HISTORIC REVIEW BOARD
AGENDA

Regular Meeting
August 20, 2026
3:00 PM

Meeting Location

The City of Greenville Historic Review Board will hold an in-person Public Meeting for the following items on Thursday, August 20th, 2026 at 3:00 PM at the Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:
https://www.greenvillesc.gov/1694/Online-Meetings

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. None
9. Other Business
    A. Review and Voting on Chair and Vice Chair
1. New Business
    A. CA 26-522
    Application by KM Construction Services, LLC for a Certificate of Appropriateness at 1323 East North Street
    B. CA 26-591
    Application by Emily Davis for a Preliminary Special Tax Assessment at 7 Neal Street
10. Advice and Comment (no public comment)
11. Informal Review (no public comment)
12. Adjournment

Planning Staff Report to
Historic Review Board
August 11, 2026
for the August 20, 2026 Public Meeting

Docket Number:	**CA 26-522**
Applicant:	KM Construction Services, LLC.
Property Owner:	Charles Benton
Property Location:	1323 East North Street
Tax Map Number:	003904050200
Zoning:	RN-A, Overbrook Preservation Overlay District
Proposal:	**Residential Addition**
Staff Recommendation:	**Approve with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.7 Major Historic Certificate of Appropriateness

Background

The subject property is a one-story, front-gable bungalow, constructed in 1925 and located within the Overbrook Preservation Overlay District. Architectural details of the structure include a front porch with truncated posts on brick piers, eave brackets, brick foundation, vented gables, and a chimney. The structure is listed on the City's Architectural Inventory as the "J. Walter and Etta Lanford House".

Current Façade Photo

Architectural Historic Resource Inventory Photo, 2002

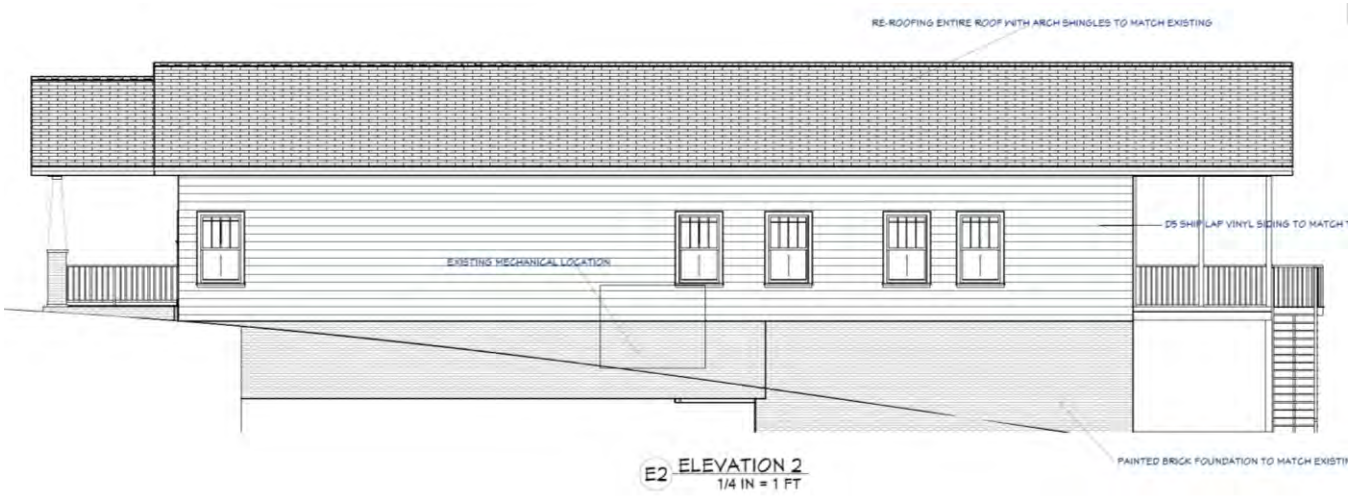
Project Scope

The applicant proposes an addition to the rear of the home to include a lower-level walk-out basement with a full bath as well as an extension of the existing main floor of the home to include 2 bedrooms, a full bath, and a butler pantry. The addition exceeds 25% of the existing building footprint, which triggers full board review per the Greenville Development Code threshold.

South Elevation

Staff Analysis

Per **AR.12A**, an addition should be made distinguishable from the original building. This can be accomplished through a jog in the foundation, a new trim board at the connection between the addition and the original structure, or a change in material. To meet this requirement, a hyphen or wall setback should be incorporated between the existing structure and new addition.



North Elevation

Per **AR.12 B**, the addition is placed at the rear of the primary structure to minimize the visual impacts. This allows the original character and proportions to remain prominent from public view.

AR.12C states that original architectural details should not be obscured, damaged, destroyed, or removed from the primary structure. The only impact to the existing structure is at the rear. Staff finds this acceptable.

AR12.D recommends that an addition be compatible in scale, materials and character with the main building. The addition should relate to the historic building in mass, scale and form and should be simple in design to avoid competing with the primary façade. Staff finds that this criterion is met. The mass and scale are in conformance with the existing structure. Further, the proposed new window patterning, ship lap vinyl siding, and painted brick foundation will match the existing conditions.

Staff notes that vinyl is generally discouraged within the Preservation Districts, with the exception of replacing existing vinyl. The proposed vinyl siding and vinyl windows are to match existing.

West Elevation – Rear Addition

Per **AR.12E**, the addition is set back from the primary, character-defining façade.

Per **AR.12F**, The roof form of the addition is in character with the primary building. The applicant proposes re-roofing the entire structure with architectural shingles to match existing.

Summary

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

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

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

city of greenville

APPLICATION FOR HISTORIC CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*STREET ADDRESS 1323 E North St Greenville, SC 29607

*TAX MAP #(S) 0039040502000

*ZONING CLASSIFICATION RN-A

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

____ Local Landmark ____ National Register ____ Heritage ____ Hampton-Pinckney ____ Pettigru

__x__ Overbrook ____ Colonel Elias Earle ____ East Park

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

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? __x__Yes ____No

DESCRIPTION OF REQUEST

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

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

Addition to the rear of the existing home to include a lower level walk out basement with a full bath as well as an extension of the existing main floor of the home to include 2 bedrooms, full bath and butler pantry

Exterior finishes to match existing for the home, painted brick foundation, 5" shiplap vinyl siding, white vinyl soffit clad windows to match existing lite patters and new lower clad double french doors.

INSTRUCTIONS

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

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

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

[X] SITE PLAN REVIEW

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

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

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

[X] ARCHITECTURAL REVIEW

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

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

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

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

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

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

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

For more detail on these submittal requirements, please refer to the **Greenville Preservation Overlay District Design Guidelines**.

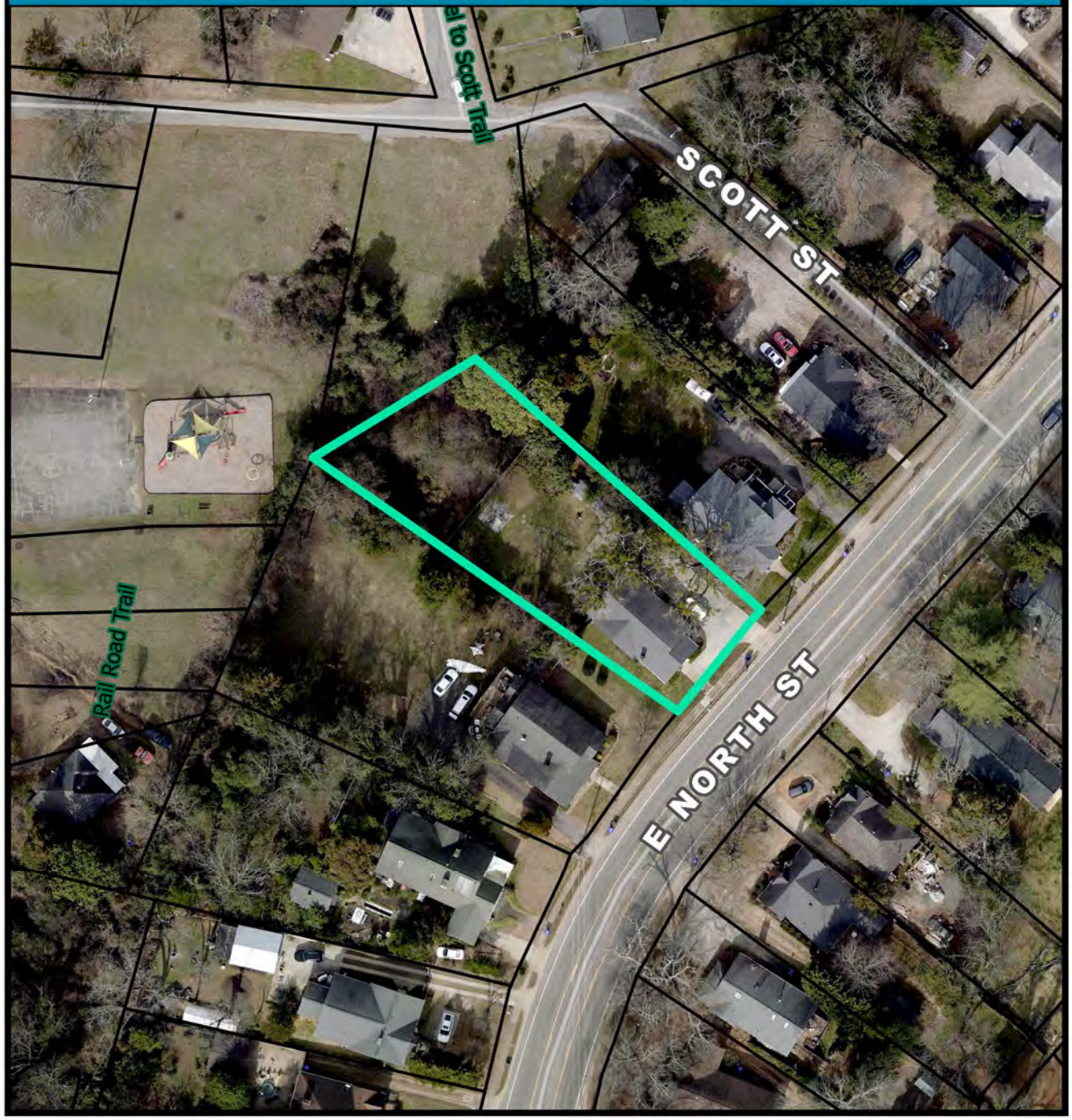
Please verify that all required information is reflected on the plan(s).

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

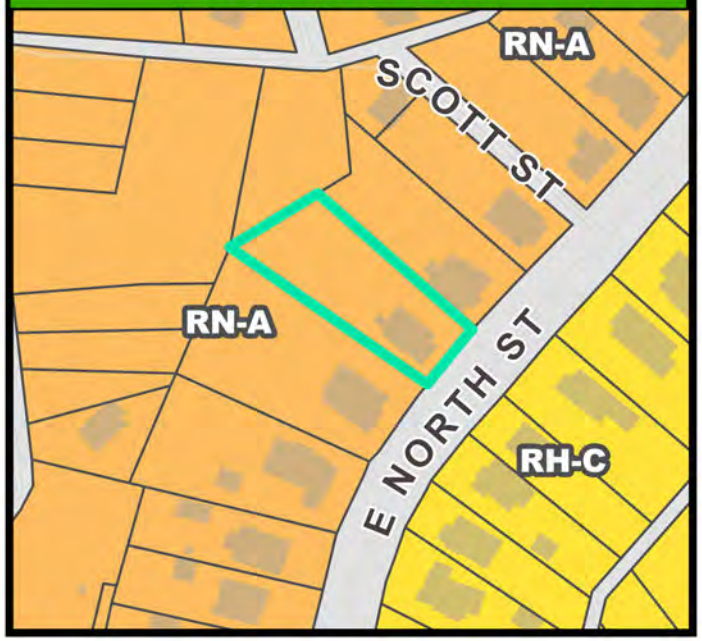
*Signatures	
Applicant	
Date	5/29/2026
Property Owner/Authorized Agent	
Date	5/29/2026
Public Hearing information	
Public Hearing signs	

CA 26-522 • 1323 EAST NORTH STREET

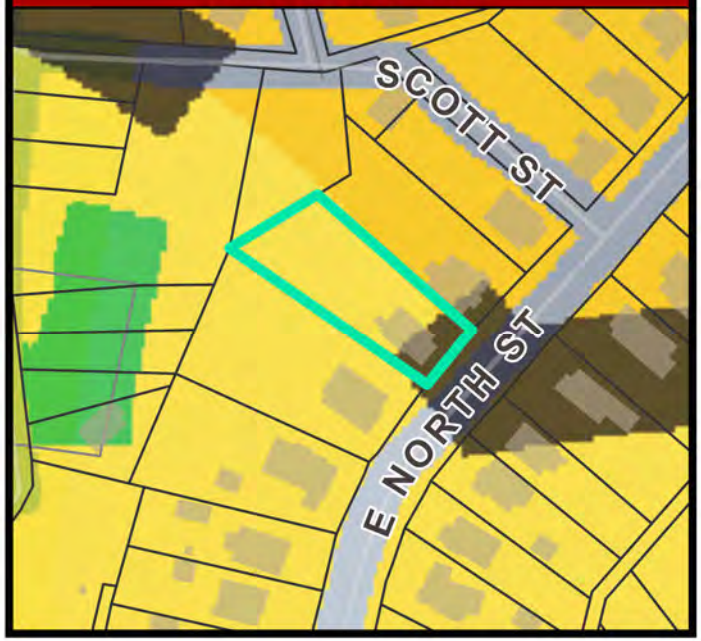
AERIAL VIEW



CURRENT ZONING



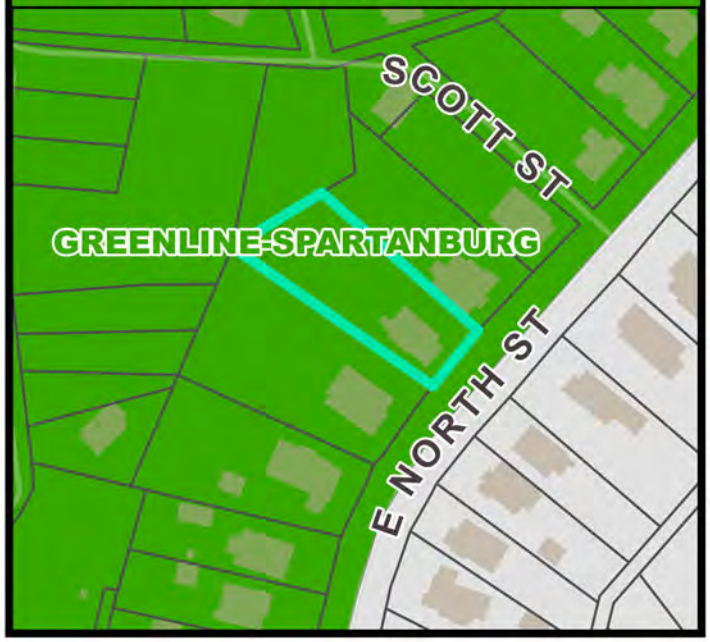
FUTURE LAND USE



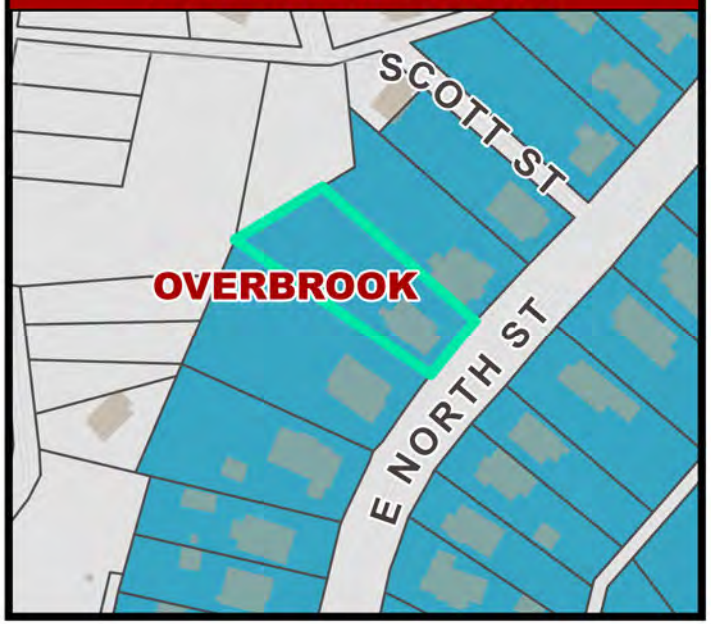
CA 26-522 • 1323 EAST NORTH STREET

NATURAL / ENVIRONMENTAL FEATURES

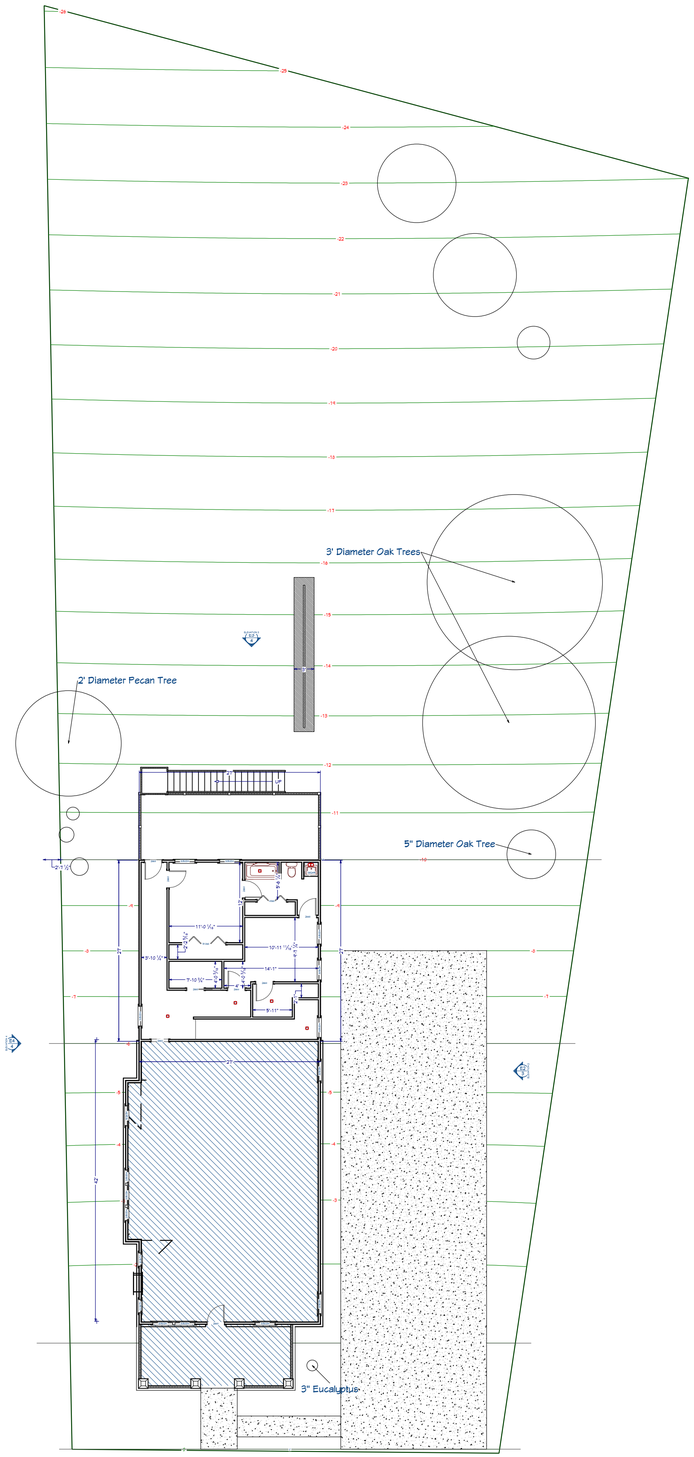
SPECIAL EMPHASIS NEIGHBORHOODS



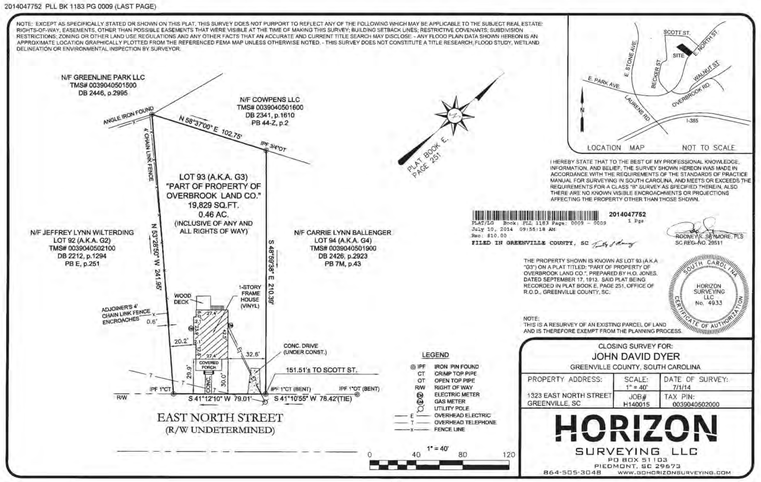
PRESERVATION OVERLAYS



Site Map



IMG_4640



SURVEY 1323 E NORTH ST

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Charles Benton
1323 E North St
Greenville, SC 29607

Project Overview

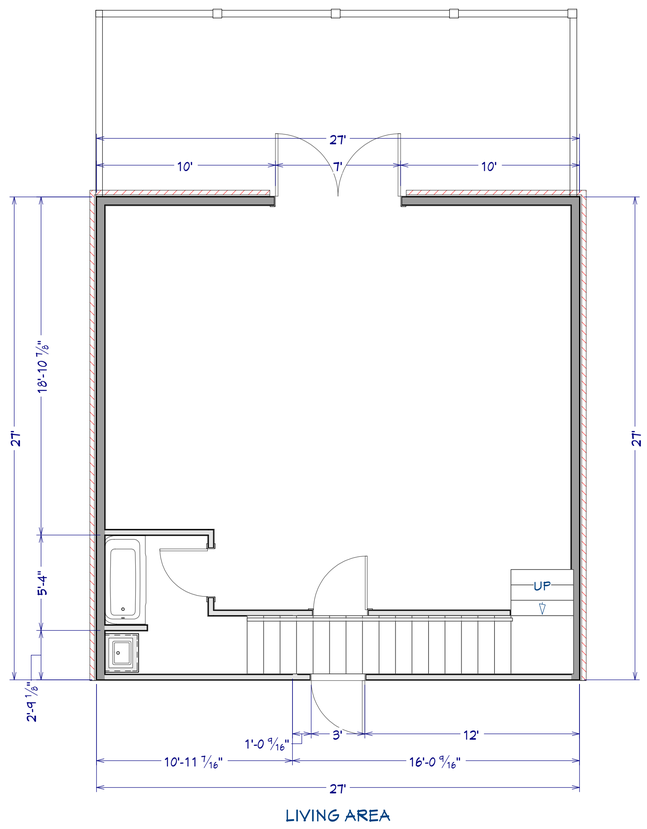
DRAWINGS PROVIDED BY:
KM Construction Services, LLC
753 Berry Rd
Boiling Springs, SC 29316

DATE:
7/21/2026

SCALE:

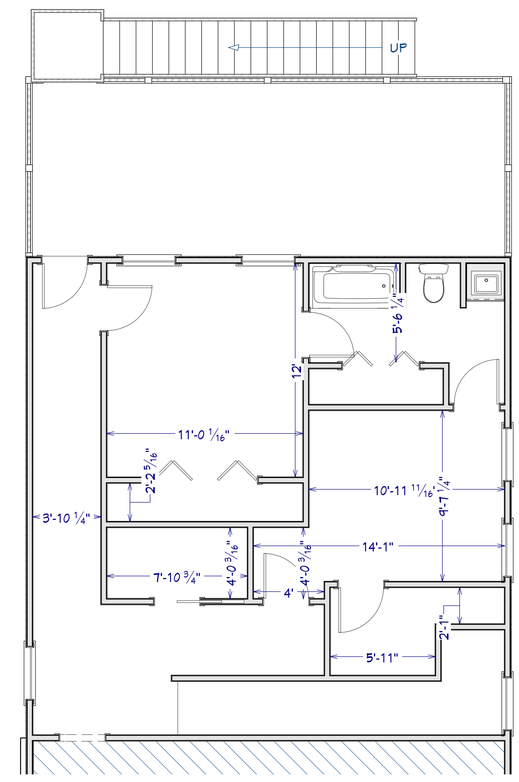
SHEET:
P-1

Lower Level
729 sq ft



FLOOR PLAN VIEW DIMENSIONED
1/4 IN = 1 FT

Main Floor
729 sq ft



FLOOR PLAN VIEW DIMENSIONED
1/4 IN = 1 FT

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Charles Benton
1323 E North St
Greenville, SC 29607

FLOOR PLAN

DRAWINGS PROVIDED BY:
KM Construction Services, LLC.
753 Berry Rd
Boiling Springs, SC 29316

DATE:
7/21/2026

SCALE:

SHEET:

FRONT ELEVATION NO CHANGES

E1 ELEVATION 1
1/4 IN = 1 FT

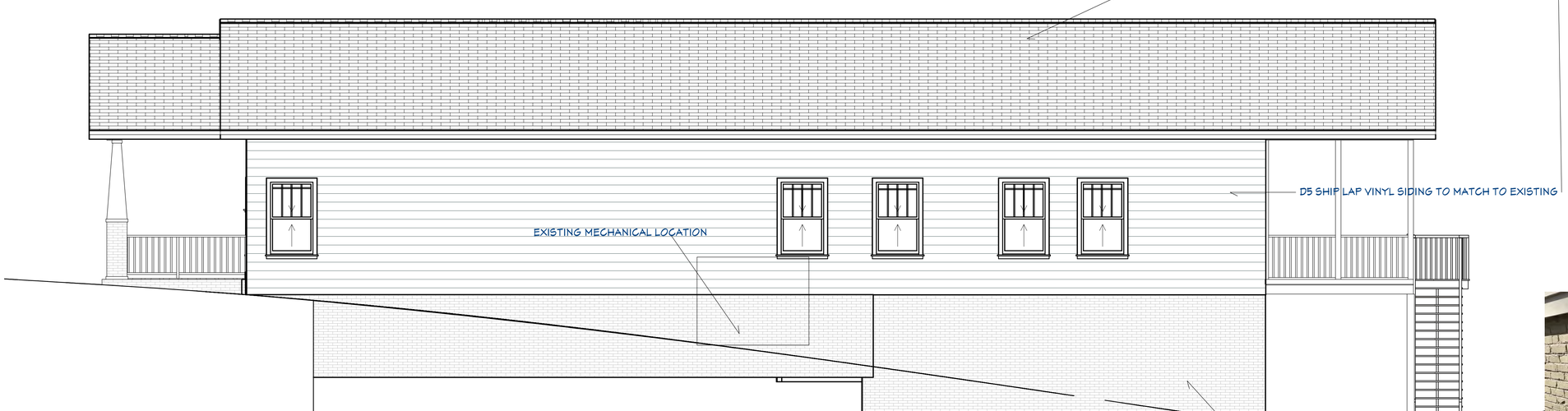
EXISTING FRONT ELEVATION

EXISTING RIGHT SIDE MECHANICAL

RE-ROOFING ENTIRE ROOF WITH ARCH SHINGLES TO MATCH EXISTING

D5 SHIP LAP VINYL SIDING TO MATCH TO EXISTING

EXISTING MECHANICAL LOCATION



E2 ELEVATION 2
1/4 IN = 1 FT

PAINTED BRICK FOUNDATION TO MATCH EXISTING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Charles Benton
1323 E North St
Greenville, SC 29607

ELEVATIONS

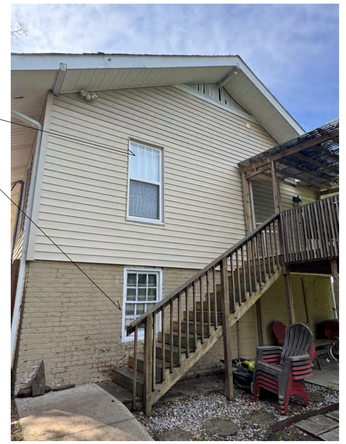
DRAWINGS PROVIDED BY:
KM Construction Services, LLC
753 Berry Rd
Boiling Springs, SC 29316

DATE:
7/21/2026

SCALE:

SHEET:

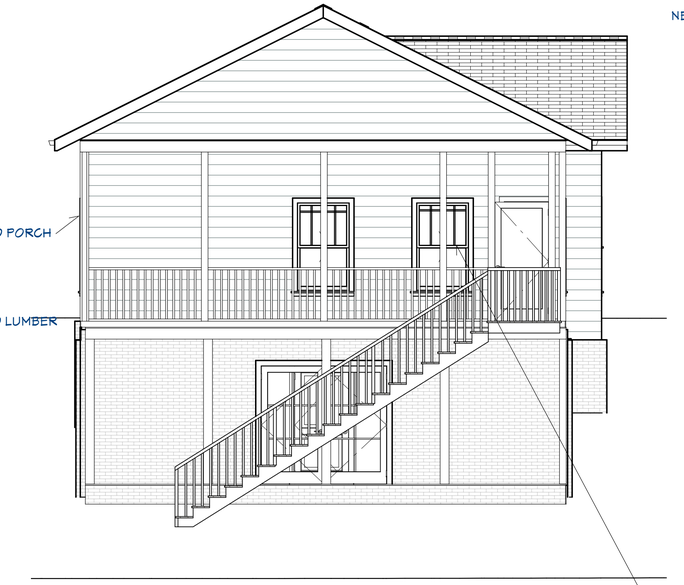
EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION

ONLY EXISTING WINDOWS TO BE REMOVED

NEW RIDGE HEIGHT 26' 10"



E3 ELEVATION 3
1/4 IN = 1 FT

VINYL WINDOWS TO MATCH EXISTING STYLE

E4 ELEVATION 4
1/4 IN = 1 FT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Charles Benton
1323 E North St
Greenville, SC 29607

ELEVATIONS

DRAWINGS PROVIDED BY:
KM Construction Services, LLC.
753 Berry Rd
Boiling Springs, SC 29316

DATE:
7/21/2026

SCALE:

SHEET:

NEIGHBORING HOUSES ON E NORTH ST FOR PERSPECTIVE

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Charles Benton
1323 E North St
Greenville, SC 29607

EXISTING STREET PERSPECTIVE

DRAWINGS PROVIDED BY:
KM Construction Services, LLC
753 Berry Rd
Boiling Springs, SC 29316

DATE:
7/21/2026

SCALE:

SHEET:

REAR DECK TO BE REMOVED

CONCRETE TO BE REMOVED

EXISTING ALUMINUM GUTTERS, DOWNSPOUTS, VINYL SOFFIT

EXISTING WOOD PRIVACY FENCE

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Charles Benton
1323 E North St
Greenville, SC 29607

DRAWINGS PROVIDED BY:
KM Construction Services, LLC.
753 Berry Rd
Boiling Springs, SC 29316

DATE:
7/21/2026

SCALE:

SHEET:

ORIGINAL LANDSCAPING TO REMAIN.
NO TREES OR SHRUBS TO BE REMOVED

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Charles Benton
1323 E North St
Greenville, SC 29607

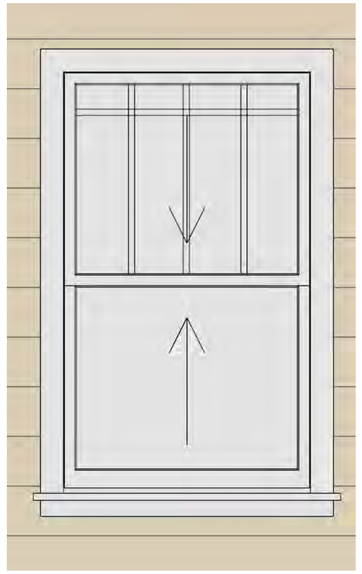
LANDSCAPE

DRAWINGS PROVIDED BY:
KM Construction Services, LLC.
753 Berry Rd
Boiling Springs, SC 29316

DATE:
7/21/2026

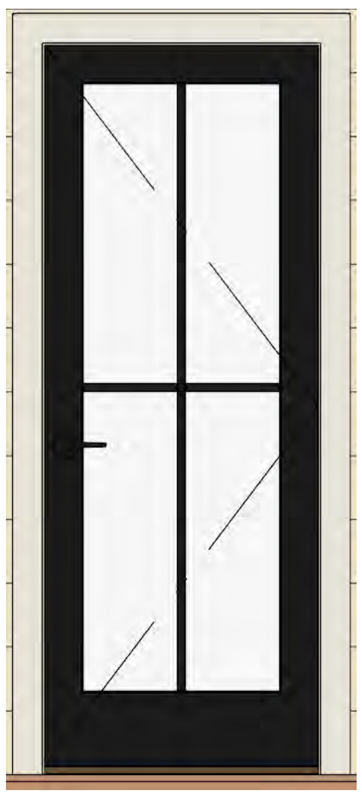
SCALE:

SHEET:



WINDOWS TO MATCH EXISTING: WHITE, VINYL, MULLIONS SHOWN

MAIN FLOOR REAR DOOR: INSULATED STEEL, BLACK, SEE LITE PATTERN



BASEMENT REAR DOOR: INSULATED STEEL, BLACK, SEE LITE PATTERN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Charles Benton
1323 E North St
Greenville, SC 29607

DRAWINGS PROVIDED BY:
KM Construction Services, LLC
753 Berry Rd
Boiling Springs, SC 29316

DATE:
7/21/2026

SCALE:

SHEET:

Planning Staff Report to
Historic Review Board
August 11, 2026
for the August 20, 2026 Meeting

Docket Number:	**RHP 26-591 - PRELIMINARY**
Applicant:	Andrew and Emily Davis
Property Owner:	Andrew and Emily Davis
Property Location:	7 Neal St
Tax Map Number:	000900-03-02000
Zoning:	RN-A, Neighborhood-Scale
Proposal:	**Preliminary Certification for Special Tax Assessment for Rehabilitated Historic Properties**
Staff Recommendation:	**Approval with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 40, Article IV. – Special Tax Assessment for Rehabilitated Historic Property

Background:

The subject structure is a 2 story, approximately 2,200 sq ft, craftsman foursquare home in the Heritage Historic District. The structure is a front gable form with exposed rafters, triangular eave brackets, transite-style siding, and a hip roof porch with truncated posts on brick piers. The home was constructed c 1925.

Architectural Historic Resource Inventory Photo, 2002

Current Photo

Project Scope:
The applicant proposes a renovation to the existing structure, a second story addition at the rear, and a 2-story rear screened porch addition to the rear. The proposed additions would have limited visibility from the public right-of-way.

Staff Analysis:
According to the local ordinance, the special tax assessment may apply to the following:

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

Further, State regulations indicate that special assessments shall not apply to rehabilitation expenses on buildings or structures that are not historic (State Code of Regulations, Section 12-121, Part B).

There are **three** findings the Board must make to grant the preliminary certification:

Proposed Front Render

1. **The property must qualify as historic.** A property shall qualify as "historic" for the special assessment when "it is at least 50 years old and is designated as a historic property by the Historic Review Board in accord with this article." In order for a building which is 50 years old to qualify as "historic" when it is not within a preservation overlay district and when it is not listed on the National Register of Historic Places, the building must be shown to meet at least <u>one</u> of the following criteria:

   - The structure's architectural design and materials are good examples of those types of design and construction recognized among architects and preservationists as having had historical significance in the city's development;
   - The structure is associated in a meaningful way with a person or group who made a significant contribution to the city's political, economic, religious, social, artistic, or literary development; or
   - The structure is associated with a person or group recognized on the state or national level as having made significant contributions to science, religion, politics, business, literature, the arts, or other professions.

<u>Staff Findings:</u> <u>The structure was built in 1925, surpassing the minimum age requirement of 50 years old to be deemed "historic", and is within the Heritage Preservation Overlay District. The majority of the building's original architectural features have been preserved, including the exposed rafter tails, the front porch detailing, and window and door trim.</u>

2. **The rehabilitation is appropriate for the historic building and the historic district in which it is located**. This is achieved through adherence to the Secretary of the Interior's Standards for Rehabilitation and applicable City of Greenville Preservation Overlay Design Guidelines. The following work will be reviewed according to these standards:

a. Repairs to the exterior of the designated building;
b. Alterations to the interior of the designated building;
c. Any remaining work, where the expenditures for such work are used to satisfy the minimum expenditures for rehabilitation.

Staff Findings: In accordance with National Park Service's Standards for Historic Rehabilitation, the applicant proposes the following:

- Rear second story addition over existing first floor.
- Rear screen porch 2-story addition
- Structural repairs
- New Hardie Board siding to be applied over existing transite siding, exterior trim window and door trim. Existing gable shingles to remain.
- New aluminum-clad wood window replacement options: (A) replacing the 4 front windows only. (B) Replace all windows
- Exterior paint
- Electrical, plumbing, and HVAC upgrades
- New insulation, drywall, and interior trim
- Refinish existing hardwood floors as feasible
- Kitchen and bathroom renovations
- Remove paint from existing brick foundation and porch piers
- Landscaping, including river rock to catch roof run-off

Design Guidelines:

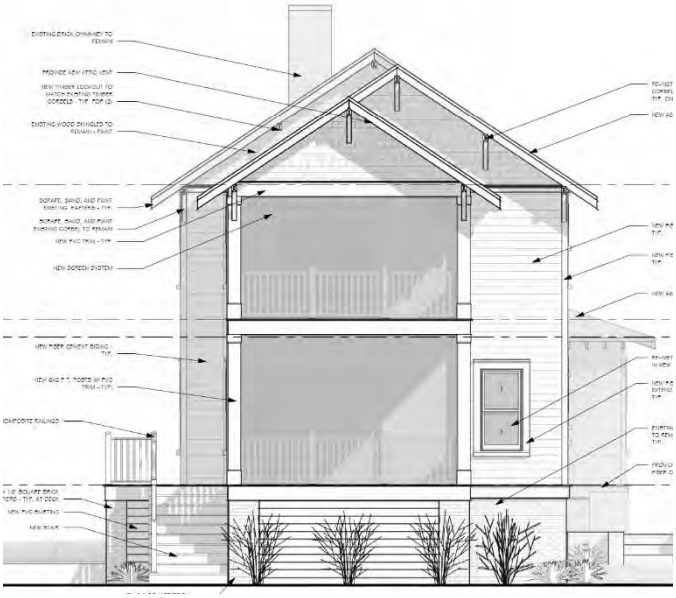
- The applicant proposed to remove paint from existing brick foundation and front porch piers. **HR.9** encourages the preservation of existing masonry, and **HR.5.C** discourages abrasive refinish or repair work to original brick. **Staff recommends that the proposed paint removal from the brick be done chemically and professionally, and not sandblasted to preserve the existing brick and mortar.**
- Larger structures should be subdivided into smaller modules, per **AR.6.C**. Staff finds that the addition provides distinction from the existing historic structure with setbacks that diminish the perception of a long massing.
- The addition proposes traditional gable roof forms that match the existing house. Staff finds that the addition is in conformance with **AR. 7.**

Proposed Render of Side and Rear

- The existing structure is clad in transite siding with 1-over-1 windows set within what appears to be original wood trim. Historically, applying transite siding directly over original wood siding was a common mid-20th century remodeling practice. The applicant proposes new Hardie siding over existing siding. The proposed new window trim as proposed matches the existing trim. The proposed windows are aluminum-clad windows with a 6-over-1 mullion double-hung configuration. The existing front gable wood shingles are proposed to remain. **Staff recommends that all new siding have a lap dimension of 4" – 5" of those traditionally found, per AR8.B**.

Existing Window and Siding Condition

- **AR.9** states that new architectural details should relate to existing historic elements in order to maintain the architectural character. Staff notes that the original simple gable brackets, exposed rafter tails, and original wood shingle at the gable are proposed to remain, in compliance with **HR.1**. The proposed addition mimics the gable brackets, horizontal lap siding, window trim, window configuration, gable wood shingles, and exposed rafter tails. Staff finds the architectural character of the addition is compliant with the existing historic home.



Proposed Rear Addition Elevation

- **AR.12** states that an addition should be compatible in character, scale, and form with the historic structure and should remain subordinate and distinguishable from the primary structure. The proposed addition appears compatible with the character of the existing structure, is located at the rear of the home, and incorporates elements that are either jogged at the foundation or reduced in volume relative to the original structure. Staff finds that this criterion has been met.

- The home is proposed to be painted Benjamin Moore Great Barrington Green, with the window replacement option (A) white windows with Benjamin Moore Simply White trim, or Window option (B) bronze windows with Benjamin Moore Crown Point Sand trim. Staff finds that this is a coordinated color scheme and in context with the Heritage Preservation District, per **AR.15**.

Proposed Siding Color

Option (A) White Windows and White Trim

Option (B) Bronze Windows with Sand Trim

Staff finds that Criteria 2 is met based on the proposed rehabilitation schedule and that the work shall occur in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation. Per item 1, the property will maintain its historic use as a residence. The proposed modifications to the façade are intended to restore the appearance to its historic conditions, per item 2. The addition to the historic building is compatible in scale and proportion to the existing building, per item 9.

3. **The minimum expenditures for rehabilitation must exceed 50% of the fair market value of a non-income-producing property.** The fair market value of the property may also be the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted. Expenditures for rehabilitation mean the actual cost of rehabilitation relating to one or more of the following:

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

Staff Findings: The fair market value of this property is listed as $405,560. Qualifying expenses for rehabilitation are currently estimated at $307,500. As this will be an owner-occupied residence, rehabilitation costs must meet 50% of the Fair Market Value. Staff finds that this criteria has been met.

Based on these findings, staff recommends approval with the following conditions:

1. **Paint shall not be removed from the existing brick by sandblasting. Paint removal shall be performed by a qualified professional using an appropriate chemical removal method.**
2. **All new siding shall have a lap dimension of 4" – 5".**
3. **Per Section 40-153(5) of the City's Code of Ordinances, if the project is not complete after two years, but the minimum expenditures for rehabilitation have occurred, the property will continue to receive the special tax assessment until the project is complete, but not more than five years.**
4. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.6-9**

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

city of greenville

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*STREET ADDRESS 7 Neal St.

*TAX MAP #(S) 009000302000

*ZONING CLASSIFICATION RN-A

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

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

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

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

PROJECT INFORMATION

*TYPE OF APPLICATION: ✓ Preliminary _____ Final

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

*USE: ✓ Owner-occupied _____ Income-producing

*(ESTIMATED) PROJECT START DATE September 2026

*(ESTIMATED) PROJECT COMPLETION DATE Spring 2027

*(ESTIMATED) PROJECT COSTS $ 377,500

*(ESTIMATED) QUALIFIED HISTORIC EXPENDITURES $ 307,500

*FAIR MARKET VALUE OF BUILDING/PROPERTY $ 405,560 (as of Nov. 2025 - not yet updated)

HISTORIC DESIGNATION

HISTORIC NAME OF PROPERTY (IF KNOWN)_____

*THIS BUILDING IS:

___City Landmark Building ✓ Contributing structure in local historic district ___National Register Structure

___Contributing structure in National Register District ___Other: Attach a brief overview of the history of the building

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) must be received by the planning and development office no later than 2:00 pm of the date reflected on the Historic Review Board schedule.
   A. APPLICATIONS FOR OWNER OCCUPIED BUILDINGS $150.00
   B. APPLICATIONS FOR INCOME-PRODUCING BUILDINGS $300.00
2. You must attach the following required documents. The HRB may request additional information at any time.
3. Please submit the following supporting documentation:
   - na Approval/review of a Federal Tax Application from the SC Department of Archive and history, if applicable.
   - see email Value of the property at the time of application submittal prior to the rehabilitation
   - Written narrative indicating how the property qualifies as historic (Article IV Section 40-151 of the Code of Ordinances) The home is in the Heritage Historic Distric overlay and was built in 1940.
   - see docs provided Plans and other documents detailing the proposed rehabilitation
   - Estimated qualifying rehabilitation expenditures
4. **Public Notice Requirements.** Historic Properties Special Tax Assessment applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (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.
5. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the HRB.
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.

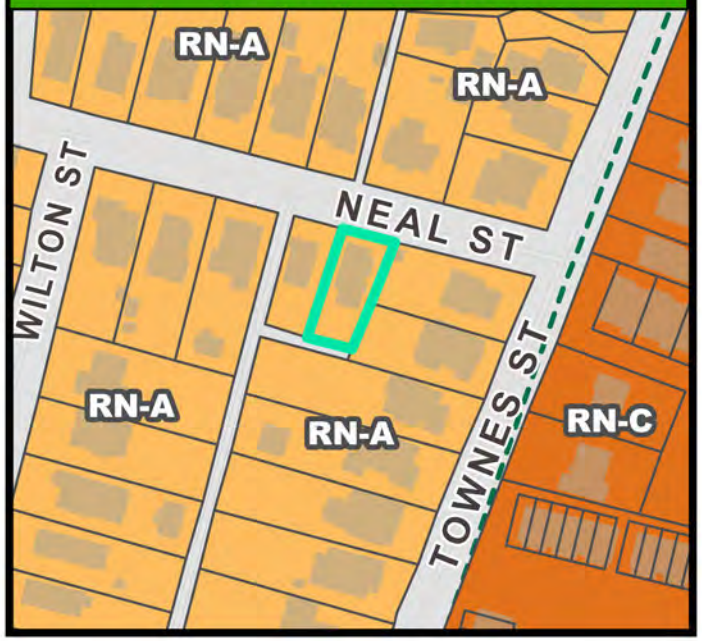
   If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	Emily Davis
Applicant	Andrew Davis, Emily Davis
Date	July 3, 2026
Property Owner/Authorized Agent	(same)
Date	

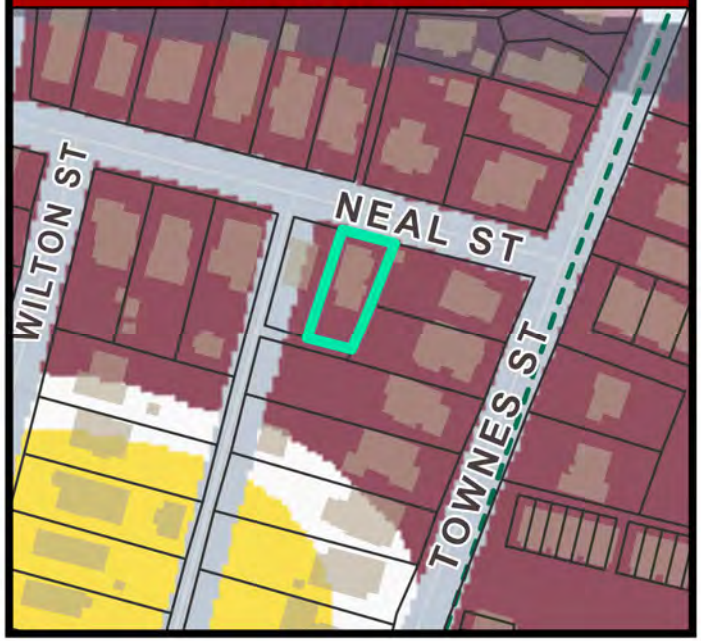
RHP 26-591 • 7 NEAL STREET

AERIAL VIEW

CURRENT ZONING



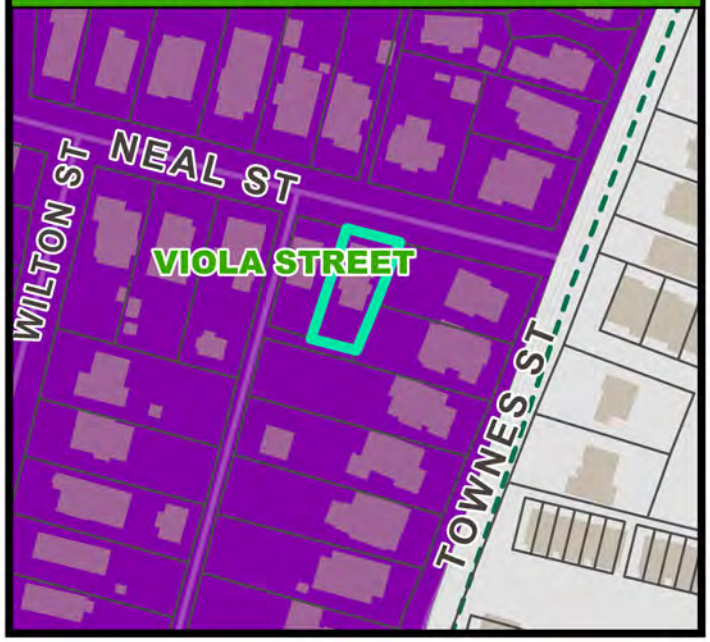
FUTURE LAND USE



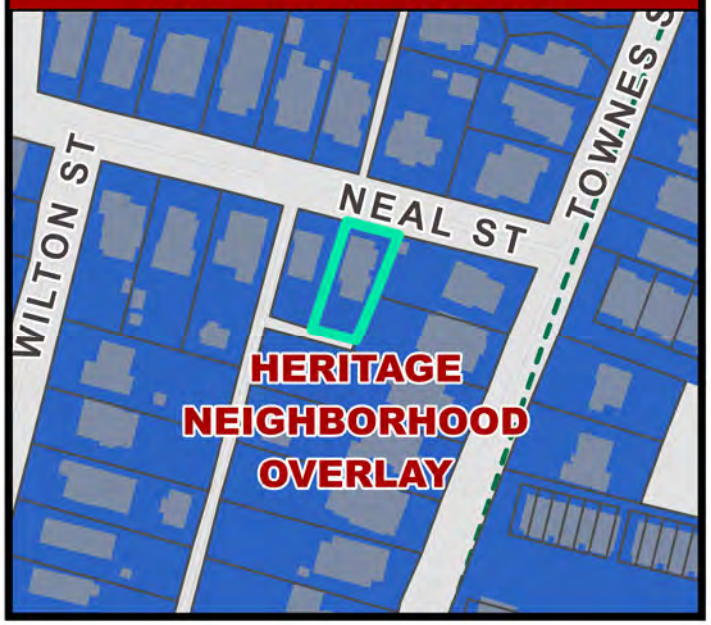
RHP 26-591 • 7 NEAL STREET

NATURAL / ENVIRONMENTAL FEATURES

SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



7 Neal Rehabilitation Scope of Project

Scope of Work

- Pre-construction planning, design, engineering, permits, and project management
- Interior demolition and debris removal: save doors, one sink if possible, and mantles
- Structural repairs: at least two beams under floorboards, jacks to level house
- Framing modifications: see plans
- New roof and related decking repairs: architectural shingles, dark brown/black color
- New Hardie Board siding, exterior trim, and attic vent, keeping shingles on front top section of house (adding trim board between sections – see plans)
- Window Options: A is replacing just the four windows on the front of the house and keeping the rest. Option B is replacing all windows. See Elevation Notes on A2.1-A2.4. We will know by August 20 which option we are pursuing.
- New exterior doors: craftsman-style wood front door, sliding aluminum-clad doors on rear
- Exterior brick: remove dark green paint to expose original color
- Add screened-in porch and exterior stairs off driveway pad, per plans
- Electrical system upgrades/additions including new branch circuits and panel upgrades
- Complete plumbing system replacement including supply, drain, waste, and vent piping
- New HVAC equipment and ductwork
- Insulation, drywall, painting, trim, and flooring where original hardwoods not salvageable (planning to keep main floor hardwoods in 3 rooms and upstairs hallway at least)
- Kitchen and bathroom renovations: all new appliances, etc., except one possible sink
- Crawl space: enclose excess openings, encapsulate, replace rotten door(s)
- Landscaping: river rock to catch roof run-off, new mulch beds, plants, and grass (see site plan)
- Final fixtures, inspections, punch-list items, and site cleanup

Relevant Exterior Finishes

- Roofing: architectural shingles, dark brown/black color (similar to IKO "Weatherwood")
- House Colors: Benjamin Moore's historical color Great Barrington Green (siding), original red brick (see pictures), iron hand railings on steps, bronze light fixture by front door,
    - Trim Color: trim, rafter tails, shingles, post wraps, deck fascia, deck skirting will either be all A) BM Simply White or B) BM Crown Point Sand
- New windows: white (Option A) or bronze (Option B) Windsor Pinnacle aluminum-clad craftsman-style (see drawing and color samples)
- Front door: wood, craftsman style (see catalog picture)
- Brick foundation/skirt: remove existing dark green to expose original color (see pictures)

Outlook

Re: FMV 7 Neal

From Emily Davis <emily@emilydavislaw.com>
Date Tue 6/16/2026 8:33 PM
To Keable, Clive <CKeable@greenvillecounty.org>

I will do that. Thanks very much.

Emily Davis, Attorney
Emily Davis Law, LLC

From: Keable, Clive <CKeable@greenvillecounty.org>
Sent: Monday, 15 June 2026 11:28:50
To: Emily Davis <emily@emilydavislaw.com>
Subject: RE: FMV 7 Neal

Emily – We are currently processing deeds from 4/21 so we are just over 2 months behind. We are not usually this backed up, but we have had both systems issues and a number of people out due to personal issues. I would check back in about two months. I will see if I can get you answers.

From: Emily Davis <emily@emilydavislaw.com>
Sent: Monday, June 15, 2026 11:00 AM
To: Keable, Clive <CKeable@greenvillecounty.org>
Subject: Re: FMV 7 Neal

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Morning,

Thank you for the information. We bought the property on June 4 of this year. When do you think it will update/when should I check back?

Kindly,
Emily Davis

Emily Davis, Attorney
Emily Davis Law, LLC

From: Keable, Clive <CKeable@greenvillecounty.org>
Sent: Monday, 15 June 2026 10:43:38
To: Emily Davis <emily@emilydavislaw.com>
Subject: RE: FMV 7 Neal

Good Morning Emily – Thank you for patience, it has been quite busy around here. I am showing the last conveyance as of November of 2025. If there has been a subsequent sale this answer may change. As of that

transaction, the Fair Market Value is set at $405,560. If you have any other questions, please reach back out.

Regards,

CLIVE KEABLE
Greenville County Deputy Assessor
Real Property Services
301 University Ridge, Suite S-1000
Greenville, SC 29601
(864)-467-7355

From: Emily Davis <emily@emilydavislaw.com>
Sent: Wednesday, June 10, 2026 8:57 AM
To: Keable, Clive <CKeable@greenvillecounty.org>
Subject: FMV 7 Neal

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Morning, Clive,

My husband and I recently purchased the house at 7 Neal St, and I'm working with Jamie Pratt on our special tax assessment/ Bailey's Bill application. Will you please let me know the FMV we should use for that application? As I'm sure you know, we need to spend 50% of the FMV on the rehab in order to qualify for the tax assessment, so it will be helpful to know that number for sure.

Kind regards,
Emily Davis
970-215-8588

Emily Davis, Attorney
Emily Davis Law, LLC
CONFIDENTIALITY NOTICE: *This e-mail and any files transmitted with it are confidential and may contain information which is legally privileged or otherwise exempt from disclosure. They are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please immediately notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.*
CONFIDENTIALITY NOTICE: *This e-mail and any files transmitted with it are confidential and may contain information which is legally privileged or otherwise exempt from disclosure. They are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the*

7 Neal St. Estimated Rehabilitation Expenditures

Estimated Project Budget

Category	Estimate
Permitting	$2,500
Demolition	$24,000
Structural & Roofing	$34,000
Windows and Exterior Doors	$15,000
Exterior Siding	$40,000
Brick Masonry	$8,000
Electrical	$20,000
Plumbing	$13,000
HVAC	$12,000
Insulation & Drywall	$25,000
Interior Finishes	$31,000
Flooring	$20,000
Kitchen & Bathrooms	$75,000
Crawl Space Encapsulation	$8,000
Finalization & Landscaping	$10,000
Screened-in Porch	$40,000
TOTAL	**$377,500**

Estimated Total Qualifying Project Costs: $307,500 (Total minus porch and estimated $30,000 in overall costs for house addition).

Purpose of Submission

This budget estimate is being submitted to support permit review and project planning activities. Actual costs may vary based on final construction drawings, site conditions, material selections, contractor bids, and unforeseen conditions discovered during demolition.

7

BLUEWORK
864-3

DO NOT
ENTER

THE

DAVIS RESIDENCE

7 NEAL STREET
GREENVILLE, SC

LIST OF DRAWINGS

T1.1	TITLE SHEET
C1.0	SITE PLAN
A1.1	MAIN LEVEL FLOOR PLANS
A1.2	SECOND LEVEL FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A8.1	PERSPECTIVES

Note to Contractor:

Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications & site conditions shall be immediately reported to the architect in writing. The architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk. This set of architectural drawings is provided as is, per the contract between the Client/Owner and the Architect, and does not include any engineering drawings or specifications for structural, HVAC, mechanical, electrical or plumbing systems. It is the express responsibility of the Client/Owner and/or the contractor to determine or secure appropriate contractors to provide this information as it relates to construction of the home represented in these drawings. The contractor shall not be held responsible for changes that may result from changes to these drawings made by the contractor on site during the construction process. Neither is the Architect responsible for decisions made by the Client/Owner or contractor regarding details or design elements outside the scope of the contracted drawings as provided.

THE

THE DAVIS RESIDENCE

7 NEAL STREET
GREENVILLE, SC 29601

Print/Revision Record

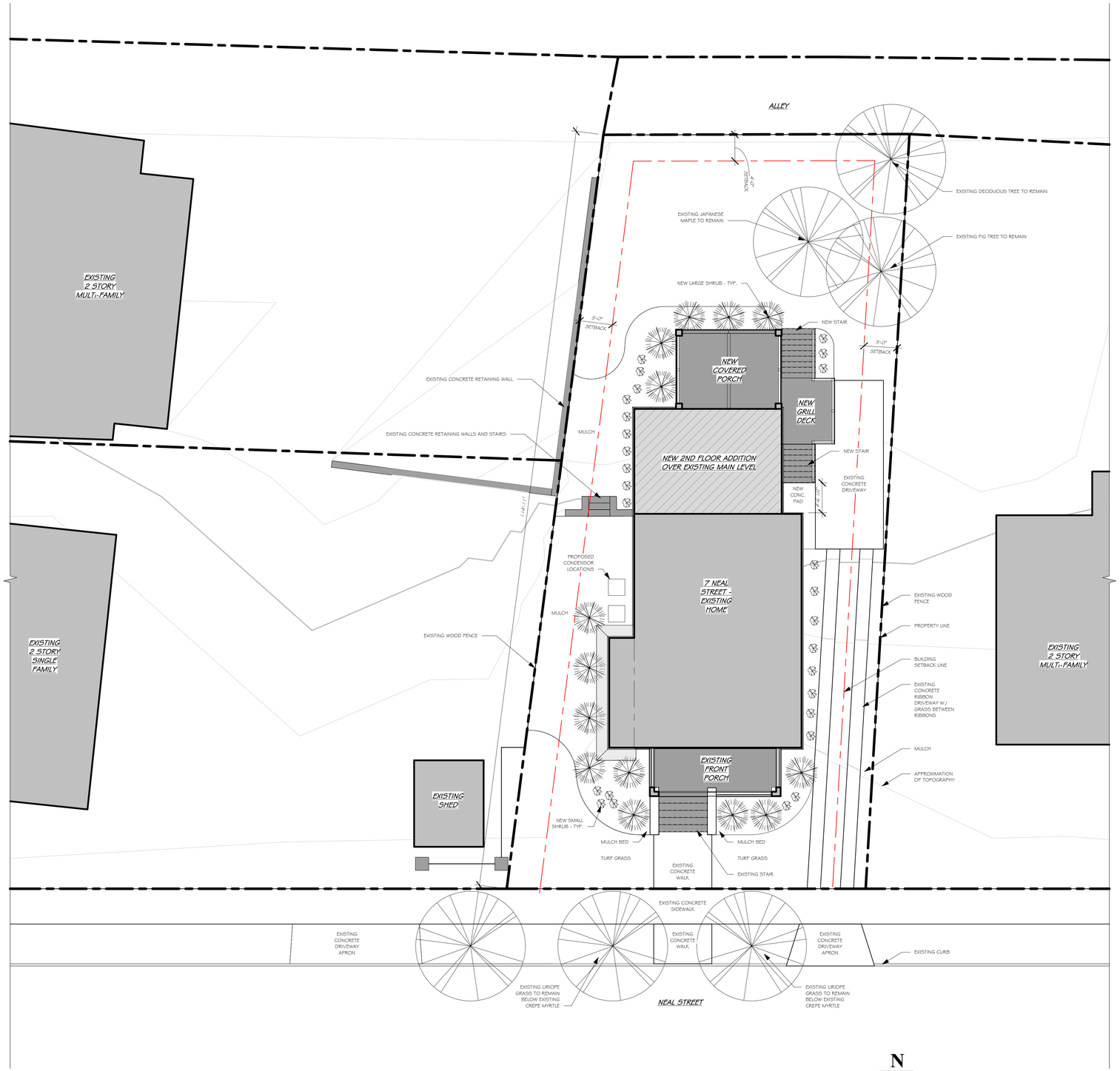
06/22/2026	PRELIMINARY PROGRESS
07/06/2026	HRB SUBMISSION
07/23/2026	HRB REVISIONS

Date Printed: 07/23/2026
Project #: 2600

TITLE SHEET

T1.1

☐ Released for Construction
☒ Not Released for Construction



1 SITE PLAN
SCALE : 1/8" = 1'-0"

SLIGHT PLAN NOTES

1. THIS SITE PLAN WAS CREATED FROM COUNTY GIS MAPS. VERIFY EXACT DIMENSIONS IN FIELD.
2. TOPOGRAPHY LINES ARE APPROXIMATIONS BASED ON FIELD MEASUREMENTS AND PHOTOGRAPHIC EVIDENCE - VERIFY IN FIELD.
3. ALL EXISTING TREES ARE TO REMAIN

ZONING DISTRICT NOTES

1. GREENVILLE COUNTY ZONING = RN-A
2. 2.5 STORIES / 32' IN HEIGHT (MAX.)
3. 40' BUILDING WIDTH (MAX.)
4. MIN. LOT AREA = 2,000 SF
5. WIDTH =
   - A. FRONT ACCESS = 40'
   - B. SIDE / REAR ACCESS = 25'
6. DENSITY
   - A. DWELLINGS PER LOT = 4
7. COVERAGE
   - A. BUILDING COVERAGE (MAX.) = 60%
8. BUILDING SETBACKS - SEC. 2.11.5
   - A. PRIMARY STREET LOT LINE (MIN. = SETBACK RANGE*
   - B. SIDE STREET/SIDE ALLEY LOT LINE (MIN.) = 10'
   - C. SIDE LOT LINE (MIN.) = 5'
   - D. REAR/REAR ALLEY LOT LINE (MIN.) = 4'
9. BUILD TO WIDTH (MIN.) - SEC. 2.11.7
   - A. PRIMARY = 50%
   - B. SIDE STREET = NONE
10. PARKING SETBACKS - SEC. 2.11.8
    - A. PRIMARY STREET (MIN.) = 30'
    - B. SIDE STREET (MIN.) = 5'
11. FENCES AND WALLS - SEC. 2.11.9
    - A. FRONT YARD HEIGHT (MAX.) = TYPE B / 3'
    - B. SIDE STREET YARD HEIGHT (MAX.) = TYPE C / 6'
    - C. SIDE / REAR YARD HEIGHT (MAX.) = TYPE E / 6
12. hEIGHT
    - A. OVERALL HEIGHT (MAX STORIES / FEET) = 2.5 / 32'
    - B. SIDE WALL (MAX.) = 25'
13. MASSING
    - A. BUILDING WIDTH (MAX) = 40'
    - B. BUILDING DEPTH (MAX) = 70'
    - C. ACTIVE DEPTH (MIN) = 9'
14. FLOOR HEIGHTS - SEC. 2.11.12
    - A. STORY HEIGHT (MIN. = 9'
    - B. FINISH FLOOR ELEVATION (MIN / MAX) = 0' / 5'
15. TRANSPARENCY - SEC. 2.11.13 (PRIMARY ST. / SIDE ST.)
    - A. GROUND STORY (MIN) = 25% / 20%
    - B. UPPER STORY (MIN) = 15% / 15%
    - C. BLANK WALL WIDTH (MAX.) = 10' / 20'
16. ENTRANCES - SEC 2.11.14 (PRIMARY ST. / SIDE ST.)
    - A. STREET-FACING ENTRY SPACING (AVG) = 30' / 50'
    - B. ENTRY FEATURE = YES / YES

Note to Contractor:
Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications & site conditions shall be immediately reported to the architect in writing. The architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk. This set of architectural drawings is provided as is, per the contract between the Client/Owner and the Architect, and does not include any engineering drawings or specifications for structural, HVAC, mechanical, electrical or plumbing systems. It is the express responsibility of the Client/Owner and/or the contractor to determine or secure appropriate contractors to provide this information as it is not the construct of the home represented from drawings. The contractor shall not be held responsible for deviations from drawings. These drawings shall not be used by the contractor on site during the construction process. Neither is the Architect responsible for decisions made by the Client/Owner or contractor regarding details or design elements outside the scope of the contracted drawings as provided.

THE DAVIS RESIDENCE

7 NEAL STREET
GREENVILLE, SC 29601

Print/Revision Record

06/22/2026	PRELIMINARY PROGRESS
07/06/2026	HRB SUBMISSION
07/23/2026	HRB REVISIONS

Date Printed: 07/23/2026
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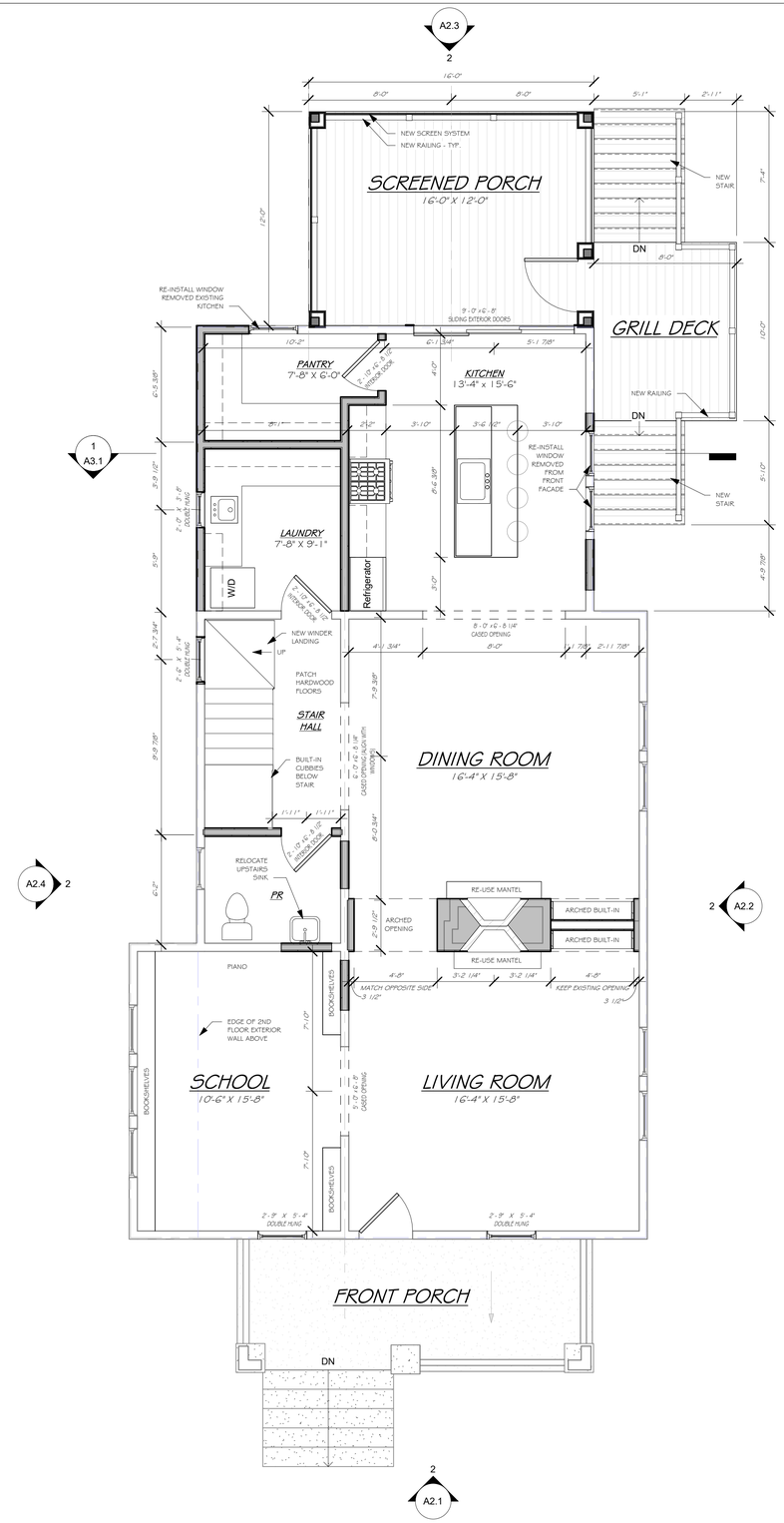
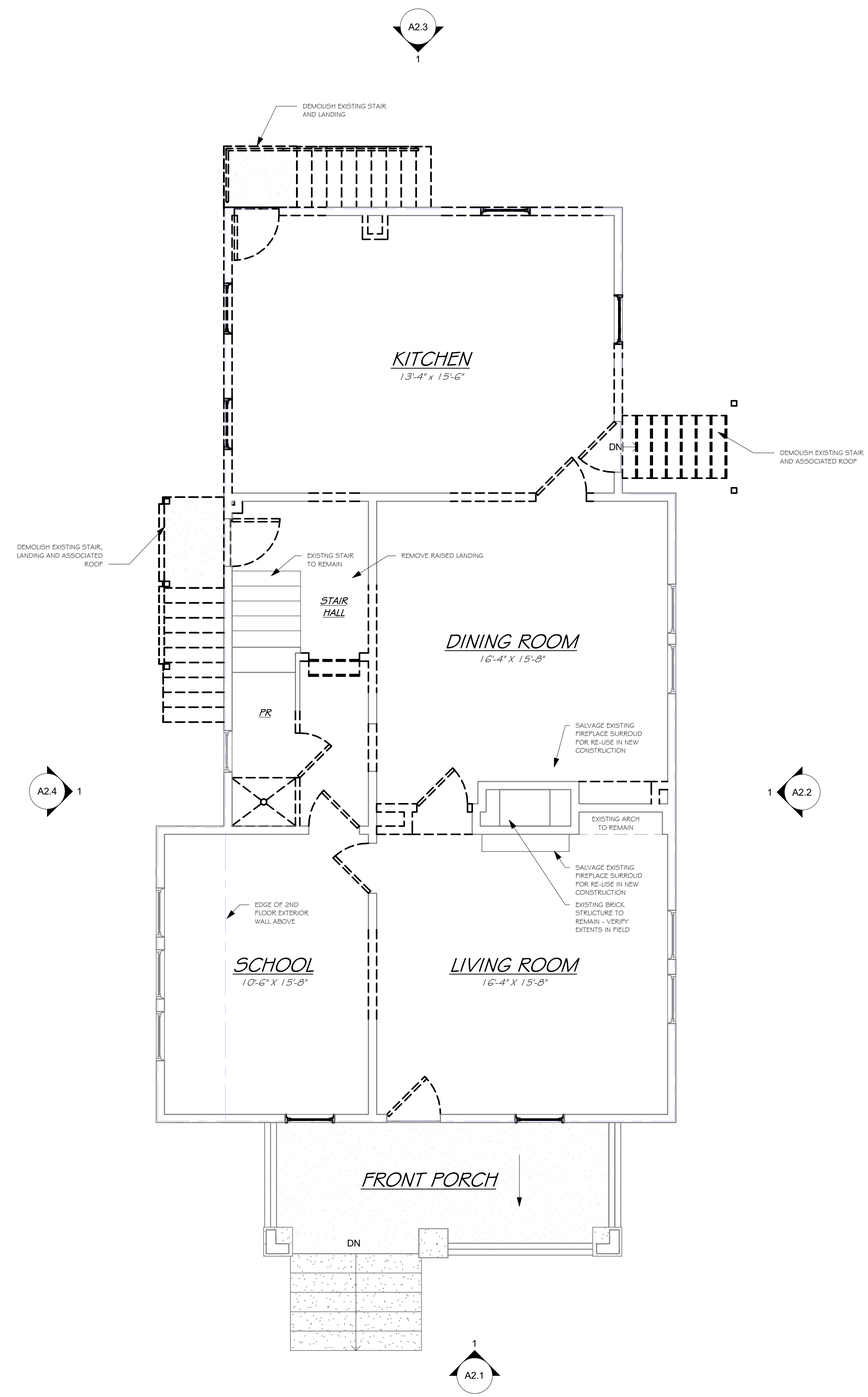
SITE PLAN

C1.0

☐ Released for Construction
☒ Not Released for Construction



2 MAIN LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"



1 MAIN LEVEL - DEMOLITION
SCALE : 1/4" = 1'-0"

PLAN SYMBOL LEGEND

- BUILDING SECTION TAG (1 / A101, SIM)
- WALL SECTION / DETAIL SECTION TAG (1 / A101, SIM)
- EXTERIOR ELEVATION TAG (A2.1 / 1)
- CENTERLINE / GRIDLINE
- ROOM TAG (Room name)
- APPROXIMATE RM. DIMENSIONS (10'-0" x 10'-0")
- INDICATES DIRECTION OF SLOPE - REFER TO PLAN
- THRESHOLD HEIGHT (4")
- STUD BOUNDARY
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION

PLAN NOTES

1. ALL NEW STUD WALLS TO BE OF 2X4 CONSTRUCTION U.N.O..
2. ALL DIMENSIONS FOR STUD WALLS ARE TO THE FACE OF STUD.
3. DOORS AND WINDOWS ARE TO BE CENTERED ON WALLS U.N.O..
4. DEPRESS STRUCTURE AT SHOWERS TO ALLOW FOR CURBLESS ENTRY U.N.O..
5. ROOM TAG DIMENSIONS ARE FOR REFERENCE ONLY - NOT TO BE USED FOR CONSTRUCTION.

AREA SCHEDULE

NAME	LEVEL	AREA	AREA CATEGORY
MAIN LEVEL INDOOR - EXISTING	MAIN LEVEL	1305 SF	INDOOR
2ND LEVEL INDOOR - EXISTING	SECOND LEVEL	885 SF	INDOOR
2ND LEVEL INDOOR - NEW	SECOND LEVEL	360 SF	INDOOR
INDOOR		2550 SF	
EXISTING FRONT PORCH	MAIN LEVEL	150 SF	OUTDOOR
NEW SCREENED PORCH	MAIN LEVEL	195 SF	OUTDOOR
NEW GRILL DECK	MAIN LEVEL	85 SF	OUTDOOR
NEW SCREENED PORCH	SECOND LEVEL	195 SF	OUTDOOR
OUTDOOR		625 SF	

Note to Contractor:
Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications & site conditions shall be immediately reported to the architect in writing. The architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk. This set of architectural drawings is provided as is, per the contract between the Client/Owner and the Architect, and does not include any engineering drawings or specifications for structural, HVAC, mechanical, electrical or plumbing systems. It is the express responsibility of the Client/Owner and/or the contractor to determine or secure appropriate contractors to provide this information as it relates to construction of the home represented in these drawings. The contractor shall not be held responsible for the home resulting from drawings. These drawings shall not be by the contractor on site during the construction process. Neither is the Architect responsible for decisions made by The Client/Owner or contractor regarding details or design elements outside the scope of the contracted drawings as provided.

THE DAVIS RESIDENCE

7 NEAL STREET
GREENVILLE, SC 29601

Print/Revision Record

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07/06/2026	HRB SUBMISSION
07/23/2026	HRB REVISIONS

Date Printed: 07/23/2026
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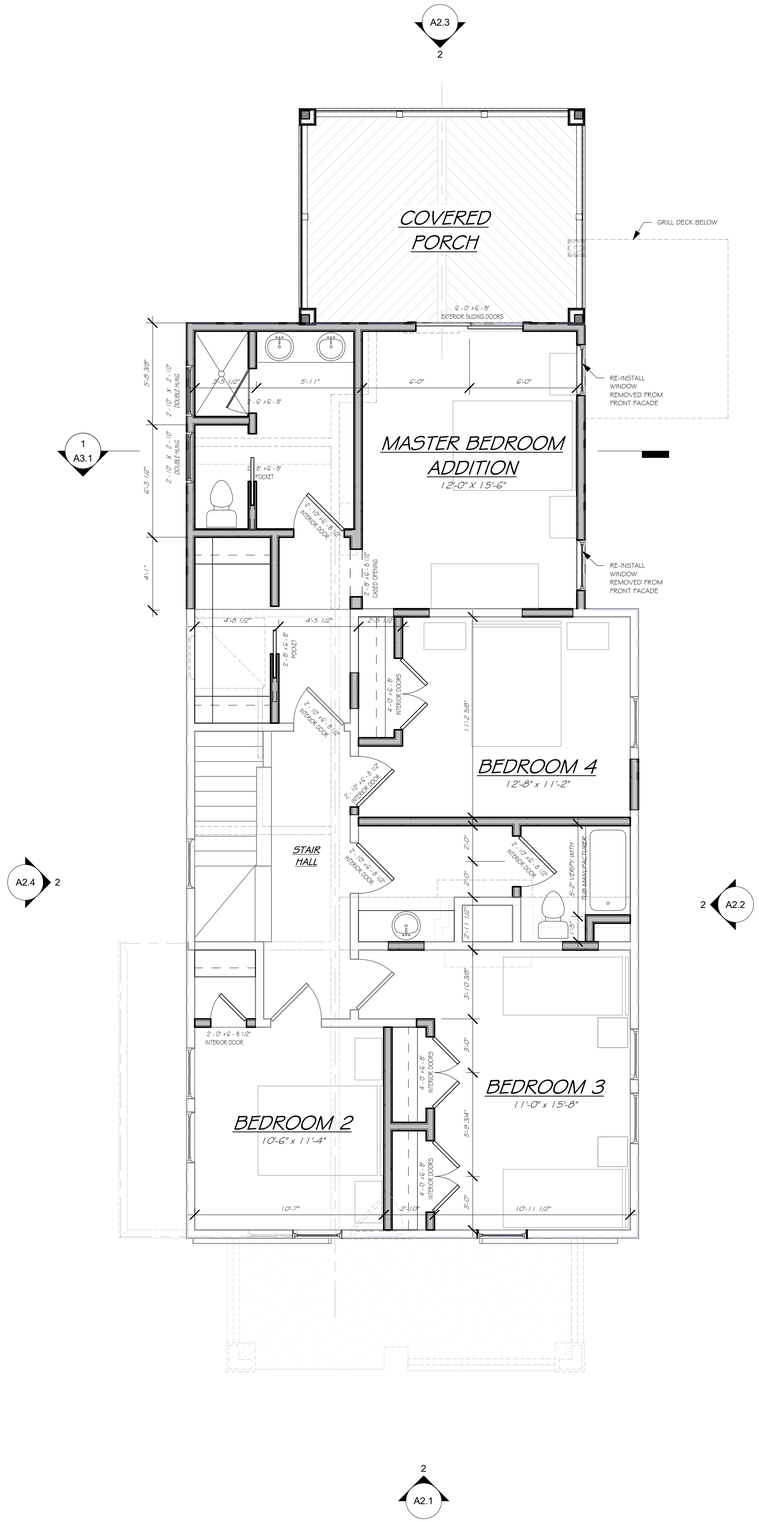
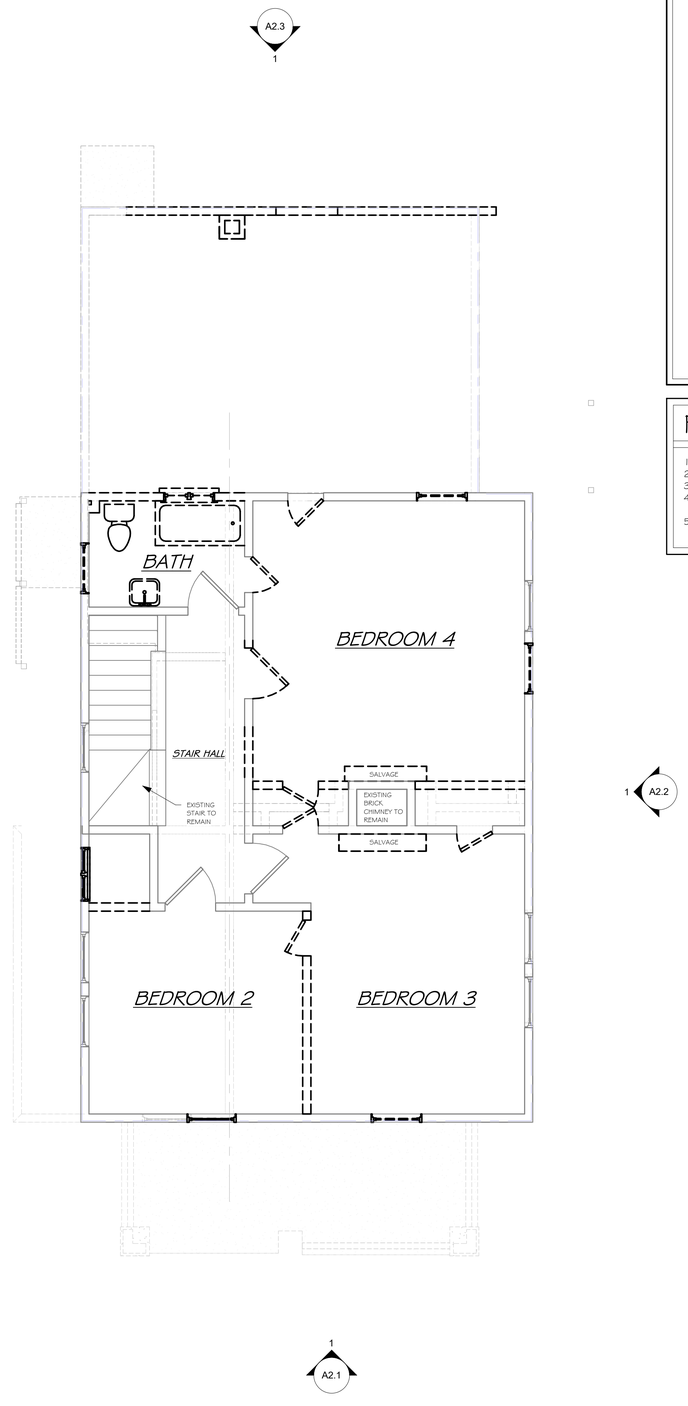
MAIN LEVEL FLOOR PLANS

A1.1

☐ Released for Construction
☒ Not Released for Construction



1 SECOND LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"



2 SECOND LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

PLAN SYMBOL LEGEND

- BUILDING SECTION TAG (1 / A101, SIM)
- WALL SECTION / DETAIL SECTION TAG (1 / A101, SIM)
- EXTERIOR ELEVATION TAG (A2.1 / 1)
- CENTERLINE / GRIDLINE
- ROOM TAG (Room name) / APPROXIMATE RM. DIMENSIONS (10'-0" x 10'-0")
- INDICATES DIRECTION OF SLOPE - REFER TO PLAN
- THRESHOLD HEIGHT (4")
- STUD BOUNDARY
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION

PLAN NOTES

1. ALL NEW STUD WALLS TO BE OF 2X4 CONSTRUCTION U.N.O..
2. ALL DIMENSIONS FOR STUD WALLS ARE TO THE FACE OF STUD.
3. DOORS AND WINDOWS ARE TO BE CENTERED ON WALLS U.N.O..
4. DEPRESS STRUCTURE AT SHOWERS TO ALLOW FOR CURBLESS ENTRY U.N.O..
5. ROOM TAG DIMENSIONS ARE FOR REFERENCE ONLY - NOT TO BE USED FOR CONSTRUCTION.

Note to Contractor:
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THE DAVIS RESIDENCE

7 NEAL STREET
GREENVILLE, SC 29601

Print/Revision Record

06/22/2026	PRELIMINARY PROGRESS
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07/23/2026	HRB REVISIONS

Date Printed: 07/23/2026
Project #: 2600

SECOND LEVEL FLOOR PLANS

A1.2

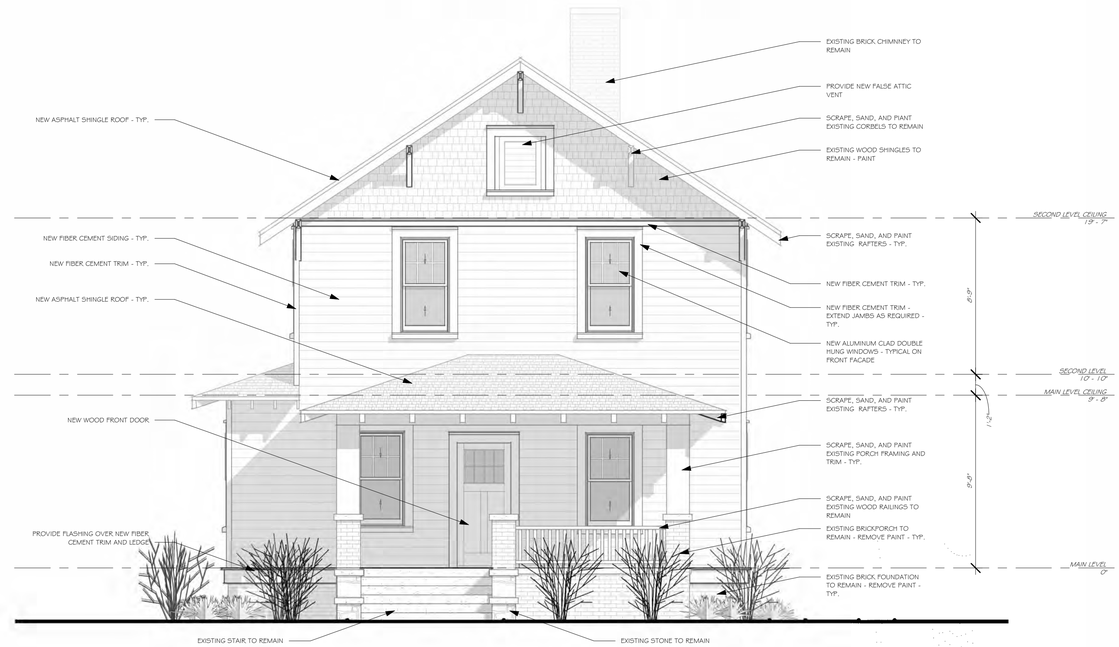
☐ Released for Construction
☒ Not Released for Construction

ELEVATION SYMBOL LEGEND

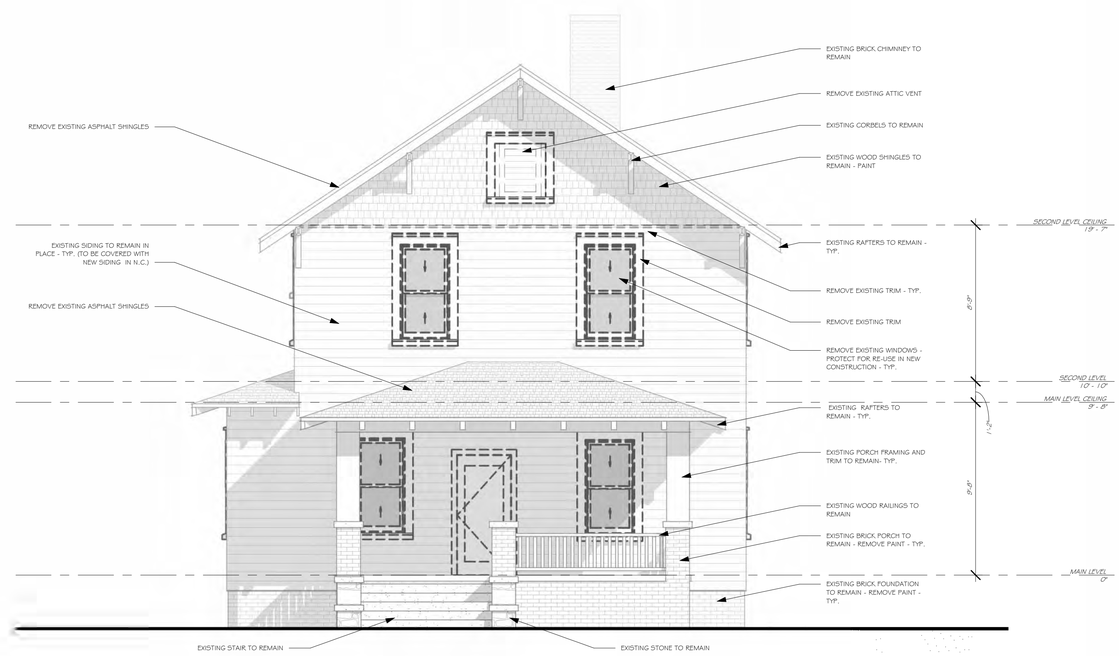
1 / A101 / SIM	BUILDING SECTION TAG
1 / A101 / SIM	WALL SECTION & DETAIL SECTION TAG
1 / A101 / SIM	BEARING PLATE SECTION TAG
	CENTERLINE
8' - 0"	SPOT ELEVATION TAG
5 / 12	ROOF SLOPE TAG
1 / 1-12	ROOF SLOPE TAG

ELEVATION NOTES

1. GRADES SHOWN ARE APPROXIMATIONS - CONTRACTOR TO VERIFY.
2. STONE HATCH REPRESENTS MATERIAL ONLY - STONE TYPE AND PATTERN TO BE DETERMINED BY OWNER.
3. EXTERIOR DESIGN OPTIONS
   - OPTION A
     1. AS DRAWN IN THESE DOCUMENTS.
   - OPTION B
     1. REPLACE ALL WINDOWS WITH SAME STYLE AS NEW FRONT WINDOWS SHOWN IN OPTION A (BUT BRONZE IN LIEU OF WHITE)
     2. PAINT ALL ELEMENTS SHOWN AS WHITE IN OPTION A (TRIM, RAFTER TAILS, SHINGLES, POST WRAPS, DECK FASCIA, DECK SKIRTING) WITH BENJAMIN MOORE CROWN POINT SAND.



2 FRONT ELEVATION - NEW
SCALE : 1/4" = 1'-0"



1 FRONT ELEVATION-DEMO
SCALE : 1/4" = 1'-0"

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GREENVILLE, SC 29601

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EXTERIOR ELEVATIONS

A2.1

☐ Released for Construction
☒ Not Released for Construction

ELEVATION SYMBOL LEGEND

1 A101 SIM	BUILDING SECTION TAG
1 A101 SIM	WALL SECTION & DETAIL SECTION TAG
1 A101 SIM	BEARING PLATE SECTION TAG
	CENTERLINE
8' - 0"	SPOT ELEVATION TAG
12 / 5	ROOF SLOPE TAG
1 / 12	ROOF SLOPE TAG

ELEVATION NOTES

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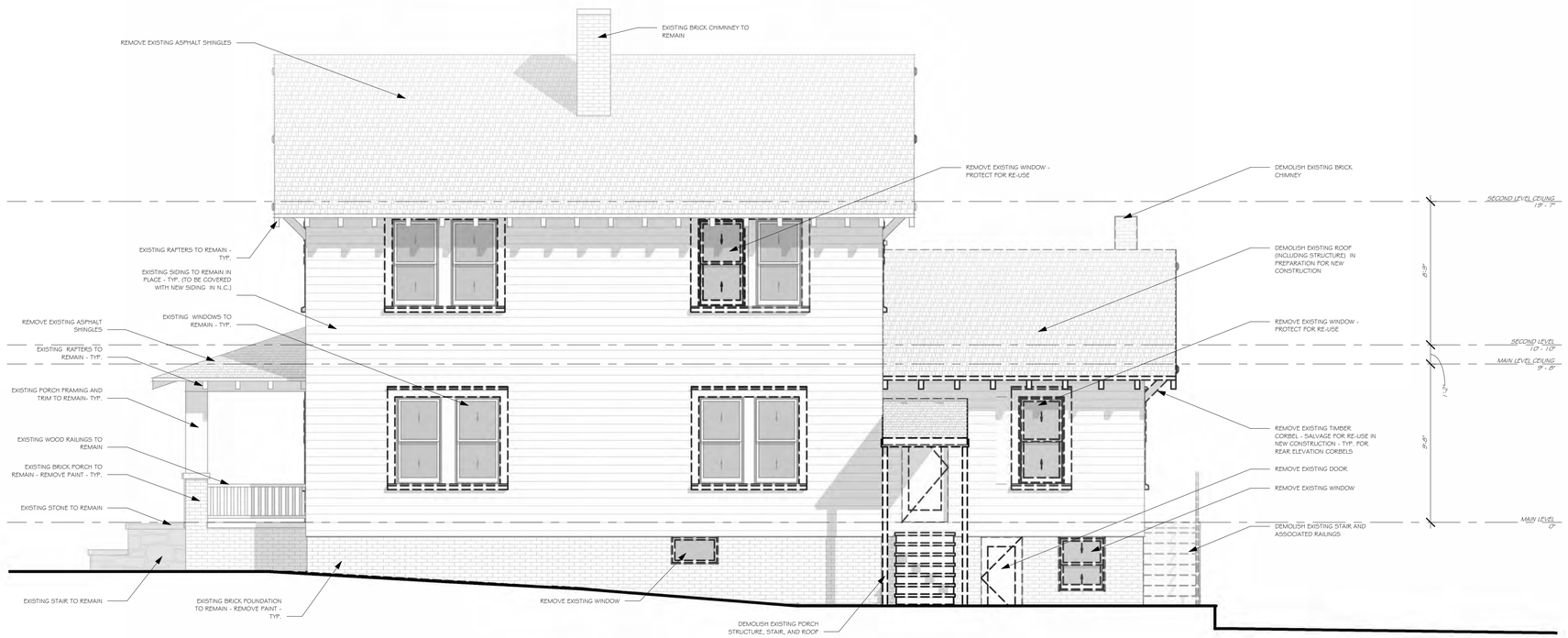
2 RIGHT ELEVATION - NEW
SCALE : 1/4" = 1'-0"



1 RIGHT ELEVATION - DEMO
SCALE : 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A2.2

☐ Released for Construction
☒ Not Released for Construction

ELEVATION SYMBOL LEGEND

SIM / 1 / A101	BUILDING SECTION TAG
SIM / 1 / A101	WALL SECTION & DETAIL SECTION TAG
SIM / 1 / A101	BEARING PLATE SECTION TAG
	CENTERLINE
8' - 0"	SPOT ELEVATION TAG
12 / 5	ROOF SLOPE TAG
1 / 12	ROOF SLOPE TAG

ELEVATION NOTES

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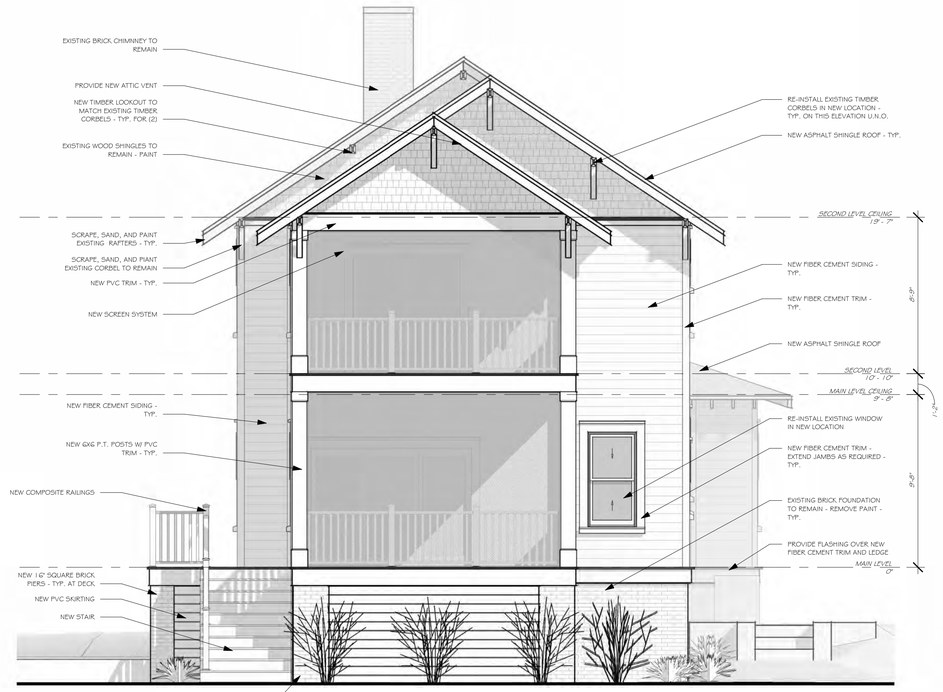
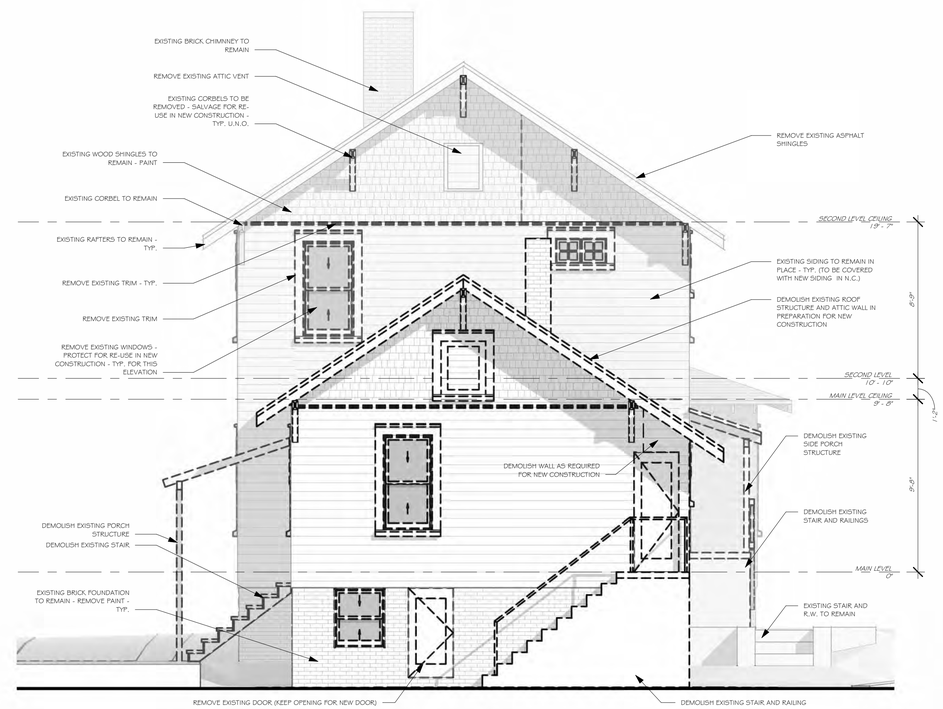


2 REAR ELEVATION
SCALE : 1/4" = 1'-0"



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

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GREENVILLE, SC 29601

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EXTERIOR ELEVATIONS

A2.3

☐ Released for Construction
☒ Not Released for Construction

ELEVATION SYMBOL LEGEND

1 A101 SIM	BUILDING SECTION TAG
1 A101 SIM	WALL SECTION & DETAIL SECTION TAG
1 A101 SIM	BEARING PLATE SECTION TAG
	CENTERLINE
8' - 0"	SPOT ELEVATION TAG
5 / 12	ROOF SLOPE TAG
1 / 12	ROOF SLOPE TAG

ELEVATION NOTES

1. GRADES SHOWN ARE APPROXIMATIONS - CONTRACTOR TO VERIFY.
2. STONE MATCH REPRESENTS MATERIAL ONLY - STONE TYPE AND PATTERN TO BE DETERMINED BY OWNER.
3. EXTERIOR DESIGN OPTIONS
   - OPTION A
     1. AS DRAWN IN THESE DOCUMENTS.
   - OPTION B
     1. REPLACE ALL WINDOWS WITH SAME STYLE AS NEW FRONT WINDOWS SHOWN IN OPTION A (BUT BRONZE IN LIEU OF WHITE)
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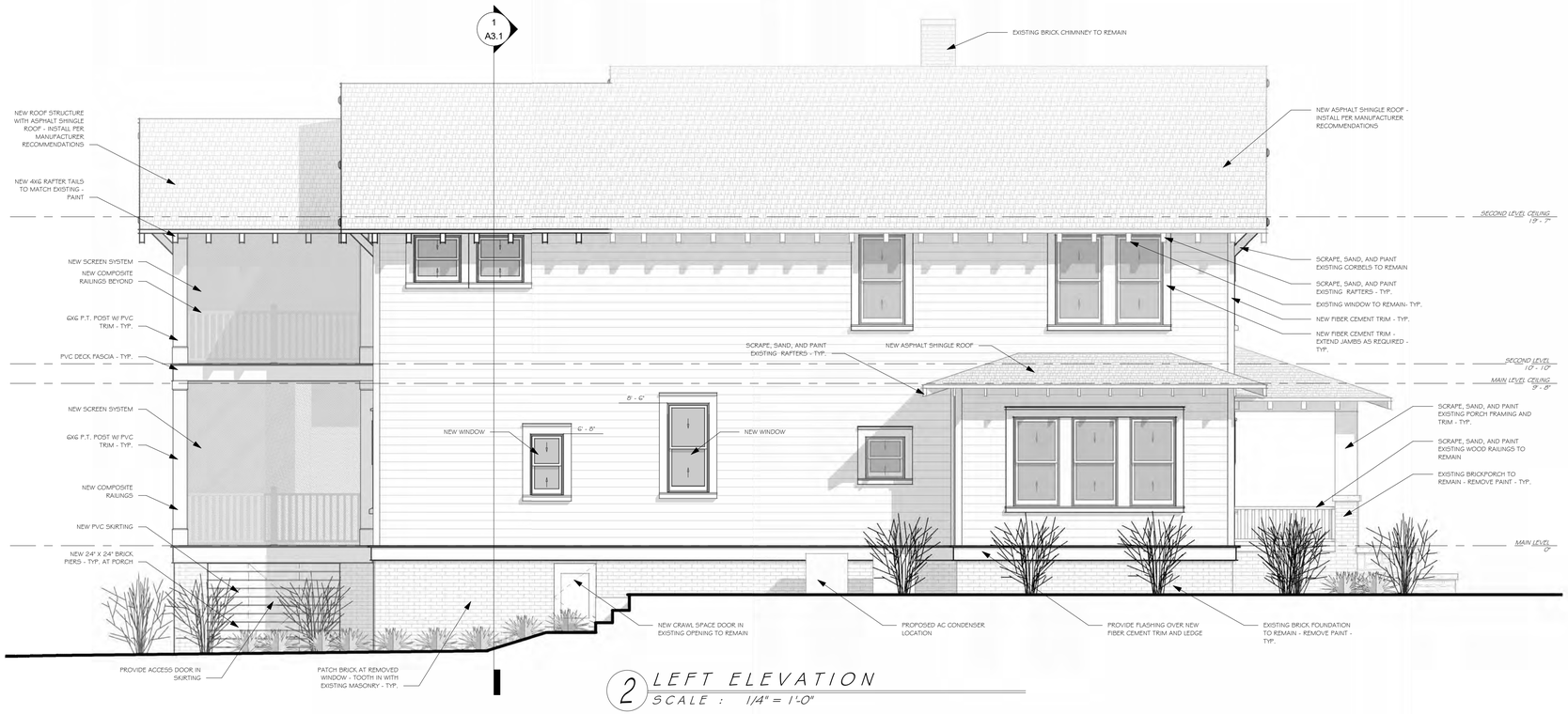
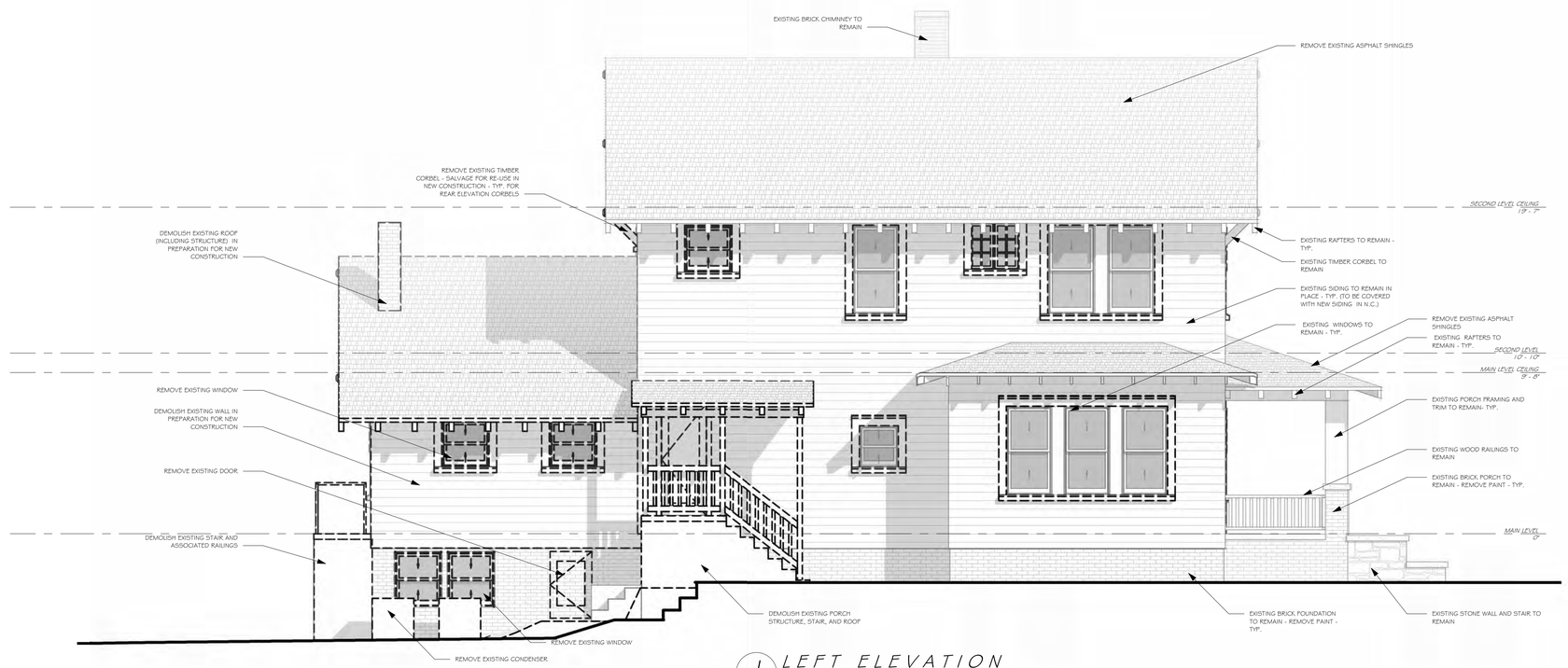


2 LEFT ELEVATION
SCALE : 1/4" = 1'-0"



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

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EXTERIOR ELEVATIONS

A2.4

☐ Released for Construction
☒ Not Released for Construction

BUILDING SECTION NOTES

1. BUILDING SECTIONS ARE FOR REFERENCE ONLY. - REFER TO LARGER SCALE WALL SECTIONS AND SECTION DETAILS.
2. STICK FRAMED ROOF ASSEMBLIES MAY BE REPLACED WITH TRUSS SYSTEMS ENGINEERED TO MEET CODE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. BUILDER IS RESPONSIBLE FOR COORDINATION OF TRUSS DESIGN WITH THIS DESIGN.

1 BUILDING SECTION
SCALE : 3/8" = 1'-0"

Note to Contractor:
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BUILDING SECTIONS

A3.1

☐ Released for Construction
☒ Not Released for Construction

4 PERSPECTIVE
SCALE :

3 PERSPECTIVE
SCALE :

2 PERSPECTIVE
SCALE :

1 PERSPECTIVE
SCALE :

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PERSPECTIVES

A8.1

☐ Released for Construction
☒ Not Released for Construction

15

102

103

500

CAD Drawing

Quote # SQAQ033139_1

Dealer Supply & Lumber Co., LLC
105 Airport Rd.
Greenville, SC 29607

VictorBilt
Dealers Supply & Lumber Company, LLC

ROGUE VALLEY DOOR

Entered By: Steve Thrailkill sthrailkill@victorbilt.com **7/1/2026**

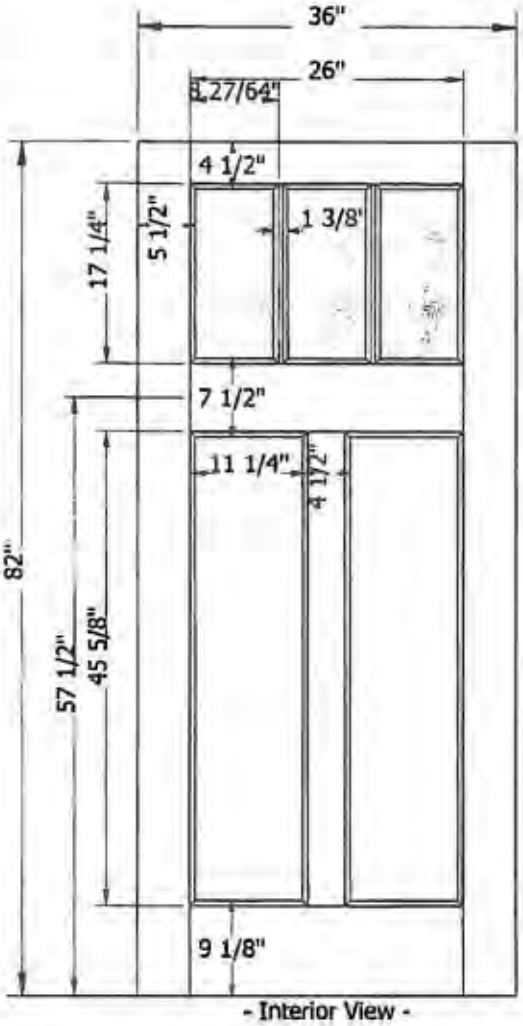
Door Info

Thickness	1-3/4
Pattern	4632
Species	DF
Width	3/0
Height	6/10
Stile	5-1/2
Sticking	Mod Ovolo Sticking
Top Rail	4 1/2
Bottom Rail	9 1/8
Glass Type	LOW-E IG
Panel Type	5/8 FP
Rogue Premium	

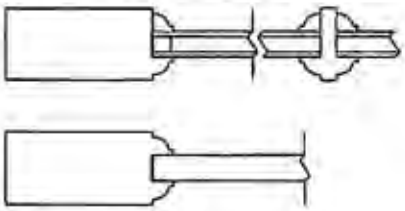
Additional Details

Door Model - 4632, Glass Thickness 5/8", Bar Profile 1 3/8" TDL, Stile and Rail Dimensions Includes 1/2" Sticking Width, Standard Lead-Time

Name : BFS100 444195



- Interior View -



~$2,500

P-1262761-1 All images are interior view Est Weight: 93

Our Valued Customer

DEAL

Sash, 2-3/4" TDL Bar, 3/4" Flat Panel 52
Sash, 1-3/8" TDL Bar, 3/4" Flat Panel 53
Sash, 7/8" SDL Bar, 3/4" Flat Panel 54
Contemporary, Satin Etch Glass 56
French 58
French, 7/8" SDL Bar 62
French, 1-1/4" TDL Bar 66
Dutch Doors 68
Transoms & Dentil Shelves 70
Sapele Mahogany 72
Ponderosa Pine 82
Red Oak 90
Anatomy of an Exterior Door 92
Door Unit Configurations 93
Door Handing 93
Frames 94
Brickmould & Casing 96

Douglas Fir

TRANSOMS: LET IN THE LIGHT

A transom is a small window above a door. It can be a great way to let more natural light into your home. All rectangular transom units have a Unit Dimension height of 13-1/2". Transoms with 5-1/2" stiles will match doors that have a wide layout. If you're looking for a way to make your home feel brighter and more airy, a transom is a great option.

Single Door Unit

F37743
Used with a single door
Clear Glass
7/8" SDL Bar
4-1/2" Stiles

F37753
Used with a single door
Clear Glass
7/8" SDL Bar
5-1/2" Stiles

Double Door Unit

F3774560
Used with a 6/0 Double Door Unit
Clear Glass
7/8" SDL Bar
4-1/2" Stiles

Single Door with Sidelite Unit

F7711LE
Used with a 1/0 x 3/0 x 1/0 Continuous Unit
Low-E Glass
2-3/16" Stiles

F37715
Used with a 1/0 x 3/0 x 1/0 Continuous Unit
Clear Glass
7/8" SDL Bar
2-3/16" Stiles

F37725
Used with a 1/2 x 3/0 x 1/2 Continuous Unit
Clear Glass
7/8" SDL Bar
2-3/16" Stiles

Double Door Unit or Single Door with Sidelites Unit

F7751
72" Width
Used with a 1/2 x 3/0 x 1/2 or 6/0 Double Door Unit
Clear Glass
5-1/2" Stiles

F7751LE
72" Width
Used with a 1/2 x 3/0 x 1/2 or 6/0 Double Door Unit
Low-E Glass
5-1/2" Stiles

F37755
72" Width
Used with a 1/2 x 3/0 x 1/2 or 6/0 Double Door Unit
Clear Glass
7/8" SDL Bar
5-1/2" Stiles

Dentil Shelves

Dentil shelves are a nice complement to a Craftsman style door. Choose from a 4 block or a 16 block option.

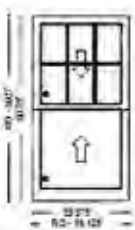
F9541
4 Block Dentil Shelf

F9540
20 Block Dentil Shelf

F6803 (door), F9541 (optional dentil shelf)
Custom sidelite and transom, Simpson

EASY STAINABILITY

For more information on custom door options, see page 116.



Pinnacle Clad White Double Hung 3030-1 Complete Unit LoE 366 IG 5-1/4 Jamb Ext (2604 Powder)(Setup (Standard))(FBC: 11092)(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout:2-10 x 5-6)(Pine Species)(White Paint)(With Finger Pulls)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(7/8" Putty WDL Short w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H/No Grilles Bottom Sash)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in S Zone)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 60)

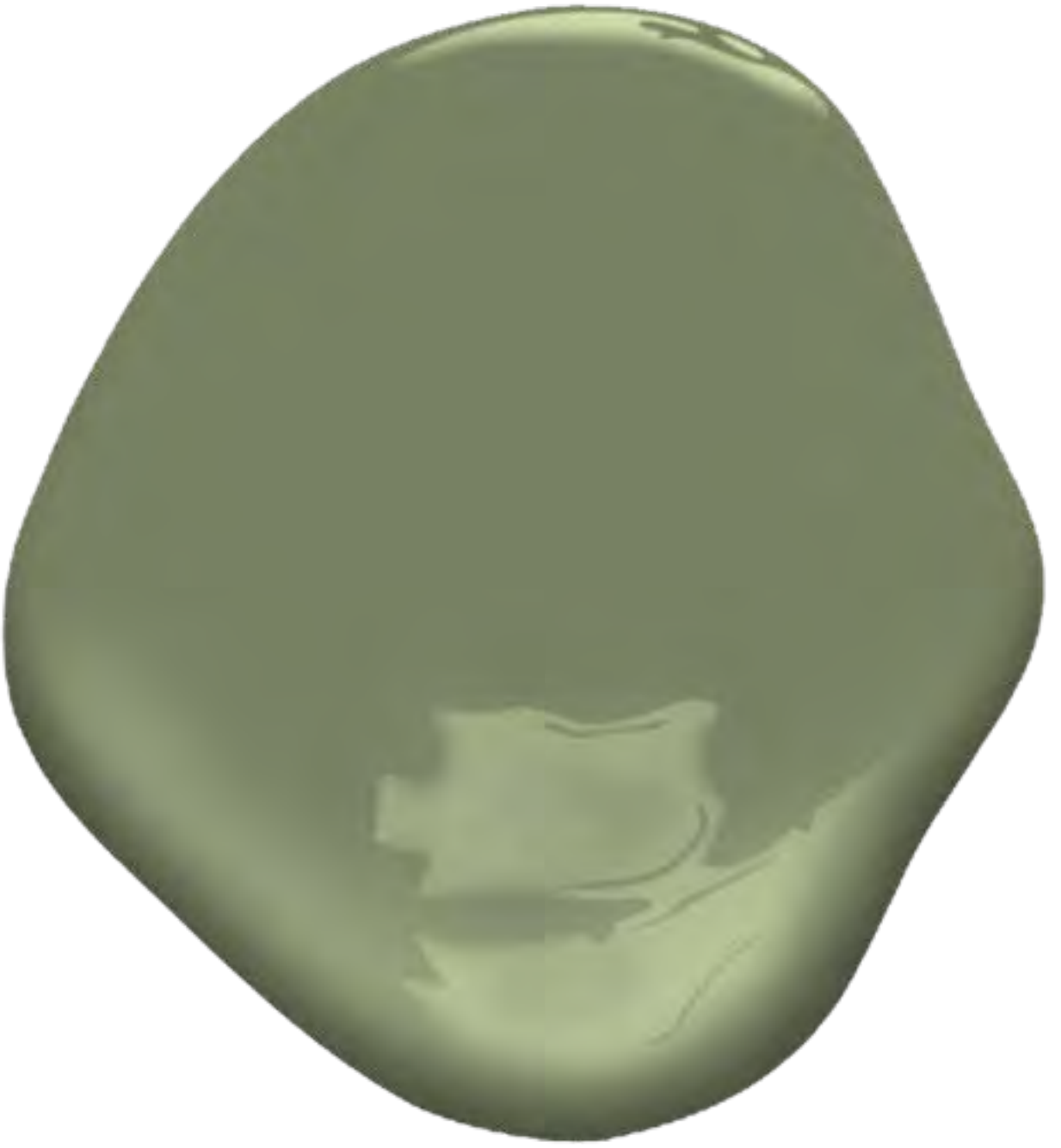
* Units viewed from exterior.

WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

WHITE

Standard Color

This is a lab prepared color sample, therefore color may vary slightly in production line application.



11
PROTECTED BY
AMERICAN PROTECTION LLC
(864) 288-0081

Standard Colors

White

Linen

Ivory

Sandstone

Clay

Tan

Sage Brown

Walnut

Desert Dust

Bronze

Appalachian Brown

Red River Rouge

Cinnamon

Sage Green

Hunter Green

Military Blue

Clear

Dove Gray

Slate Gray

Charcoal Gray

Sable

Black

WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

Standard Colors

- 22 colors to choose from with Windsor's Standard Color palette
- All colors produced in the highly durable 2604 finish
- Production = 3-week lead time
- 2605 finish upgrade available with an additional week lead time and 15% upcharge on base unit
- No minimums required