Design Review Board

AGENDA

DESIGN REVIEW BOARD – NEIGHBORHOOD
DESIGN PANEL
AGENDA
REGULAR MEETING
JANUARY 2, 2020
3:00 PM
10TH FLOOR COUNCIL CHAMBERS, CITY HALL

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
4. Approval of Minutes – December 5, 2019
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business (Public Hearing)
   A. None
9. New Business (Public Hearing)
   A. CA 19-794
   Application by Solid Construction for a CERTIFICATE OF APPROPRIATENESS located at 205 W EARLE ST for an exterior addition to an existing single-family residence (TM# 000800-04-00300)

Documents:
CA 19-794_AGENDAPACKET.PDF
10. Advice and Comment (Not a Public Hearing)
A. None

11. Informal Review (Not a Public Hearing)
A. None

12. Other Business (Not a Public Hearing)
A. None

13. Adjournment

City of Greenville Planning and Development | 864-467-4476
Docket Number: CA 19-794
Applicant: Solid Construction
Property Owner: Jeff and Rhonda Combs
Property Location: 205 W. Earle St.
Tax Map Number: 000800-04-00300
Zoning: R-6, Single-Family Residential District
Proposal: CERTIFICATE OF APPROPRIATENESS FOR RESIDENTIAL ADDITION

Staff Recommendation:
Staff recommends approval of the project and recommends the following condition, in addition to any conditions noted by the Design Review Board:

1. Applicant uses Hardie board lap siding with a smooth texture.

Staff Analysis:

The subject property, 205 W. Earle St., is zoned R-6 and is located within the Col. Elias Earle Historic Preservation Overlay District. The property is improved with a one-story single-family structure. Per the 2003/2005 Historic Resources Survey, the home was constructed in 1925 and contributes to the Historic District. The applicant proposes a 10 ft. by 13 ft. (approx. 130 sq. ft.) addition to the rear of the existing home, and a new 12 ft. by 12 ft. (144 sq. ft.) deck and stairs at the rear of the home. The stated scope of work also includes interior kitchen and bathroom remodeling; however, interior work is not under the purview of this report.

The existing home features a brick and stone façade with cedar shingle sidings. The building addition and deck are proposed toward the rear of the existing home at the southeast corner of the structure. Proposed materials include a brick foundation base, Hardie board lap siding, shake style wood gable siding and roof shingles to match the existing home. While Hardie board is not a material found on the original structure, the applicant proposes to paint the boards a medium-warm gray (Behr “Fashion Gray”) to blend in with the colors of the original brick and stone; color samples have been provided within the packet. The building addition will be visible from the Earle Street right-of-way, but will be set back approximately 42 ft. from the front of the existing home. The rear deck will not be visible from the right-of-way.
Staff believes that the overall placement and materials of the addition comply with the pertinent design guidelines. The addition is located toward the rear of the parcel to minimize visual impacts from the street. The addition is compatible with the scale and character of the original building and incorporates a similar roof form as the original building. Further, the proposed lap siding helps to differentiate the addition from the original structure. Smooth wood lap siding was traditionally used as building material in the Col. Elias Earle Historic District. In order to respect the texture of traditional wood material within the Historic District, Staff recommends that the Hardie board siding feature a smooth texture rather than a grain texture.

Staff recommends approval of the application with the condition that the applicant utilize Hardie board lap siding with a smooth texture.

**Applicable Design Guidelines:**

**AR.12 Design an addition to be compatible with the primary building.**

A. Design a new addition such that the original character can be clearly seen.
B. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
C. Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
D. An addition should be compatible in scale, materials and character with the main building.
E. An addition should be set back from any primary, character-defining façade.
F. The roof form of a new addition should be in character with that of the primary building.

**AR.15 Use colors to create a coordinated color scheme for a building.**

A. The façade should “read” as a single composition.
B. Employ color schemes that are simple in character.
C. Base or background colors should be muted.
D. Reserve the use of bright colors for accents only.

**EE.6 Building materials for new construction should be similar to materials seen historically.**

A. Traditionally, a limited palette of building materials was used in Greenville. Wood lap siding and brick were the dominant materials. Also, new materials should have a simple finish, similar to that seen historically.
**APPLICANT/OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Name:</th>
<th>SOLID CONSTRUCTION</th>
<th>PROPERTY OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title:</td>
<td>BUILDER</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>205 WALLINGFORD RD</td>
<td>205 W EARLE ST</td>
</tr>
<tr>
<td>State:</td>
<td>GREENVILLE SC</td>
<td>GREENVILLE SC</td>
</tr>
<tr>
<td>Zip:</td>
<td>29609</td>
<td>29609</td>
</tr>
<tr>
<td>Phone:</td>
<td>864</td>
<td>503 381 8892</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:jonah@solid-sc.com">jonah@solid-sc.com</a></td>
<td><a href="mailto:combsjet@yahoo.com">combsjet@yahoo.com</a></td>
</tr>
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</table>

**PROPERTY INFORMATION**

- STREET ADDRESS: 205 W EARLE ST
- TAX MAP #(S): 0008000400300
- PRESERVATION DISTRICT/SPECIAL DISTRICT: EARLE ST
- ARE THERE EXISTING STRUCTURES ON THE PROPERTY? Yes

**DESCRIPTION OF REQUEST**

- SELECT APPLICATION TYPE: CA Neighborhood New
- CA Neighborhood Modification (Major/Minor)
- CA Urban New
- CA Urban Modification (Major/Minor)
- CAS Staff New (Major/Minor) *please see item D. for description
- CAS Staff Modification
- Informal Review

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

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

CONSTRUCT NEW ADDITION AT REAR OF HOME, ~ 10' X 13'
PROJECT WILL INCLUDE A NEW 12' X 12' DECK AND STAIRS TO
ACCESS EXISTING SCREENED PORCH AND ADDITION.
WILL ALSO INCLUDE INTERIOR REMODELING OF KITCHEN AND
BATHROOM AREAS,
ALL FINISHES AND DETAILS WILL MATCH THE EXISTING HOME.
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 no later than 2:00 pm of the date reflected on the attached schedule.
   
   A. URBAN DESIGN PANEL
      $300.00, site plan review
      $300.00, architectural review
   
   B. SIGNS
      $150.00
   
   C. NEIGHBORHOOD DESIGN PANEL
      $150.00
   
   D. APPLICATION FOR STAFF REVIEW
      Major: All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.
      Minor: Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.
      $100.00
   
   E. MODIFICATION TO AN APPROVED PROJECT
      Major (requires review by DRB) ½ Original Fee
      Minor (requires review by staff) $50.00
   
   F. INFORMAL REVIEW
      $50.00

2. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. Public Notice Requirements. Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

   (To be filled out at time of application submittal)
   
   ________________________ Public Hearing signs are acknowledged as received by the applicant

*APPLICANT SIGNATURE*

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ⅛” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- 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.).

CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF Appropriateness
ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and 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).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- 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).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or 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 signage).

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). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. 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.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures*

<table>
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<tr>
<th>Applicant</th>
<th>[Signature]</th>
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</thead>
<tbody>
<tr>
<td>Date</td>
<td>11/25/19</td>
</tr>
<tr>
<td>Property Owner/Authorized Agent</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Date</td>
<td>10/25/2019</td>
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CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
PAGE 3 OF 3
SITE PLAN

LOT AREA: 8,741 SF
EXIST BLDG.: 2,282 SF
NEW ADDITION: 135
NEW DECK: 144
EXIST. DRIVEWAY: 800
EXIST. WALKWAY: 175
TOTAL IMPERVIOUS: 3,504 SF = 40%

SITE DATA FROM SURVEY BY SITE DESIGN, INC. (201)
DATED 5-27-06

PROPOSED ADDITION FOR COMBS RESIDENCE

205 W. EARLE ST.
TAX MAP NO: 000-000-400-300

OWNER: JEFF AND RHONDA COMBS
205 W. EARLE ST
GREENVILLE, SC 29609
903 381 8892

BUILDER: SOLID CONSTRUCTION
205 WALLINGFORD RD
GREENVILLE, SC 29609
667 704 0915
(I) Denotes One-Coat Hide when tinted into MARQUEE® INTERIOR Paint. (I/E) Denotes One-Coat Hide when tinted into MARQUEE® INTERIOR or EXTERIOR Paint.