AGENDA

DESIGN REVIEW BOARD - NEIGHBORHOOD DESIGN PANEL
AGENDA
Regular Meeting
March 5, 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 – February 6, 2020

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 20-65
      Application by John Raptis for a CERTIFICATE OF APPROPRIATENESS for window replacement, re-roofing, and new exterior paint on an existing single-family home located at 208 W. PARK AVE. (TM# 000900-02-01300).

Documents:

CA 20-65 · 208 W. PARK AVE. · AGENDA PACKET.PDF

B. CA 20-70
Application by Brian Lazarus for a CERTIFICATE OF APPROPRIATENESS to construct a new single-family home located at 0 EARLE ST. (TM# 003500-08-02100).

Documents:

CA 20-70 · 0 E. EARLE ST. · AGENDA PACKET.PDF

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

11. Advice and Comment (Not a Public Hearing)
   A. None

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

13. Adjournment

City of Greenville Planning and Development | 864-467-4476
Planning Staff Report to
Design Review Board - Neighborhood
February 28, 2020
for the March 5, 2020 Public Hearing

Docket Number: CA 20-65
Applicant: John Raptis
Property Owner: 208 W. Park, LLC
Property Location: 208 W. Park Ave.
Tax Map Number: 000900-02-01300
Zoning: RM-2, Single- & Multi-Family Residential District
Proposal: Replace windows, paint exterior, and re-roof.
Staff Recommendation: Approve with conditions: 1) Where needed, existing wood window trim shall be replaced in-kind; 2) Historic brick steps shall not be painted.

Staff Analysis:
The subject property at 208 W. Park Ave. is improved with a one-story, single-family residence. The structure was constructed in 1925 and is located within the Heritage Preservation Overlay District. The applicant proposes to replace all of the exterior windows, re-paint the exterior of the house, and re-roof with architectural shingles. Exterior modifications are further detailed below:

Windows
- Applicant proposes to replace existing wood windows with Perma-Shield vinyl-clad wood windows. As noted on the application, the windows will feature 9 over 1 light configuration to match existing windows. Existing wood window trims will remain in place or, where needed, be replaced in-kind.

Paint
- Applicant proposes to re-paint shingle siding with Benjamin Moore “Oxford Gray.” Trim and accents to be painted a soft-white.

Roof
- Applicant proposes to replace current asphalt shingle roof with architectural shingles; proposed color is “Charcoal Black.”

While staff has concerns regarding the replacement of wood windows with the vinyl-clad wood windows, the preservation of the existing wood trim should soften the exterior window finish. Staff finds that the proposed modifications are compatible with the character of the neighborhood and
consistent with the pertinent design guidelines. Therefore, staff recommends approval, with conditions, of the request as submitted.

Conditions:

1. Where needed, existing wood window trim shall be replaced in-kind.
2. Historic brick steps shall not be painted.

Applicable Design Guidelines:

HR.4 Original building materials should be preserved in place, whenever possible.
   A. Maintain existing wall materials and textures.

HR.5 Deteriorated building materials should be repaired rather than replaced, whenever possible.
   A. Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the materials.
   B. Use the gentlest means possible to clean a structure.
   C. Use technical procedures that preserve, clean, refinish or repair historic materials and finishes.

HR.6 Original building materials that have deteriorated beyond repair should be replaced in kind.
   A. Match the original material in composition, scale and finish when replacing it on a primary surface.
   B. Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacement for primary building materials on an historic structure.

HR.8 Original wood siding should be maintained with a protective coating of paint.
   A. Protect wood features from deterioration.
   B. Plan repainting carefully.
   C. Using the historic color scheme is encouraged.

HR.15 Historic windows and doors significantly affect the character of a structure and should be preserved.
   A. Preserve the position, number, size and arrangement of historic windows and doors in a building wall.
   B. Preserve the functional and decorative features of an historic window or door.
   C. Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.
   D. Maintain the historic ratio of window opening to solid wall.
   E. Glazing in doors should be retained.
   F. Where existing operable shutters survive, they should be retained and repaired.
   G. Installing window air-conditioners in windows or building fronts is discouraged.
   H. If energy conservation and heat loss are a concern, consider using storm windows and doors instead of replacing an historic window or door.
HR.16 A new or replacement window or door should match the appearance of the original.
A. When window or door replacement is necessary, match the replacement to the original design as closely as possible.
B. Maintain the historic ratio of solid-to-void on a primary façade.
C. A new opening should be similar in location, size and type to those seen traditionally.
D. On a new or replacement window, wooden snap-in muntins and mullions may be considered.
E. Windows are doors should be finished with trim elements similar to those used traditionally.

HR.18 Roof materials should be used in a manner similar to that seen historically and chosen based on their compatible appearance with a structure.
A. Preserve original roof materials.
B. Replacement roof materials for an historic structure should convey a scale and texture similar to those used traditionally.
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Contact Planning & Development (864) 467-4476

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**APPLICANT/OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> John Raptis</td>
<td><strong>208 W Park Ave</strong></td>
</tr>
<tr>
<td><strong>Title:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Address:</strong> 208 W Park Ave</td>
<td>PO Box 1522</td>
</tr>
<tr>
<td><strong>State:</strong> SC</td>
<td>SC</td>
</tr>
<tr>
<td><strong>Zip:</strong> 29601</td>
<td>29601</td>
</tr>
<tr>
<td><strong>Phone:</strong> 917-710-3407</td>
<td></td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:JohnRaptis@com1.com">JohnRaptis@com1.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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**PROPERTY INFORMATION**

**STREET ADDRESS:** 208 W Park Ave

**TAX MAP #(S):** 0009000201300

**PRESERVATION DISTRICT/SPECIAL DISTRICT:** Heritage Historic District

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

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**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:

- Re-Roof House
- Paint Exterior of entire house
- Replace all windows

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CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS PAGE 1 OF 3
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
   B. SIGNS
   C. NEIGHBORHOOD DESIGN PANEL
   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. $100.00
      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. $50.00
   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 ½" = 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.).
• Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here:** https://greenvillesc.gov/364/Access-GIS-Data, and is provided as a .skp file. **Data is updated monthly.**

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 it 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.

<table>
<thead>
<tr>
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<tbody>
<tr>
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<td>Public Hearing information</td>
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<td>Public Hearing signs</td>
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LANDMARK®

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Lifetime limited transferable warranty*
- 10-year StreakFighter® algae-resistance warranty
- NailTrak® extra-wide nailing area for accurate installation
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)
- * See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537
Benjamin Moore

Oxford Gray

2128 - 70
200 Series Double-Hung Window

SUMMARY
To purchase this product or customize it further, take this summary to your Andersen dealer.
<table>
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<th>Product ID#</th>
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* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.
TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 200 Series tilt-wash double-hung windows feature a tilt-in sash for easy cleaning. They have low-maintenance Perma-Shield® exteriors along with clear pine interiors to bring the warmth of natural wood into your home. Or, if you prefer, choose a factory-painted white interior with an ultra-smooth low-maintenance finish. Either way, they come in our most popular sizes and give you our most requested options, along with our renowned Owner-2-Owner® warranty.

DURABLE
- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Wood sash members are treated with a water-repellent preservative and coated on the exterior with a Flexacron® finish
- The frame members are covered with seamless rigid vinyl cover to eliminate corner joints/welds that adds rigidity and provides an attractive appearance

ENERGY EFFICIENT
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E glass options are available to control heating and cooling costs in any climate
- Many 200 Series tilt-wash double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states

BEAUTIFUL
- Two exterior color options
- Natural pine or white interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS

White  Sandstone

*Visit andersenwindows.com/Warranty for details.
**Visit andersenwindows.com to verify that the product and glass type are ENERGY STAR certified in your area.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.
Planning Staff Report to
Design Review Board - Neighborhood
February 28, 2020
for the March 5, 2020 Public Hearing

Docket Number: CA 20-70
Applicant: Brian Lazarus
Property Owner: Brian Lazarus
Property Location: 0 E. Earle St.
Tax Map Number: 003500-08-02100
Acreage: 0.16
Zoning: R-6, Single-Family Residential District
Proposal: Construction of a new single-family detached home
Staff Recommendation: Approval, with condition: Provide garage door, front door and window shutter details to staff, including materials and color selection.

Staff Analysis:

The applicant proposes to construct a new two-story single-family home in the Col. Elias Earle Preservation Overlay district. The vacant subject property is located on the north side of E. Earle St., just west of Wade-Hampton Blvd. The proposed house features a craftsman-style design and appears to draw inspiration from existing craftsman bungalow styles along the street. An attached, side-entry garage is proposed toward the rear of the home.

Placement

The subject parcel is approximately 0.16 acres in area and is smaller than many of the adjacent parcels along E. Earle St. However, the proposed front building setback is consistent with the existing pattern along the street, which typically ranges from 20 to 25 ft. The applicant proposes an attached side-entry garage toward the rear of the house, accessed via a ribbon-strip driveway along the western property line.

Foundation and Siding

The applicant proposes a brick base (color “Savannah Moss”) and brick stairs leading up to the porch. Hardie-board horizontal siding is proposed for the main body of the house (color “Light Mist”), while Hardie-board board & batten siding is proposed on the upper front-gable (color “Gray Slate”). The garage door features upper window panels; the garage door material has not been
indicated. Staff recommends utilization of a wood or wood-style material for the garage door to complement the Craftsman-style architecture.

**Roof**

The applicant proposes Owens-Corning architectural shingles (color “Onyx Black”) for the roof. The proposed home features a combination cross-gabled/cross-hipped design. The primary roof pitch is 9/12.

**Porch**

The front porch features wrought-iron railing (black) and columns (white).

**Windows and Doors**

Windows are proposed as aluminum-clad wood, double-hung with 4 over 1 lighting (simulated-divided lights). The windows will be painted black with white wood trim. The color and material of the front door have not been provided. Staff recommends utilization of a wood or wood-style material for the door to complement the Craftsman-style architecture. The window on the upper gable (front façade) features decorative shutters which appear proportional to the window opening. The color of the shutters has not been provided.

**Summary**

The form and materials of the proposed house are consistent with the historic fabric along this portion of E. Earle St. The house takes inspiration and context from existing craftsman-style homes along the street. Therefore, staff recommends approval of the new house as submitted, with the following condition:

- Provide garage door, front door and window shutter details to staff, including materials and color selection.

**Applicable Design Guidelines:**

**AR.6  A new building should appear similar in scale to traditional single family houses.**

A. New construction should appear similar in mass and scale to nearby historic structures.
B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.
C. On larger structures, subdivide larger masses into smaller “modules” that are similar in size to single-family residences seen traditionally.

**AR.7  The form of a new building should be similar to those seen traditionally in the historic district.**

A. Use building forms similar to those found traditionally in a district.
B. Use traditional roof forms.
C. The number and size of dormers should be limited on a roof, such that the primary roof form remains prominent.
D. Roofs should be similar in scale to those used historically on comparable buildings.
AR.8 Building materials for new construction should be similar to materials seen historically.
   A. Maintain the existing range of exterior wall materials found in the historic district.
   B. Exterior wood finishes should appear similar to those used historically.
   C. Masonry should appear similar to that used historically.
   D. Materials should be applied in a manner similar to that used historically.
   E. Newer, synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.
   F. Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally.

AR.9 A new building should be visually compatible with historic structures in the area.
   A. A new building should not be designed to look old.
   B. Using contemporary interpretations of historic styles is encouraged for new buildings.
   C. New architectural details should relate to comparable historic elements in general size, shape, scale and finish.
   D. Where a deck is used, it should be unobtrusive, as seen from the street.
   E. Use contemporary interpretations of architectural features that are common to traditional buildings in the neighborhood.
   F. If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.

AR.15 Use colors to create a coordinated color scheme for a building.
   A. The facade 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.
   E. Consider the architectural period when choosing paint colors for a building based on the date of construction.
   F. Consider the architectural style when choosing paint colors for a building.

EE Design Guidelines for the Elias Earle Historic District
   1. Maintain the line of building fronts in the block.
   2. Orient the front of a building to the street.
   3. Maintain the traditional character of a front yard.
   4. A new building should appear similar in scale to traditional single family houses in the area.
   5. The form of a new building should be similar to those seen traditionally in the historic district.
   6. Building materials for new construction should be similar to materials seen historically.
   7. A new building should be visually compatible with historic structures.
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
Contact Planning & Development (864) 467-4476

APPLICANT/OWNER INFORMATION

*Indicates Required Field

<table>
<thead>
<tr>
<th>APPLICANT</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Brian Lazarus</td>
<td>Brian Lazarus</td>
</tr>
<tr>
<td><strong>Title:</strong> Individual</td>
<td>Individual</td>
</tr>
<tr>
<td><strong>Address:</strong> 18 E. Montclair Ave</td>
<td>18 E. Montclair Ave</td>
</tr>
<tr>
<td><strong>State:</strong> Greenville, SC</td>
<td>Greenville, SC 29609</td>
</tr>
<tr>
<td><strong>Zip:</strong> 29609</td>
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<tr>
<td><strong>Phone:</strong> 864-303-0347</td>
<td>864-303-0347</td>
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<tr>
<td><strong>Email:</strong> <a href="mailto:Blazarus@Lshomes.com">Blazarus@Lshomes.com</a></td>
<td><a href="mailto:Blazarus@Lshomes.com">Blazarus@Lshomes.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

*STREET ADDRESS* 1 East Earl Street

*TAX MAP #*(S) 0035000802100

*PRESERVATION DISTRICT/SPECIAL DISTRICT* Colonel Elias Earle Historic District

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY?* Yes ☒ No

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.

Applicant is requesting design approval for house to be constructed on vacant lot within the Colonel Elias Earle Historic District.
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.
      $100.00

      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.
      $50.00

   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

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   (To be filled out at time of application submittal)

   ☑ Public Hearing signs are acknowledged as received by the applicant

   *APPLICANT SIGNATURE

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- 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.).
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Data is updated monthly.

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).

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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 X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

<table>
<thead>
<tr>
<th>*Signatures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
</tr>
<tr>
<td>Date</td>
</tr>
<tr>
<td>Property Owner/Authorized Agent</td>
</tr>
<tr>
<td>Date</td>
</tr>
</tbody>
</table>

Public Hearing information

Public Hearing signs

CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PAGE 3 OF 3
It is the sole responsibility of the general contractor to determine erection procedure, means and methods and sequence of construction. It is the intent of the architect to delineate these documents as accurate as possible for the purpose of graphic representation. Do not "scale" these documents. The dimensions shown are to under a separate agreement.

Deviations from these documents in the construction phase shall be reviewed by the architect and the owner prior to the start of work in question. Any deviations from these documents without shop drawing review and distribution, along with product submittals, requested in the construction documents, shall be the sole responsibility of the general contractor, unless directed otherwise by the architect.

The general contractor shall be responsible for all work and materials represented on these documents including the work and materials furnished by subcontractors and vendors. The general contractor shall be responsible for the correction of any errors, omissions, discrepancies and / or inconsistencies which have not been brought to the architects' attention.

The general contractor shall thoroughly review and become familiar with these documents. Upon review, the general contractor shall document and notify the architect of any errors, omissions, discrepancies and / or inconsistencies prior to the start of work in question. The architect shall review the proposed corrections and provide written notification to the general contractor. The discovery of discrepancies and / or inconsistencies prior to the start of any portion of the proposed work. The architect shall review the proposed corrections after the receipt of notification. The discovery of discrepancies and / or inconsistencies thereafter.

The general contractor shall accept the premises as is, in its current state. The owner shall assume no responsibility for the condition of the existing site, and its contents, at the time of bidding or thereafter.

The general contractor shall be responsible for the soil conditions meet or exceed this criteria. The owner shall furnish any and all reports received from the geotechnical engineer (soil reports), on the study of the proposed site, to the architect, structural engineer and general contractor. In the owners' attention in written format.

The general contractor is responsible to produce and comply with an approved construction schedule acceptable to the owner's expectations.

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COLOR MATERIAL SELECTIONS

EARL STREET #1
<table>
<thead>
<tr>
<th>ITEM</th>
<th>MANUFACTURER</th>
<th>FINISHED COLOR</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRICK FOUNDATION</td>
<td>MERIDIAN BRICK</td>
<td>SAVANNAH MOSS - MODULAR</td>
<td>FOUNDATION BRICK</td>
</tr>
<tr>
<td>HARDI BOARD/CONCRETE SIDING - COLOR</td>
<td>JAMES HARDI</td>
<td>COLOR PLUS - LIGHT MIST - BODY</td>
<td>MAIN BODY</td>
</tr>
<tr>
<td>ROOFING - SHINGLES</td>
<td>OWENS CORNING - OAKRIDGE SHINGLE</td>
<td>COLOR PLUS - GRAY SLATE - UPPER GABLE</td>
<td>ACCENT</td>
</tr>
<tr>
<td>PORCH POSTS AND OTHER PAINTABLE EXTERIOR TRIM</td>
<td>SHERWIN WILLIAMS - JAMES HARDI</td>
<td>COLOR PLUS - ARCTIC WHITE</td>
<td>TRIM(S)</td>
</tr>
<tr>
<td>PORCH RAILING</td>
<td>WYCLIFFE - CUSTOM POWDER COAT WROUGHIRON</td>
<td>ONYX BLACK - 35 YR. ARCHITECTURAL</td>
<td>WILL MATCH HARDI COLOR</td>
</tr>
<tr>
<td>WINDOWS</td>
<td>WINDSOR - PINNACLE CLAD</td>
<td>COLOR PLUS - ARCTIC WHITE</td>
<td>METAL CLAD/WOOD INTERIOR - LOW E</td>
</tr>
<tr>
<td>PORCH AND DRIVEWAY SURFACES</td>
<td>CONCRETE</td>
<td>BLACK</td>
<td>BRUSHED FINISH W/EXPANSION JOINTS</td>
</tr>
</tbody>
</table>
Oakridge® Shingles

Featured Color:
Onyx Black

[Image: A package of Oakridge Shingles with a pink panther logo and a label indicating the color is Onyx Black.]
HardiePlank® Lap Siding
Select Cedarmill® with ColorPlus® Technology

LIGHT MIST
- Engineered for Climate®
- Noncombustible
- Superior finish durability and fade resistance
- Long-lasting beauty
- Use the full ColorPlus palette to create hundreds of color combinations

JamesHardie.com

GRAY SLATE
- Engineered for Climate®
- Noncombustible
- Superior finish durability and fade resistance
- Long-lasting beauty
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