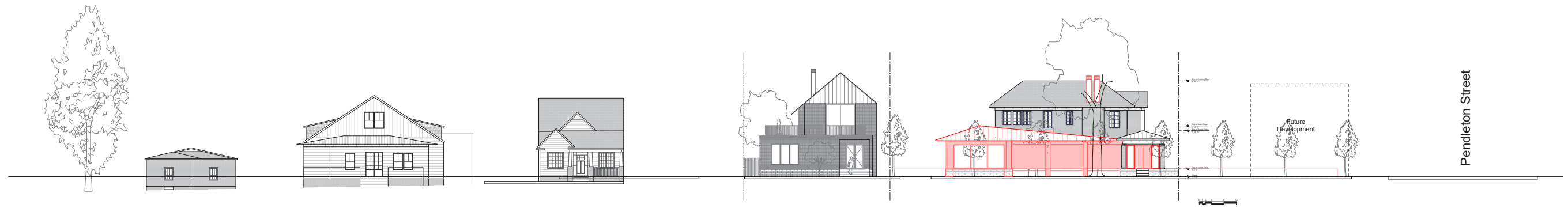
A - 501
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Reference Material (Brass, or similar) from the Greenville Post Office

DESIGN FOR:
6 S. Memminger St.
 RENOVATION AND ADDITION TO
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 (Formerly 701 Pendleton St.)

MX-2 Zoning District
 Greenville Development Code



Client:
 CAROLINE & SCOTT DOVER
 Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:
 24 April 2026

scale: 1/16" = 1'
 printed on 24x36

STREET ELEVATIONS

A - 601

INTRODUCE STUDIO
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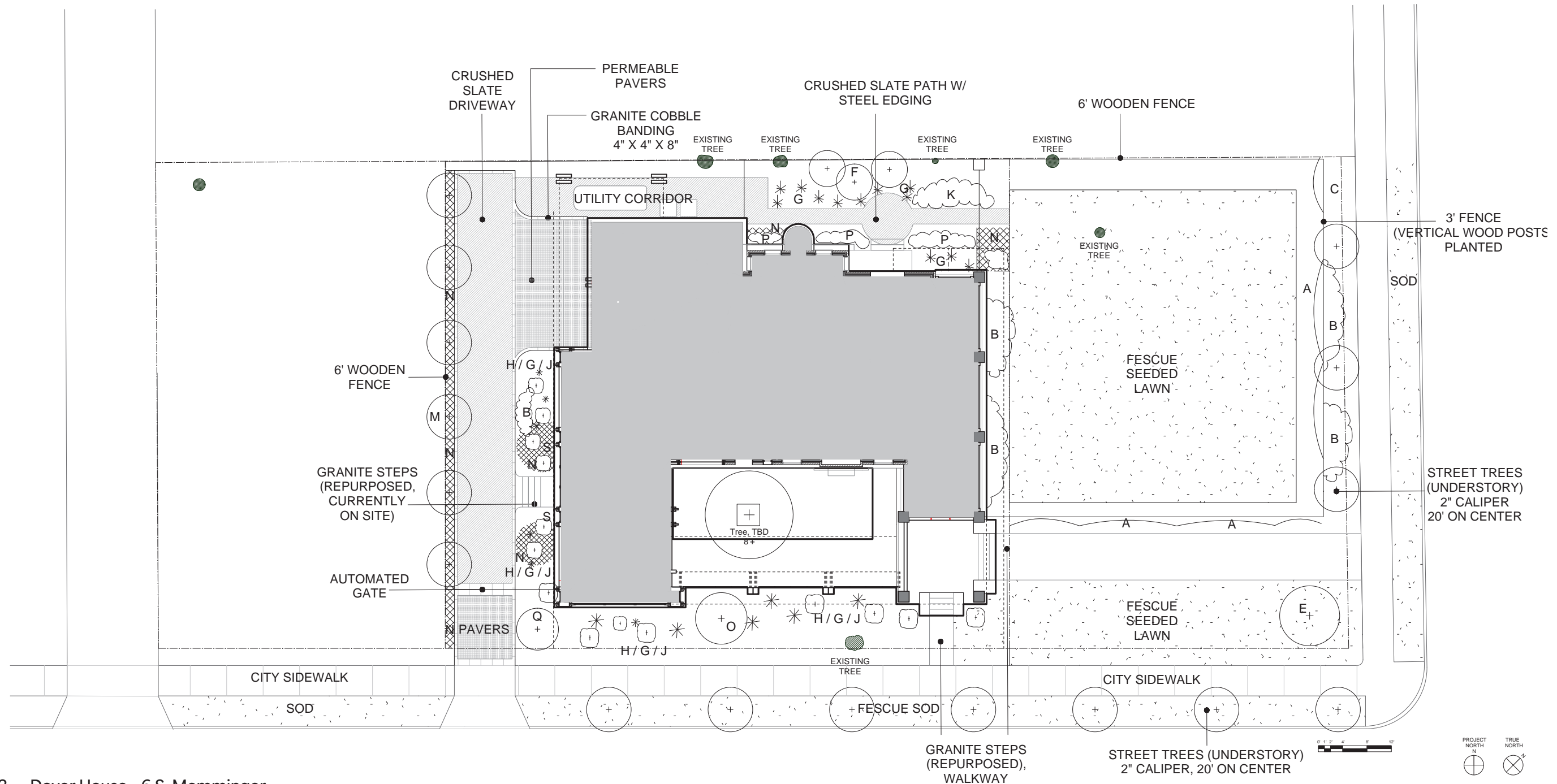
Landscape Plan

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:
24 April 2026

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

LANDSCAPE PLAN

L - 100

INTRODUCE STUDIO
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

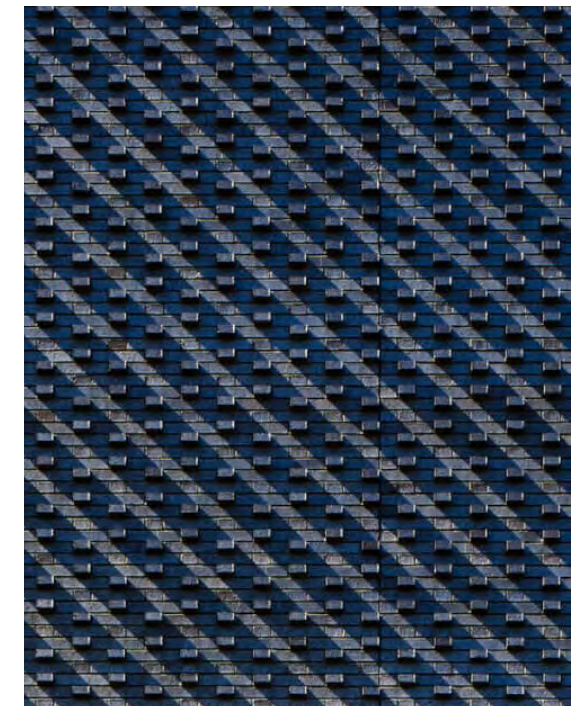
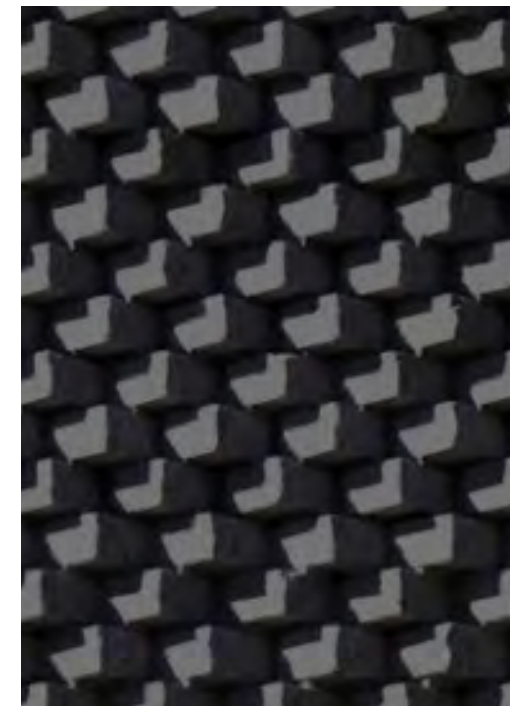
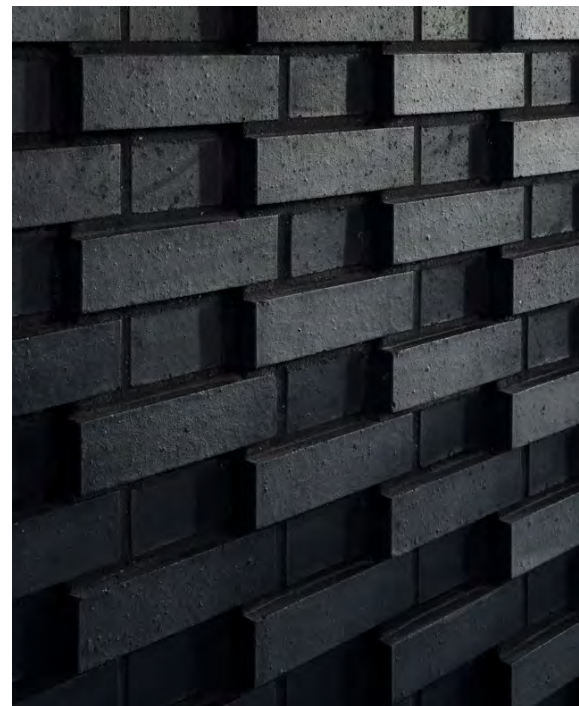
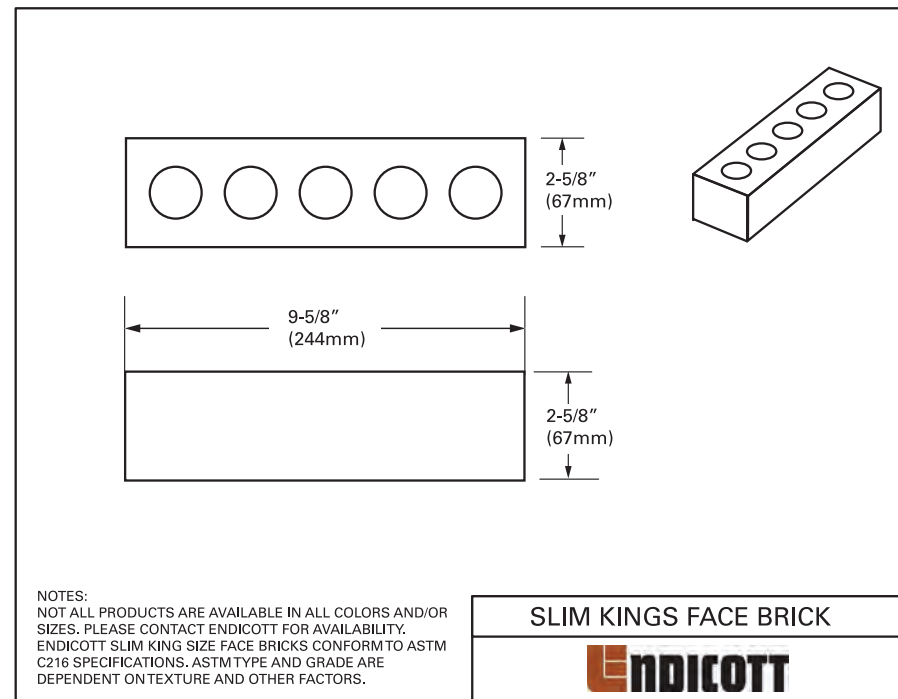


P - Cast Iron Plant



Q - Edgeworthia Paperwhite

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



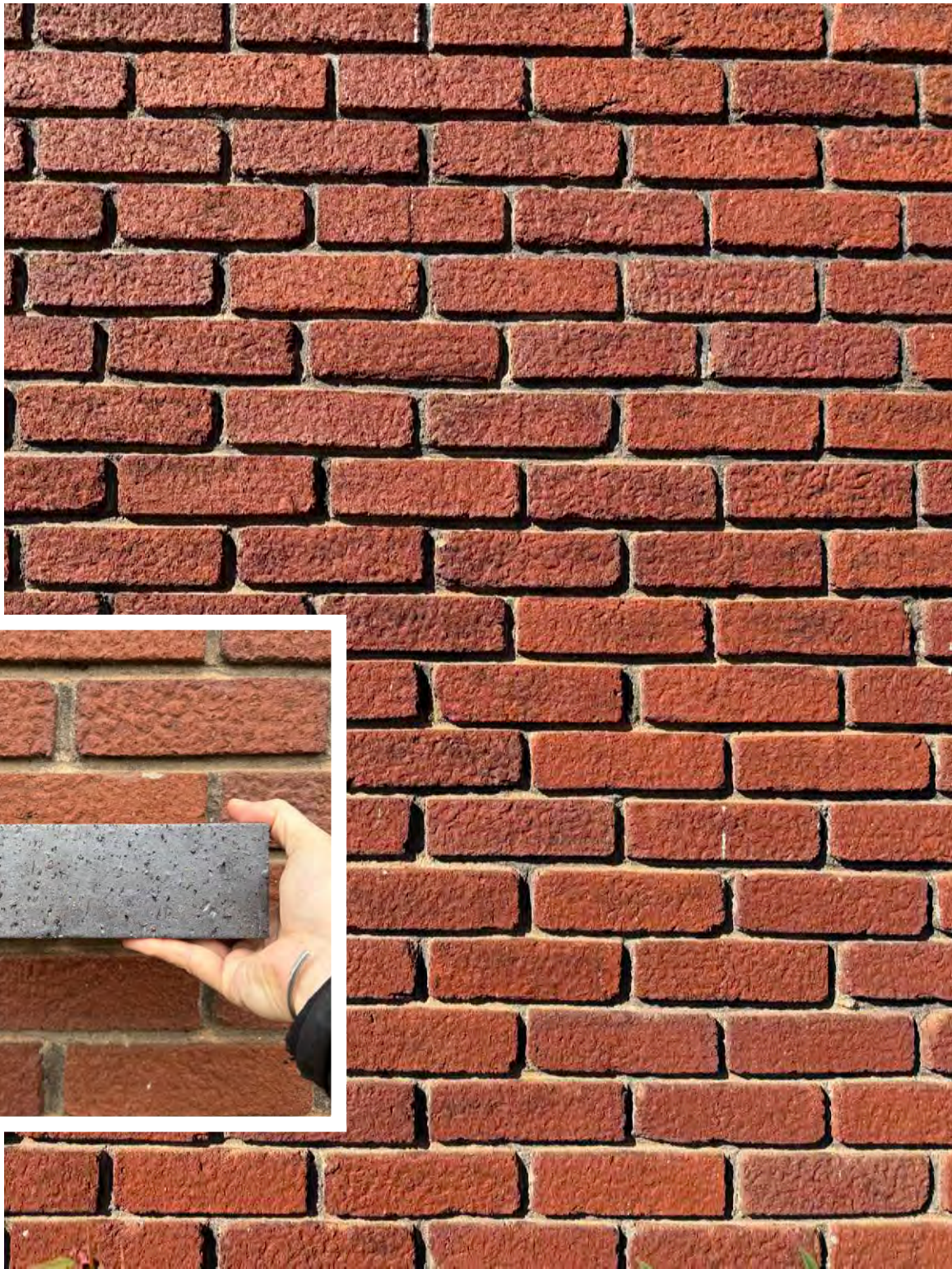
The Manganese Ironspot is made a dark textured clay, with 'iron spots'. The brick has an almost metallic sheen, that makes it highly responsive to daylight and surrounding materials.

The brick will be used in a smooth stacked bond, and in textured running bond patterns (along western driveway facade). The exact brick patterning is under development.

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.

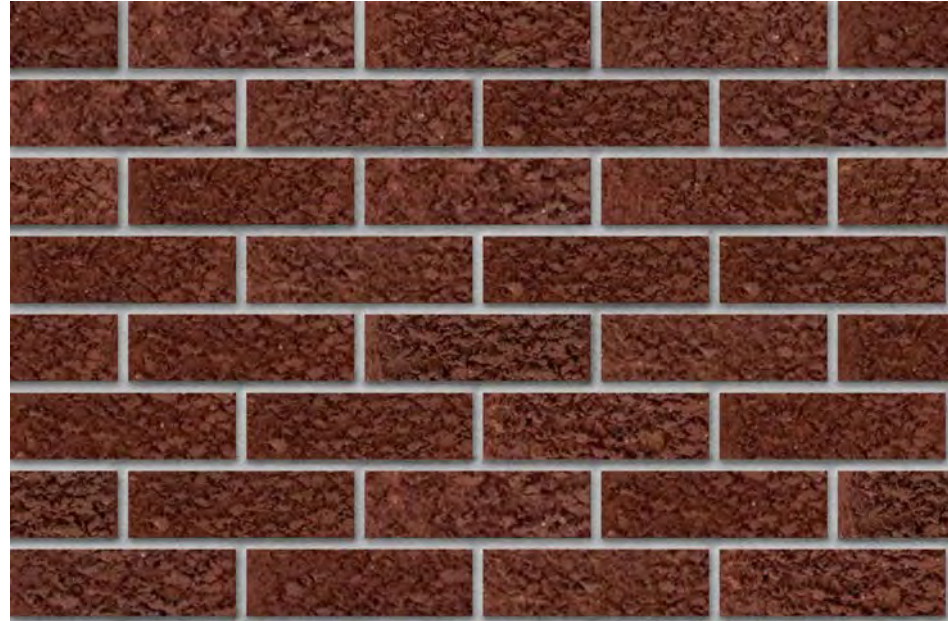
https://www.endicott.com/FaceBrick/Colors/Manganese_Ironspot?size=Slim_Kings&texture=Smooth

Material 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- Proposed Red Brick Piers & Infill Endicott Red Blend Matt Texture



The 'speculative reconstruction' of the Pendleton St. porch requires a new red brick to closely coordinate with the existing red brick on site. The team at Endicott has studied the facade and suggested the brick shown here: 'Endicott red blend matt'. This brick can also be used for any necessary infill (e.g. around repaired windows).



Sample shown on site.

Material Specification

Granite elements to be re-purposed



Granite Pediment
(1 of 4, currently flanking two staircases on site)



Granite Steps
(1 of 3 sets, currently facing Memminger St.)



Granite Foundation
Along 'back' western facade (to be re-purposed).

The existing house has a number of granite steps and landscape elements on site. Not all are shown here. These will all be re-purposed for newly formed staircases (facing Pendleton St. and the driveway) and within the central courtyard of the new house.

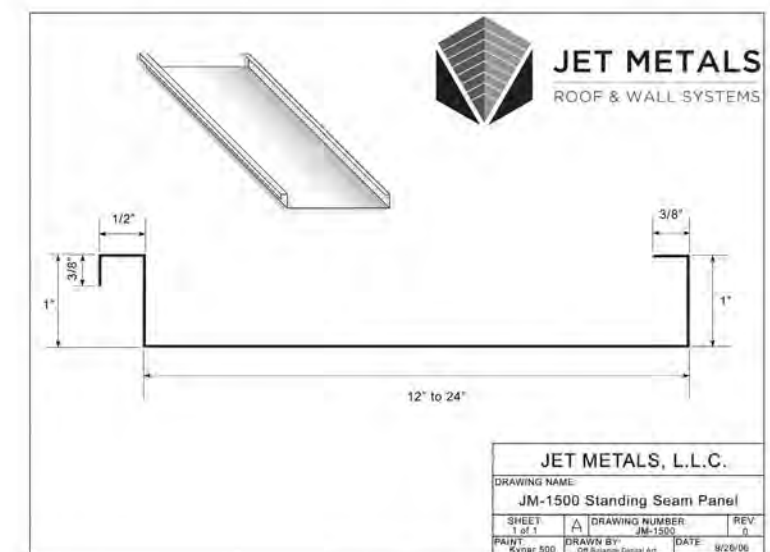
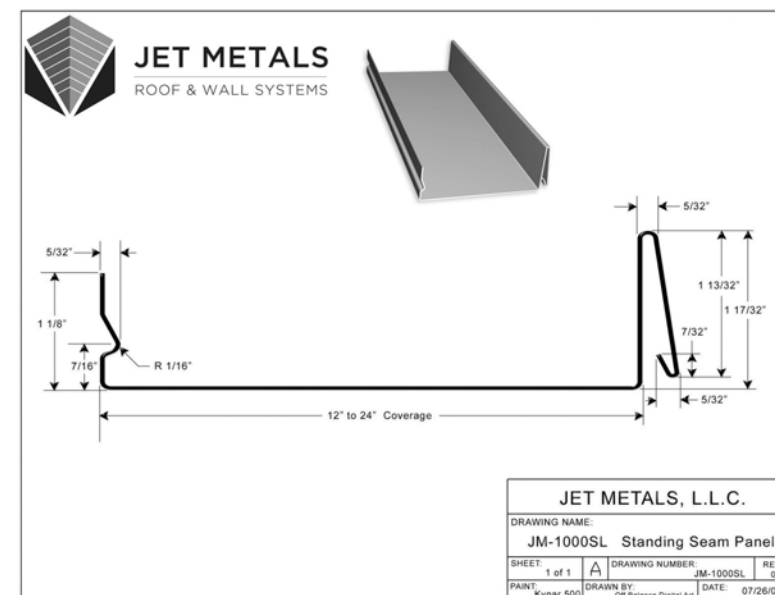
Material Specification - Proposed Roofing 'Drexlume' Standing Seam Metal Roof, Jet Metals (1000 & 1500)



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 'drexlume' finish is planned for this project.
JM-1500 may be required on some roofs, due to lower pitch.

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 Specification - Proposed Pendleton St Porch Roofing Color TBD Standing Seam Metal Roof, Jet Metals



Jet Metals standing seam metal roofs are available in many colors. The 'speculative reconstruction' porch facing Pendleton St. will have a new metal roof. The exact color will be color matched on site based on the color chart shown here, to coordinate with the Benjamin Moore Iron Mountain paint and the 'Weathered Wood' CertainTeed Shingle Roof.

STONE WHITE*	BONE WHITE (REGAL WHITE)	SANDSTONE	ALMOND	SIERRA TAN
BUCKSKIN	MEDIUM BRONZE	DARK BRONZE	ANTIQUÉ BRONZE (DARK BRONZE)	MIDNIGHT BRONZE*
AGED BRONZE*	MANSARD BROWN	BLACK	CITYSCAPE (DOVE GRAY)	SLATE GRAY
GRANITE*	MUSKET GRAY*	CHARCOAL*	IRON ORE (CHARCOAL GRAY)	HEMLOCK GREEN
PATINA GREEN	FOREST GREEN	HARTFORD GREEN	BURGUNDY	COLONIAL RED
TERRA COTTA	CARDINAL RED* (BRILLIANCE RED)	TEAL*	MILITARY BLUE (SLATE BLUE)	PACIFIC BLUE
INTERSTATE BLUE* (DEEP BLUE SEA)	AWARD BLUE*	SILVER (BRIGHT SILVER)	ZINC*	WEATHERED ZINC (PREWEATHERED GALVALUME)
CHAMPAGNE	COPPER PENNY (METALLIC COPPER)	AGED COPPER*	DREXLUME™	

() = PREVIOUS COLOR
P = PREMIUM
M = MILL FINISH
* = NEW COLOR

Updated April 2020

Material Selection- Proposed Shingle Roofing CertainTeed Landmark Pro 'Designer Shingles' *Max Def Weather Wood*



The roof of the existing house will be replaced with a new shingle roof from CertainTeed'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.



A201 1-5/16" Flat Casing

Selected profile



Final finish color will be color matched to Benjamin Moore 'iron mountain' (see below).



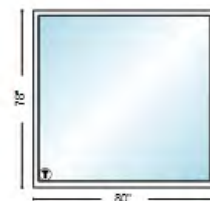
Reference image only

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

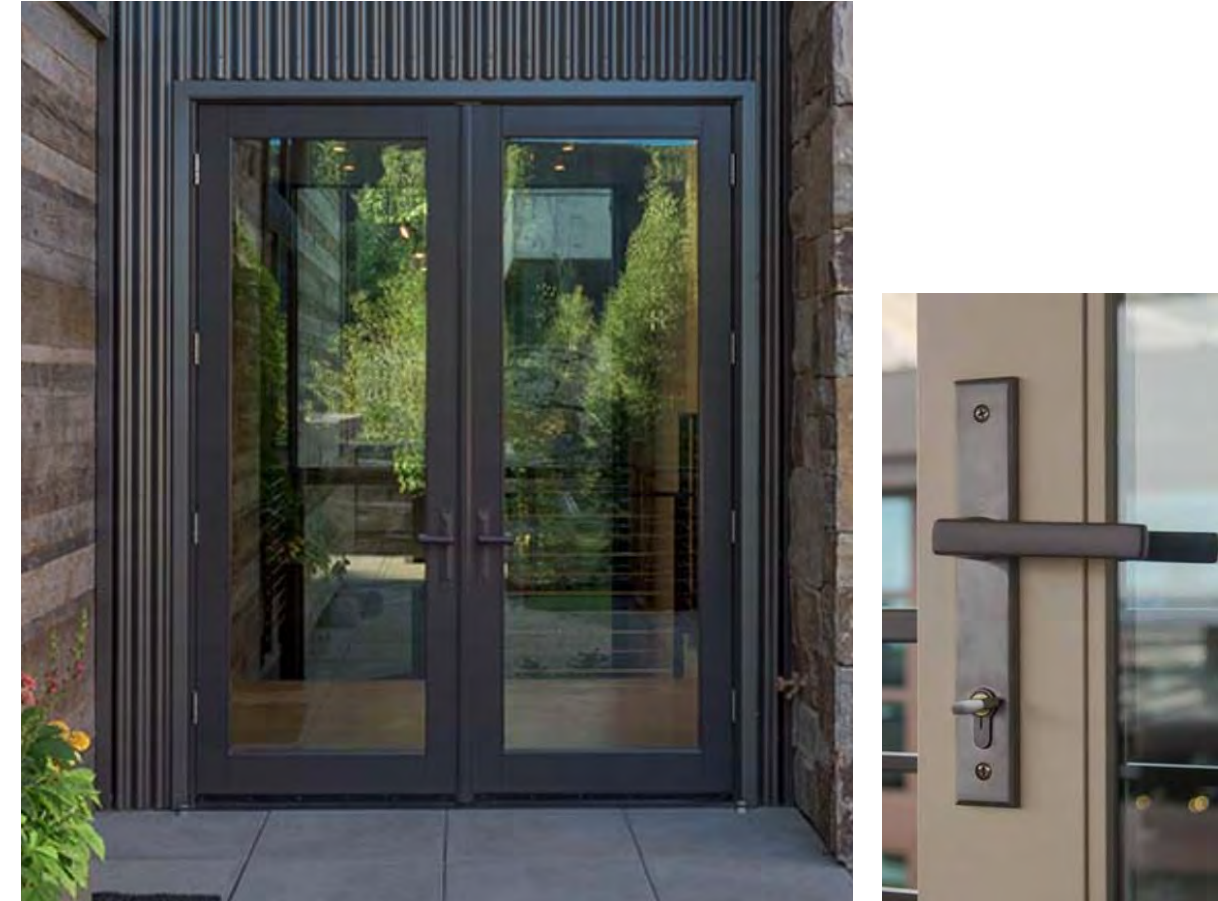
[WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Aluminum Nailing Fin, Aluminum Drip Cap Applied [PERFORMANCE], U-Factor = 0.26, SHGC = 0.32, CR = 58, VT = 0.55, AI = <0.30/<1.5, CPD = SIE-N-168-09252-00073, Can ER = 22, W m 2k = 1.48, IPG = CW-PG50, Ind. FL = 0, Ind. TDI = ,

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



Aluminum Clad Wood Out-swing

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

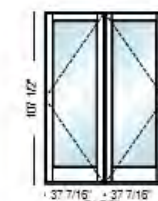


Final finish color will be color matched to Benjamin Moore 'iron mountain' (see below).

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 Address: 701 Pendleton Street
 701 Pendleton Street Greenville, SC 29601
 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)

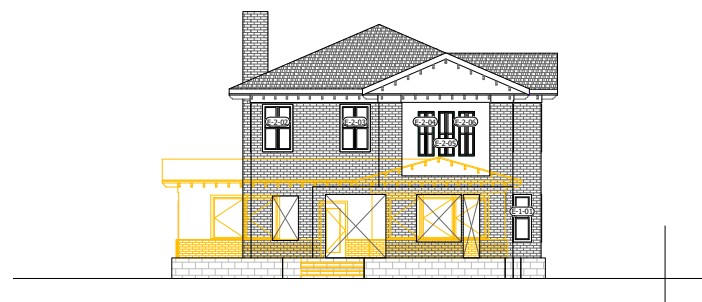
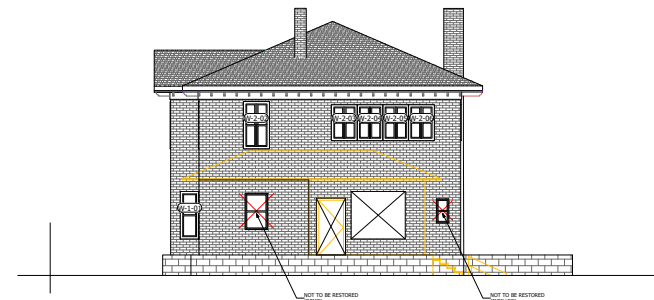
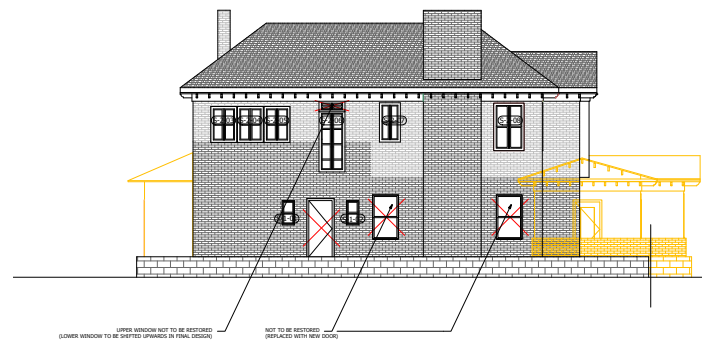
Description of Services:
 For double hung windows, price per window. Kerf sash and install vinyl leaf seal at meeting rail, silicone bulb at head of upper sash and bottom of lower sash

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.

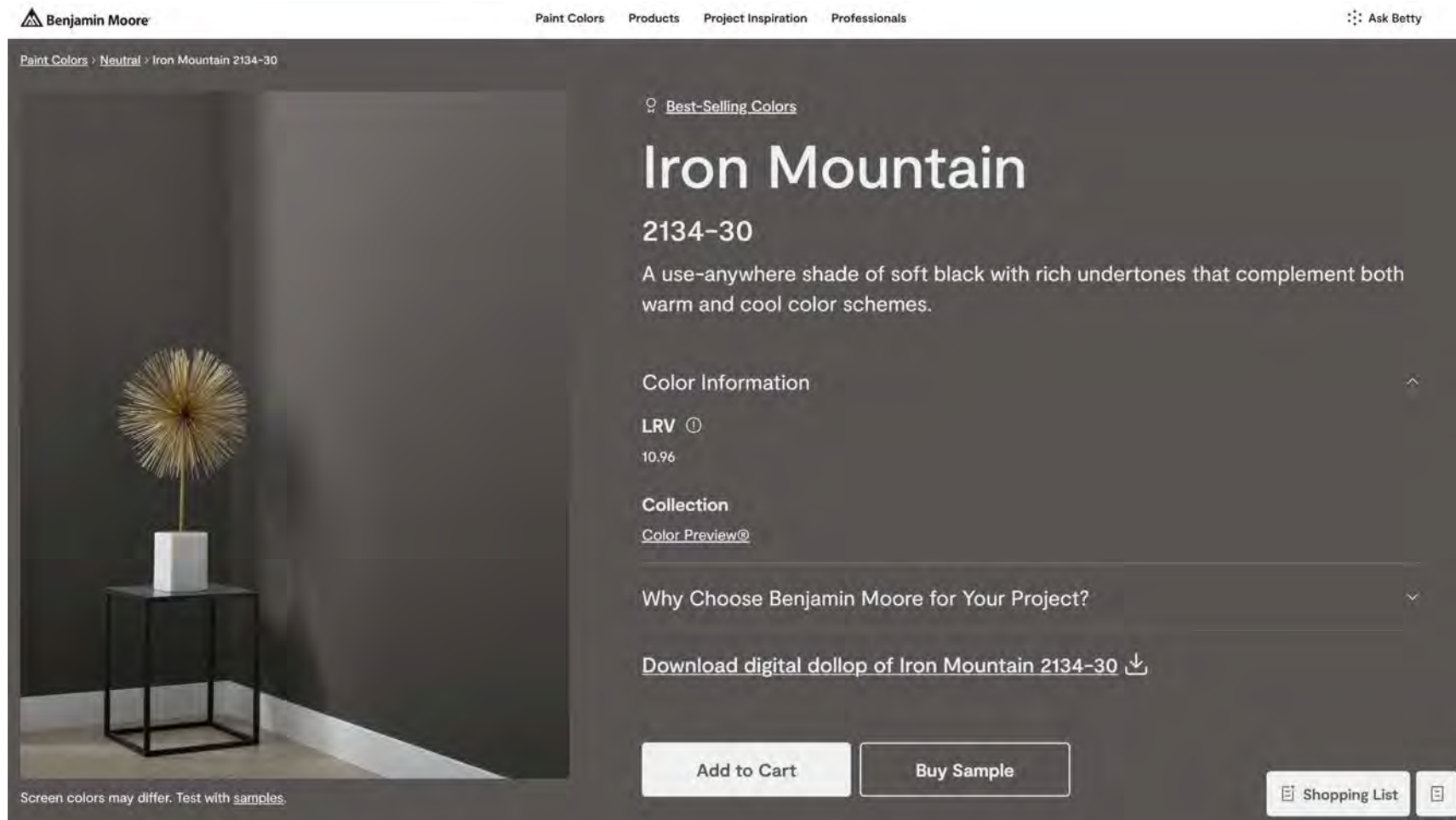
10. Casement Latch (Qty: 3)

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 Restoration, based in Black Mountain, NC.

Material Selection- Exterior Trim Paint Iron Mountain, Benjamin Moore

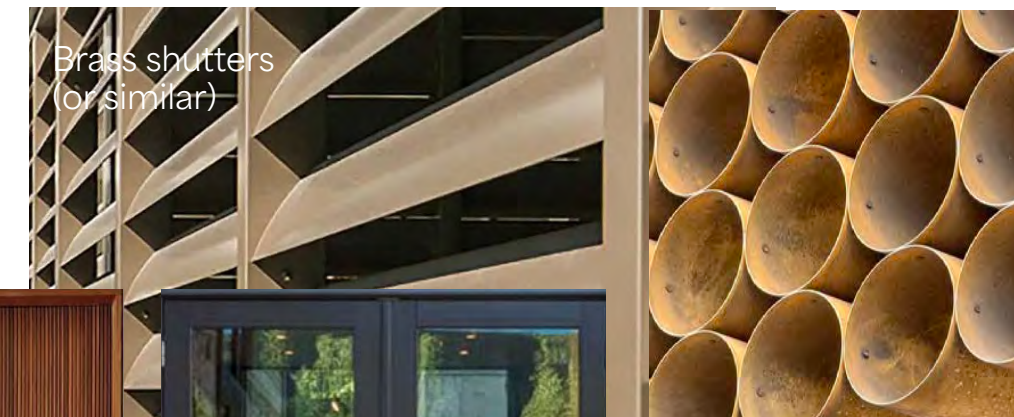
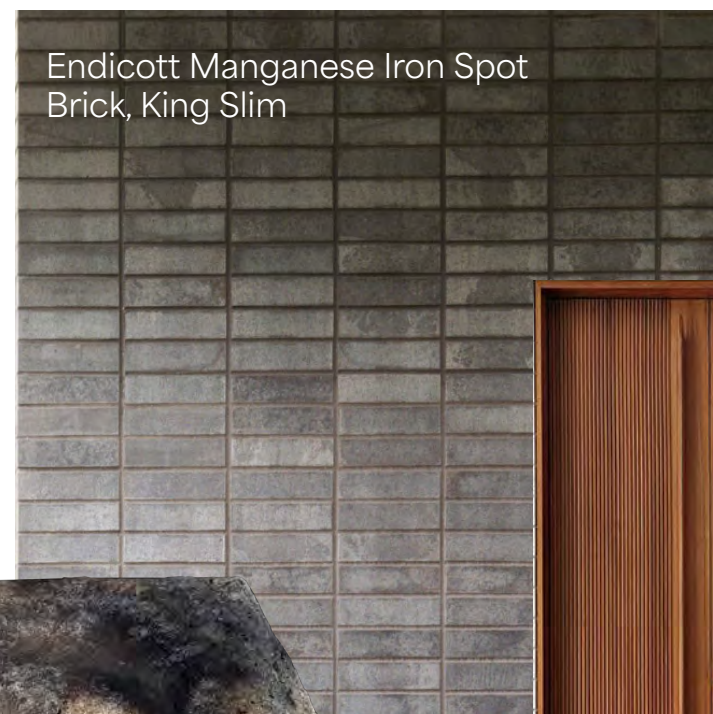
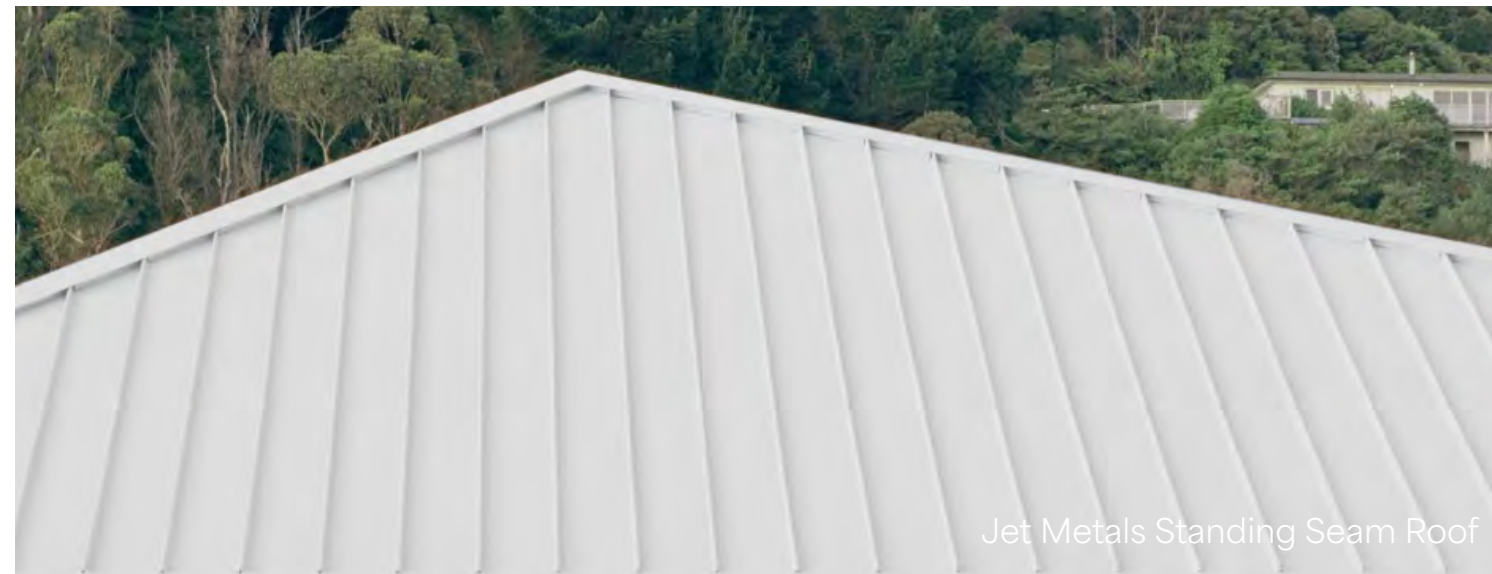


Iron Mountain, from Benjamin Moore, will be used for the exterior trim of the old and new house. Iron Mountain is the color currently used on the existing structure.

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



Material Specifications - Visual Overview



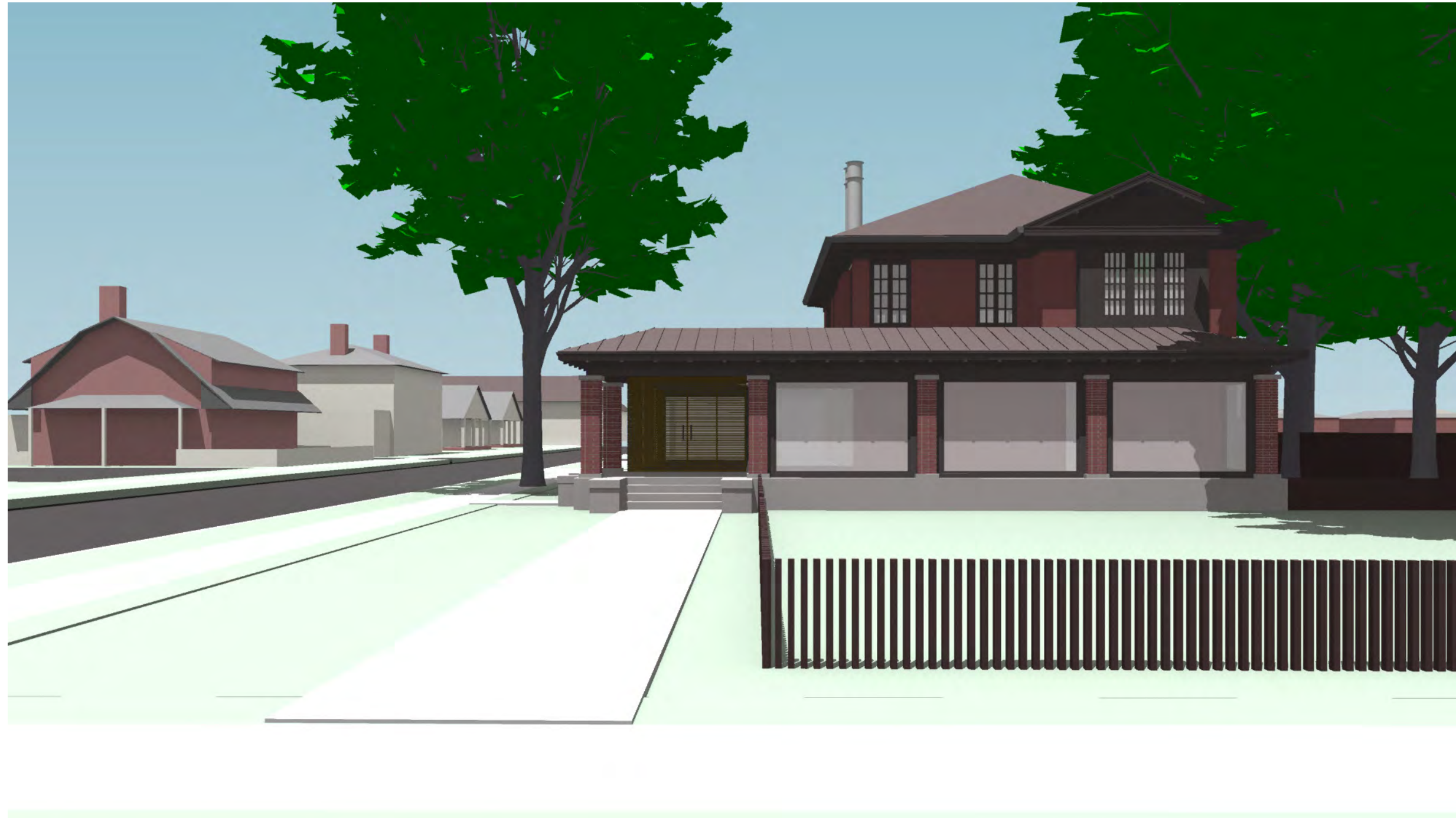
WIP 3D Visualization

Corner View of entries facing Pendleton St. & S. Memminger St.



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

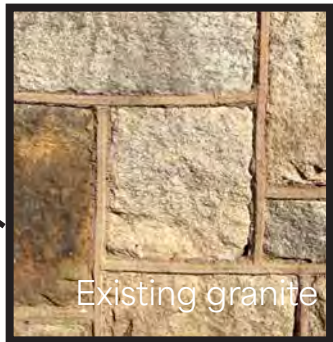
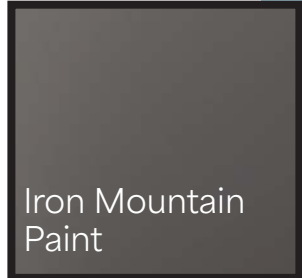
WIP 3D Visualization
Pendleton St. Facade, from sidewalk



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

WIP 3D Visualization - Material Key

Pendleton St. Facade, from sidewalk



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

WIP 3D Visualization
Pendleton St. & S. Memminger Street Corner



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

WIP 3D Visualization
Pendleton St. & S. Memminger St. far corner



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

WIP 3D Visualization

Pendleton St. & S. Memminger St. far corner (without proposal for 8 S. Memminger)



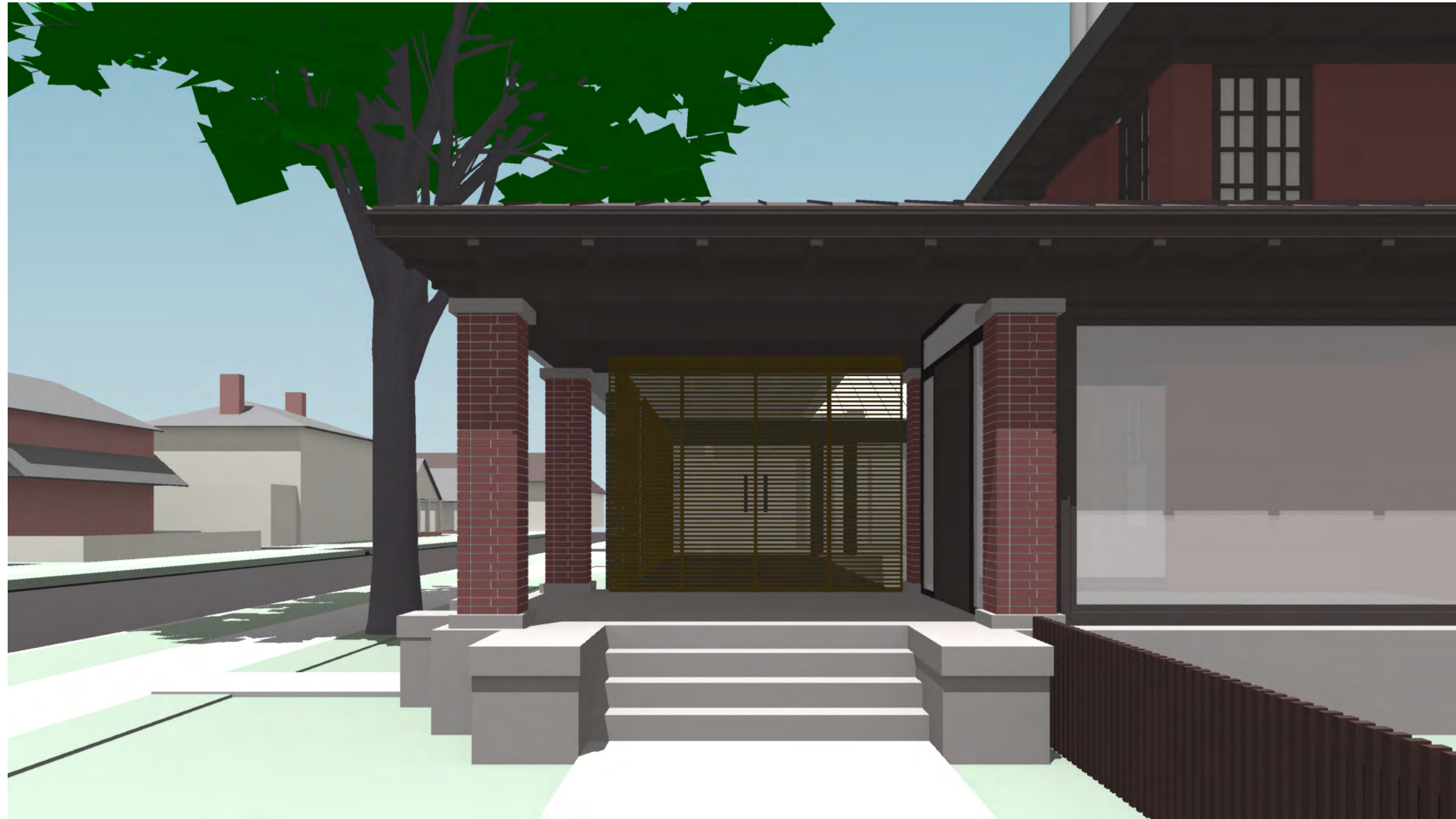
Materials and landscape are indicative only. Please see drawings and specifications for details.

WIP 3D Visualization
Approaching the entries from S. Memminger St.



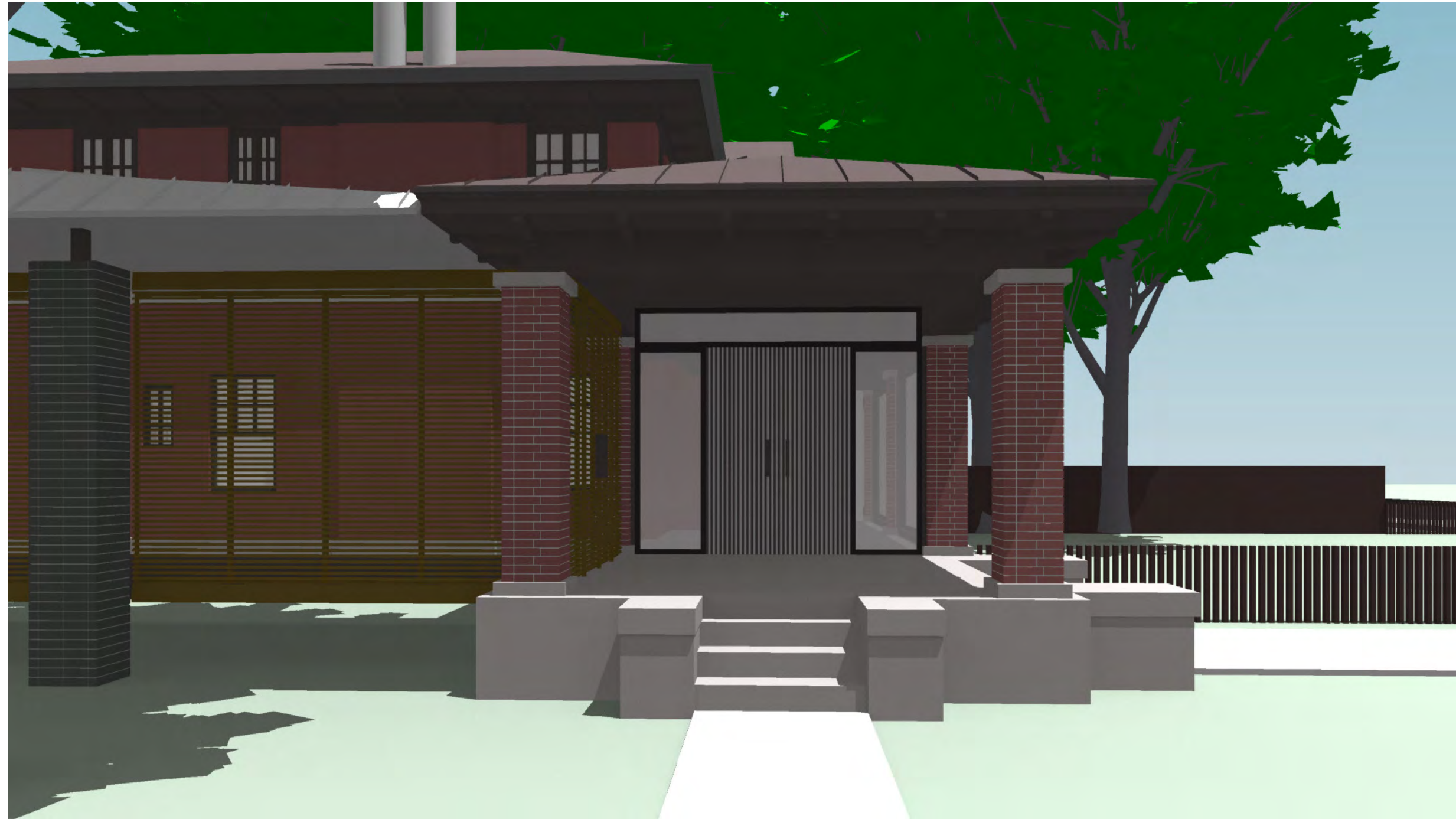
Materials and landscape are indicative only. Please see drawings and specifications for details.

WIP 3D Visualization
Pendleton St. facing front entry



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

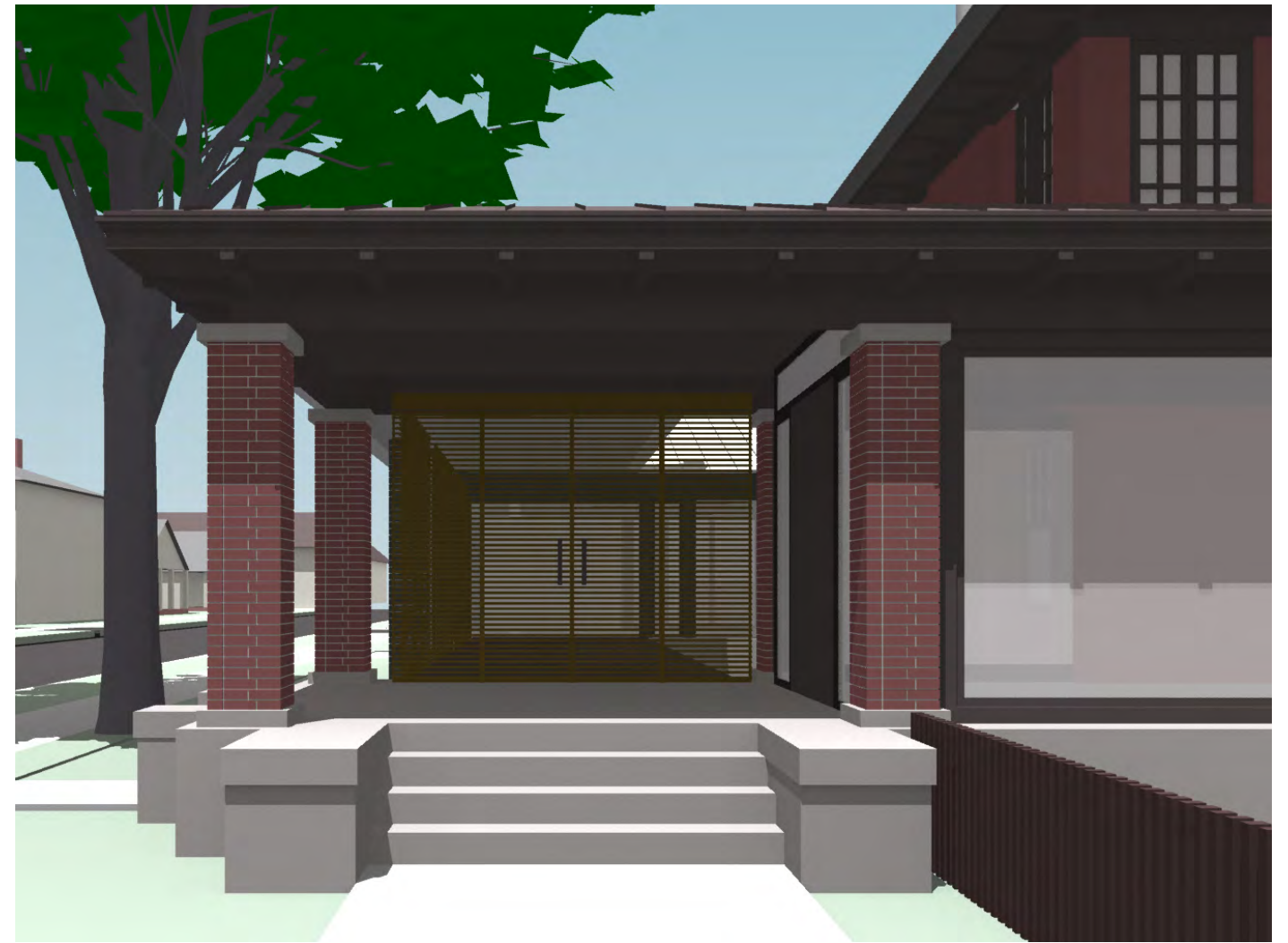
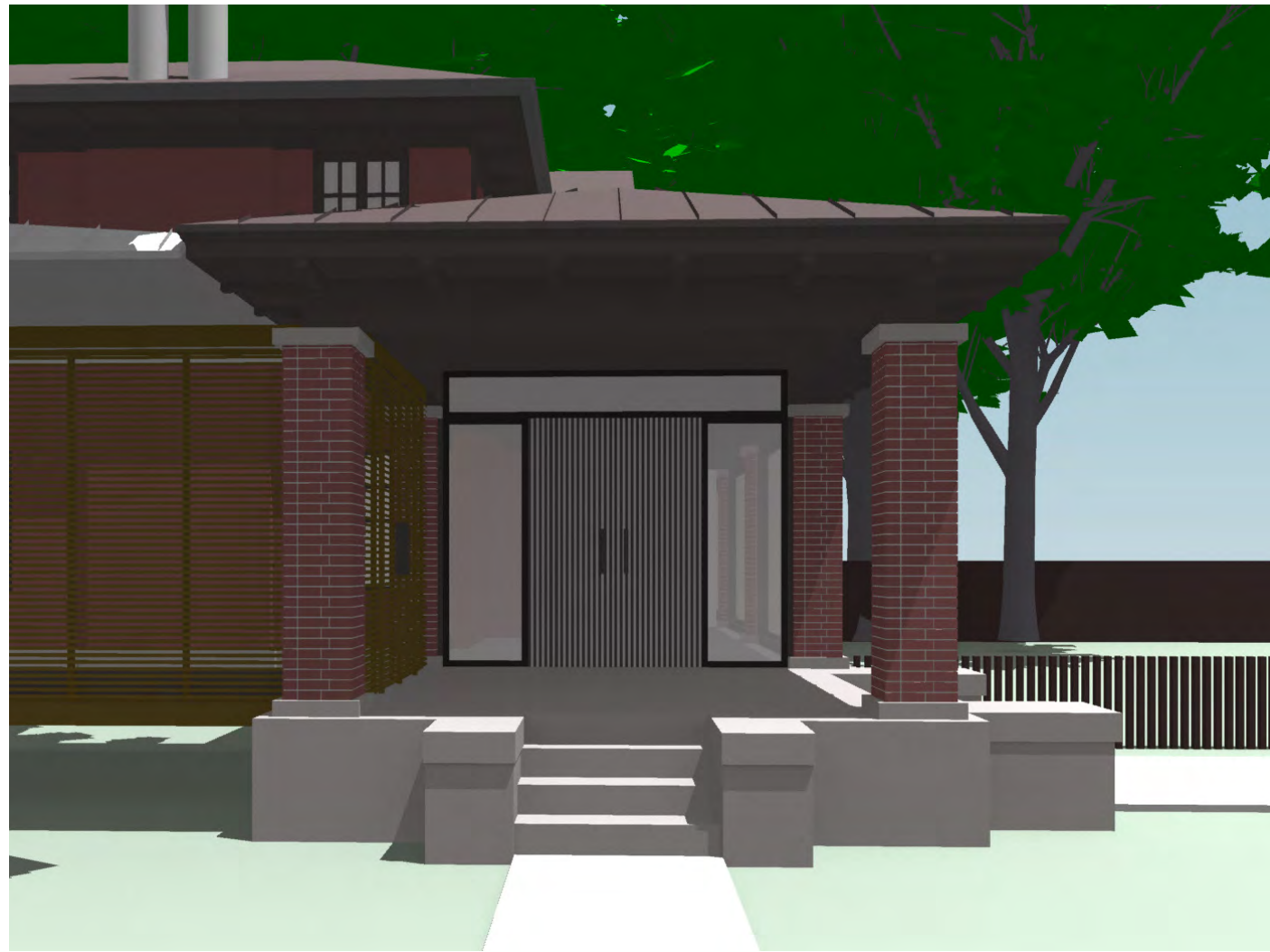
WIP 3D Visualization
S. Memminger St. facing front entry



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

WIP 3D Visualization

Comparison of entries facing S. Memminger St. & Pendleton St.



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

WIP 3D Visualization

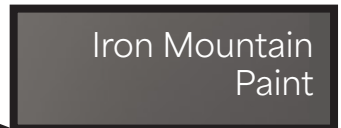
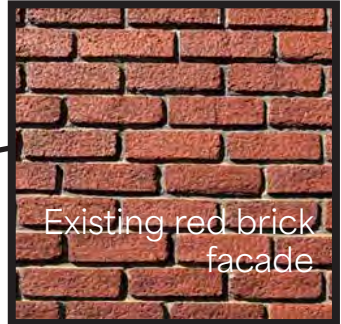
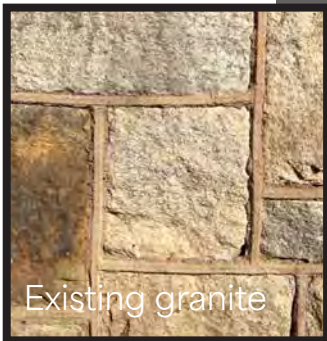
S. Memminger St. facade



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

WIP 3D Visualization - Material Key

S. Memminger St. facade



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

WIP 3D Visualization

'Greenhouse' corner along S. Memminger St. and residential driveway



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

WIP 3D Visualization

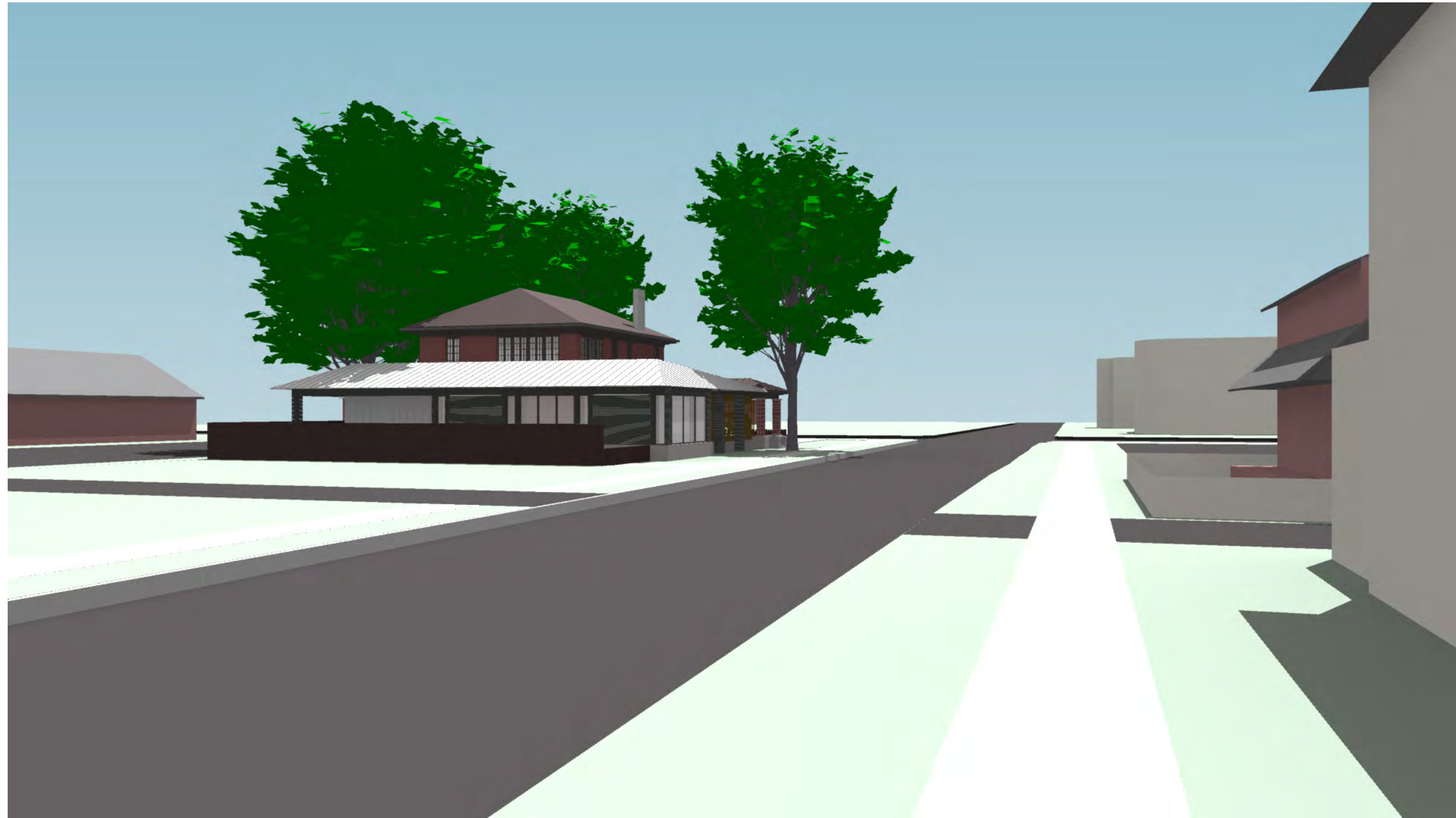
Looking down S. Memminger St., towards intersection with Pendleton St.



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

WIP 3D Visualization

(Without 8 S. Memminger) Walking on the opposite side of S. Memminger St., standing in front of Upstate International, looking towards Pendleton St.



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

WIP 3D Visualization

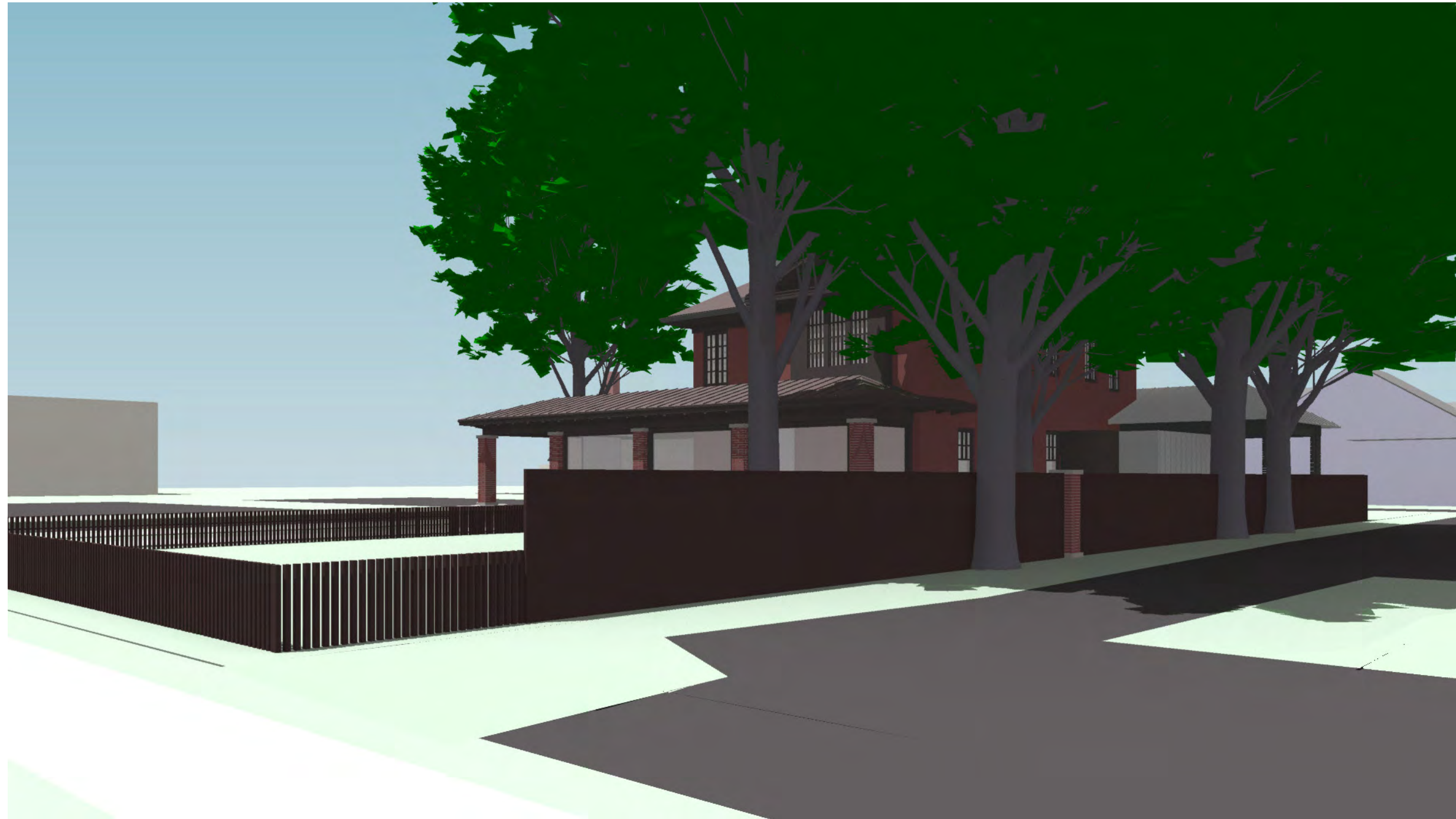
(With 8 S. Memminger) Walking on the opposite side of S. Memminger St., standing in front of Upstate International, looking towards Pendleton St.



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

WIP 3D Visualization

Walking along Pendleton St. looking towards the North facade of the house



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

WIP 3D Visualization

Walking in front of Tinsley Realty, looking towards the North facade of the house



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

WIP 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

Civil Engineering: Darrohn Engineering LLC, John Darrohn and Jacob Kelley

Custom metal work: Steve Howard Custom Fabrication & Welding

Please direct any questions to:

Caroline Dover, scd5661@gmail.com (864.380.5861)

Taylor Dover, taylor@introduce.studio (864.918.0692)



**Planning Staff Report to
Design Review Board
May 12, 2026**
for the May 21, 2026 Public Hearing

Docket Number: 26-358
Applicant: Caroline Dover
Property Owner: Carolne Dover
Property Location: 8 S. Memminger St
Tax Map Number: 008000.03.00101
Zoning: MX-2, Downtown Overlay
Proposal: New Construction of Single-Family Residence
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 new construction single-family residence. The subject lot was previously subdivided from the rear portion of the adjacent property located at 701 Pendleton St. / 6 S. Memminger St.



Existing Context:

The property is zoned MX-2 Mixed Use, which establishes the dimensional framework for development; however, the Downtown Design Guidelines—particularly those emphasizing adjacent context—serve as the primary guide for the architectural character of the project.

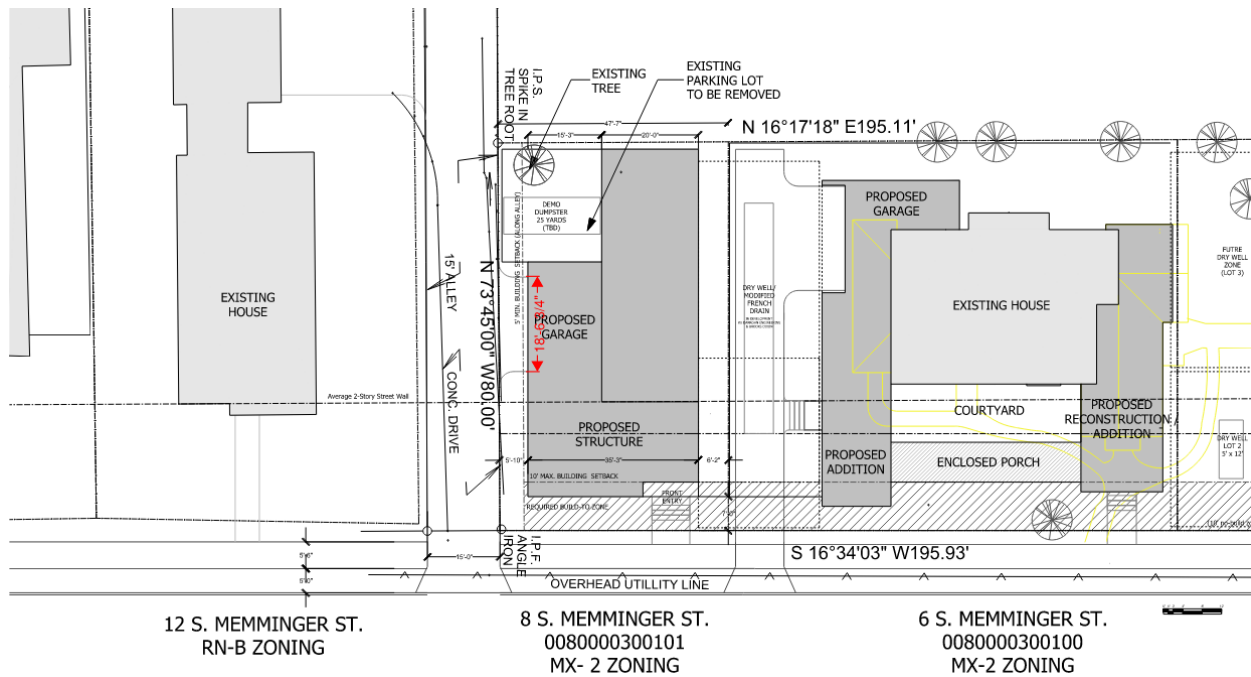
The immediate surrounding neighborhood is zoned RN-B and is predominantly composed of single-family residences, some of which have been adapted for business uses. Staff

acknowledges the transitional nature of the site, given its MX-2 zoning and proximity to the Pendleton St commercial corridor. Nevertheless, the subject property is situated along a residential street and is directly flanked by two single-family homes.

Staff Analysis:

PUB 2.; PUB 3.; PUB 4.

PUB 2, Pedestrian Realm, PUB 3 Sidewalk Zone, and PUB 4 Street Furnishing Zone, are all sections called out by the Design Guidelines intended to provide a transition between public and private realms. Staff acknowledges that in this unique single-family residential context, not all elements of this requirement are appropriate. The proposed ground floor aligns with its adjacent neighbor at 6 S Memminger St and provides the 10' max transition space allowed by the MX-2 zoning.



PRI 1. Placement

Per PRI 1.1 and the GDC, a uniform alignment of building fronts should be maintained, as the guidelines note that the inappropriate placement of a building can be detrimental to its immediate surroundings. Although the proposed front setback is consistent with 6 S. Memminger Street, it projects approximately 15 feet forward of the adjacent properties to the south at 12, 14, and 16 S. Memminger Street, disrupting the prevailing street wall pattern along this block face.

PRI 2. Massing

Per PRI 2.1, a building's mass and form should not be in stark contrast to the surrounding context. The homes along the street are characterized by traditional hipped and gabled roof forms, whereas the proposed design introduces a prominent flat-roofed first-floor volume that is inconsistent with the established architectural character of the immediate context.

Although the building exceeds the height of its immediate neighbors, the upper floor is stepped back to be in conformance with PRI 2.4. However, the project does not meet PRI 2.7, as the vertical and horizontal proportions are out of scale with adjacent homes. Specifically, the first-floor volume appears low and horizontally compressed, while the upper-story massing is vertically elongated. Staff finds that the resulting contrast in massing, proportion, and form is incompatible with and disruptive to the existing neighborhood context.



Proposed Aerial Render in Context



Proposed Render, 12 S. Memminger St in the Background

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. However, the project provides a pronounced recessed entry with direct connection to the sidewalk. Staff finds this criteria has been met.

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 articulation of other buildings in order to unify the architectural relationship with its context. Additionally, the design must have a proper balance of articulation and present as a unified whole, per PRI 5.4.



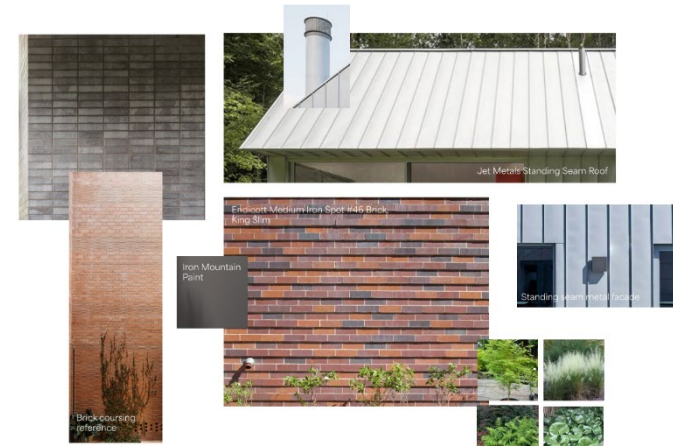
Proposed Front Elevation

Staff finds that the proposed articulation is incompatible with the established single-family residential character of the street. Overall, the building is composed of two distinct forms with substantially different architectural styles, materials, and articulation that do not relate cohesively to one another and therefore fail to read as a unified composition.

PRI 6. Materiality

Proposed materials include:

- Reflective Standing Seam Roof
- Vertically Run Standing Seam at Walls
- Red Brick (Medium Iron Spot Brick) in various sizes
- Textured Brick (Manganese Iron Spot Brick)
- Iron Mountain Paint for Trim
- Anodized Aluminum Exhaust Pipes



Proposed Material Board

Overall, the materials selected are of high quality and provide visual interest, per PRI 6.1. However, highly reflective metal roofing and siding are not compatible with the existing context materiality. Proposed materials and colors are varied, but are not composed and balanced to create a unified whole. per PRI 6.6.

In addition, the following materials missing in the application:

- Windows and door specifications
- Fencing
- Roof Deck and Roofing Material
- Roof Deck Railing Material
- Garage Door

Summary

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

- *PRI 1. Placement*
 - *Inappropriate placement of building wall relative to 12, 14, and 16 S Memminger St neighbors*
- *PRI 2. Massing*
 - *2.1 A building's mass and form 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 with design elements and materials working together to create a unified whole.*
- *PRI 6. Materiality*
 - *Insufficient, materials are missing.*
 - *6.1 Materials chosen are to be compatible with their surrounding context.*
 - *6.5 Use of authentic materials.*
 - *6.6 Variations in materials and colors must be composed and balanced to create a unified whole.*



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) 0080000300101

*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: SED

*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 single-family residence, intended for development and eventual sale. The house has 3 bedroom 4 bathrooms, with flexible living spaces, a two car garage, and accesible roof deck. The house is built along an alley
The project follows the MX-2 Development Code: The building is built within the 0-10' primary street build to zone, and has a width of more that 75% of the lot. The structure is two stories and achieves more than 35% transparency
The project further adheres to the Downtown Design Guidelines, namely by stepping back at the upper level to respect the existing context, using high quality contextual materials (e.g. brick), and responding to the human scale.
This is all detailed further in the attached drawings.

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, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
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 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 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.

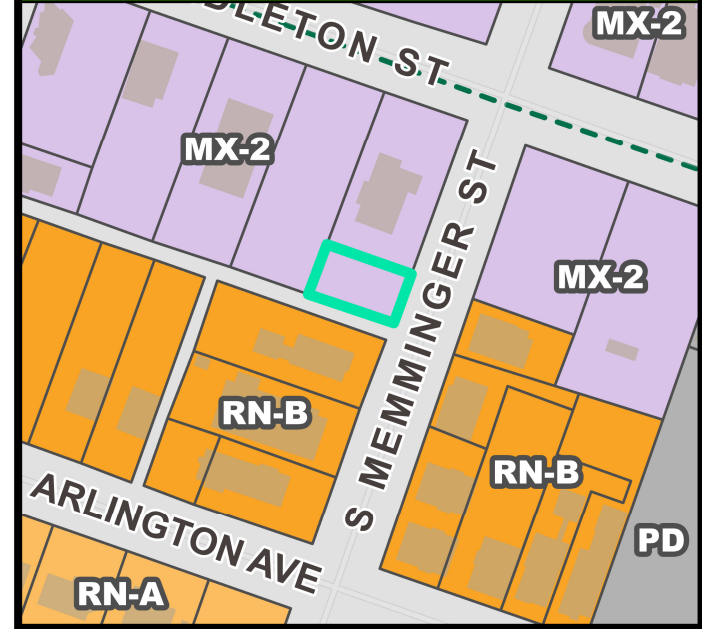
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	<i>S. Caroline Doney</i>
Date	April 6, 2026
Property Owner/Authorized Agent	<i>S. Caroline Doney</i>
Date	April 6, 2026
Public Hearing information	
Public Hearing signs	

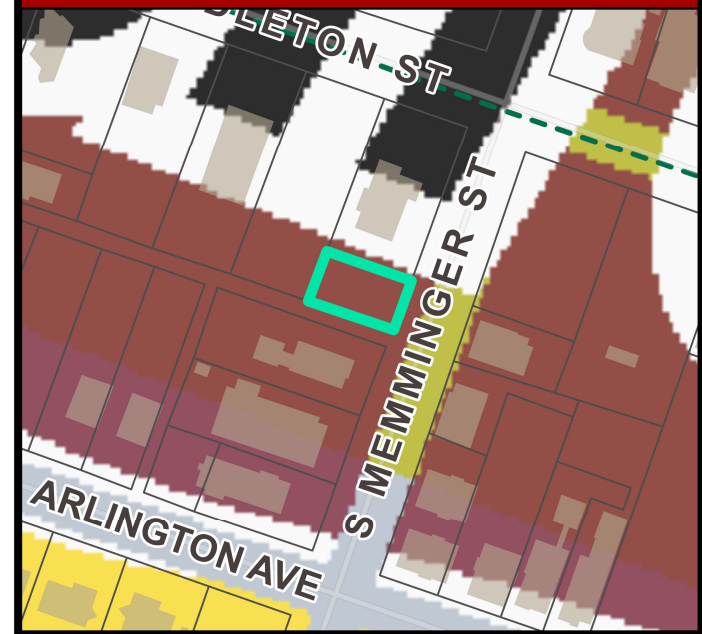
AERIAL VIEW



CURRENT ZONING



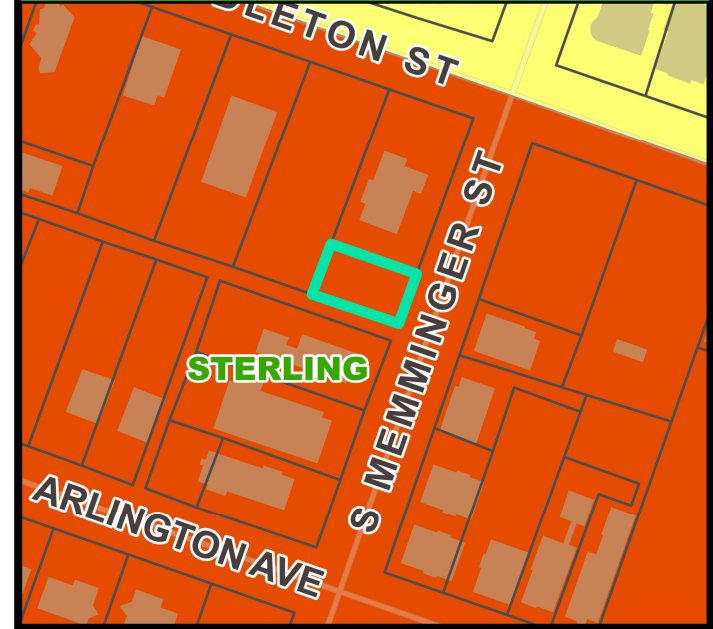
FUTURE LAND USE



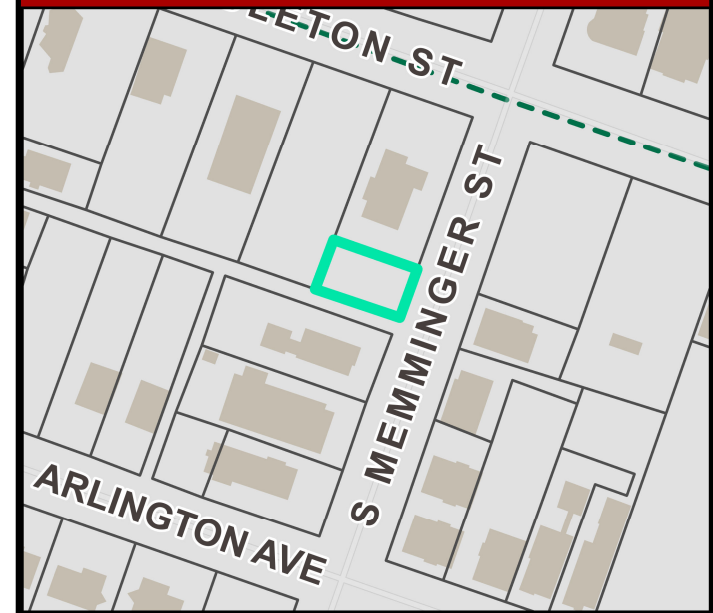
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Single-Family Residence
8 S. Memminger St.
Certificate of Appropriateness Submission

Submitted for Public Upload: May 5th, 2026
Meeting: May 21st, 2026

Prepared by Introduce Studio, with Drawings
for Caroline & Scott Dover

Project Introduction

This presentation is prepared for the March 24th Public Preview Meeting, targeting a May 21st Certificate of Appropriateness from the Design Review Board. This proposal outlines a new single-family residence planned for 8 S. Memminger St.* The site is zoned MX-2 and falls within the Downtown Design Guidelines overlay.

The proposed single-family residence is approximately 2,500 square feet (occupiable conditioned space), spread over two levels. The lower level fulfills the build-to requirements of MX-2 and contributes to the urbanization of Pendleton St. The upper level is set back in response to and as a transition to the residential zoning further down S Memminger St. The following pages outline the scheme in detail.

This application is distinct from that at 6 S Memminger St. (previously presented to the PPM and DRB). However, the two projects are co-owned and will be co-developed, each forming an important part of the context of the other. For this reason COA's for both properties are being requested in tandem.

*This address was formerly registered as 701 Pendleton St. The current lot was created in June 2024.



Surrounding Context



7 & 9 S. Memminger (directly across the street)



12 S. Memminger (neighboring across the alley)



6 S. Memminger (neighboring to the East)



615 Pendleton St. (directly across the street)



615 Pendleton St. (directly across the street)



705 Pendleton St. (neighboring to the North)



S. Memminger St & Arlington Ave
(less than one block away)
Single-Family Residence - 8 S. Memminger St.



13 Mallard St. (one block away)



611 Pendleton St. (less than one block away)



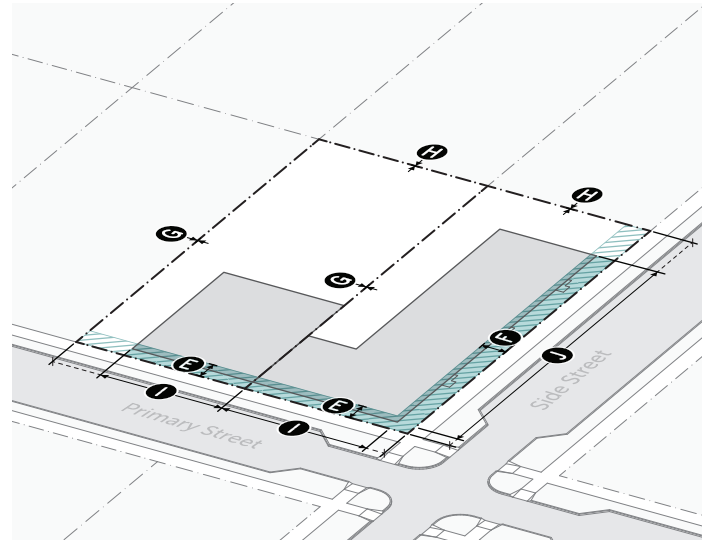
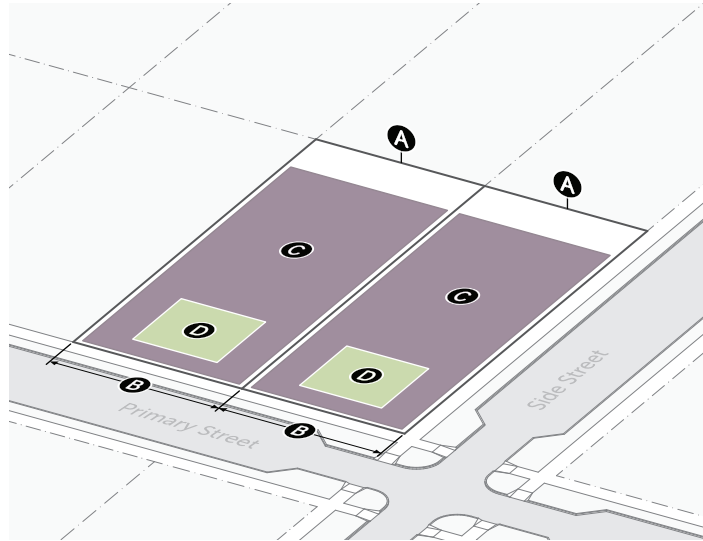
S. Calhoun & Pendleton St. (one block away)

MX-2 Code Summary

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'

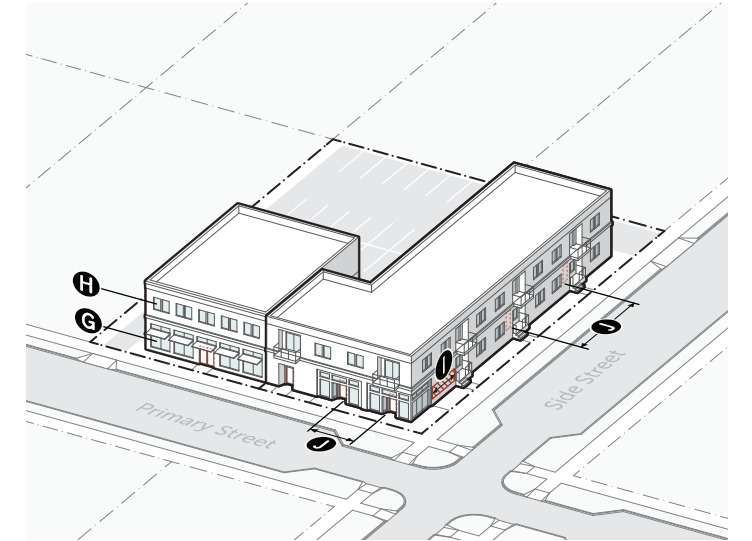
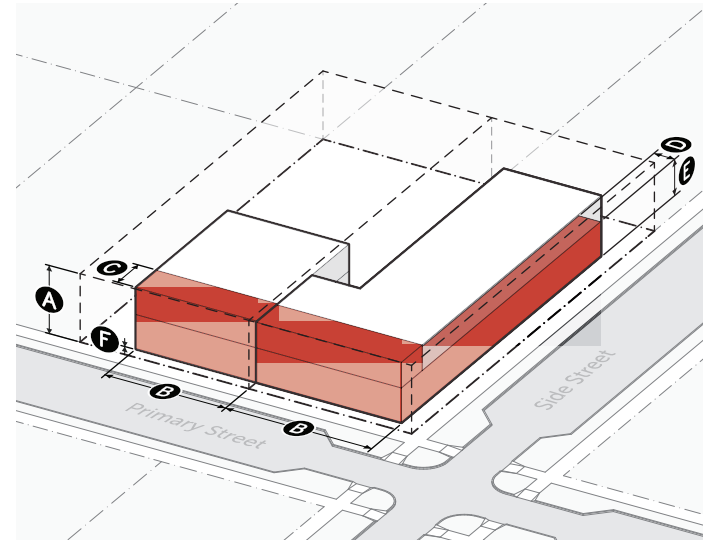
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A

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.	
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

Downtown Design Guidelines - Selected Summary

PRI 1. PLACEMENT

THE PLACEMENT OF IMPROVEMENTS ON A SITE IS IMPORTANT TO THE PATTERN OF A DOWNTOWN. THE LOCATION OF THE BUILDINGS, ENTRIES, DRIVEWAYS, PARKING, SERVICE AREAS, AND PUBLICLY ACCESSIBLE OPEN SPACE ARE ADDRESSED BY THE PLACEMENT GUIDELINES.

GENERAL GUIDELINES

- 1.1 Align building frontage along the sidewalk edge. The uniform alignment of building fronts along a block helps to define a street wall that provides a sense of enclosure and a comfortable scale for pedestrians.
- 1.2 Locate public areas such as lobbies, reception, retail and dining along building walls that face the street, alley or pedestrian cut-through so that they are highly visible and accessible.
- 1.3 Encourage alternative modes of transportation by installing bicycle racks where bike routes currently exist or are planned. Ensure that they are in a safe, convenient and well-lit location.
- 1.4 The use of existing on-street parking and parking structures is encouraged. When unavoidable, locate on-site parking where it will not constrain pedestrian activity; for example, to the rear or interior of the property.

PRI 2. MASSING

MASSING REFERS TO THE GENERAL SHAPE OR SHAPES OF A BUILDING OR SERIES OF BUILDINGS. THESE GUIDELINES ENCOURAGE THAT THE MASSING BE COMPLEMENTARY WITH SURROUNDING BUILDINGS.

GENERAL GUIDELINES

- 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.
- 2.2 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.
- 2.3 At the street wall, new construction and additions should maintain the historic scale of two to five stories in height or a maximum of 50 feet.
- 2.4 If a building must be significantly taller than the buildings surrounding it, preserve the continuity of the street wall by stepping back the upper floors of the taller building a minimum of 20 feet from the front façade line.
- 2.5 Design street- and pedestrian-level stories to be uniquely defined from upper stories.
- 2.6 Design street- and pedestrian-level stories at a human scale and massing such that they relate to the pedestrian user and adjacent properties.
- 2.7 Encourage a variety of building heights along the street with vertical and horizontal proportioning similar to its immediate context and district.

PRI 5. ARTICULATION

ARTICULATION IS A TERM USED TO DESCRIBE THE CHARACTER OF BUILDING FAÇADES. THE TERM "HORIZONTAL ARTICULATION" REFERS TO THE SHAPE OF A BUILDING OR BUILDINGS IN PLAN VIEW. THE TERM "VERTICAL ARTICULATION" REFERS TO THE SHAPE OF A BUILDING OR BUILDINGS IN ELEVATION. BALCONIES, WINDOWS, AWNINGS, MATERIAL USAGE, FAÇADE HEIGHTS AND STEPBACKS ALL CONTRIBUTE TO THE ARTICULATION OF A BUILDING.

GENERAL GUIDELINES

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 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.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous façades.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:
 - » Chamfered or rounded corners,
 - » Projecting and recessed balconies and entrances,
 - » Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
 - » Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.

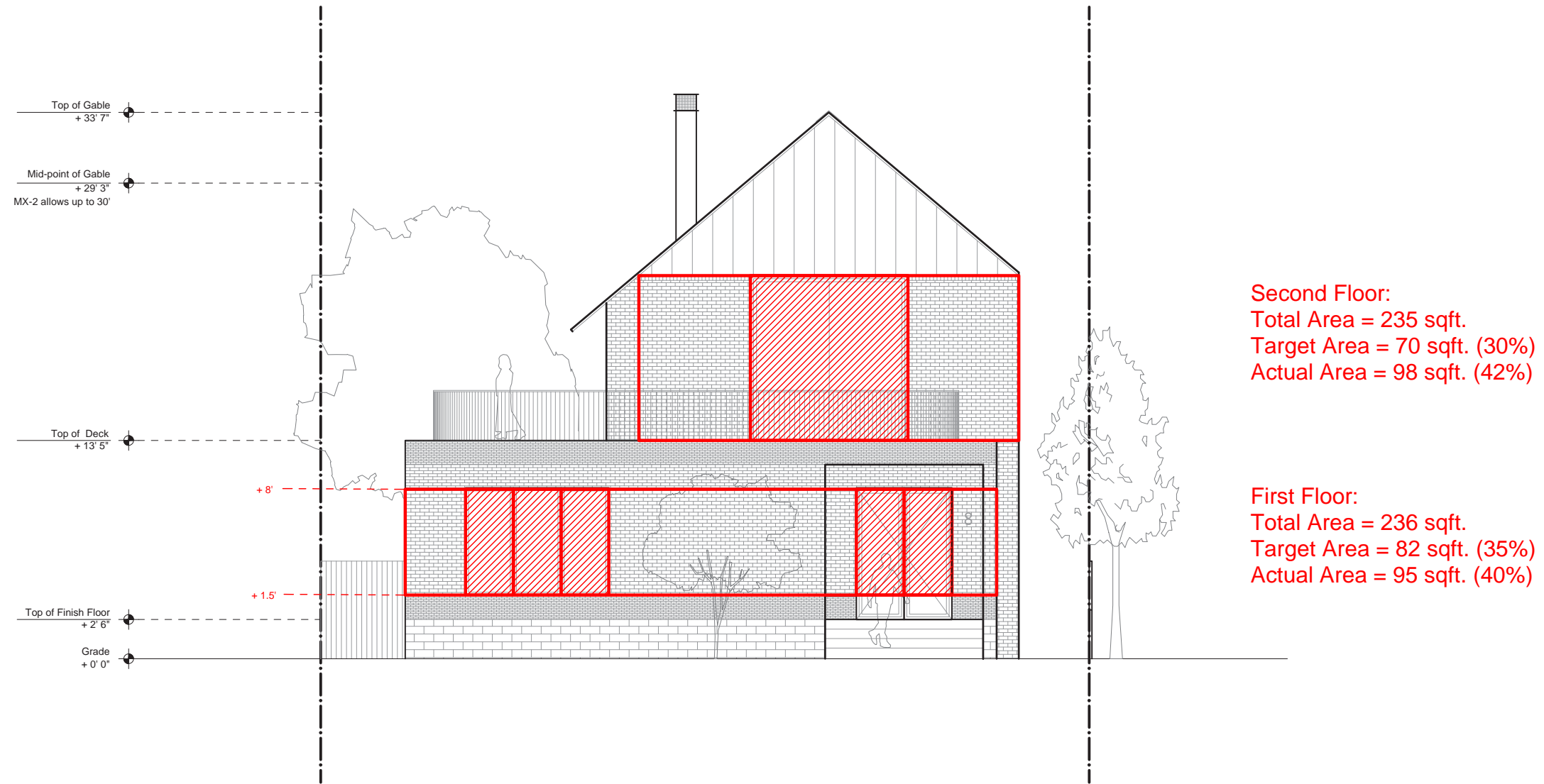
PRI 6. MATERIALITY

MATERIALITY IS THE USAGE OF VARIOUS MATERIALS OR SUBSTANCES ON A BUILDING FAÇADE, BALCONIES, WINDOWS OR ROOF. THESE GUIDELINES ADDRESS THE DESIRED QUALITIES AND PERFORMANCE OF MATERIALS.

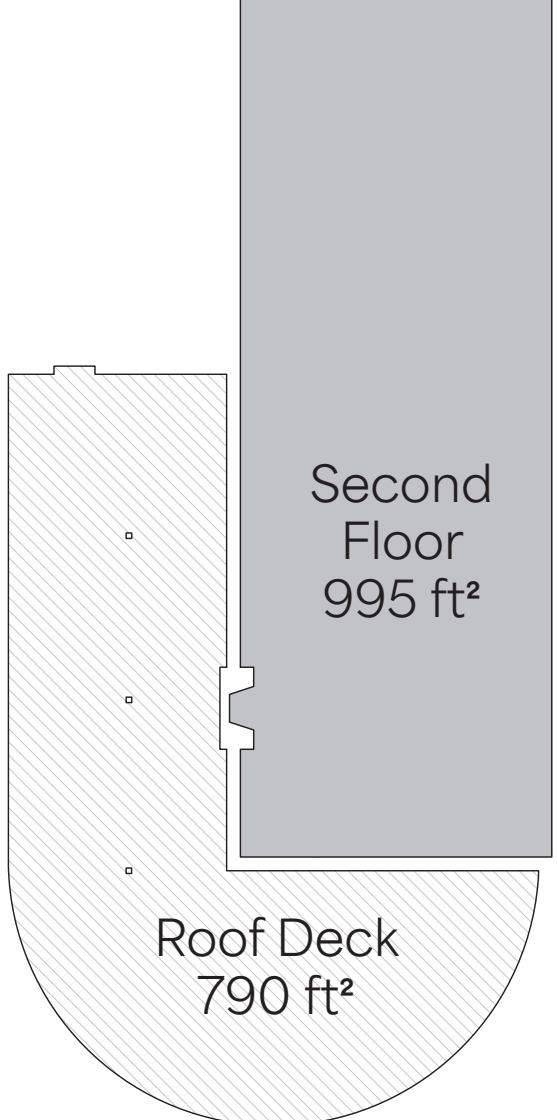
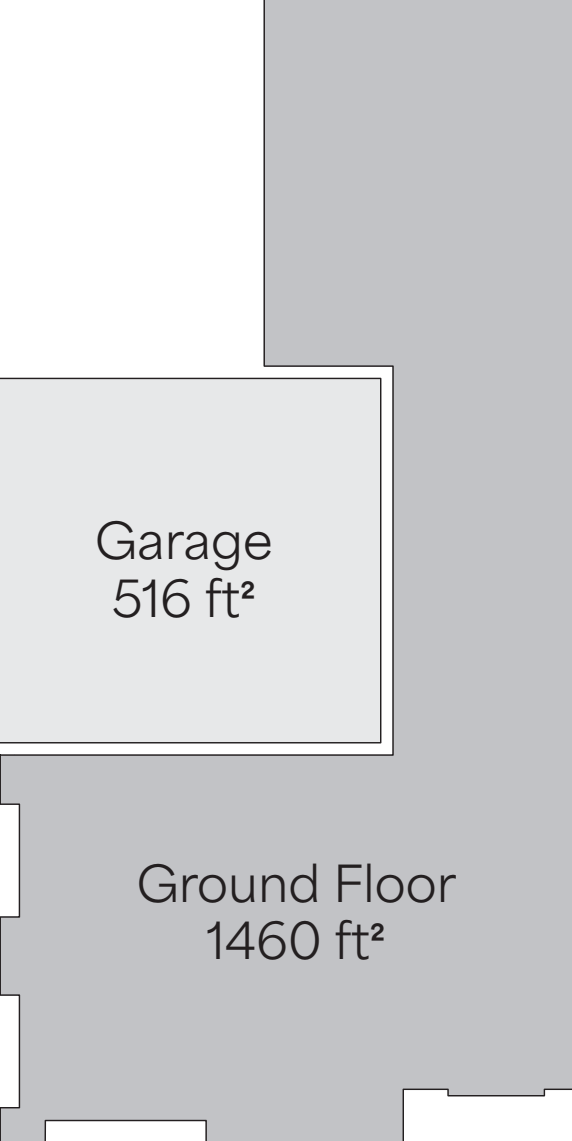
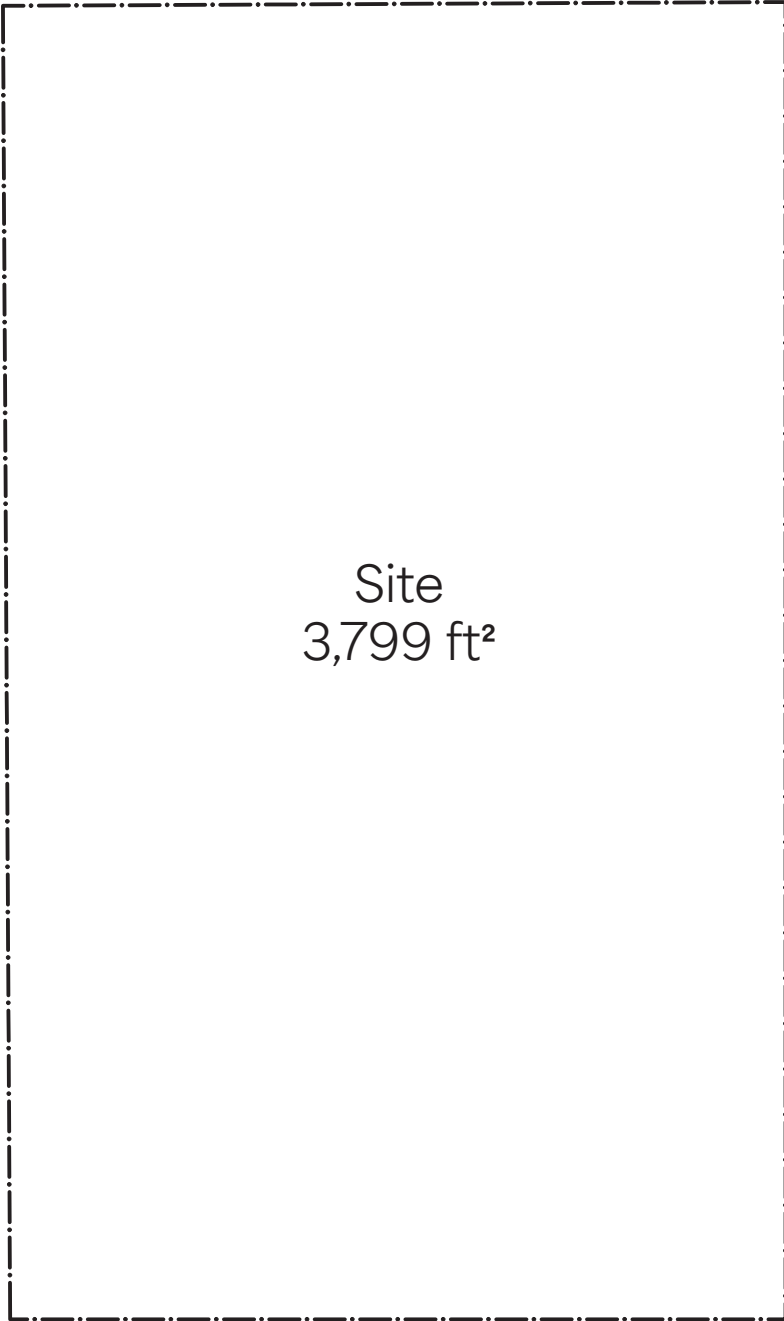
GENERAL GUIDELINES

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.

MX-2 Development Code - Transparency Diagram



Area Calculations



Total conditioned interior: 2,455 ft²

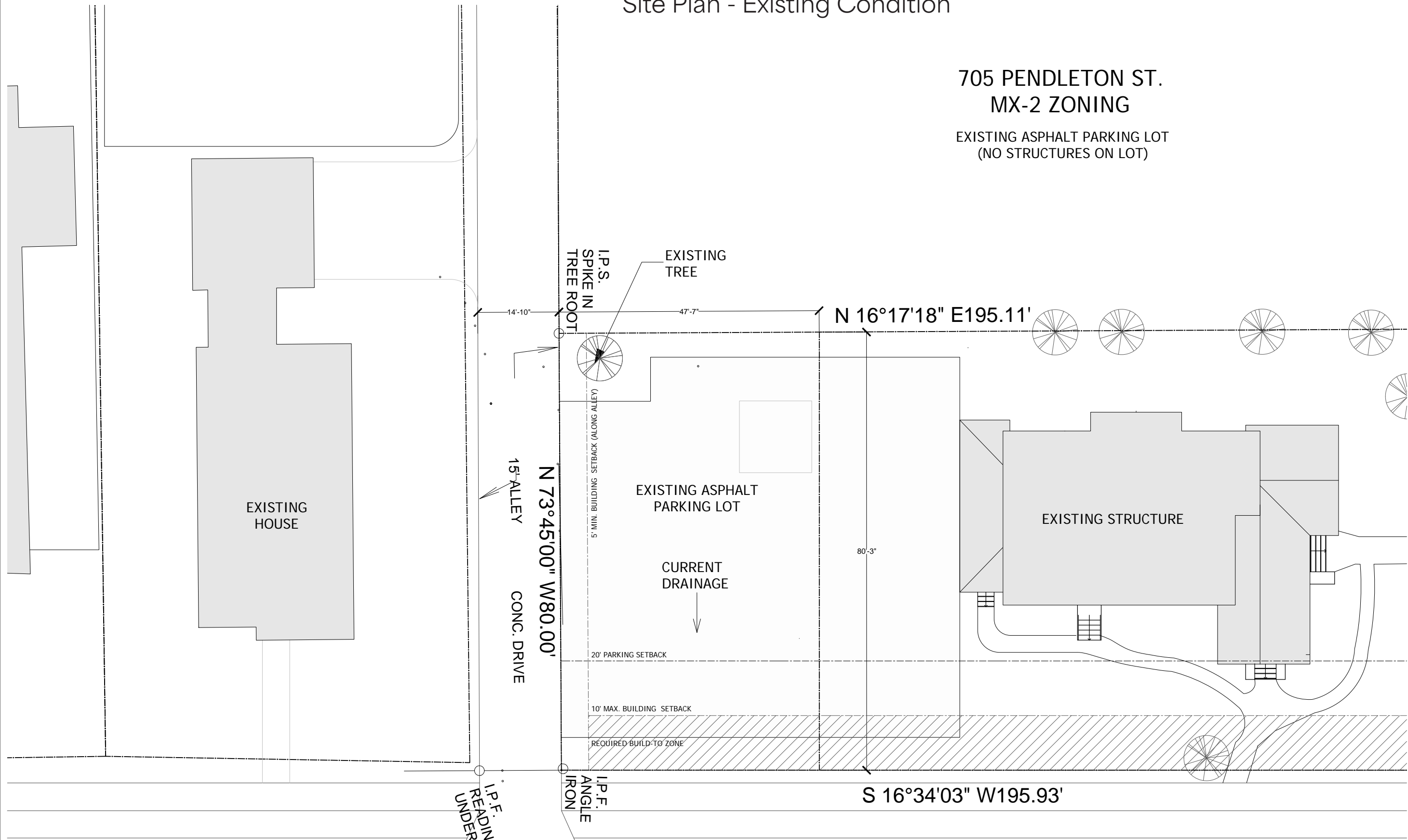
Site Plan - Existing Condition

705 PENDLETON ST.
MX-2 ZONING

EXISTING ASPHALT PARKING LOT
(NO STRUCTURES ON LOT)

DESIGN FOR:
8 S. Memminger St.
NEW CONSTRUCTION
(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code



12 S. MEMMINGER ST.
RN-B ZONING

8 S. MEMMINGER ST.
0080000300101
MX- 2 ZONING

(0.09 ACRES)
3,700 sqft.

6 S. MEMMINGER ST.
0080000300100
MX-2 ZONING

(0.17 ACRES)

Client:
CAROLINE & SCOTT DOVER
Prepared by:
INTRODUCE STUDIO

REVISIONS:

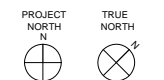
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9 March 2026

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SITE PLAN
(EXISTING)

A - 100



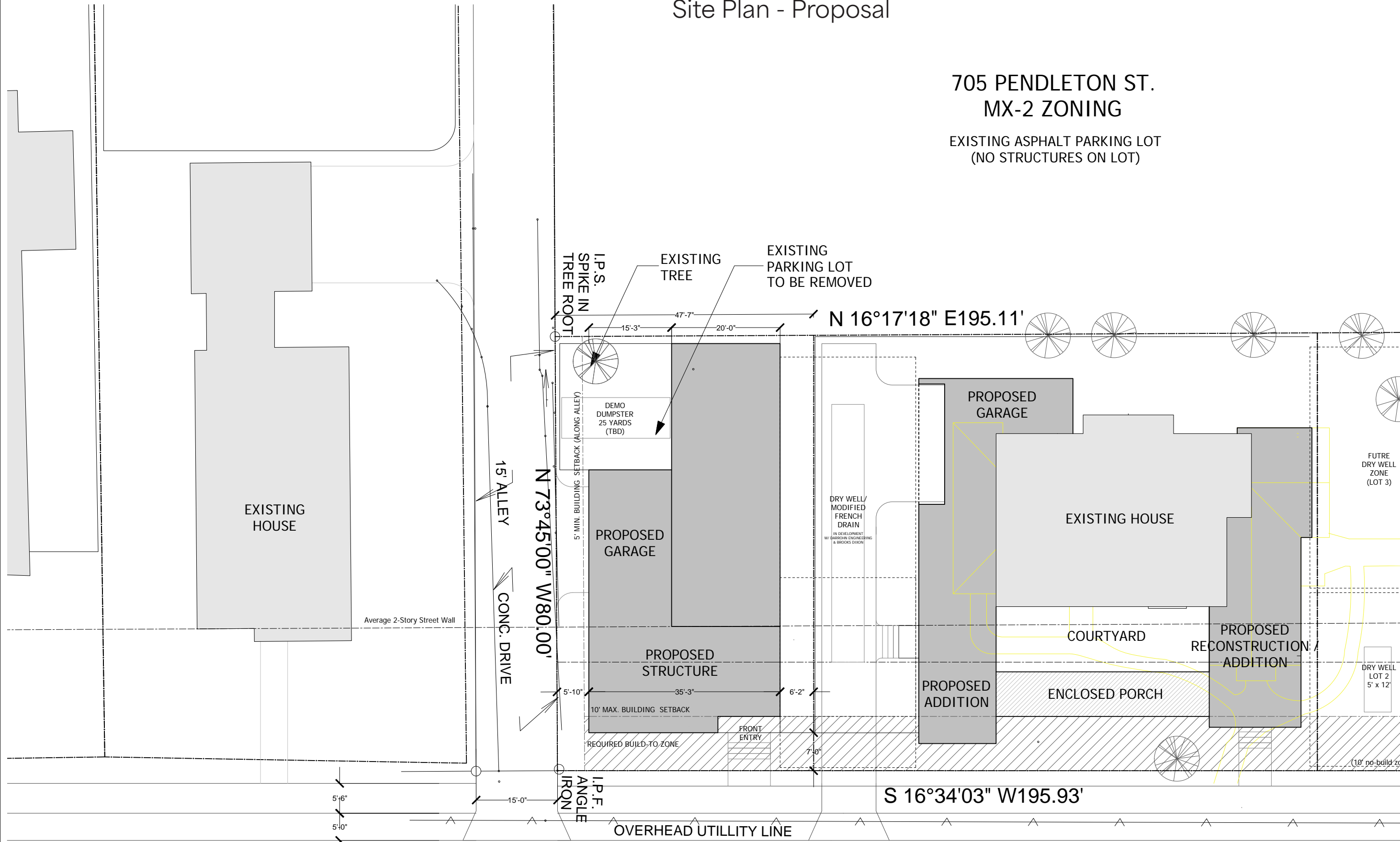
Site Plan - Proposal

705 PENDLETON ST.
MX-2 ZONING

EXISTING ASPHALT PARKING LOT
(NO STRUCTURES ON LOT)

DESIGN FOR:
8 S. Memminger St.
NEW CONSTRUCTION
(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

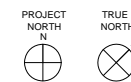


12 S. MEMMINGER ST.
RN-B ZONING

8 S. MEMMINGER ST.
0080000300101
MX- 2 ZONING
(0.09 ACRES)
3,700 sqft.

6 S. MEMMINGER ST.
0080000300100
MX-2 ZONING

(SEPARATE APPLICATION)



Client:
CAROLINE & SCOTT DOVER
Prepared by:
INTRODUCE STUDIO

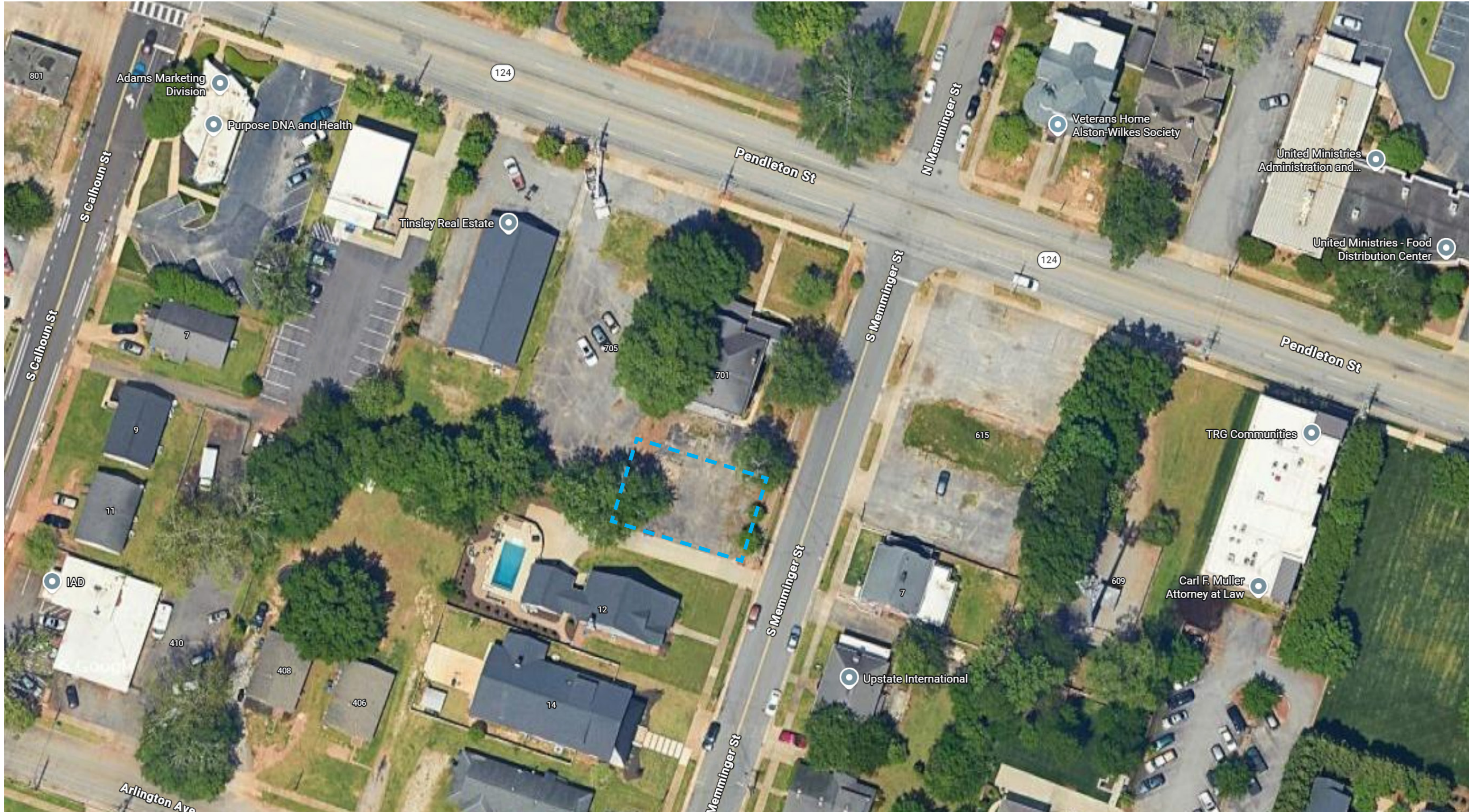
REVISIONS:

DATE:
9 March 2026

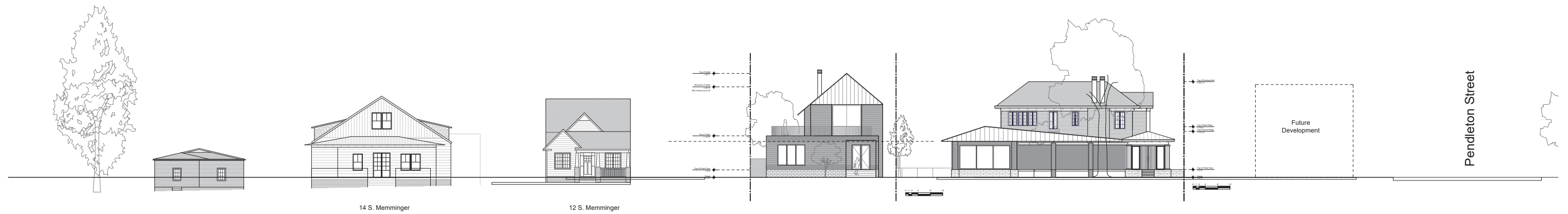
Scale: 1/8" = 1'
Printed on 24x36

SITE PLAN
(PROPOSED)

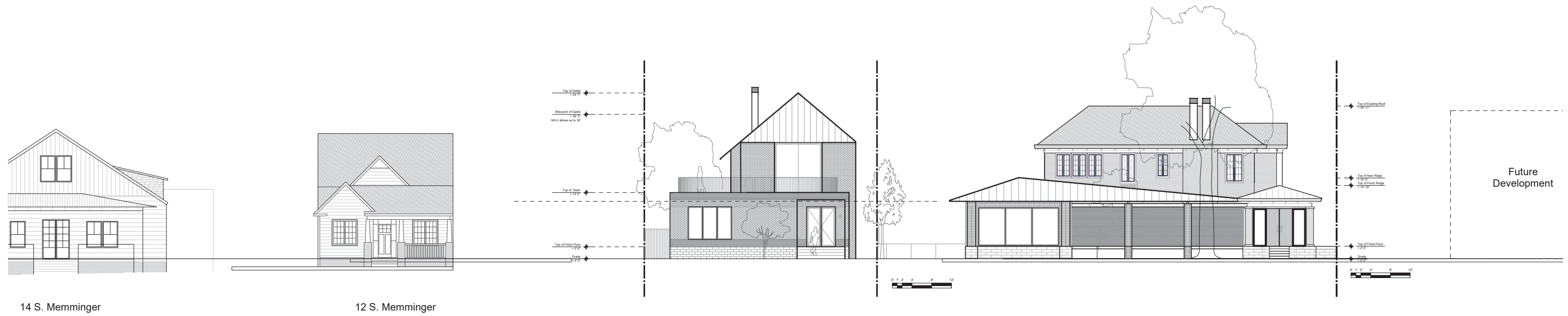
Surrounding Context



Concept Massing Overview & Street Elevation



Street Elevation Study



Landscape Plan

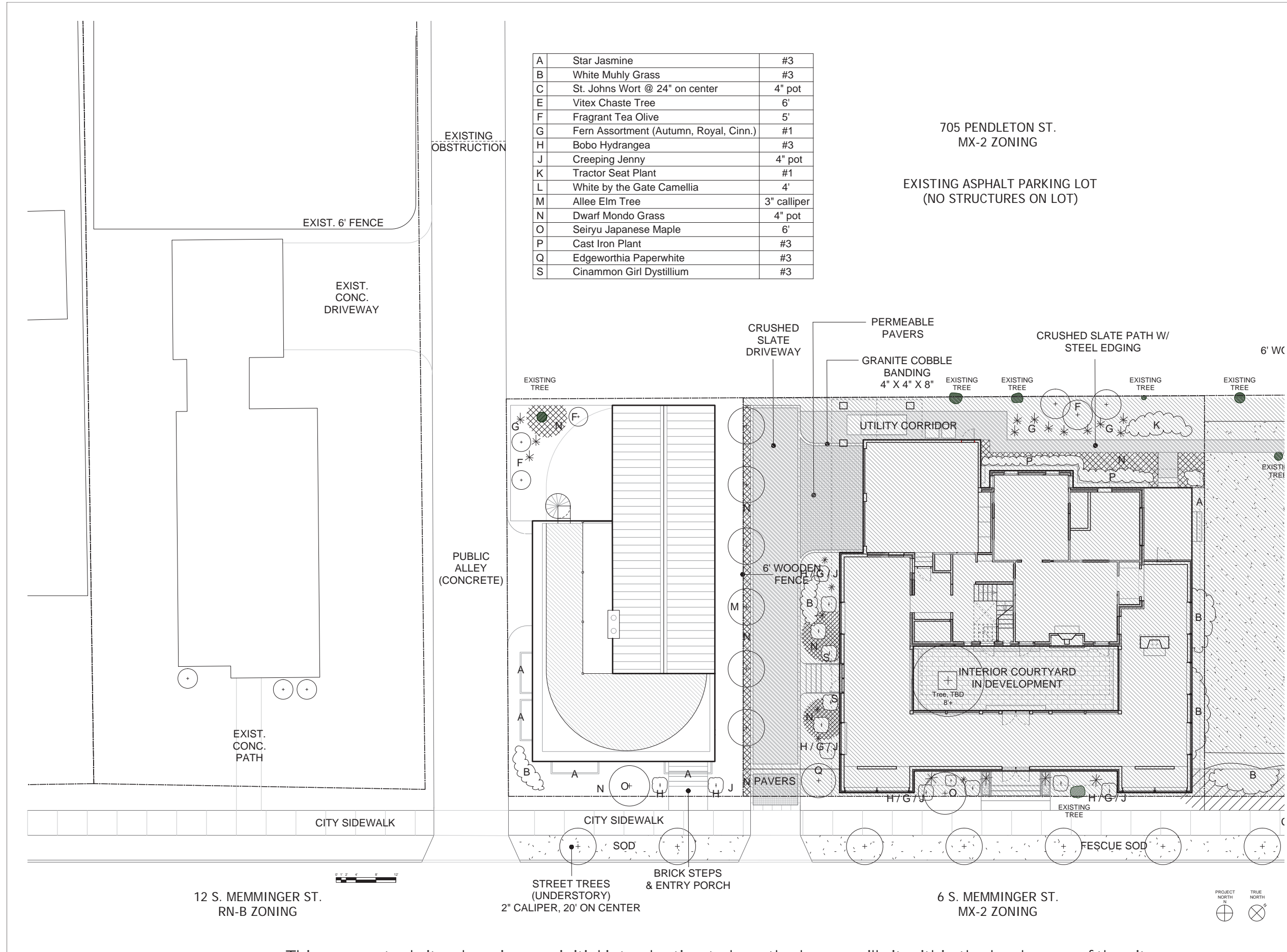
A	Star Jasmine	#3
B	White Muhly Grass	#3
C	St. Johns Wort @ 24" on center	4" pot
E	Vitex Chaste Tree	6'
F	Fragrant Tea Olive	5'
G	Fern Assortment (Autumn, Royal, Cinn.)	#1
H	Bobo Hydrangea	#3
J	Creeping Jenny	4" pot
K	Tractor Seat Plant	#1
L	White by the Gate Camellia	4'
M	Allee Elm Tree	3" calliper
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

705 PENDLETON ST.
MX-2 ZONING

EXISTING ASPHALT PARKING LOT
(NO STRUCTURES ON LOT)

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
7INTRODUCE STUDIO

REVISIONS:

DATE:
24 April 2026

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

LANDSCAPE PLAN

L - 100

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

This conceptual site plan gives an initial introduction to how the house will sit within the landscape of the site.
The landscape design itself is currently being refined with Landscape Perceptions.

Landscape Plan - Species Images



A - Star Jasmine



B - White Muhly Grass



C - St. John's Wort



J - Creeping Jenny



O - Seriyu Japanese Maple



F - Fragrant Tea Olive



G - Autumn Fern



H - Bobo Hydrangea

Further species are under consideration and will be presented in detail to the Design Review Board.

Ground Floor Plan



DESIGN FOR:
8 S. Memminger St.
NEW CONSTRUCTION

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:

May 4th 2026

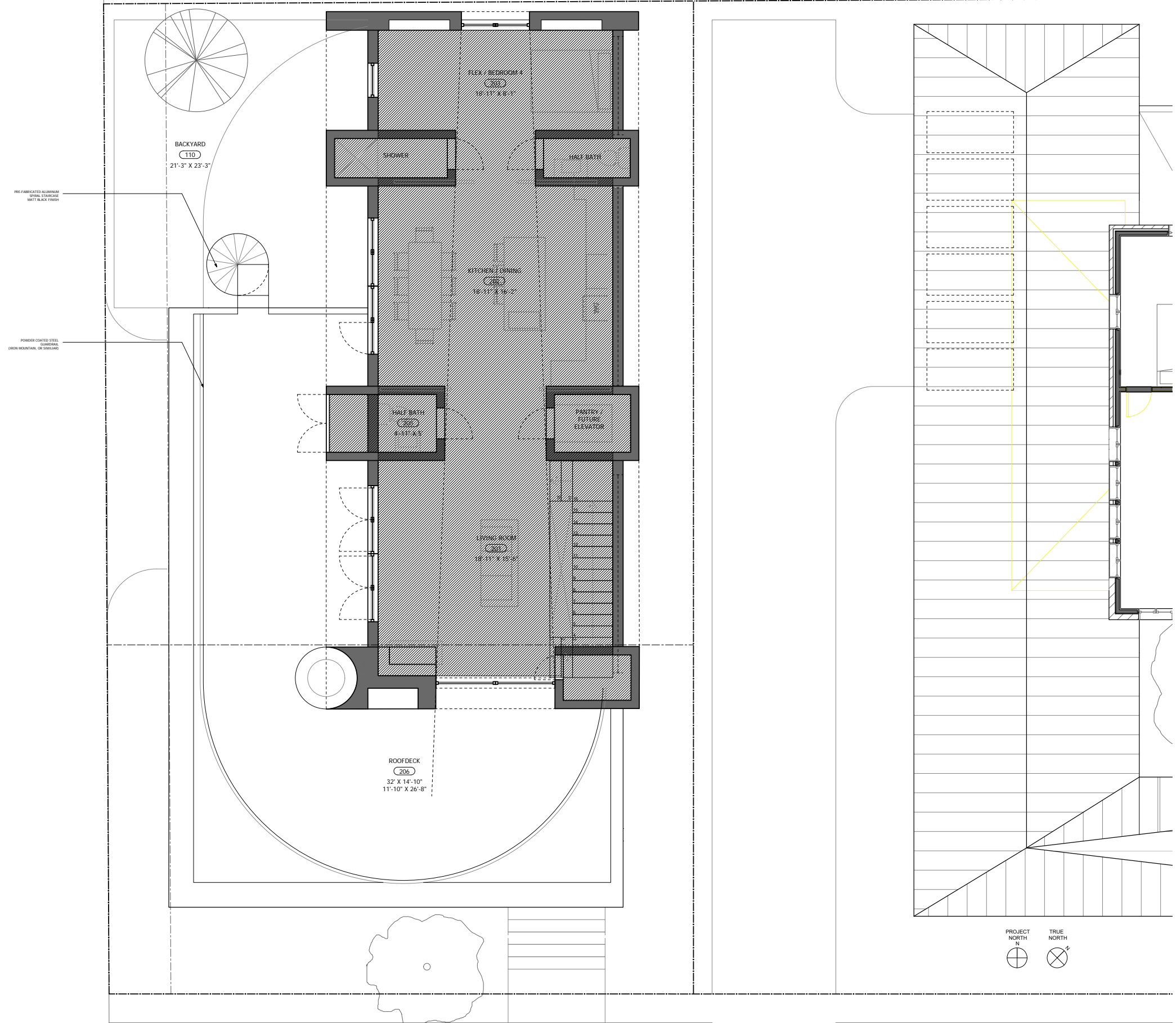
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FIRST FLOOR PLAN

A - 103

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

Second Floor Plan



DESIGN FOR:
8 S. Memminger St.
 NEW CONSTRUCTION
 (Formerly 701 Pendleton St.)
 MX-2 Zoning District
 Greenville Development Code

Client:
 CAROLINE & SCOTT DOVER
 Prepared by:
INTRODUCE STUDIO

REVISIONS:

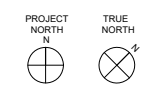
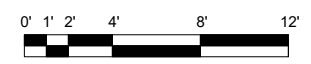
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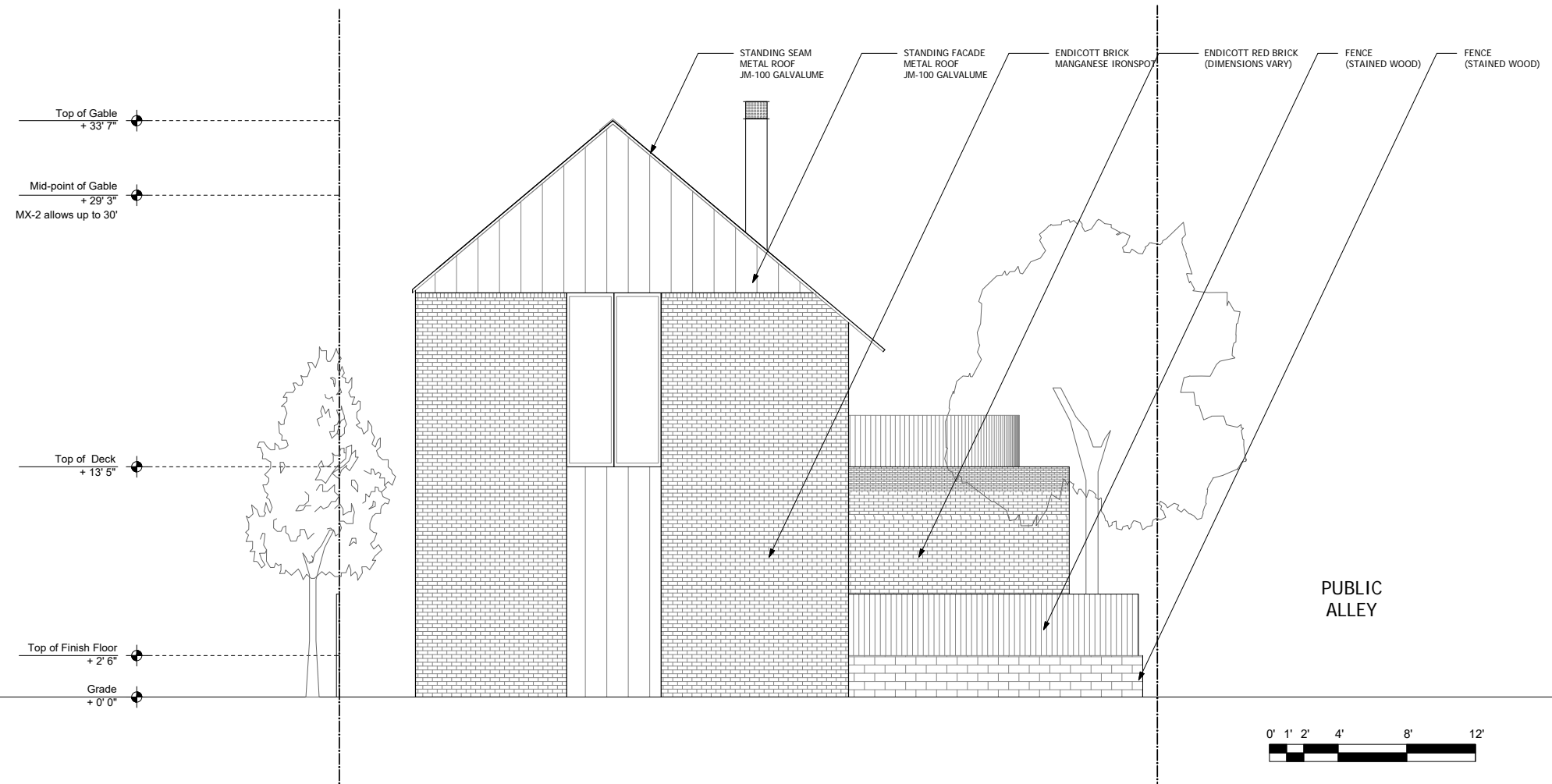
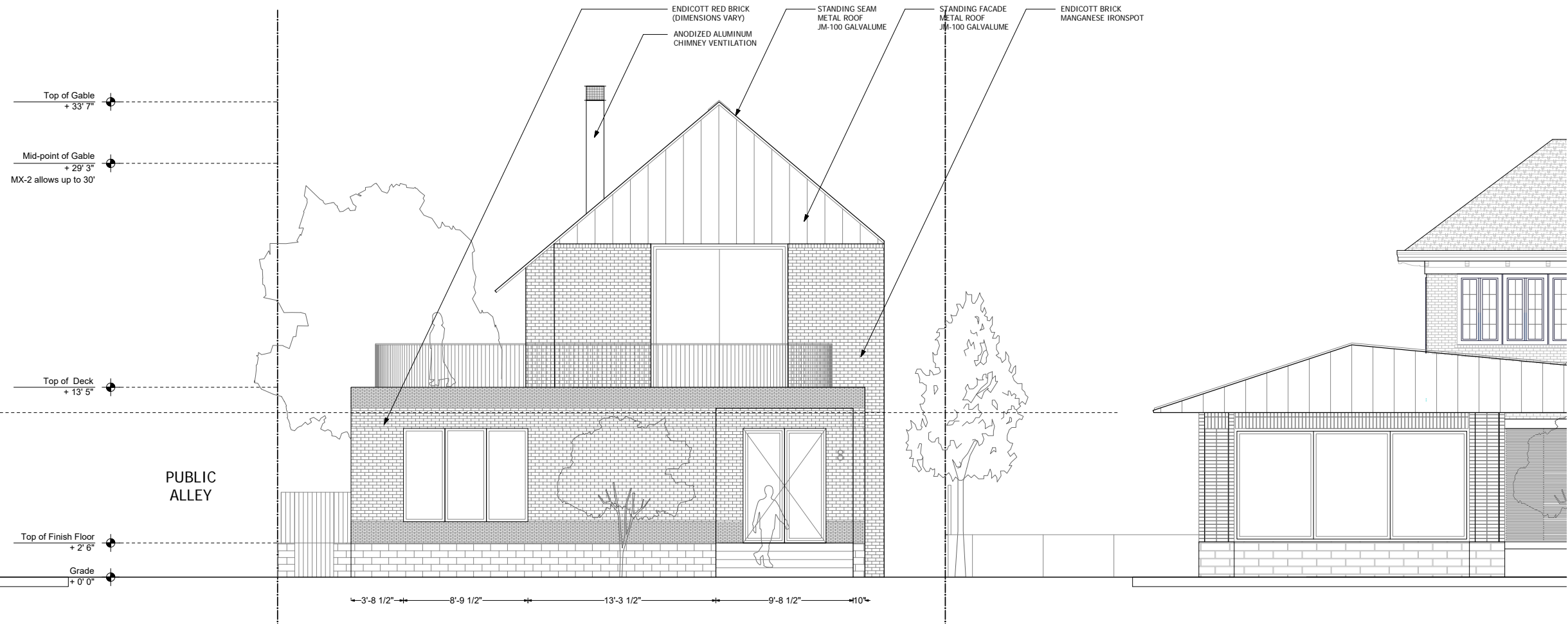
SECOND FLOOR PLAN

A - 104

NOT FOR CONSTRUCTION
 DO NOT SCALE DRAWINGS



Proposed Elevations - North and South Facades



DESIGN FOR:
8 S. Memminger St.
 NEW CONSTRUCTION

(Formerly 701 Pendleton St.)

MX-2 Zoning District
 Greenville Development Code

Client:
 CAROLINE & SCOTT DOVER

Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:

4 May 2026

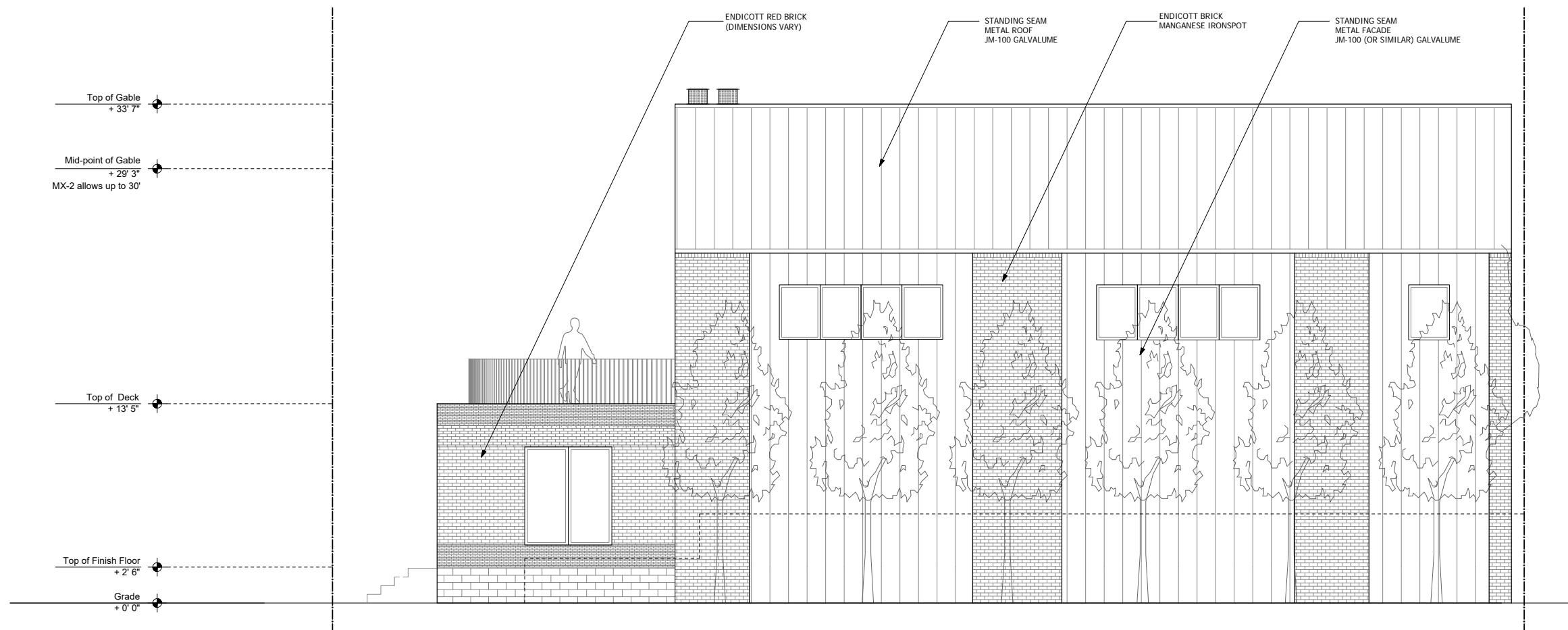
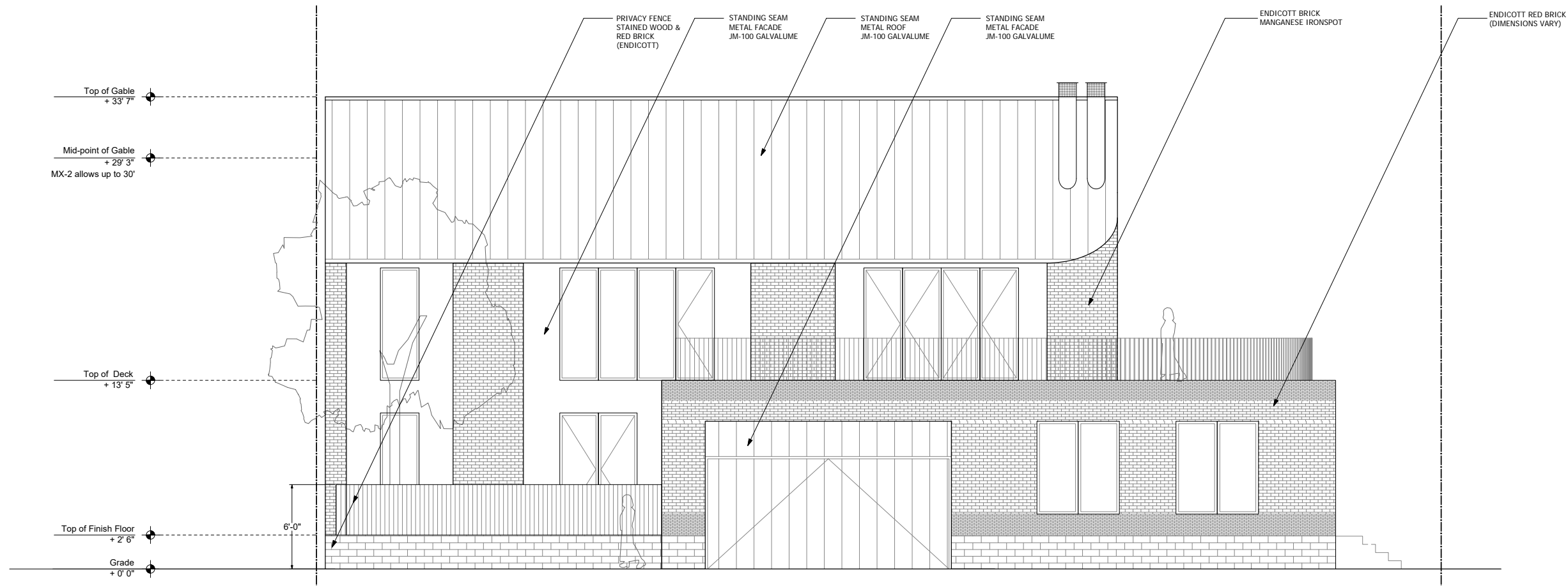
scale: 1/4" = 1'
 printed on 24x36

NORTH & SOUTH
 ELEVATION

A - 200

NOT FOR CONSTRUCTION
 DO NOT SCALE DRAWINGS

Proposed Elevations - East and West Facades



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:
 24 April 2026

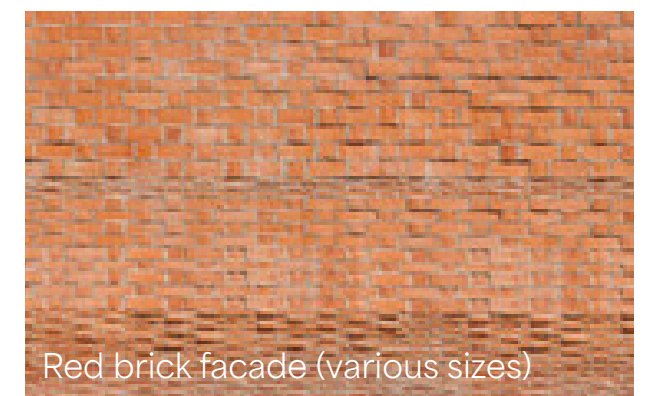
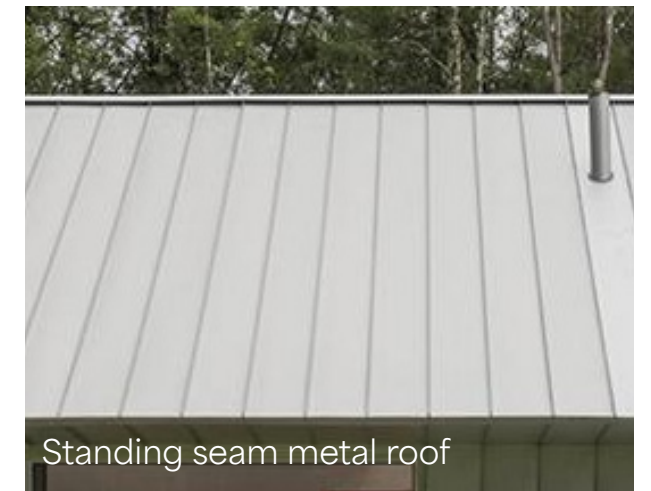
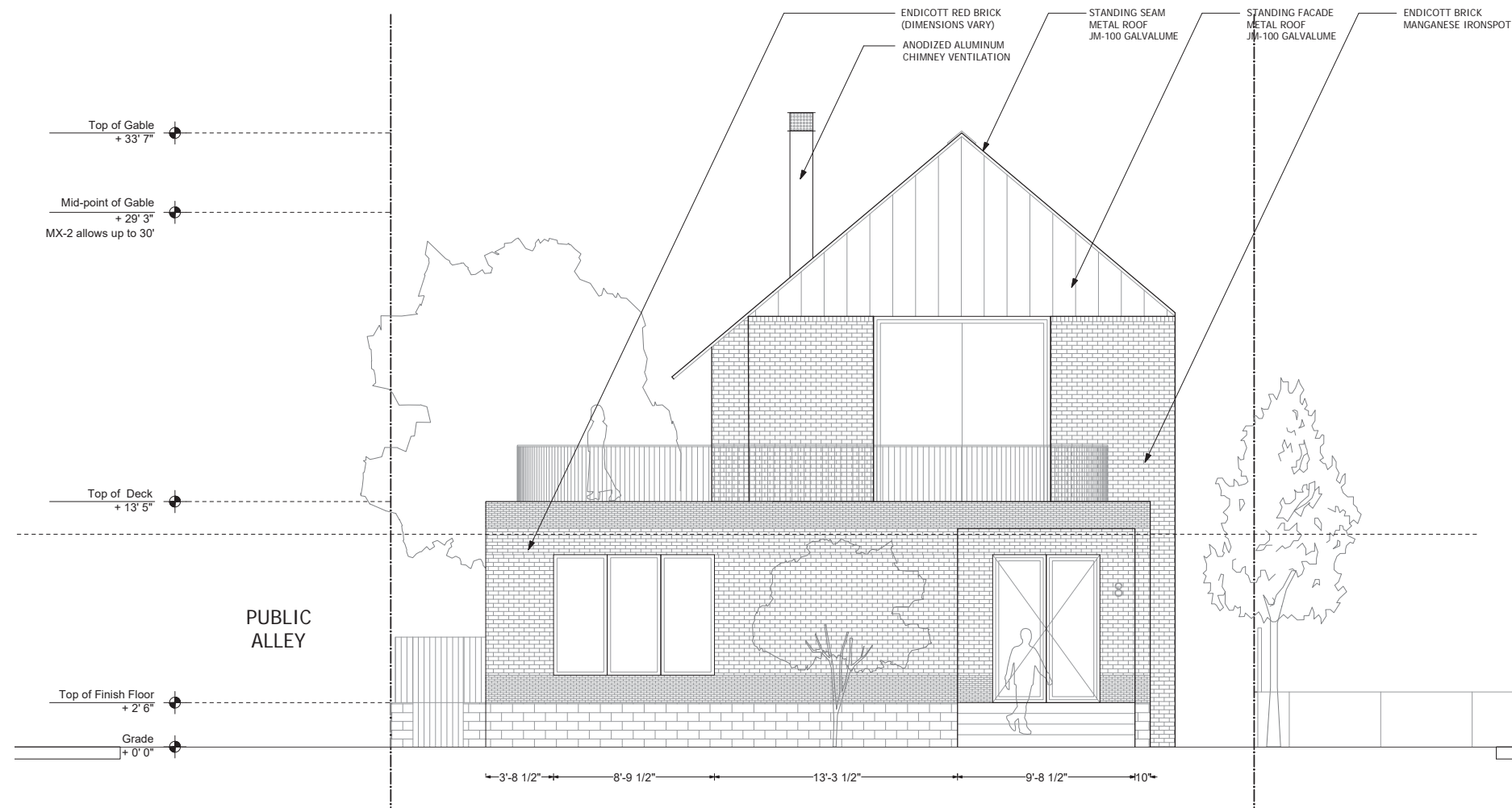
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EAST ELEVATION
 WEST ELEVATION

A - 201

NOT FOR CONSTRUCTION
 DO NOT SCALE DRAWINGS

Primary Street Elevation + Material References



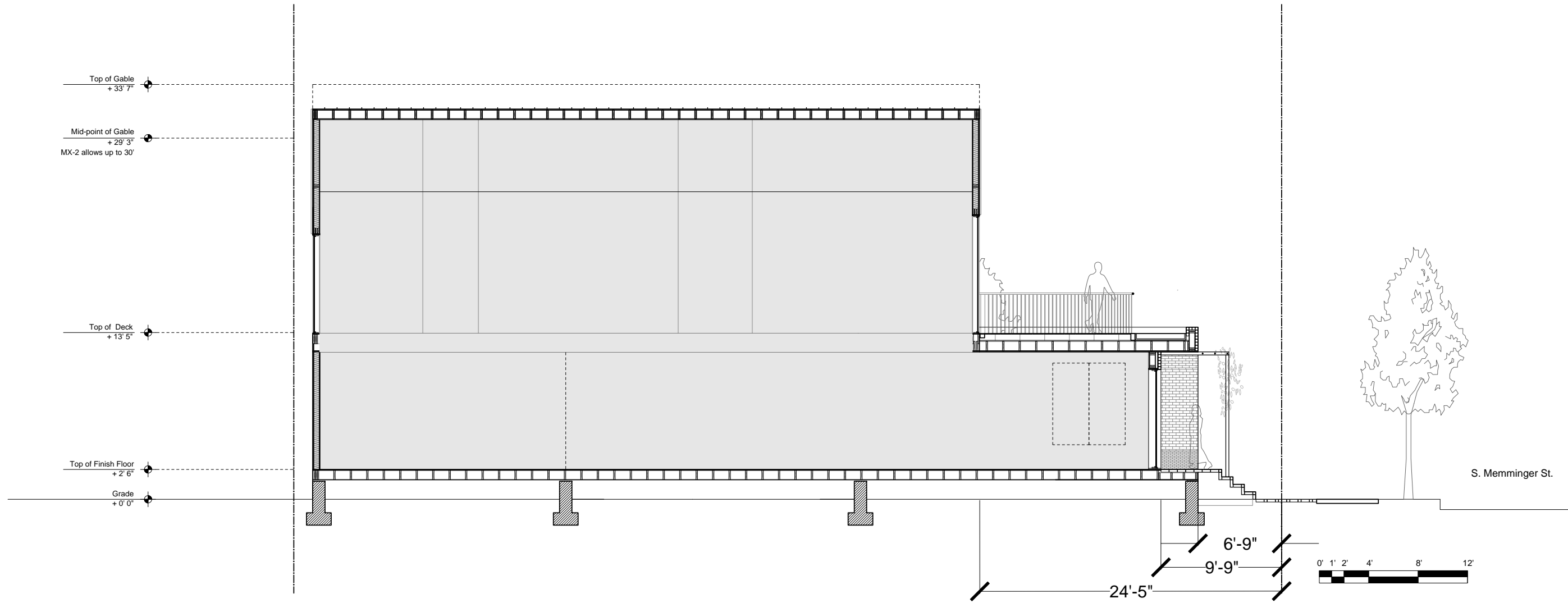
The final materials to be used are being researched for their appropriateness and budget impacts on the larger project. The lower story of the residence is planned to be clad in a masonry facade and living trellis facade (with the option of using a standing seam metal on the lower level as well). The upper volume, set back from the street, is planned as a standing seam metal facade, surrounded by a wood clad roof deck.

All final materials for the facades will be presented for the Design Review Board Application.

Section

DESIGN FOR:
8 S. Memminger St.
RENOVATION AND ADDITION TO
EXISTING STRUCTURE
(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code



SECTION A-A

Client:
CAROLINE & SCOTT DOVER
Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:

24 April 2026

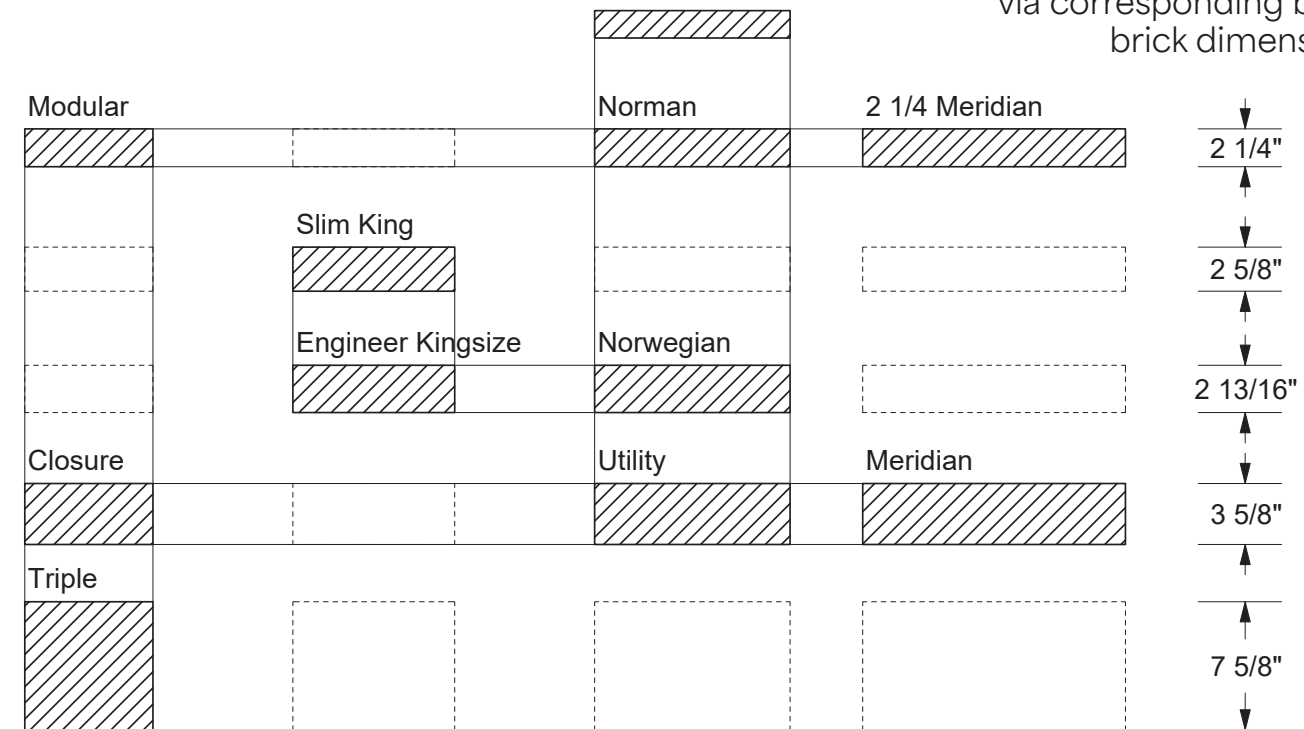
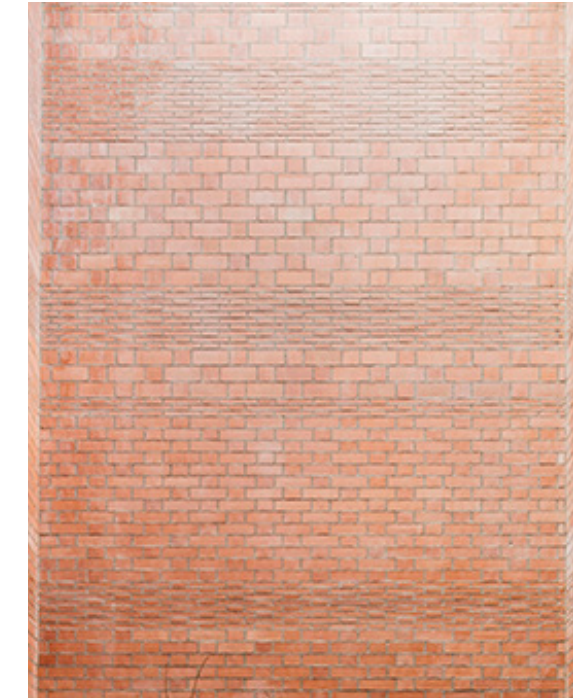
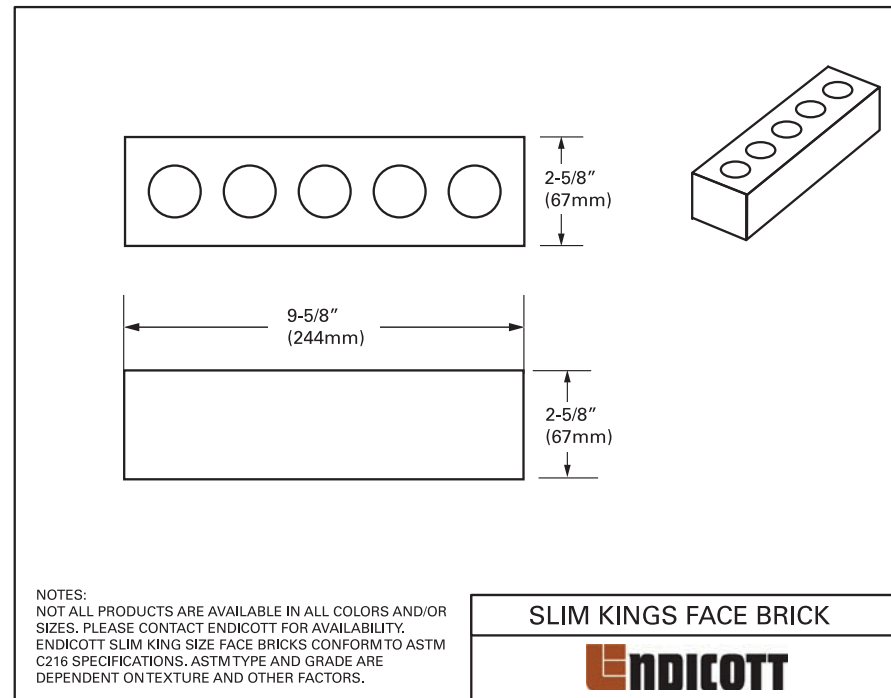
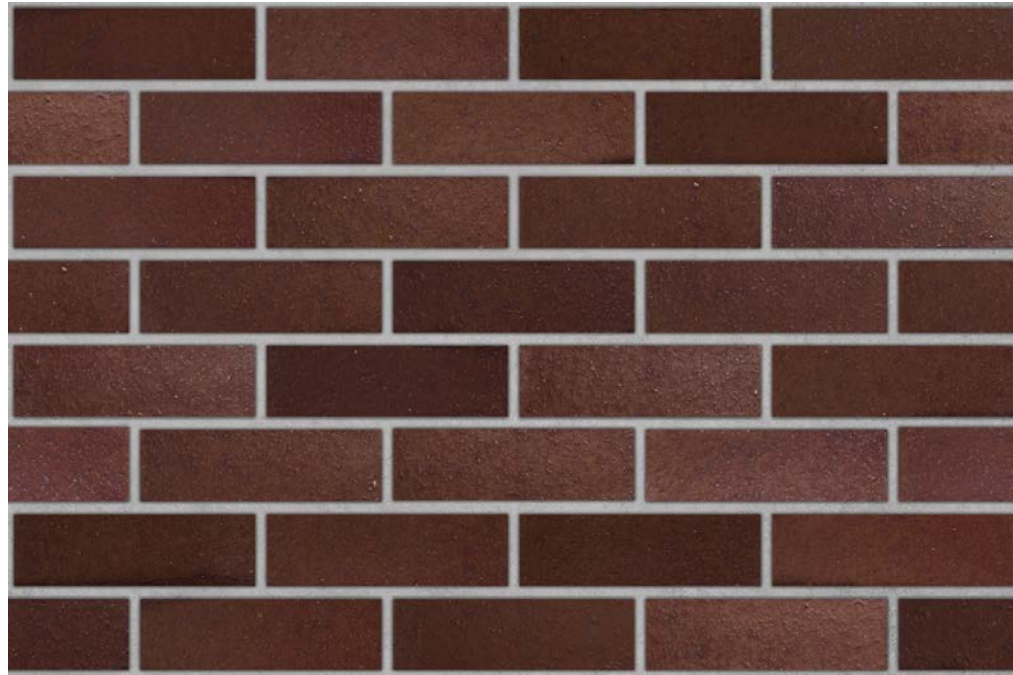
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SECTION A-A

A - 300

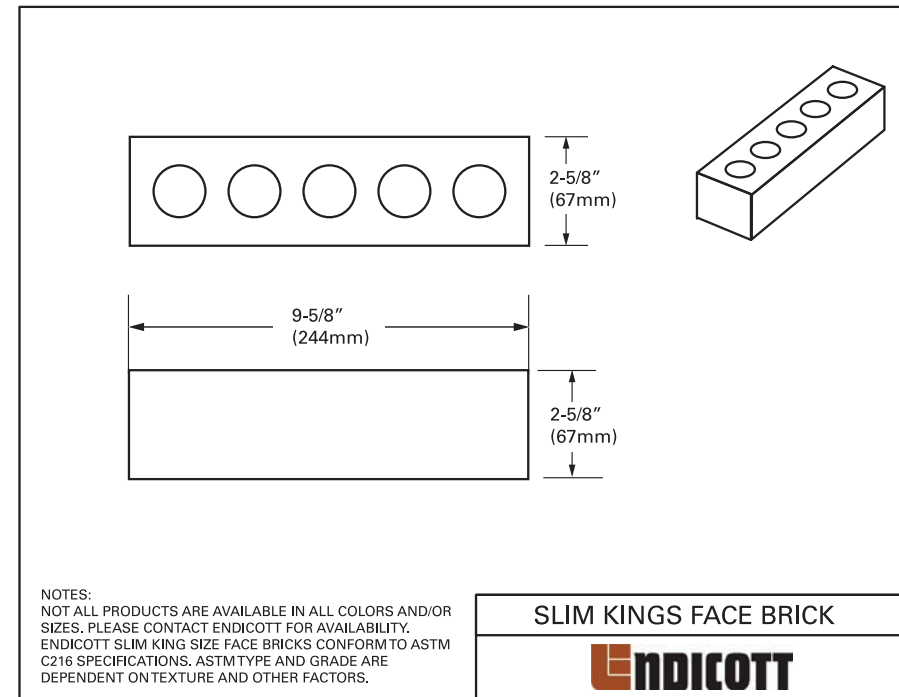
NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

Material Specification- Proposed Red Brick Facades Medium Iron Spot #46 Brick, King Slim, Endicott



The Medium Ironspot brick is produced by Endicott in Nebraska and is sourced by General Shale in Piedmont. Various sizes of brick will be used to make a banding within the single brick type within each facade. Full scale samples are currently on site and will be submitted to the Design Review Board.

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



The brick will be used in a smooth stacked bond.

The Manganese 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.

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

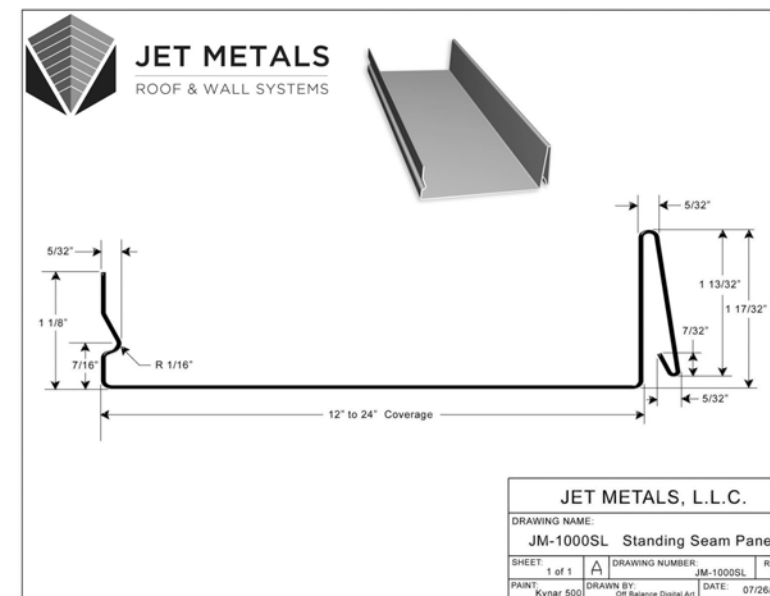
Material Specification - Proposed Roofing 'Drexlume' Standing Seam Metal Roof, Jet Metals



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.

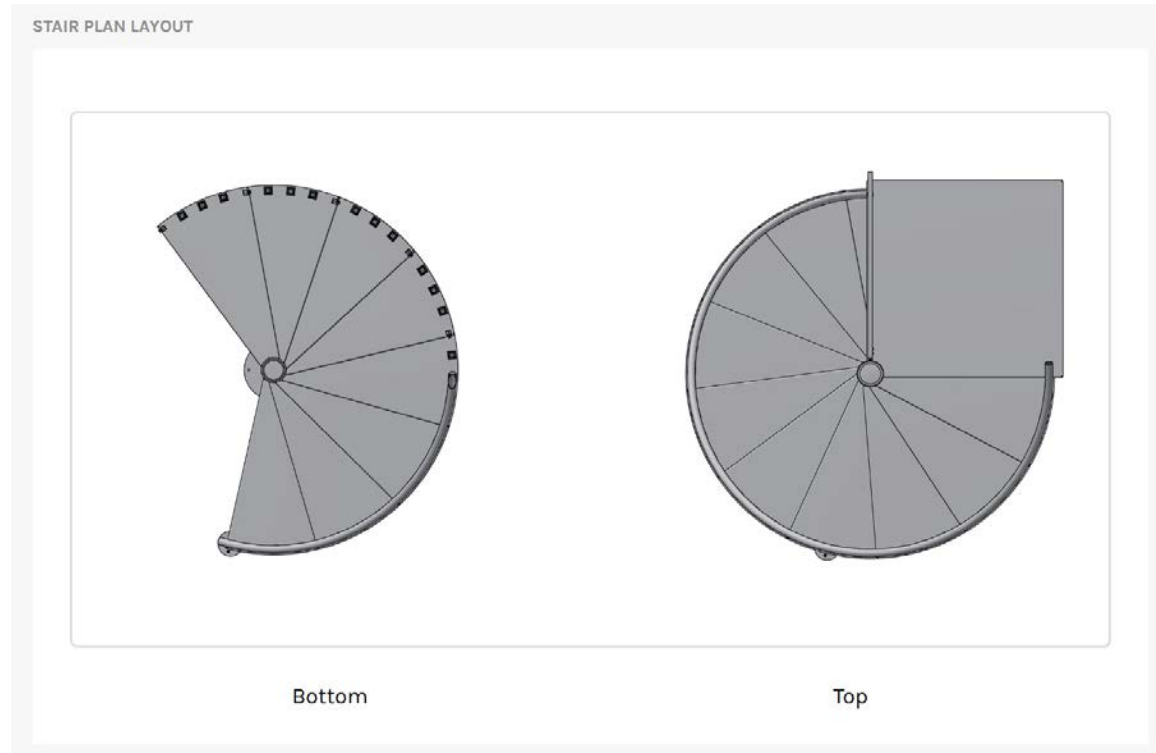


The JM-1000 metallic 'drexelume' finish is planned for this project.

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 Specification - Proposed Spiral Staircase The Iron Shop, Model: 'The Great Outdoors'



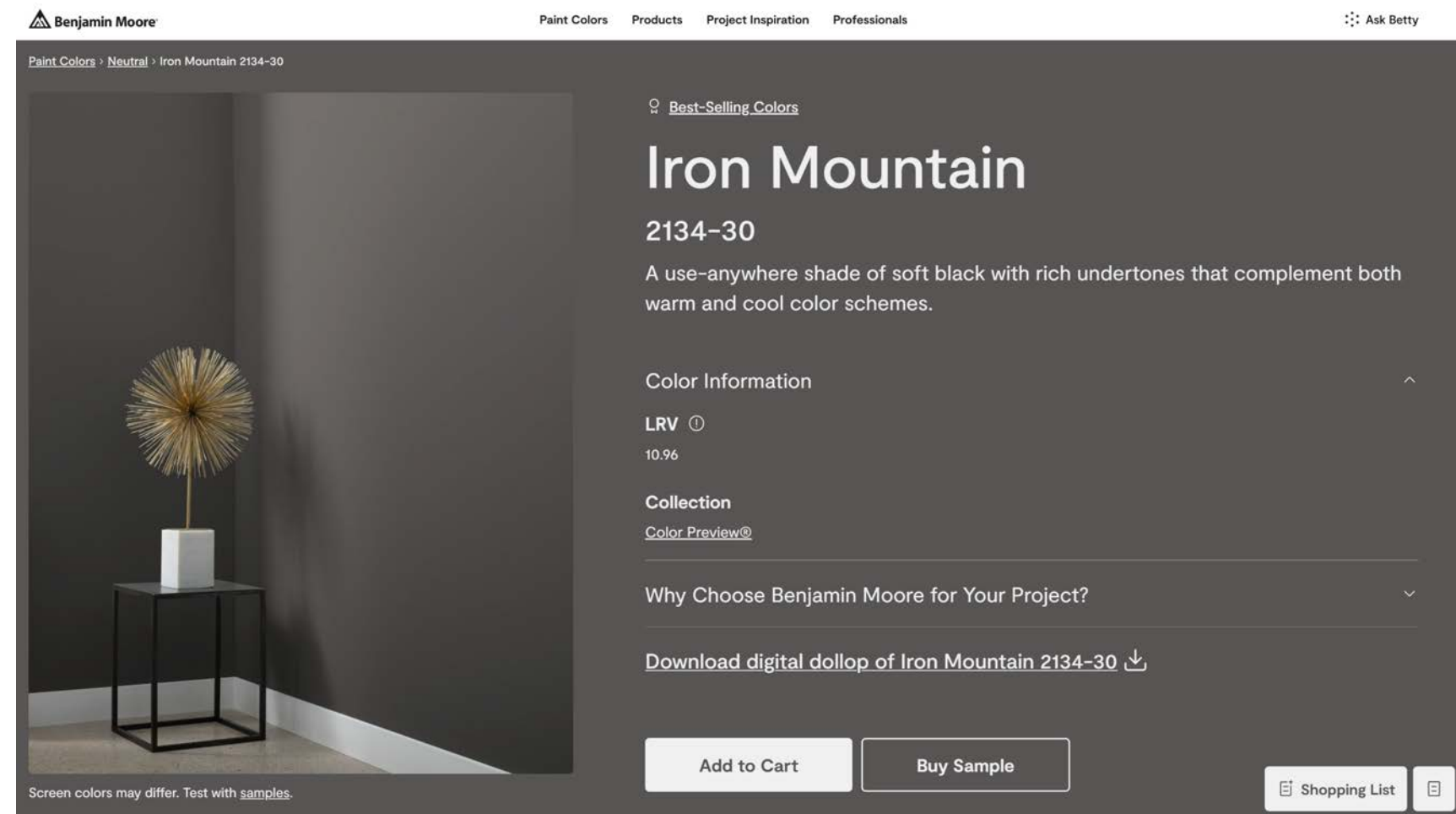
The outdoor spiral stair is planned to be built by 'The Iron Shop', model: 'The Great Outdoors'. Aluminum kit, 5' diameter, 156" floor to floor, black matt finish, code compliant, bar grating treads, standard spindle grating
The Iron Shop is located in Broomall, PA.
For more details, see here:

<https://www.theironshop.com/spiral-stair-cases/outdoor/>



Product Image (not specific to 8 S. Memminger dimensions)
Some details will vary

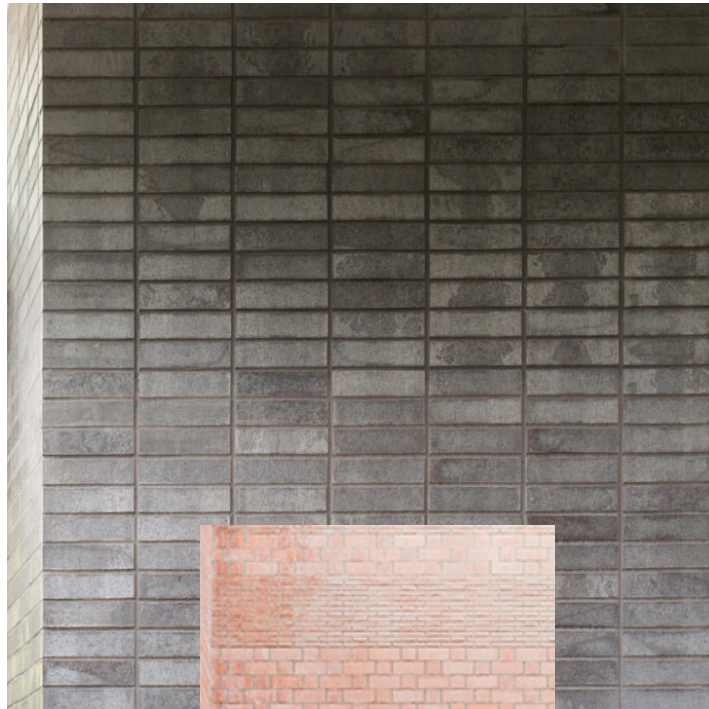
Material Selection- Exterior Trim Paint Iron Mountain, Benjamin Moore



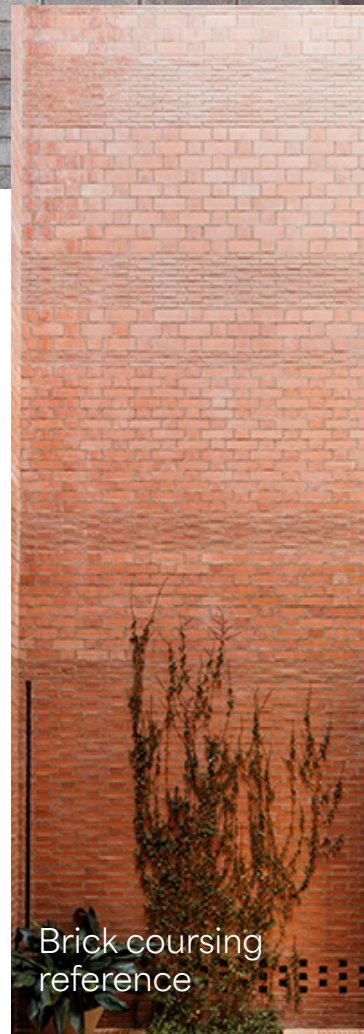
Iron Mountain, from Benjamin Moore, will be used for the exterior trim
(and color matched for painted metal elements).
Iron Mountain is the color currently used next door at 6 S. Memminger St.

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

Material Specifications - Visual Overview



Jet Metals Standing Seam Roof



Brick coursing reference



Endicott Medium Iron Spot #46 Brick, King Slim

Iron Mountain Paint



Standing seam metal facade



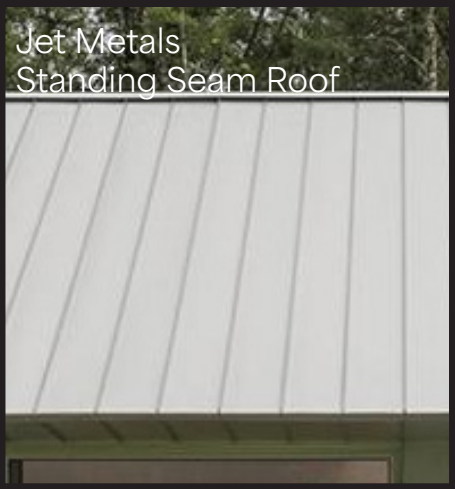
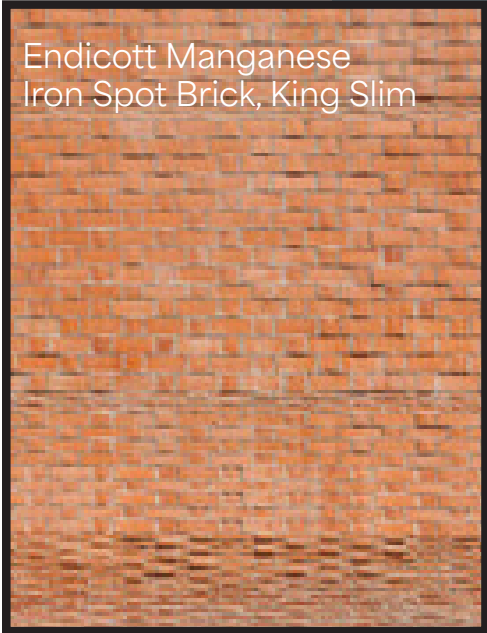
WIP 3D Visualization
Memminger St. - Primary Facade



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

WIP 3D Visualization - Material Key

Memminger St. - Primary Facade



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

WIP 3D Visualization

Corner view, from S. Memminger St. and the public alley



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

WIP 3D Visualization

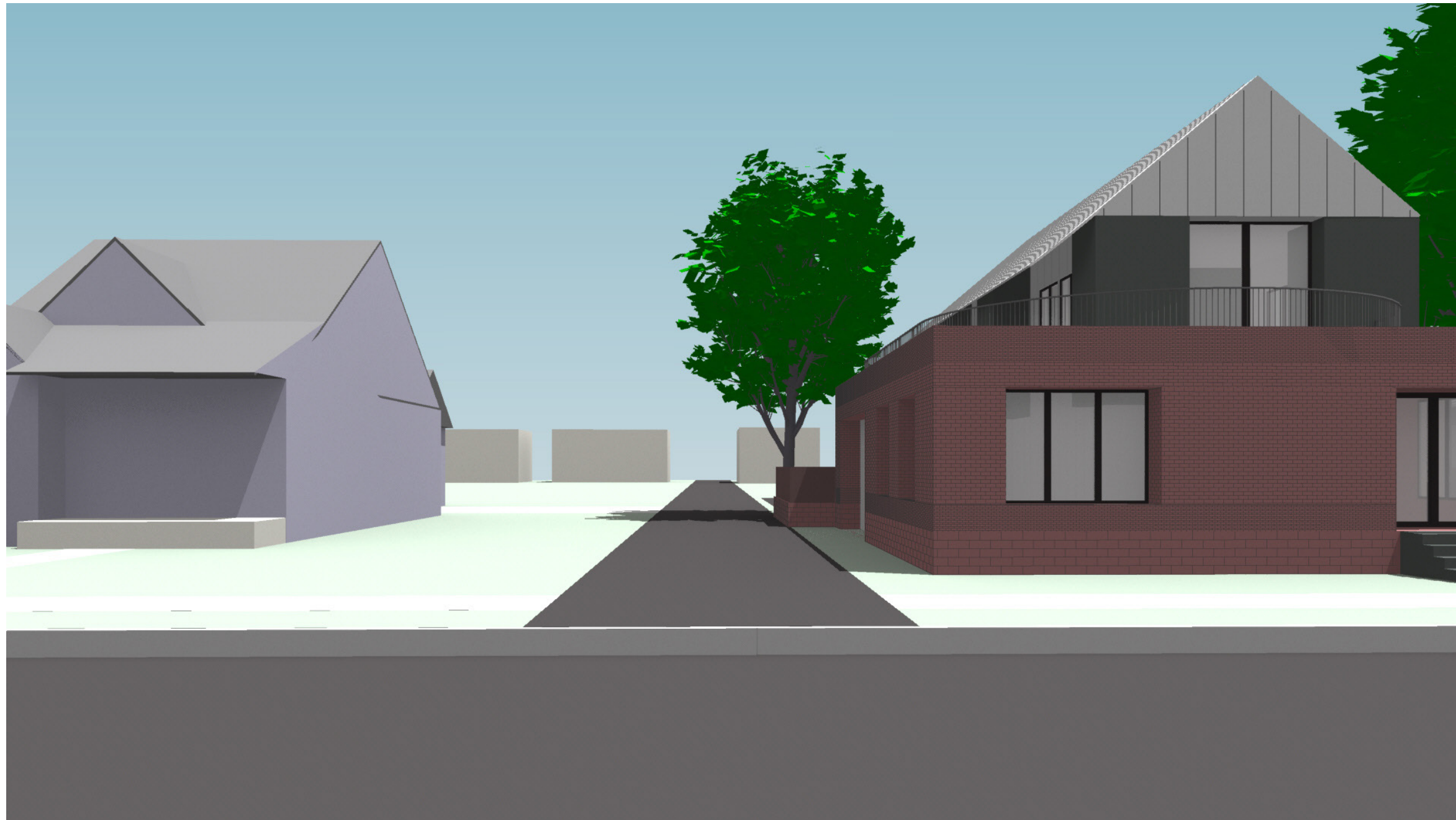
Street perspective along S. Memminger, looking East



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

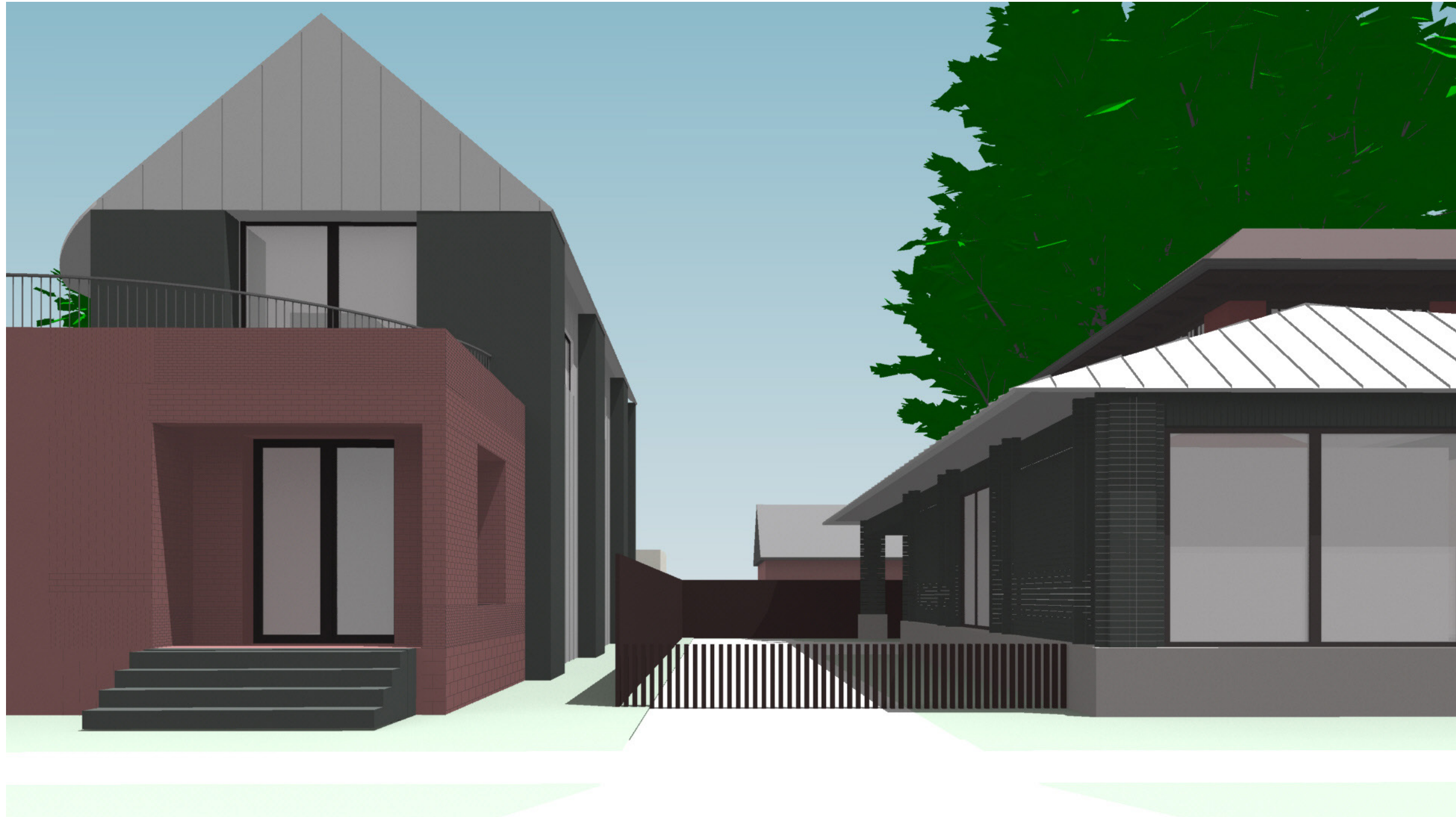
WIP 3D Visualization

View down the public alley



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

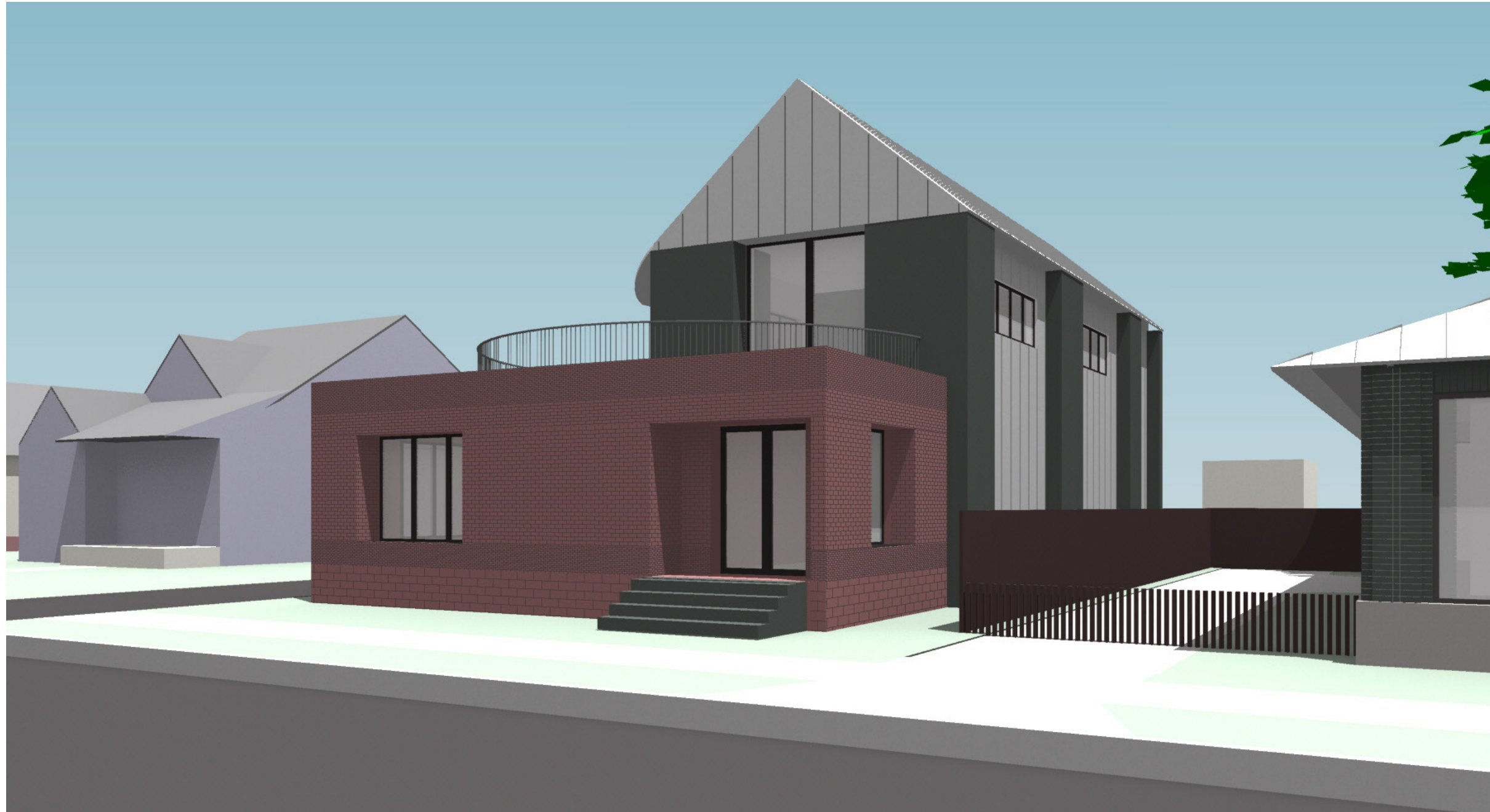
WIP 3D Visualization
Looking down driveway of 6 S. Memminger



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

WIP 3D Visualization

Corner view, from 6 S. Memminger St. driveway



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

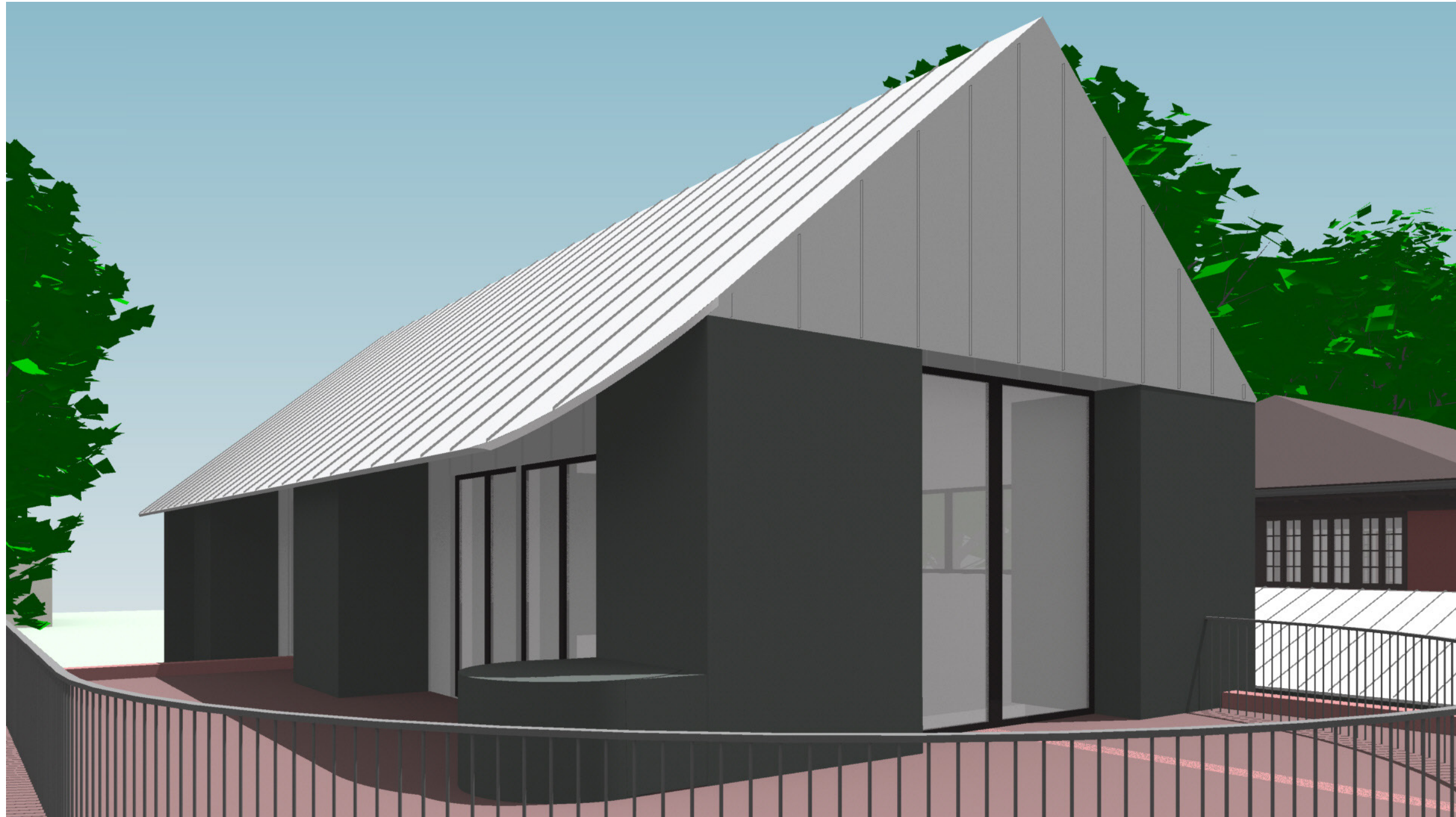
WIP 3D Visualization

Street perspective along S. Memminger, looking West



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

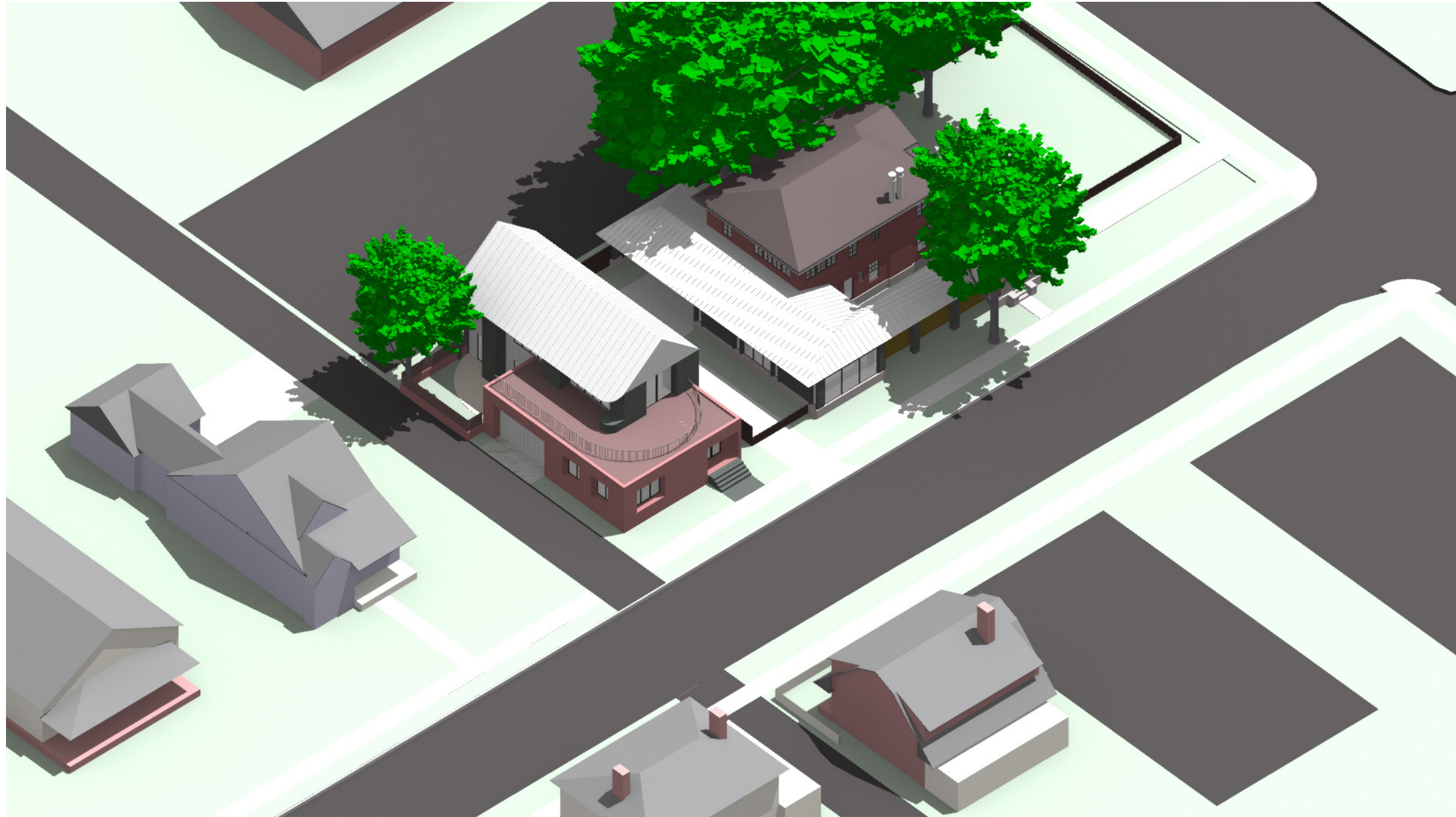
WIP 3D Visualization
View of upper (setback) volume



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

WIP 3D Visualization

Aerial view



This WIP visualization does not feature any landscape design. Please see the architectural drawings for more details.

Project Team

Owner: Caroline and Scott Dover

Architectural Design: Introduce Studio, Taylor Dover; with Drawings, Daniel Garcia

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

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

Landscape: Perceptions Landscape, Lucas Durham, President

Civil Engineering: Darrohn Engineering LLC, John Darrohn and Jacob Kelley

Please direct any questions to:

Caroline Dover, scd5661@gmail.com (864.380.5861)

Taylor Dover, taylor@introduce.studio (864.918.0692)