



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**301 E. Poinsett Street, Greer, SC 29651**  
**July 11, 2017 @ 10:00 AM**  
**Public Hearing and Business Meeting**

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

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**I. ADVISORY MEETING**

A. Approval of Minutes

**II. PUBLIC HEARING**

A. July 2017 BAR Cases

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

**V. EXECUTIVE SESSION**

**VI. ADJOURN**

**Category Number: I.**  
**Item Number: A.**



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**7/11/2017**

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**Approval of Minutes**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ March 14, 2017 Minutes	7/10/2017	Exhibit
☐ May 9, 2017 Minutes	7/10/2017	Exhibit



## **Board of Architectural Review Minutes March 14, 2017**

**Members Present:** Marney Hannon  
Joda Hiatt  
David Langley  
Linda Wood

**Members Absent:** Brandon Price

**Staff Present:** Glen Pace, Planning and Zoning Coordinator  
Kelli McCormick, Planner  
Suzanne Lynn, Administrative Assistant-Building Development Standards

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### **I. Public Hearing**

#### **a. Call to Order and Opening Remarks**

Chairperson Wood called the meeting to order and opened the public hearing at 10:05am.

#### **b. BAR 2017-01                      228 A&B Trade Street                      G020000601501**

Glen Pace presented case BAR 2017-01.

Keith Smith, applicant, addressed the Board and spoke in favor of BAR 2017-01.

### **II. Business Meeting**

#### **a. Approval of Minutes 1-10-17**

Joda Hiatt made a motion to approve the minutes as submitted. Marney Hannon seconded the motion. The motion carried with a vote of 4 to 0.

### **III. New Business**

#### **a. BAR 2017-01                      222 A&B Trade Street                      G020000601501**

Linda Wood made a motion to approve BAR 2017-01. Joda Hiatt seconded the motion. The motion carried with a vote of 4 to 0.

**IV. Old Business**

**a. Historic Survey Draft**

Review of Historic Survey Draft from Sheldon Owens of Brockington

After a brief discussion, Mr. Pace asked the Board to review the material given to them and this matter would be addressed again at a later date.

**V. Other Business**

**a. Coordinators Report**

Mr. Pace advised the Board that Dr. McAbee would be before the Board on April 11, 2017 to discuss Historic Marker Signage.

Mr. Pace advised the Board that on April 21, 2017 there will be a Historic Preservation Conference and inquired about the Boards attendance.

**VI. Executive Session**

**VIII. Adjourn**

Meeting Adjourned at 11.04 am.



## Board of Architectural Review Minutes May 9, 2017

**Members Present:** Marney Hannon  
Joada Hiatt  
Brandon Price  
Linda Wood

**Members Absent:** David Langley

**Staff Present:** Kelli McCormick, Planner  
Brandon McMahan, Zoning Coordinator

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### I. Advisory Meeting

#### a. Call to Order and Opening Remarks

Chairperson Wood called the meeting to order and at 10:06am.

### II. Public Hearing

#### a. BAR 2017-02                      304 Trade Street                      G020000501000

Kelli McCormick presented case BAR 2017-02.

Kevin Bagwell, Garfield Signs, Applicant, addressed the Board and spoke in favor of case BAR 2017-02.

Chairperson Wood closed the Public Hearing.

Brandon Price made a motion to approve BAR 2017-02. Joada Hiatt seconded the motion. The motion carried with a vote of 4 to 0.

#### b. BAR 2017-03                      218 Trade Street                      G020000601000

Kelli McCormick presented case BAR 2017-03.

Allen Fore, applicant, addressed the Board and spoke in favor of BAR 2017-03.

Chairperson Wood closed the Public Hearing.

Linda Wood made a motion to approve BAR 2017-03. Joada Hiatt seconded the motion. The motion carried with a vote of 4 to 0.

### **III. Other Business**

Staff and the Board discussed training and additional opportunities available to the Board for required hours before the end of the year.

Staff and the Board discussed the Historic Preservation Survey.

Staff and the Board discussed the flow of the meeting.

Linda Wood asked staff to look into the old Wild Ace restaurant and the wood surfacing. Staff will look into this matter and advise the Board at a later time.

Ms. McCormick advised the Board of the Historic District area and possibilities of expanding the area.

Ms. McCormick introduced Brandon McMahan the new Zoning Coordinator to the Board.

### **VIII. Adjourn**

Meeting Adjourned at 10:46 am.

**Category Number: II.**  
**Item Number: A.**



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**7/11/2017**

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**July 2017 BAR Cases**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> July 2017 Cases	7/5/2017	Exhibit
<input type="checkbox"/> Still Water Lighting Application	7/5/2017	Exhibit
<input type="checkbox"/> Chesterton's Book Shop Application	7/5/2017	Exhibit



***Greer***

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***City of Greer, SC***

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***Board of Architectural Review***



# Docket - BAR 2017-05



Location: 304 Trade Street



Parcel Identification Number (PIN): G020000501000



Request: New Lighting



Owner: George Mastorakis



Applicant: Connie Bakeman



Business: Still Water Grill and Catering

# Docket - BAR 2017-05





# Docket - BAR 2017-05

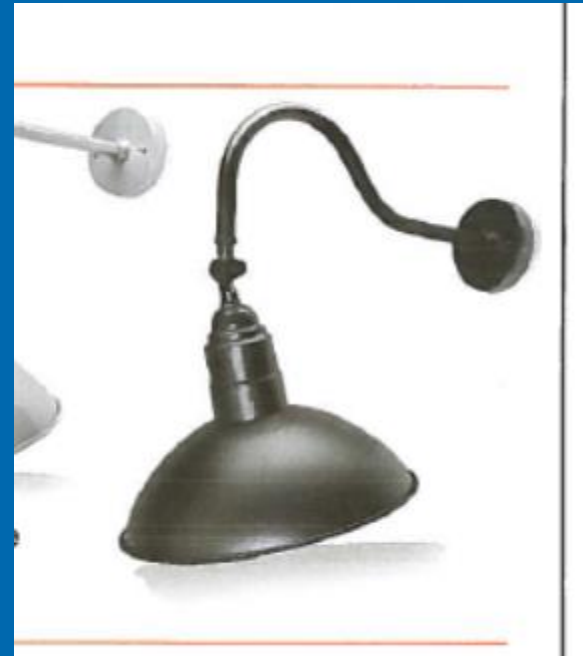
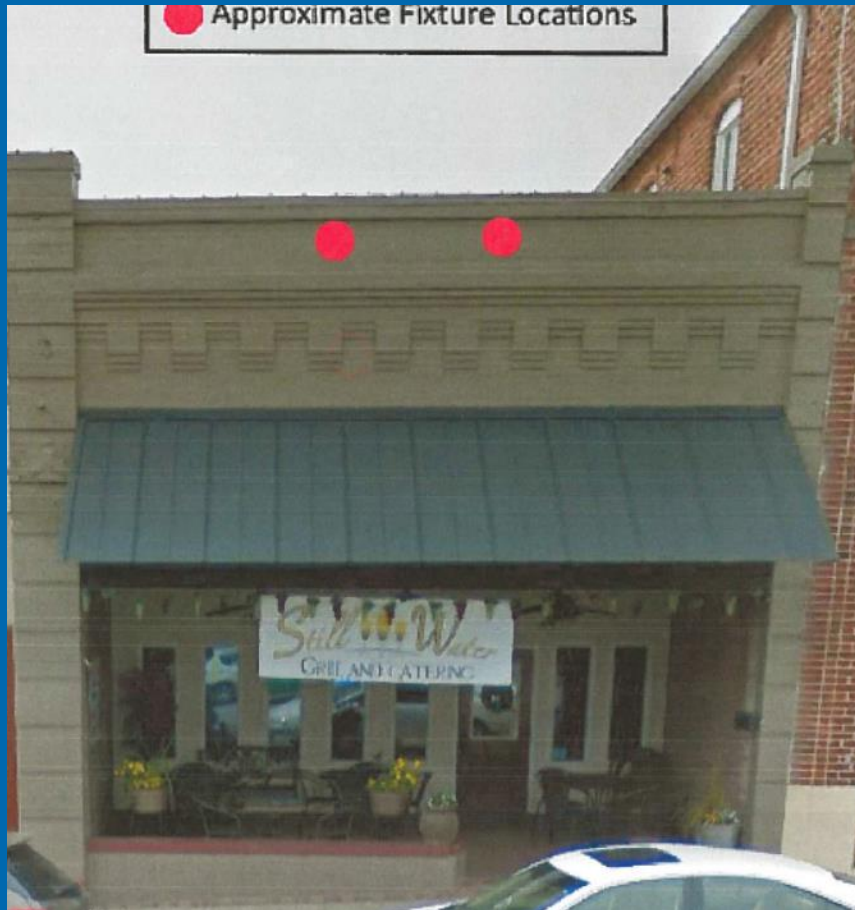


# Docket - BAR 2017-05





# Docket - BAR 2017-05



A large, stylized wave graphic in shades of blue and white, curving around the word 'Greer'.

***Greer***

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***City of Greer, SC***

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***Board of Architectural Review***

# Docket - BAR 2017-06

 Location: 223 Trade Street

 Parcel Identification Number (PIN): G020000301600

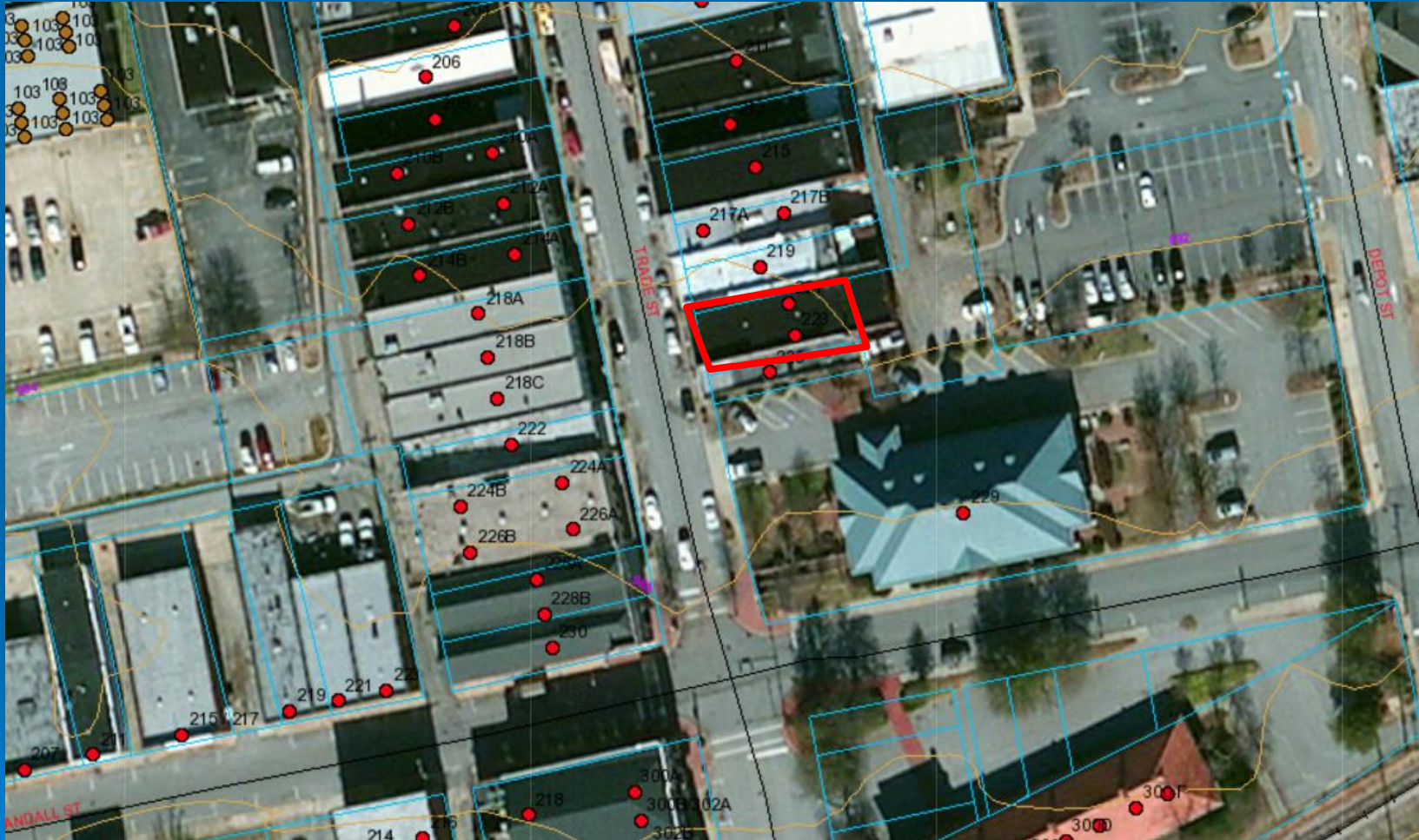
 Request: Façade updates and Signage

 Owner: James Grubbs

 Applicant: Chris Gustafson

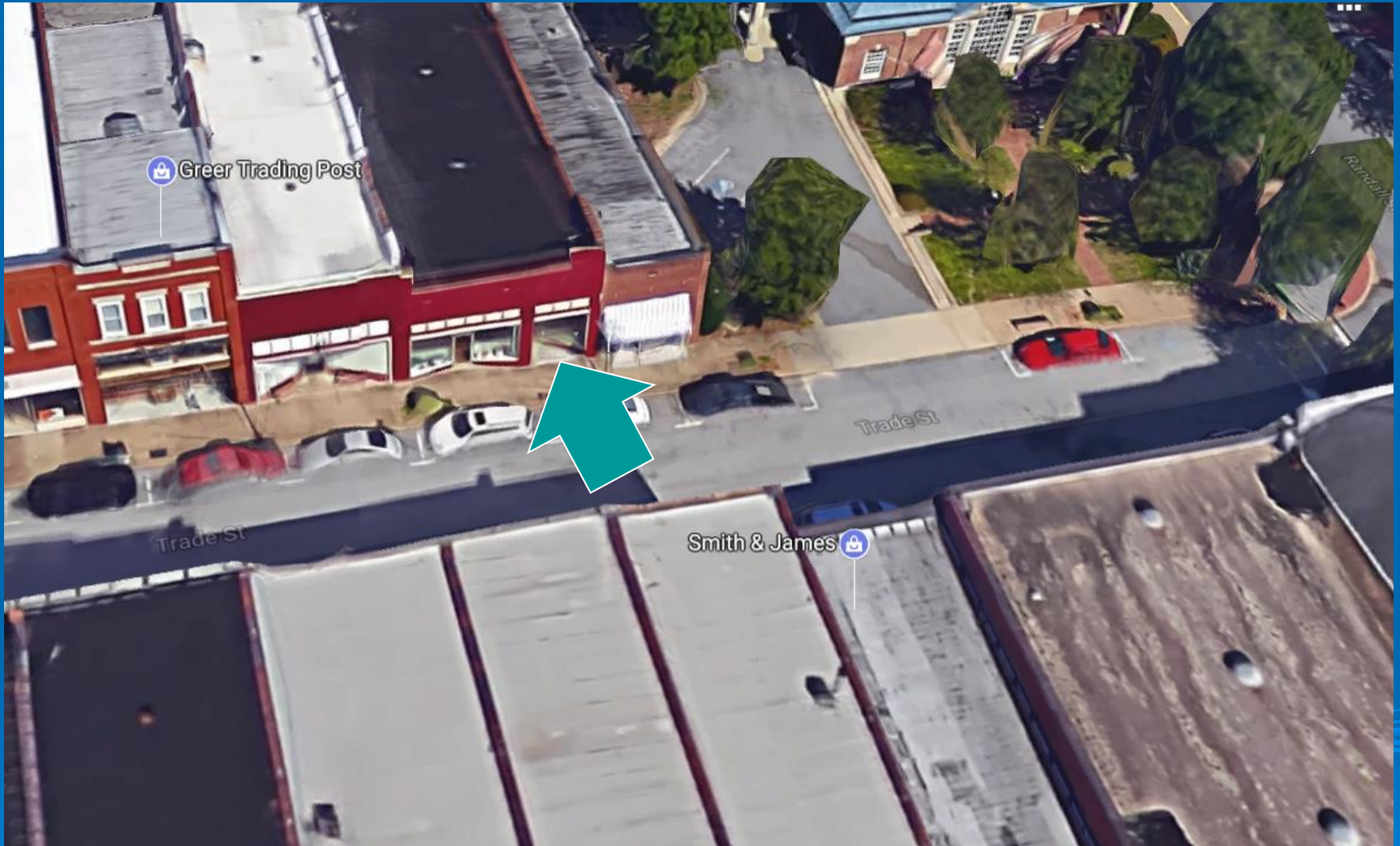
 Business: Chesterton's Book Shop (new business)

# Docket - BAR 2017-06





# Docket - BAR 2017-06



# Docket - BAR 2017-06

## Chesterton's Book Shop



"A room without books  
is like a body without a soul"

*G. K. Chesterton*

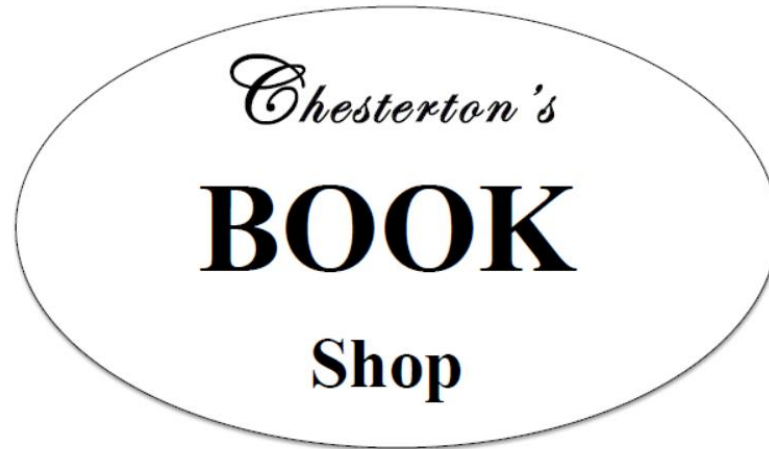


# Docket - BAR 2017-06

Sign will be affixed here



## 223 Trade Street Façade Signage



Hanging sign – 3 feet wide by 2 feet high or per Greer signage code (rough sketch still being designed by graphic designer). On both sides of sign perpendicular to the building with a holder attached to façade similar to picture (above right).

# Docket - BAR 2017-06

## 223 Trade Street Door Signage

*Chesterton's*  
BOOK SHOP

Logo (rough sketch) to be placed upon front door in gold.



Window stenciling will be  
where black box is located.

# Docket - BAR 2017-06





***Greer***

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***City of Greer, SC***

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***Board of Architectural Review***





# City of Greer Certificate of Appropriateness Application

## Applicant Information (Please type or print legibly.)

RECEIVED JUN 13 2012

Property Address 304 Trade Street

Applicant Name Connie Bakeman / Still Water Grill & Catering

- If the applicant is not the owner, s/he should be authorized by the owner to commit to changes proposed by the commission.

Mailing Address 304 Trade Street Day/Cell Phone: 864-479-0333

City Greer State SC Zip 29651 Fax \_\_\_\_\_

Email cbakeman@stillwatergrillandcatering.com

## Owner Information (Please type or print legibly.)

Property Owner George Mastorakis

Mailing Address Terra Pines Day/Cell Phone 877-6377

City Greenville State SC Zip 296 Fax \_\_\_\_\_

Email \_\_\_\_\_

## Classification (Check all boxes that apply to your project)

- ☐ **Conceptual Review:** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☐ **New Construction:** Construction of a new building, additions or garages, sheds, etc.
- ☒ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building, windows, doors, roofing, etc.
- ☐ **Landscaping:** Removing or adding landscaping or landscape features (walks, patios, fencing, retaining walls, etc.) that will alter the appearance of the property.
- ☐ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Demolition:** Removal of any building feature(s) or the razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation.
- ☐ **Other:** \_\_\_\_\_

## Work Description (Please type or print legibly.)

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

• Is this application in response to an exterior Code Violation Order: ☐ YES ☒ NO

Add two gooseneck light fixtures to illuminate building sign.

## Required Materials to submit with the application:

- ☒ **Color Photos:** 35mm or digital only. Polaroid's will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☐ **Digital Files:** A CD containing digital files(.jpg, .tif, or .pdf) of all graphics shall be submitted for commercial projects.
- ☐ **Drawings for conceptual review, new construction or graphics/signage:** 2 complete sets must be submitted. One set of drawings must be 11" x 17" size. This set will be kept by the Preservation Office.
- ☒ **Material Samples/Manufacturer's Brochures:** Material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☐ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, fencing, and major landscaping projects. The plan must show property lines, all existing structures and/or landscaping in question, and their relationship to adjacent structure(s).

## Owner/Applicant Signature

I certify that I have read the Introduction to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I, the applicant, have been authorized by the owner to commit to changes proposed by the commission.

Debbie Sakemur  
Signature of Owner or Applicant

6-10-17  
Date

\*If applicant is not property owner, please submit Letter of Agency form.





304 Trade Street, Greer, SC 29650

864-479-0333

I, George Mastorakis, give Still Water Grill and Catering and Jesse Electrical permission to install lighting above the signage at 304 Trade Street, Greer, Sc.

George Mastorakis

George Mastorakis

6-10-17

Date



# TECHNICAL DATA SHEET

## 14" Adjustable Warehouse Shade With Gooseneck / Curved Arm

### Benefits

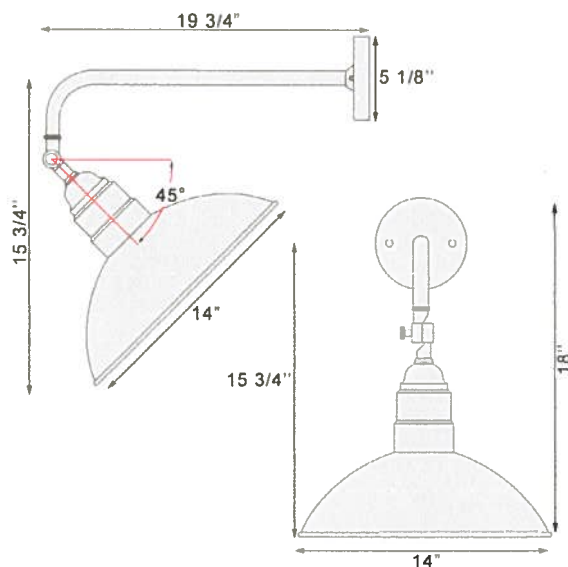
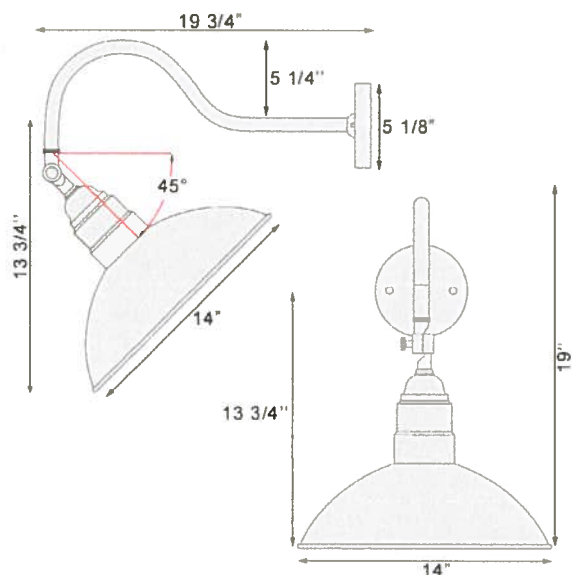
- LED Compatible | PAR30 | PAR38
- Ready To Install & Pre-Wired Fixture
- Adjustable Swivel For Perfect Lighting
- Porcelain UL Listed Medium Base Socket
- 5" Universal Wall Mount Bracket
- Colors: Satin Black, Bronze, Aluminum Grey, Satin White



### Specifications

<b>Shade Diameter</b>	14"
<b>Shade Height</b>	8 1/4"
<b>Base Type</b>	Medium (E26)

<b>Voltage</b>	85-120VAC
<b>Wire Length</b>	12"
<b>Material</b>	Aluminum



Tel: +1 (813) 938-6025  
Fax: +1 (813) 425-9007

[sales@htm-lighting.com](mailto:sales@htm-lighting.com)

HTM Lighting Solutions  
6420 Benjamin Road,  
Tampa, FL 33634



Approximate Fixture Locations









# City of Greer Certificate of Appropriateness Application

## Applicant Information (Please type or print legibly.)

Property Address 223 Trade Street

Applicant Name Chris Gustafson

- If the applicant is not the owner, s/he should be authorized by the owner to commit to changes proposed by the commission.

Mailing Address 660 Halton Rd Apt 77 Day/Cell Phone: 843.271.5052

City Greenville State SC Zip 29607 Fax \_\_\_\_\_

Email christophercharlesgustafson@gmail.com

## Owner Information (Please type or print legibly.)

Property Owner James Grubbs

Mailing Address \_\_\_\_\_ Day/Cell Phone 864 325 0173

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

## Classification (Check all boxes that apply to your project)

- ☒ **Conceptual Review:** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☐ **New Construction:** Construction of a new building, additions or garages, sheds, etc.
- ☒ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building, windows, doors, roofing, etc. Painting
- ☐ **Landscaping:** Removing or adding landscaping or landscape features (walks, patios, fencing, retaining walls, etc.) that will alter the appearance of the property.
- ☒ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Demolition:** Removal of any building feature(s) or the razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation.
- ☐ **Other:** \_\_\_\_\_

## Work Description (Please type or print legibly.)

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.


• Is this application in response to an exterior Code Violation Order: ☐ YES ☒ NO

Would like to distinguish facade at 225  
Trade Street. 1 Simple Painting.  
2 Sign installation 3 logo on glass  
door. Basic improvement of space.

## Required Materials to submit with the application:

- ☐ Color Photos: 35mm or digital only. Polaroid's will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☒ Digital Files: A CD containing digital files(.jpg, .tif, or .pdf) of all graphics shall be submitted for commercial projects.
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## Owner/Applicant Signature

(2 page application)   
I certify that I have read the Introduction to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I, the applicant, have been authorized by the owner to commit to changes proposed by the commission.

Signature of Owner or Applicant

Date

6/22/17

\*If applicant is not property owner, please submit Letter of Agency form.

# 223 Trade Street Façade



I would like to begin to distinguish space at center (223 Trade Street) from space at left (Chon's Thai Restaurant).





I would like to paint the circled portion a cream color to match the rest of the paint job (see below).





Long-term, I would like to do even more (per conceptual mock-up), but some initial tidying up is a good first step.